

# August 11, 2025 – City Council Regular Meeting – 7:00 p.m.



City Council Chamber  
390 Towne Centre Drive  
Lathrop, California  
(209) 941-7200  
[www.ci.lathrop.ca.us](http://www.ci.lathrop.ca.us)

## City Council

Paul Akinjo, Mayor

Jennifer Torres-O'Callaghan, Vice Mayor

Minnie Diallo, Councilmember

Stephen Dresser, Councilmember

Diane Lazard, Councilmember

## City Staff

Stephen Salvatore, City Manager

Salvador Navarrete, City Attorney

Michael King, Assistant City Manager

Thomas Hedegard, Deputy City Manager

Stephen Sealy, Chief of Police

Teresa Vargas, Government Services  
Director / City Clerk

Brad Taylor, City Engineer

Tony Fernandes, Information Systems Director

Cari James, Finance Director

Juliana Burns, Human Resources Director

Rick Caguiat, Community Development  
Director

Todd Sebastian, Parks and Recreation  
Director

## General Order of Business

1. Preliminary
  - Call to Order
  - Closed Session
  - Roll Call
  - Invocation
  - Pledge of Allegiance
  - Announcements by Mayor/City Mgr.
  - Informational Items
  - Declaration of Conflict of Interest
2. Presentations
3. Citizen's Forum
4. Consent Calendar
5. Scheduled Items
  - Public Hearings
  - Appeals
  - Referrals and Reports from Commissions and Committees
  - All Other Staff Reports and/or Action Items
  - Study Sessions
6. Council Communications
7. Adjournment

## Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested residents, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken.

## Consent Calendar

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or interested resident so requests, in which case the item will be removed from the Consent Calendar and considered separately.



**August 11, 2025 – Regular Meeting Agenda – 7:00 p.m.**



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See Reverse

## **IMPORTANT NOTICE REGARDING THIS MEETING**

This public meeting will be conducted in person; all members of the City Council will attend in person. Members of the public are welcome in person. This meeting will also be available for public participation by teleconference via ZoomGov at the following link:

**<https://www.zoomgov.com/j/1604616188?pwd=6pu7z6mKF9JoabkW1nSa9djrBQBJze.1>**

- ✚ During the meeting, those joining ZoomGov, will be allowed to speak prior to the close of public comment on an item. If you are using this method, please "raise the hand" feature to inform the City Clerk (meeting host) you wish to speak on the matter. Please ensure your computer speaker and microphone are fully functional.
- ✚ For audio / calling in only, dial: +1 (669) 254-5252 or +1 (669) 216-1590
  - To request to speak (same as the "raise hand" feature) press \*9 / When the City Clerk calls your name, press \*6 to unmute.
- ✚ Meeting Webinar ID: 160 461 6188 / Passcode: 038542
- ✚ If you are not able to attend the meeting in person or virtually - Public comment / questions will be accepted by email to City Clerk Teresa Vargas at [website cco@ci.lathrop.ca.us](mailto:cco@ci.lathrop.ca.us). Please refer to the Agenda Item or Public Comment Matter, and the date of the City Council Meeting, in your written communication.
- ✚ Questions or comments submitted by email must be submitted by 4:00 p.m., on the day of the meeting.
- ✚ To address the City Council in person, please submit a purple card to the City Clerk indicating name and number of the item upon which a person wishes to speak.

Council Meetings are live-streamed (with Closed Captioning) on Comcast Cable Channel 97, and on the City Council Webpage: <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

### **Addressing the Council**

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Purple speaker cards will be available prior to and during the meeting. To address the City Council, a card must be submitted to the City Clerk indicating the name, address and number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name and address. To ensure all persons, have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker form). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said. If you challenge the nature of a proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

## **Citizen's Forum**

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under the Citizen's Forum section. Please submit your purple speaker card to the City Clerk prior to the commencement of Citizen's Forum or submit your request to speak via the "raise hand" feature in ZoomGov. Only those who have submitted speaker cards, or have expressed an interest in speaking, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker form) and each speaker may only speak once on this agenda item. Please note, the Council Chamber has limited occupancy due to social distancing.

To leave a voice message for all Councilmembers simultaneously, dial (209) 941-7230. To send an e-mail for Councilmembers simultaneously email: [citycouncil@ci.lathrop.ca.us](mailto:citycouncil@ci.lathrop.ca.us). This City Council Agenda and meeting materials can be accessed by computer or any smart device at: <https://www.ci.lathrop.ca.us/meetings>

## **General Information**

For reports citing supplemental documents relating to specific agenda items, these are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and the Lathrop-Manteca Fire District "J" Street and Somerston Parkway Offices. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97 and live streamed on the City's website.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility and/or accommodations to this meeting. [28 CFR 35.102-35.104 ADA Title II] Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (209) 941-7230. Information about the City or items scheduled on the agenda may be referred to:

Teresa Vargas, MMC  
Government Services Director / City Clerk  
390 Towne Centre Drive  
Lathrop, CA 95330  
Telephone: (209) 941-7230



**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**

**AGENDA**

**PLEASE NOTE: There will be a Closed Session commencing at 6:15 p.m. The Regular Meeting will reconvene at 7:00 p.m., or immediately following the Closed Session, whichever is later.**

**1. PRELIMINARY**

1.1 CALL TO ORDER

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**

1.2.3 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 INVOCATION

1.5 PLEDGE OF ALLEGIANCE

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

1.7 INFORMATIONAL ITEM(S) - None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

**2. PRESENTATIONS - None**

### **3. CITIZEN'S FORUM**

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under Citizen's Forum. Please submit a purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. Only those who have submitted speaker cards, or have expressed an interest in speaking, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The City Council can, however, allow its members or staff to briefly (no more than five (5) minutes) respond to statements made, to ask questions for clarification, make a brief announcement or report on his or her own activities. (See California Government Code Section 54954.2(a)). Unless directed otherwise by City Council majority, all questions asked and not answered at the meeting will be responded to in writing within 10 business days. ALL PUBLIC COMMENTS MUST BE MADE IN COMPLIANCE WITH THE LATHROP CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES!

### **4. CONSENT CALENDAR**

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless the Mayor, Councilmember, or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

- 4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS  
Waive the Reading in Full of Ordinances and Resolutions on Agenda and Adopt by Reading of Title Only, Unless Otherwise Requested by the Mayor or a Councilmember
- 4.2 APPROVAL OF MINUTES  
Approve 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  
Adopt Resolution to Approve 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  
Adopt Resolution 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  
Adopt Resolution to Approve 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  
Adopt Resolution to Approve an 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  
Adopt Resolution to Approve 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  
Adopt Resolution to Approve 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  
Adopt Resolution to Approve 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  
Adopt Resolution to 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
- 4.11 APPROVE OUT OF STATE TRAVEL TO ATTEND THE 2025 SAN JOAQUIN AREA FLOOD CONTROL AGENCY (SJAFCA) ADVOCACY TRIP IN WASHINGTON, D.C.  
Adopt Resolution 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

Adopt Resolution to Approve 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

Adopt Resolution to Approve Construction Contract with Norgo Engineering, Inc., for Christopher Way Pipeline Maintenance and Approve 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

Adopt Resolution to Approve a 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

Adopt Resolution to Approve Task Order No. 1 with ENGEO Inc. for Construction Engineering Services for CTF Phase 4 Expansion, 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

Adopt Resolution to Authorize 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 Authorize the City Engineer to Execute Right-of-Way Certifications

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

Adopt Resolution to Ratify 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  
Adopt Resolution to Accept Public Improvements Constructed by MG & JC Concrete, Inc., for Towne Centre Drive Raised Crosswalk, CIP PS 24-07, Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- 4.19 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY SIERRA TRAFFIC MARKINGS, INC., FOR STRIPING IMPROVEMENTS, CIP PS 25-18  
Adopt Resolution to Accept Public Improvements Constructed by Sierra Traffic Markings, Inc., for Striping Improvements, CIP PS 25-18, Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release 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  
Adopt Resolution to 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 the Mckinley Avenue Force Main Intertie, CIP WW 25-23

#### ***RIVER ISLANDS DEVELOPMENT CONSENT ITEMS***

- 4.21 ACCEPTANCE OF ROLL TIDE WAY AND WINTON AVENUE IN TRACT 4149 FROM RIVER ISLANDS  
Adopt Resolution to Accept Roll Tide Way and Winton Avenue in Tract 4149 from River Islands and Release of Performance and Labor & Materials Bonds

#### **5. SCHEDULED ITEMS**

- 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  
Council to Consider the Following:
1. Hold a Public Hearing;
  2. Adopt Resolution 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. Adopt Resolution Approving a General Plan Amendment of the Subject Properties to LD, Low Density Residential, P, Park, and OS, Open Space;



4. Introduce and Conduct First Reading of an Ordinance for the Mossdale Landing West Specific Plan;
5. Introduce and Conduct 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. Adopt Resolution 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. Adopt Resolution Approving Findings Related to Tentative Approval of Cancellation of California Land Conservation Contract Number 73-C1-73 on Specified Property

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

City Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt 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)

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 Council to Consider the Following:

1. Hold a Public Hearing; and
2. Introduction and 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

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

Approve Appointment of the City's Voting Delegate and Alternate for 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)**

- *Central Valley Executive Committee/LOCC (Akinjo/Diallo)*
- *SJ Co. Council of Governments (Akinjo/Diallo)*
- *SJ Co. Council of Governments Executive Committee (Akinjo)*
- *Integrated Waste Management Task Force (Dresser/Torres-O'Callaghan)*
- *Reclamation District 17 Joint Powers Authority (Salvatore)*
- *San Joaquin Partnership Board of Directors (Salvatore)*
- *San Joaquin County Commission on Aging (Vacancy)*
- *San Joaquin Valley Air Pollution Control District (Dresser/Akinjo)*
- *SJ Co. Water Advisory Board (Torres-O'Callaghan/Lazard)*
- *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)*
- *San Joaquin Area Flood Control Agency (Dresser/Lazard/Torres-O'Callaghan)*
- *Ava Community Energy (Diallo/Dresser)*
- *Local Agency Formation Commission (LAFCo) (Diallo)*

### **6.2 MAYOR & COUNCILMEMBER COMMENT(S)**

## **7. ADJOURNMENT**

/Teresa Vargas/

Teresa Vargas, MMC  
Government Services Director  
City Clerk