

**CITY OF LATHROP  
CITY COUNCIL REGULAR MEETING  
MONDAY, SEPTEMBER 8, 2025, 7:00 P.M.  
CLOSED SESSION, 6:00 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive  
Lathrop, CA 95330**

**MINUTES**

**PLEASE NOTE: There was a Closed Session which commenced at 6:00 p.m. The Regular Meeting reconvened at 7:06 p.m.**

**1. PRELIMINARY**

1.1 CALL TO ORDER – Mayor Akinjo called the meeting to order at 6:00 p.m. and adjourned to Closed Session.

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS: Pursuant to Government Code Section: 54956.8  
Property APN & Address: 196-020-080, 11378 S. Harlan Road  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: Ravinder and Daljit Dhillon  
Under Negotiation: Price and Terms of Purchase

1.2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS: Pursuant to Government Code Section: 54956.8  
Property APN & Address: 196-020-100, 11432 S. Harlan Road  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: Ravinder and Daljit Dhillon  
Under Negotiation: Price and Terms of Purchase

1.2.3 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS: Pursuant to Government Code Section: 54956.8  
Property APN & Address: Manufactured Home, 196-020-100, 11424 S. Harlan Road  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: Leonardo Chavez  
Under Negotiation: Price and Terms of Purchase

1.2.4 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS: Pursuant to Government Code Section: 54956.8  
Property APN & Address: 196-020-040, 134 Roth Road  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: Inderpal Pal  
Under Negotiation: Price and Terms of Purchase

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

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

**RECONVENE** – Mayor Akinjo reconvened the meeting at 7:06 p.m.

1.2.6 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that direction was provided on following items:

- approved settlement under Item 1.2.1 in the amount of \$418,600;
- approved settlement under Item 1.2.2 in the amount of \$1,466,250;
- approved settlement under Item 1.2.3 in the amount of \$154,000; and
- approved settlement under Item 1.2.4 in the amount of \$664,000; and
- no action taken on Item 1.2.5; no other reportable action taken.

1.3 ROLL CALL

Present: Mayor Akinjo; Vice Mayor Torres-O’Callaghan; and  
Councilmembers: Diallo, \*Lazard and Dresser

Absent: None

*\*Councilmember Lazard arrived at 7:04 p.m. prior to the reconvening of the general session. Councilmember Lazard did not participate in closed session.*

1.4 INVOCATION – Lead Pastor Trinity Nielson, New Life Church, provided the invocation.

1.5 PLEDGE OF ALLEGIANCE – Lead Pastor Trinity Nielson led the pledge of allegiance.

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

City Manager Stephen Salvatore summarized the new Council Chamber technology that enhances picture and sound quality for remote viewers.

1.7 INFORMATIONAL ITEM(S) – None

## 1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmembers reported no conflicts of interest during Item 1.8. During Item 1.8, Government Services Director City Clerk Teresa Vargas mentioned two (2) consent items related to the River Islands Development.

*\*During the Consent Calendar, Councilmember Lazard abstained from voting on Item 4.10 and Item 4.18, due to her employment with Dell'Osso Farms.*

## 2. PRESENTATIONS

### 2.1 PROCLAMATION DECLARING SEPTEMBER 9, 2025, AS CALIFORNIA'S 175<sup>TH</sup> ANNIVERSARY OF STATEHOOD

Councilmember Dresser read a proclamation commemorating September 9, 2025, as California's 175<sup>th</sup> Anniversary of Statehood.

### 2.2 PROCLAMATION DECLARING HISPANIC HERITAGE MONTH FROM SEPTEMBER 15, 2025 - OCTOBER 15, 2025

Mayor Akinjo read a proclamation declaring Hispanic Heritage Month from September 15 through October 15, 2025.

### 2.3 INTRODUCTION OF NEW EMPLOYEE(S)

City Clerk Teresa Vargas announced that Information Systems Engineer Melissa Manske will be introduced at the next regular meeting. Deputy City Manager Thomas Hedegard introduced Management Analyst Tiffani Christy. Police Captain Tracie Shea introduced Police Officers Pritpal Singh, Daisy Cantellano, and Rahsaan Butler. Police Captain Tracie Shea introduced Police Records Supervisor Laura Maggard and Crime Analyst Jason Emperador.

### 2.4 PRESENTATION - CONSOLIDATED TREATMENT PLANT (CTF) PHASE 3 EXPANSION PROJECT UPDATE

City Engineer Brad Taylor and Senior Construction Manager Ken Reed provided an informational presentation on the progress of the Consolidated Treatment Plant Phase 3 Expansion Project. A question and answer period followed. City Manager Stephen Salvaotre provided additional information regarding the project history.

### 2.5 PRESENTATION - LOUISE & I-5 INTERCHANGE PROJECT UPDATE

City Engineer Brad Taylor provided an informational presentation on the progress of the Louise and I5 Interchange Project. A questions and answer period followed.

### 3. CITIZEN'S FORUM

Tammy Dunbar, Rep. Adam Grey's Staff Assistant, provided an overview of various legislative updates and activities for California's 13<sup>th</sup> District. Brett Borba, Republic Services General Manager, announced that credits will be issued in October to Lathrop customers for the temporary interruption of collection services during the union strike in July.

### 4. CONSENT CALENDAR

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Diallo, the City Council approved the Consent Calendar, Items 4.1 through 4.17, except Item \*4.10 as noted below, by the following roll call vote unless otherwise noted:

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

*\*During the Consent Calendar, Councilmember Lazard abstained from voting on Item 4.10 and Item 4.18, due to her employment with Dell'Osso Farms. Item 4.10 was moved to River Islands Development Consent Calendar.*

#### 4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS

Waived 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

Approved Special City Council Meeting of June 23, 2025, at 2:00 p.m., and Minutes for the Regular City Council Meeting of July 14, 2025.

#### 4.3 SECOND READING AND ADOPTION OF ORDINANCE 25-469 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE THE MOSSDALE LANDING WEST SPECIFIC PLAN FOR THE MOSSDALE LANDING WEST PROJECT (SPA-22-25)

Waived full reading and adopted **Ordinance 25-469** approving the Mossdale Landing West Specific Plan for the Mossdale Landing West Project (SPA-22-25).

#### 4.4 SECOND READING AND ADOPTION OF ORDINANCE 25-470 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND THE ZONING MAP AND ZONING CODE TEXT FOR THE MOSSDALE LANDING WEST PROJECT (REZ-22-24)

Waived full reading and adopted **Ordinance 25-470** amending the Zoning Map and Zoning Code Text for the Mossdale Landing West Project (REZ-22-24).

4.5 SECOND READING AND ADOPTION OF ORDINANCE 25-471 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND TITLE 10, CHAPTER 10.08, SECTION 10.08.030 SPEED LIMITS OF THE LATHROP MUNICIPAL CODE

Waived full reading and adopted **Ordinance 25-471** amending Title 10, Chapter 10.08, Section 10.08.030 Speed Limits of the Lathrop Municipal Code.

4.6 TREASURER'S REPORT FOR JUNE 2025

Approved Quarterly Treasurer's Report for June 2025.

4.7 ECONOMIC DEVELOPMENT RELATED MEMBERSHIPS AND SPONSORSHIPS

Pulled by Councilmember Dresser. A question and answer period ensued. Economic Development Administrator Barbara Harb and City Manager Stephen Salvatore provided the information.

Adopted **Resolution 25-5874** authorizing city participation in membership organizations and sponsorship opportunities that promote and enhance the City of Lathrop's economic development goals.

4.8 APPROVE OUT OF STATE TRAVEL FOR ONE LATHROP POLICE DEPARTMENT STAFF MEMBER AND TWO INFORMATION SYSTEM STAFF MEMBERS TO ATTEND THE RIMSCON 2025 ANNUAL USERS CONFERENCE IN SOUTH LAKE TAHOE, NEVADA

Adopted **Resolution 25-5875** authorizing one (1) Lathrop Police Department staff member and two (2) Information System Department staff members to attend the RIMSCon 2025 Annual Users Conference in South Lake Tahoe, Nevada, from October 13-17, 2025.

4.9 APPROVE OUT OF STATE TRAVEL FOR THE CHIEF OF POLICE AND OPERATIONS CAPTAIN TO ATTEND THE INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE (IACP) 2025 CONFERENCE AND EXPOSITION IN DENVER, COLORADO

Adopted **Resolution 25-5876** authorizing the Chief of Police and Operations Captain to attend the International Association of Chiefs of Police (IACP) 2025 Annual Conference and Exposition in Denver, Colorado, from October 18-21, 2025.

4.10 \*APPROVE AGREEMENT TO PROVIDE LAW ENFORCEMENT SERVICES FOR THE ANNUAL PUMPKIN MAZE EVENT AT DELL'OSSO FARMS

*Item moved and voted on during the River Islands Development Consent Calendar.*

Pulled by Vice Mayor Torres-O'Callaghan. A question and answer period ensued. Police Captain Barries provided additional information.

Adopted **Resolution 25-5884** approving Agreement to provide law enforcement services to Dell' Osso Farms, LLC., for the annual pumpkin maze event from October 3, 2025, through October 31, 2025.

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

4.11 APPROVE BUDGET AMENDMENT TO FUND THE UPDATE OF PRE-APPROVED ACCESSORY DWELLING UNIT (ADU) PLANS TO COMPLY WITH THE 2025 CALIFORNIA BUILDING CODE

Pulled by Councilmember Dresser. A question and answer period ensued. Community Development Director Rick Caguiat provided the information.

Adopted **Resolution 25-5877** approving budget amendment to fund the update of pre-approved ADU plans to reflect compliance with the 2025 California Building Code.

4.12 APPROVE THE PURCHASE OF DATA BACKUP AND DISASTER RECOVERY SUBSCRIPTION WITH SOLID NETWORKS, INC.

Adopted **Resolution 25-5878** approving purchase of data backup and continuity subscription with Solid Networks, Inc.

4.13 APPROVE AMENDMENT TO THE SERVICE CONTRACT WITH NEXTGEN ALPHA UPFITTING FOR THE PURCHASE AND INSTALLATION OF MISSING LIGHTING IN HEADLIGHTS AND SIDE PANELS FOR 15 POLICE VEHICLES AND BALLISTIC PANELS FOR ONE CAPTAIN AND ONE CHIEF OF POLICE VEHICLES FOR THE POLICE DEPARTMENT

Pulled by Councilmember Dresser. A question and answer period ensued. Parks & Recreation Director Todd Sebastian provided the information.

Adopted **Resolution 25-5879** approving amendment to the Service Contract with NextGen Alpha Upfitting for the purchase and installation of missing lighting in headlights and side panels and ballistic panels for police vehicles for the Police Department.

- 4.14 APPROVE CONTRACT WITH ST. FRANCIS ELECTRIC, LLC., FOR TRAFFIC CONTROL DEVICES AND LIGHTING ELECTRICAL MAINTENANCE SERVICES AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 25-5880** approving Contract with St. Francis Electric, LLC., for traffic control devices and lighting electrical maintenance services, and related budget amendment.

- 4.15 APPROVE SERVICE CONTRACT WITH HARDWIRE COMMUNICATIONS FOR ON-CALL FIBER OPTIC COMMUNICATION WIRING, CIP GG 26-02 CITYWIDE FIBER OPTIC COMMUNICATIONS

Adopted **Resolution 25-5881** approving Service Contract with Hardwire Communications for on-call fiber optic communication wiring, CIP GG 26-02, Citywide Fiber Optic Communication Project.

- 4.16 APPROVE CONSTRUCTION CONTRACT WITH MOZINGO CONSTRUCTION, INC., FOR CIP WW 25-23 MCKINLEY AVENUE FORCE MAIN INTERTIE AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 25-5882** approving Construction Contract with Mozingo Construction, Inc., for CIP WW 25-23 McKinley Avenue Force Main Intertie Project, and related budget amendment.

- 4.17 ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP NO. 2021-19, LOCATED AT 4100 W. YOSEMITE AVENUE FROM BAJWA TRANSPORTATION, LLC

Adopted **Resolution 25-5883** accepting public improvements associated with Encroachment Permit No. 2021-19, located at 4100 W. Yosemite Avenue from Bajwa Transportation, LLC., and approving the release of Performance Bonds.

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

*Councilmember Lazard recused herself at 8:30 p.m., prior to the vote of Items 4.10 and 4.18, due to declared conflict of interest due to her employment with Dell'Osso Farms.*

**\*\* Item 4.10 was moved to River Islands Development Consent Calendar.**

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Diallo, the City Council approved the River Islands Consent Calendar, Items 4.10 and 4.18, as noted below, by the following roll call vote unless otherwise noted:

4.18 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 57 LOTS IN TRACT 4247 UNIT 4 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

Adopted **Resolution 25-5885** to Approve Final Map for Tract 4247 Unit 4 within the West Village District, Totaling 57 Single Family Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

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

**5. SCHEDULED ITEMS**

*Councilmember Lazard returned to the dais at 8:33 p.m.*

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE OF THE CITY OF LATHROP TO AMEND TITLE 15 "BUILDINGS AND CONSTRUCTION" OF THE LATHROP MUNICIPAL CODE TO INCORPORATE 2025 CALIFORNIA BUILDING STANDARDS CODE

Assistant City Manager Michael King and Chief Building Official Ed Short provided the presentation. A question and answer period ensued throughout the presentation. Community Development Director Rick Caguiat provided additional information. Mayor Akinjo opened the public hearing. There were no speakers. Mayor Akinjo closed the public hearing.

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

1. Held a public hearing; and
2. Introduced and held first reading of an ordinance amending Title 15 "Buildings and Construction" of the Lathrop Municipal Code to incorporate 2025 California Building Standards Code, by the following roll call vote:

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

5.2 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE OF THE CITY OF LATHROP TO ADD CHAPTER 15.32 TO TITLE 15 "BUILDINGS AND CONSTRUCTION" OF THE LATHROP MUNICIPAL CODE TO ESTABLISH AN EXPEDITED, STREAMLINE PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS



Assistant City Manager Michael King and Chief Building Official Ed Short provided the presentation. A question and answer period ensued throughout the presentation. Lathrop-Manteca Fire Chief Dave Bramell provided additional information. Mayor Akinjo opened the public hearing. There were no speakers. Mayor Akinjo closed the public hearing.

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

1. Held a public hearing; and
2. Introduced and held first reading of an ordinance adding Chapter 15.32 to Title 15 "Buildings and Construction" of the Lathrop Municipal Code to establish an expedited, streamlined permitting process for electric vehicle charging stations, by the following roll call vote:

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

5.3 CITY COUNCIL TO CONSIDER APPROVING AMENDMENTS TO THE CITY MANAGER AND CITY ATTORNEY EMPLOYMENT AGREEMENTS, AND APPROVING A ONE-TIME COMPENSATION BONUS FOR THE CITY MANAGER, CITY ATTORNEY AND POLICE CHIEF

City Consultant Marcie Scott (Municipal Resource Group, LLC) provided the presentation.

On a motion by Councilmember Dresser, seconded by Councilmember Lazard, the City Council adopted **Resolution 25-5886** approving Amendment No. 7 to the City Manager Employment Agreement, Amendment No. 5 to the City Attorney Agreement, and a one-time compensation bonus for the City Manager, City Attorney, and Police Chief, by the following roll call vote:

Ayes: Dresser, Lazard, Torres-O'Callaghan and Akinjo  
Noes: Noes  
Abstain: Diallo (*due to absence during the July & August meetings*)  
Absent: None

5.4 FISCAL YEAR (FY) 2024-25 YEAR-END BUDGET REPORT AND RELATED AMENDMENTS TO FISCAL YEARS 2024-25 AND 2025-26 BUDGETS AND AMEND JOB DESCRIPTIONS AND GRADE STEP TABLE

Deputy City Manager Thomas Hedegard and Finance Director Cari James provided the presentation. A question and answer period followed.

On a motion by Councilmember Lazard, seconded by Vice Mayor Torres-O'Callaghan, the City Council adopted **Resolution 25-5887** approving Fiscal Year (FY) 2024-25 Year-End Report, related Budget Amendments to FY 2024-25 and FY 2025-26 Budgets and amending Job Descriptions and Grade Step Table.

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

## 6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR AKINJO REFERRAL - Appointment of One (1) Member to the Measure C Oversight Committee, with Term Ending, June 30, 2028
- One (1) application received

Mayor Akinjo made the following appointment to the Measure C Oversight Committee:

**Measure C Oversight Committee**

Padma Mariam

**Term Expires**

June 30, 2028

On a motion by Mayor Akinjo, seconded by Councilmember Dresser, the City Council approved the appointment made by Mayor Akinjo as noted above.

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

- 6.2 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S) - None
- 6.3 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmember Dresser thanked staff and volunteers for their excellent customer service, support, and quick response. Councilmember Lazard echoed similar sentiments and thanked those in attendance. Vice Mayor Torres-O'Callaghan praised the success of recent city events, such as the Touch-a-Truck and Bike Rodeo. Councilmember Diallo commented on various matters; thanked staff for their support during the passing of her beloved grandmother; requested a referral to create a 2x2 Committee, composed of representatives from both the City of Lathrop and the San Joaquin County Sheriff's Office, to discuss a potential memorandum of understanding regarding jurisdictional waterways within city limits; and referenced an email from the San Joaquin County Sheriff's Office to the City Council on the matter.

A question and answer session followed, during which City Attorney Salvador Navarrete addressed the City Council's questions.

7. **ADJOURNMENT** – There being no further business, Mayor Akinjo adjourned the meeting at 9:19 p.m.

A handwritten signature in cursive script, reading "Teresa Vargas", is written over a horizontal line.

Teresa Vargas, MMC  
Government Services Director  
City Clerk