

October 13, 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.



October 13, 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/1614132882?pwd=ehE4ZuF8RbWzQS4GDNFoqyRJvO2yj6.1>

- ✚ 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: 161 413 2882 / Passcode: 157339
- ✚ 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, OCTOBER 13, 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 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(a)

- 1 Potential Case

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

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

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

- 2.1 PROCLAMATION DECLARING OCTOBER 2025 AS HINDU HERITAGE MONTH
- 2.2 RECOGNITION OF UTILITY PLANT SUPERVISOR CHRIS HART FOR 26 YEARS OF SERVICE WITH THE CITY OF LATHROP
- 2.3 INTRODUCTION OF NEW EMPLOYEE(S)

Information Services Department

- Jose Abundis, Information Systems Engineer
- Melissa Manske, Information Systems Engineer

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 August 11, 2025
- 4.3 SECOND READING AND ADOPTION OF ORDINANCE 25-472 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND TITLE 15 "BUILDINGS AND CONSTRUCTION" TO INCORPORATE THE 2025 CALIFORNIA BUILDING STANDARDS INTO THE LATHROP MUNICIPAL CODE

Waive Full Reading and Adopt Ordinance 25-472 to Amend Title 15 "Buildings and Construction" to Incorporate the 2025 California Building Standards into the Lathrop Municipal Code

- 4.4 SECOND READING AND ADOPTION OF ORDINANCE 25-473 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ADD CHAPTER 15.32 TO TITLE 15 "BUILDINGS AND CONSTRUCTION" TO THE LATHROP MUNICIPAL CODE TO ESTABLISH AN EXPEDITED, STREAMLINE PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS
Waive Full Reading and Adopt Ordinance 25-473 to Add Chapter 15.32 to Title 15 "Buildings and Construction" to the Lathrop Municipal Code to Establish an Expedited, Streamline Permitting Process for Electric Vehicle Charging Stations
- 4.5 ANNUAL REVIEW AND ADOPTION OF THE CITY'S INVESTMENT POLICY
Adopt Resolution Approving the Annual Investment Policy for Fiscal Year 2025-26
- 4.6 APPROVE TABLE SPONSORSHIP AT THE MANTECA POLICE CHIEF'S BLACK-TIE BALL, A NIGHT AMONG HEROES
Adopt Resolution Approving City Participation and Table Sponsorship at the Police Chief's Black-Tie Ball, A Night Among Heroes, by Manteca Police Chief's Foundation on November 1, 2025, in Manteca, California
- 4.7 RATIFY EMERGENCY SERVICE CONTRACTS WITH CLEAN HARBORS ENVIRONMENTAL SERVICES, INC., MP ENVIRONMENTAL SERVICES, INC., AND UTILITY SERVICE COMPANY, INC., FOR THE BACKWASH TANK AT THE LOUISE AVENUE WATER TREATMENT FACILITY
Adopt Resolution to Ratify Emergency Service Contracts with Clean Harbors Environmental Services, Inc., MP Environmental Services, Inc., and Utility Service Company, Inc., for the Backwash Tank at the Louise Avenue Water Treatment Facility
- 4.8 ADOPT IWRMP AMENDMENTS TO THE WATER, WASTEWATER, AND RECYCLED WATER MASTER PLANS (PW 22-19 AND WW 22-24) AND CEQA DETERMINATION
Adopt Resolution to Approve the Integrated Water Resources Master Plan Amendments to the Water, Wastewater, and Recycled Water Master Plans (PW 22-19 and WW 22-24), and to Approve an Addendum to the City of Lathrop Integrated Water Resources Master Plan Environmental Impact Report in Accordance with CEQA Guidelines Sections 15162 and 15164
- 4.9 APPROVE PURCHASE OF NINE (9) FLEET VEHICLES FROM MANTECA FORD-MERCURY, INC.
Adopt Resolution to Approve the Purchase of Nine (9) Fleet Vehicles from Manteca Ford-Mercury, Inc.

- 4.10 APPROVE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 IMPLEMENTATION PLAN FOR THE CITY OF LATHROP
Adopt Resolution to Approve a Title VI Non-Discrimination Policy Implementation Plan in Compliance with the Civil Rights Act of 1964 for the City of Lathrop
- 4.11 APPROVE CONTRACT CHANGE ORDER NO. 1 WITH GSE CONSTRUCTION COMPANY, INC., FOR CTF PHASE 4 EXPANSION, CIP WW 25-26 AND APPROVE INTERFUND LOAN AGREEMENT AND CORRESPONDING BUDGET AMENDMENT
1. Adopt Resolution to Find that an Emergency Exists, Approve CCO No. 1 with GSE Construction Company, Inc. for CTF Phase 4 Expansion, CIP WW 25-26 and Approve Budget Amendment
 2. Adopt Resolution to Approve an Interfund Loan from the Water Fund (5620) to the Wastewater (Funds 6010, 6080, and 6030) to Fund Capital Improvement Projects (6090), and Authorize Immediate Funding for the Procurement and Installation of the Phase 4 Headworks Assembly
- 4.12 APPROVE AGREEMENT WITH ALISTO ENGINEERING GROUP, INC., TO PROVIDE PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR THE MOSSDALE WASTEWATER PUMP STATION ACCESS MODIFICATIONS AND UPGRADES PROJECT, CIP WW 26-09
Adopt Resolution to Approve an Agreement with Alisto Engineering Group, Inc., to Provide Professional Engineering Consulting Services for the Mossdale Wastewater Pump Station Access Modifications and Upgrades Project, CIP WW 26-09
- 4.13 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY ARROW DRILLERS INC., FOR CONSTRUCTION OF GOLDEN VALLEY PARKWAY AND SADLER OAK DRIVE FIBER OPTIC EXTENSION, CIP GG 22-03
Adopt Resolution to Accept Public Improvements Constructed by Arrow Drillers, Inc., for Golden Valley Parkway and Sadler Oak Drive Fiber Optic Extension, CIP GG 22-03 and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- 4.14 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR LOUISE AVENUE AND MCKINLEY AVENUE INTERSECTION IMPROVEMENTS, CIP PS 15-02 AND APPROVE PROJECT BUDGET AMENDMENT
Adopt Resolution to Accept Public Improvements Constructed by DSS Company dba Knife River Construction for Louise Avenue and McKinley Avenue, CIP PS 15-02, Authorize the Filing of a Notice of Completion, Release of Contract Retention Release of Performance and Payment Bonds, and Approve Project Budget Amendment

- 4.15 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY DSS COMPANY DBA KNIFE RIVER CONSTRUCTION FOR CONSTRUCTION OF BULBOUTS ON 5TH STREET, CIP PS 25-16
Adopt Resolution to Accept Public Improvements Constructed by DSS Company dba Knife River Construction for Bulbouts on 5th Street, CIP PS 25-16, and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- 4.16 CREATE MISSIONARY MINNIE LEE COTTON PARK RESTROOM PROJECT, CIP PK 26-21 AND APPROVE BUDGET AMENDMENT
Adopt Resolution Creating Missionary Minnie Lee Cotton Park Restroom Project, CIP PK 26-21 and Approve Budget Amendment

RIVER ISLANDS DEVELOPMENT CONSENT ITEMS

- 4.17 APPROVE A PUBLIC INFRASTRUCTURE CREDIT AND REIMBURSEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT, LLC., AND CALIFIA, LLC., RELATING TO THE RIVER ISLANDS PROJECT
Adopt Resolution to Approve a Public Infrastructure Credit and Reimbursement Agreement with River Islands Development, LLC., and Califia, LLC., relating to the River Islands Project
- 4.18 APPROVE FINDING FOR 200-YEAR URBAN LEVEL OF FLOOD PROTECTION FOR THE RIVER ISLANDS PROJECT
Adopt Resolution to Approve Finding for 200-Year Urban Level of Flood Protection for the River Islands Project within Island Reclamation District No. 2062
- 4.19 APPROVE FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 38 LOTS IN TRACT 4207 VILLAGE 44 UNIT 1 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve Final Map for Tract 4207 Village 44 Unit 1 within the Lake Harbor West District, Totaling 38 Lots, Annexation into CFD 2023-1, an Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC
- 4.20 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 73 LOTS IN TRACT 4224 VILLAGE 6 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve Final Map for Tract 4224 Village 6 Unit 2 within the Woodlands East District, Totaling 73 Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC
- 4.21 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 32 LOTS IN TRACT 4232 VILLAGE 26 UNIT 2 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

Adopt Resolution to Approve Final Map for Tract 4232 Village 26 Unit 2 within the West Village District, Totaling 32 Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

4.22 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 60 LOTS IN TRACT 4245 VILLAGE 28 UNIT 2 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

Adopt Resolution to Approve Final Map for Tract 4245 Village 28 Unit 2 within the West Village District, Totaling 60 Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

5. SCHEDULED ITEMS

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AMENDMENTS TO SECTION 12.04.010 AND SECTION 12.20.010 OF THE LATHROP MUNICIPAL CODE (LMC)

City Council to Consider the Following:

1. Hold a Public Hearing; and
2. First Reading and Introduction of an Ordinance to Amend the Lathrop Municipal Code (LMC) Section 12.04.010 "Definitions" to Add Special Use Permit Definition and Section 12.20.010 "Conduct in City Parks - Prohibited Actions" to Clarify When a Special Use Permit is Required

5.2 REVIEW AND CONSIDER TRAFFIC CONTROL OPTIONS FOR RIVER ISLANDS PARKWAY AT THE INTERSECTIONS OF BOSCH AVENUE AND IMPERIAL DRIVE

Council to Consider Traffic Control Options for River Islands Parkway at the Intersections of Bosch Avenue and Imperial Drive

5.3 REVIEW AND CONSIDER OPTIONS FOR TRAFFIC SAFETY ON SPARTAN WAY, CREATE SPARTAN WAY TRAFFIC SAFETY ENHANCEMENTS, CIP PS 26-20, AND APPROVE BUDGET AMENDMENT

Adopt Resolution to Create Spartan Way Traffic Safety Enhancements, CIP PS 26-20, and Approve Budget Amendment

6. COUNCIL COMMUNICATIONS

6.1 COUNCILMEMBER DIALLO REFERRAL - Discuss and Request Creating a 2x2 Committee between the City of Lathrop and San Joaquin County Sheriff's Office for Matters Related to a Proposed Memorandum of Understanding Regarding Jurisdictional Waterways in Lathrop

6.2 COUNCILMEMBER DRESSER REFERRAL - Discuss and Request Project for Street Pavement Repairs on 7th Street in Front of the Post Office

6.3 COUNCILMEMBER DRESSER REFERRAL - Discuss and Request Red Light Violation Cameras at Multiple Intersections

6.4 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)*

6.5 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/

Teresa Vargas, MMC
Government Services Director
City Clerk