

September 8, 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

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.



September 8, 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/1603803892?pwd=H5QEjAYYsGqbN8qgMuv4lQQOKbyAyJ.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: 160 380 3892 / Passcode: 183589
- ✚ 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. 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, SEPTEMBER 8, 2025, 7:00 P.M.
CLOSED SESSION, 6:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be a Closed Session commencing at 6:00 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 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

1.2.6 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

2.1 PROCLAMATION DECLARING SEPTEMBER 9, 2025, AS CALIFORNIA'S 175TH ANNIVERSARY OF STATEHOOD

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

2.3 INTRODUCTION OF NEW EMPLOYEE(S)

Information Services Department

- Melissa Manske, Information Systems Engineer

Public Works Department

- Tiffani Christy, Management Analyst

Police Department

- Pritpal Singh, Police Officer
- Rahsaan Butler, Police Officer
- Daisy Cantellano, Police Officer
- Laura Maggard, Police Records Supervisor
- Jason Emperador, Crime Analyst

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

2.5 PRESENTATION - LOUISE & I-5 INTERCHANGE PROJECT UPDATE

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 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)

Waive Full Reading and Adopt Ordinance 25-469 to Approve 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)

Waive Full Reading and Adopt Ordinance 25-470 to Amend 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
Waive Full Reading and Adopt Ordinance 25-471 to Amend Title 10, Chapter 10.08, Section 10.08.030 Speed Limits of the Lathrop Municipal Code
- 4.6 TREASURER'S REPORT FOR JUNE 2025
Approve Quarterly Treasurer's Report for June 2025
- 4.7 ECONOMIC DEVELOPMENT RELATED MEMBERSHIPS AND SPONSORSHIPS
Adopt Resolution to Authorize 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
Adopt Resolution to Authorize 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
Adopt Resolution to Authorize 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
Adopt Resolution 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
- 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
Adopt Resolution to Approve a 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.
Adopt Resolution to Approve the 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
Adopt Resolution to Approve 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
Adopt Resolution to Approve a Contract with St. Francis Electric, LLC., for Traffic Control Devices and Lighting Electrical Maintenance Services and Approve 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
Adopt Resolution to Approve a Service Contract with Hardwire Communications for On-Call Fiber Optic Communication Wiring, CIP GG 26-02 Citywide Fiber Optic Communication
- 4.16 APPROVE CONSTRUCTION CONTRACT WITH MOZINGO CONSTRUCTION, INC., FOR CIP WW 25-23 MCKINLEY AVENUE FORCE MAIN INTERTIE AND APPROVE BUDGET AMENDMENT
Adopt Resolution to Approve a Construction Contract with Mozingo Construction, Inc., for CIP WW 25-23 McKinley Avenue Force Main Intertie and Approve Budget Amendment
- 4.17 ACCEPT PUBLIC IMPROVEMENTS ASSOCIATED WITH EP NO. 2021-19, LOCATED AT 4100 W. YOSEMITE AVENUE FROM BAJWA TRANSPORTATION, LLC
Adopt Resolution to Accept Public Improvements Associated with Encroachment Permit No. 2021-19, Located at 4100 W. Yosemite Avenue from Bajwa Transportation, LLC., and Release of Performance Bond

RIVER ISLANDS DEVELOPMENT CONSENT ITEMS

- 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

Adopt Resolution 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

5. SCHEDULED ITEMS

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

The City Council to Consider the Following:

1. Hold a Public Hearing; and
2. Introduction and First Reading of an Ordinance to Amend Title 15 "Buildings and Construction" of the Lathrop Municipal Code to Incorporate 2025 California Building Standards Code

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

The City Council to Consider the Following:

1. Hold a Public Hearing; and
2. Introduction and First Reading of an Ordinance 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

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

Adopt Resolution 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

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

Adopt Resolution to Approve the FY 2024/25 Year-End Report and Related Budget Amendments to Fiscal Years 2024/25 and FY 2025/26 Budgets and Amend Job Descriptions and Grade Step Table

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

6.2 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)*

6.3 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/

Teresa Vargas, MMC
Government Services Director
City Clerk