

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, AUGUST 11, 2025, 7:00 P.M.
CLOSED SESSION, 6:15 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

MINUTES

PLEASE NOTE: There was a Closed Session, which commenced at 6:15 p.m. The Regular Meeting was reconvened at 7:05 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Akinjo called the meeting to order at 6:15 p.m. and adjourned to closed session.

1.2 CLOSED SESSION

1.2.1 LIABILITY CLAIM: Pursuant to CA Government Code Section 54956.95:

- Claimant: Ayden Horn
Agency Claimed Against: City of Lathrop

1.2.2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION: Pursuant to Government Code Section 54957

- City Attorney
- City Manager

RECONVENE – Mayor Akinjo reconvened the meeting at 7:05 p.m.

1.2.3 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that there was no action taken on Item 1.2.1. Mayor Akinjo reported that there was no action taken on Item 1.2.2.

1.3 ROLL CALL

Present: Mayor Akinjo; Vice Mayor Torres-O'Callaghan; and Councilmembers: Dresser and Lazard.

Absent: Councilmember Diallo.

1.4 INVOCATION – Pastor Luis Jara, Home Church, provided the invocation.

1.5 PLEDGE OF ALLEGIANCE – Pastor Jara led the pledge of allegiance.

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

City Engineer Brad Taylor provided information regarding the upcoming Roth Road closure at Union Pacific Railroad crossing west of Airport Road, scheduled for Friday, August 22, 2025, at 7 a.m. through Monday, August 25, 2025, at 5 p.m.

1.7 INFORMATIONAL ITEM(S) - None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmember Lazard declared a conflict of interest with Item 4.21, due to her employment with Dell'Osso Farms.

2. PRESENTATIONS - None

3. CITIZEN'S FORUM

There were no speakers for Citizens Forum.

4. CONSENT CALENDAR

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Dresser, the City Council approved the Consent Calendar, Items 4.1 through 4.20, by the following roll call vote, unless otherwise indicated:

Ayes:	Dresser, Lazard, Torres-O'Callaghan and Akinjo
Noes:	None
Absent:	Diallo
Abstain:	None

4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS

Waived the reading in full of ordinances and resolutions on agenda and adopted by reading of title only, unless otherwise requested by the Mayor or a Councilmember.

4.2 APPROVAL OF MINUTES

Approved Minutes for the Regular City Council Meeting of June 9, 2025, and the Special City Council Meeting of June 23, 2025 (at 1:30 p.m.).

4.3 FIXED ROUTE FARE FREE PILOT PROGRAM FOR LATHROP TRANSIT

Pulled by Councilmember Dresser. A question and answer period ensued. Deputy City Manager Thomas Hedegard and City Manager Stephen Salvatore provided additional information.

Adopted **Resolution 25-5850** approving Fixed Route Fare Free Pilot Program for Lathrop Transit through December 31, 2025.

4.4 APPLY FOR DIRECT RECIPIENT STATUS WITH THE FEDERAL TRANSIT ADMINISTRATION (FTA) FOR FTA FUNDING

Adopted **Resolution 25-5851** authorizing the City Manager, or his designee, to apply for direct recipient status with the Federal Transit Administration (FTA) and to execute any necessary grant applications, agreements and certifications and assurances necessary to obtain direct recipient status, subject to legal review and approval.

4.5 APPROVE WRITE-OFF OF UNCOLLECTIBLE UTILITY AND MISCELLANEOUS CUSTOMER ACCOUNTS FOR FISCAL YEAR 2024-25

Adopted **Resolution 25-5852** approving write-off of uncollectible utility and miscellaneous accounts for Fiscal Year (FY) 2024-25.

4.6 APPROVE AN UPDATE TO CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY JOINT POWERS AGREEMENT, AS AMENDED JULY 1, 2025

Adopted **Resolution 25-5853** approving Amendment to the Joint Power Agreement of the Central San Joaquin Valley Risk Management Authority as Amended July 1, 2025.

4.7 APPROVE PURCHASE OF TWO (2) POOL VEHICLES FROM ELK GROVE TOYOTA FOR THE CITY MANAGER AND CITY ATTORNEY DEPARTMENTS

Adopted **Resolution 25-5854** approving the purchase of two (2) pool vehicles from Elk Grove Toyota for the City Manager and City Attorney Departments.

4.8 APPROVE AGREEMENT TO PROVIDE LAW ENFORCEMENT SERVICES FOR THE AMERICAN HEART ASSOCIATION'S 209 HEART & STROKE WALK EVENT

Adopted **Resolution 25-5855** approving Agreement to provide law enforcement services to the American Heart Association for the 209 Heart & Stroke Walk Event on September 13, 2025.

4.9 APPROVE JUDITH BLUMHORST AS A PUBLIC MEMBER TO THE MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT'S PUBLIC FINANCING AUTHORITY

Adopted **Resolution 25-5856** approving Judith Blumhorst as a Public Member to the Mossdale Tract Enhanced Infrastructure Financing District's Public Financing Authority.

- 4.10 RATIFY CITY MANAGER'S APPROVAL OF OUT OF STATE TRAVEL TO GOODYEAR, ARIZONA ON JULY 30, 2025, FOR THE SENIOR CONSTRUCTION MANAGER TO EVALUATE WASTEWATER TREATMENT FACILITY

Adopted **Resolution 25-5857** ratifying City Manager's approval of out of state travel to Goodyear, Arizona on July 30, 2025, for the Senior Construction Manager to evaluate their Wastewater Treatment Facility.

- 4.11 APPROVE OUT OF STATE TRAVEL TO ATTEND THE 2025 SAN JOAQUIN AREA FLOOD CONTROL AGENCY (SJAFCA) ADVOCACY TRIP IN WASHINGTON, D.C.

Adopted **Resolution 25-5858** authorizing out of state travel for the City Manager to represent the City of Lathrop on the SJAFCA Board of Directors at the 2025 Advocacy Trip to Washington, D.C., September 15-17, 2025.

- 4.12 APPROVE AMENDMENTS TO THREE (3) MASTER PROFESSIONAL CONSULTING SERVICE AGREEMENTS TO 4LEAF, INC., BPR CONSULTING GROUP LLC., AND TRB AND ASSOCIATES, INC., AND APPROVE THREE (3) TASK ORDERS FOR EACH, TO PROVIDE PLAN REVIEW SERVICES, BUILDING INSPECTION SERVICES, AND PERMITTING SERVICES TO THE BUILDING DEPARTMENT

Adopted **Resolution 25-5859** approving Amendments to three (3) Master Professional Consulting Service Agreements to 4LEAF, Inc., BPR Consulting Group LLC., and TRB and Associates, Inc., and approving three (3) Task Orders for each, to provide plan review services, building inspection services, and permitting services to the Building Department.

- 4.13 APPROVE CONSTRUCTION CONTRACT WITH NORGEO ENGINEERING, INC., FOR THE CONSTRUCTION OF CHRISTOPHER WAY PIPELINE MAINTENANCE AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 25-5860** approving Construction Contract with Norgo Engineering, Inc., for Christopher Way Pipeline Maintenance, and approving related budget amendment.

- 4.14 APPROVE CONSTRUCTION CONTRACT WITH CONSOLIDATED ENGINEERING, INC., FOR THE CONSTRUCTION OF TESLA DRIVE AND CHRISTOPHER WAY PAVEMENT REHABILITATION, CIP PS 24-05

Adopted **Resolution 25-5861** approving Construction Contract with Consolidated Engineering, Inc., for the construction of Tesla Drive and Christopher Way pavement rehabilitation, CIP PS 24-05.

- 4.15 APPROVE TASK ORDER NO. 1 WITH ENGEO, INC. FOR CONSTRUCTION ENGINEERING SERVICES FOR CTF PHASE 4 EXPANSION, CIP WW25-26

Adopted **Resolution 25-5862** approving Task Order No. 1 with ENGEO Inc. for construction engineering services for CTF Phase 4 Expansion Project, CIP WW 25-26.

- 4.16 AUTHORIZE THE CITY MANAGER TO EXECUTE MASTER AGREEMENTS AND PROGRAM SUPPLEMENT AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR REIMBURSEMENT OF STATE AND FEDERAL FUNDING PROJECTS AND AUTHORIZE THE CITY ENGINEER TO EXECUTE RIGHT-OF-WAY CERTIFICATIONS

Adopted **Resolution 25-5863** authorizing the City Manager to execute Master Agreements and Program Supplement Agreements with the California Department of Transportation (Caltrans) for State and Federal funding projects and authorizing the City Engineer to execute Right-of-Way Certifications.

- 4.17 RATIFY THE PURCHASE OF CORE TECHNOLOGY LICENSING WITH INSIGHT PUBLIC SECTOR INC.

Adopted **Resolution 25-5864** ratifying the purchase of Core Technology Licensing with Insight Public Sector Inc.

- 4.18 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY MG & JC CONCRETE, INC., FOR TOWNE CENTRE DRIVE RAISED CROSSWALK, CIP PS 24-07

Adopted **Resolution 25-5865** accepting public improvements constructed by MG & JC Concrete, Inc., for the Towne Centre Drive Raised Crosswalk Project, CIP PS 24-07, authorizing the filing of a Notice of Completion, approving releasing of contract retention, and releasing of Performance and Payment Bonds.

- 4.19 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY SIERRA TRAFFIC MARKINGS, INC., FOR STRIPING IMPROVEMENTS, CIP PS 25-18

Adopted **Resolution 25-5866** accepting public improvements constructed by Sierra Traffic Markings, Inc., for the Striping Improvements Project, CIP PS 25-18, authorizing the filing of a Notice of Completion, approving releasing of contract retention, and releasing of Performance and Payment Bonds.

- 4.20 RATIFY CITY MANAGER'S EXECUTION OF AMENDMENT NO. 1 TO THE AGREEMENT BETWEEN THE CITY OF LATHROP AND BLACK WATER CONSULTING ENGINEERS TO PROVIDE ENGINEERING DESIGN SERVICES FOR MCKINLEY AVE FORCE MAIN INTERTIE, CIP WW 25-23

Adopted **Resolution 25-5867** ratifying City Manager's execution of Amendment No. 1 to the Agreement between the City of Lathrop and Black Water Consulting Engineers to provide engineering design services for the McKinley Avenue Force Main Intertie, CIP WW 25-23.

RIVER ISLANDS DEVELOPMENT CONSENT ITEMS

Councilmember Lazard recused herself at 7:24 p.m., following the vote of the consent calendar, prior to the vote of Item 4.21, due to declared conflict of interest as noted on Item 1. 8.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Dresser, the City Council approved the River Islands Consent Item 4.21, by the following roll call vote, unless otherwise indicated:

Ayes:	Dresser, Torres-O'Callaghan and Akinjo
Noes:	None
Absent:	Diallo
Abstain:	Lazard

4.21 ACCEPTANCE OF ROLL TIDE WAY AND WINTON AVENUE IN TRACT 4149 FROM RIVER ISLANDS

Adopted **Resolution 25-5868** accepting Roll Tide Way and Winton Avenue in Tract 4149 from the River Islands Development and approving the release of Performance and Labor & Materials Bonds.

5. SCHEDULED ITEMS

Councilmember Lazard returned to the dais at 7:26 p.m.

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER GENERAL PLAN AMENDMENT NO. GPA-22-23, REZONE NO. 22-24, SPECIFIC PLAN NO. SPA-22-25, VESTING TENTATIVE SUBDIVISION MAP NO. VTM-22-27, AND WILLIAMSON ACT CANCELLATION NO. AGC-22-28 FOR THE MOSSDALE LANDING WEST PROJECT

Community Development Director Rick Caguiat and Planning Consultant David Niskanen with JB Anderson Planning provided the presentation. A question and answer period ensued throughout the presentation. City Engineer Brad Taylor provided additional project information.

Mayor Akinjo opened the public hearing. Trevor Smith (in-person speaker), spoke on behalf of the applicant, and provided additional project details. John Harris (in-person speaker) expressed concerns with the project. Armando Valerio (in-person speaker) expressed concerns with the project. Ya Yang (in-person speaker) expressed the need of additional schools to support the development area. There were no other speakers. Mayor Akinjo closed the public hearing.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council considered the following:

1. Held a Public Hearing;
2. Adopted **Resolution 25-5869** certifying the Final Environmental Impact Report (FEIR) (SCH #2024030835), CEQA Findings of Fact, Statement of Overriding Considerations, and Mitigation Measures/Monitoring Plan for the Mossdale Landing West Project;
3. Adopted **Resolution 25-5870** approving a General Plan Amendment of the subject properties to LD, Low Density Residential, P, Park, and OS, Open Space;
4. Introduced and conducted first reading of an ordinance for the Mossdale Landing West Specific Plan;
5. Introduced and conducted first reading of an ordinance for Zoning Map Amendment to RL-MV, Low Density Residential, P-MV, Park, and OS-MV, Open Space and Zoning Text Amendments related to the Mossdale Landing West Project;
6. Adopted **Resolution 25-5871** approving a Vesting Tentative Subdivision Map No. 4146 to subdivide the subject properties into 829 single-family residential lots, a Neighborhood Park, Linear Park, open space areas, and major roadway improvements for the Mossdale Landing West Project; and
7. Adopted **Resolution 25-5872** approving findings related to tentative approval of cancellation of California Land Conservation Contract Number 73-C1-73 on specified property, by the following roll call vote, unless otherwise indicated:

Ayes:	Dresser, Lazard, Torres-O'Callaghan and Akinjo
Noes:	None
Absent:	Diallo
Abstain:	None

5.2 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTION OF A RESOLUTION OF NECESSITY TO ACQUIRE REAL PROPERTY LOCATED AT 134 ROTH ROAD OWNED BY INDERPAL SINGH (APN 196-020-04) BY EMINENT DOMAIN

City Engineer Brad Taylor provided the presentation. A question and answer period followed the presentation. City Attorney Salvador Navarrete provided additional project information.

Mayor Akinjo opened the public hearing. Unidentified speaker (named as "iphone user") via zoom was not able to connect; several attempts were made to allow them to connect; there was no sound/voice.

Armando Valerio (in-person speaker) expressed concern with potential traffic congestion within the area. There were no other speakers. Mayor Akinjo closed the public hearing.

On a motion by Mayor Akinjo, seconded by Councilmember Dresser, the City Council considered the following:

1. Held a Public Hearing; and
2. Adopted **Resolution 25-5873** approving a Resolution of Necessity of the City of Lathrop to Acquire Real Property in Connection with the Harlan Road Realignment, CIP PS 14-04; Make Findings and Determinations; and Authorize Eminent Proceedings (134 Roth Road owned by Inderpal Singh, APN 196-020-04) by the following roll call vote, unless otherwise indicated:

Ayes:	Dresser, Lazard and Akinjo
Noes:	Torres-O'Callaghan
Absent:	Diallo
Abstain:	None

5.3 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE TO AMEND THE SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030 SPEED LIMITS OF THE LATHROP MUNICIPAL CODE

City Engineer Brad Taylor provided the presentation. A question and answer period ensued throughout the presentation. Mayor Akinjo opened the public hearing. Armando Valerio (in-person speaker) commented on electric bikes. Troy Mouton expressed concerns with speeding within his residential community on Oberlin Avenue. There were no other speakers. Mayor Akinjo closed the public hearing.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council consider the following:

1. Held a Public Hearing; and
2. Introduced and held first reading of an ordinance of the City Council of the City of Lathrop amending Section 10.08.030 "Speed Limits" of the Lathrop Municipal Code.

Ayes:	Dresser, Lazard, Torres-O'Callaghan and Akinjo
Noes:	None
Absent:	Diallo
Abstain:	None

5.4 APPOINTMENT OF VOTING DELEGATE/ALTERNATE FOR THE 2025 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE

Government Services Director / City Clerk Teresa Vargas provided the presentation. A question and answer period followed.

Council consensus directed the City Clerk to register Mayor Akinjo as the appointed Voting Delegate, and Vice Mayor Torres-O'Callaghan and Councilmember Diallo as Voting Alternates, during the 2025 League of California Cities Annual Conference, October 8-10, 2025, at the Long Beach Convention Center.

6. COUNCIL COMMUNICATIONS

6.1 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S) – None.

Mayor Akinjo reported his attendance at the National Black Caucus of Local Elected Officials (NBC-LEO) 2025 Summer Conference.

6.2 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Dresser made several comments related to the decorative arches on 5th Street; traffic calming on new and old Harlan Road intersections; and encouraging attendance at National Night Out events. Councilmember Lazard expressed appreciation to staff for recent city events. Vice Mayor Torres-O'Callaghan requested information regarding the Louise and I-5 diverging diamond; expressed concern with increase of mosquitoes in public park areas. Mayor Akinjo commented on public safety and expressed appreciation to staff. City Manager Stephen Salvatore reminded the public to attend the 2025 Animal Center Olympics Event, scheduled for August 16, 2025, at 9 a.m. at Dog Park located on Inland Passage.

7. ADJOURNMENT – There being no further business, Mayor Akinjo adjourned the meeting at 8:41 p.m.


Teresa Vargas, MMC
Government Services Director
City Clerk