

# February 9, 2026 – 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.



February 9, 2026 – 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/1606492753?pwd=tL6p73u9SGIxPWZ6Dbp7eyq7p2Z66z.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: 160 649 2753 / Passcode: 356663
- 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:website_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, FEBRUARY 9, 2026, 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 LEGAL COUNSEL Anticipated Litigation-  
Significant Exposure to Litigation Pursuant to Government Code  
Section 54956.9(d)(2):

- 2 Potential Case

1.2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to  
Government Code Sections: 54956.8 and 54954.5  
Property APN & Address: 196-020-04, 134 Roth Road,  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: Inderpal Singh  
Under Negotiation: Price and Terms of Purchase

1.2.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to  
Government Code Sections: 54956.8 and 54954.5  
Property APN & Address: 196-020-13, 11550 S. Harlan Road  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: Lathrop Sands Community, LLC  
Under Negotiation: Price and Terms of Purchase

1.2.4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to  
Government Code Sections: 54956.8 and 54954.5  
Property APN & Address: 196-020-14, 11616 S. Harlan Road  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: Balwant Sandhu  
Under Negotiation: Price and Terms of Purchase

1.2.5 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Sections: 54956.8 and 54954.5  
Property APN & Address: 196-030-01, 11550 S. Harlan Road  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: Diamond Holding of California, LLC  
Under Negotiation: Price and Terms of Purchase

1.2.6 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Sections: 54956.8 and 54954.5  
Property APN & Address: 196-020-06, 11338 S. Harlan Road and 196-020-20, 116 Roth Road  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: Fast Lane Sierra 2018, LLC  
Under Negotiation: Price and Terms of Purchase

## **RECONVENE**

1.2.7 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 FEBRUARY AS BLACK HISTORY MONTH

## **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 December 8, 2025

##### **4.3 SECOND READING AND ADOPTION OF ORDINANCE 26-478 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND THE LATHROP MUNICIPAL CODE SECTION 2.20.020 TITLED "MEMBERSHIP", SECTION 2.20.030 TITLED "TERM OF OFFICE" AND SECTION 2.20.060 TITLED "DUTIES AND RESPONSIBILITIES"**

Waive Full Reading and Adopt Ordinance 26-478 to Amend the Lathrop Municipal Code Section 2.20.020 "Membership", Section 2.20.030 "Term of Office" and Section 2.20.060 "Duties and Responsibilities"

##### **4.4 TREASURER'S REPORT FOR DECEMBER 2025**

Approve Quarterly Treasurer's Report for December 2025

##### **4.5 DELEGATE AUTHORITY TO THE CITY MANAGER TO MAKE DETERMINATIONS REGARDING INDUSTRIAL DISABILITY RETIREMENT FOR LOCAL SAFETY MEMBERS**

Adopt a Resolution to Delegate Authority to the City Manager to Make Determinations Regarding Industrial Disability Retirement for Local Safety Members Pursuant to Government Code 21156 and 21173

##### **4.6 DESIGNATION OF THE CITY OF LATHROP'S LABOR NEGOTIATORS PURSUANT TO THE BROWN ACT (GOVERNMENT CODE SECTION 54957.6)**

Adopt a Resolution to Establish a List of Designated Representatives of the City of Lathrop to Participate in Closed Session with the City Council to discuss Labor Negotiations with the Identified Bargaining Units and Unrepresented Employees for Negotiations for the 2026 Calendar Year

##### **4.7 LATHROP TRANSIT FARE-FREE PROGRAM**

Adopt Resolution to Approve Lathrop Transit Fare-Free Program through June 30, 2027

4.8 DECLARE EIGHT VEHICLES, VARIOUS FURNITURE AND EQUIPMENT SURPLUS PROPERTY, AND AUTHORIZE THEIR DISPOSAL  
Adopt Resolution to Declare Eight Vehicles and Various Furniture and Equipment Surplus Property and Authorize Their Disposal

4.9 APPROVE SOFTWARE AS A SERVICE AGREEMENT WITH KAIZEN LABORATORIES, INC., TO PROVIDE RECREATION REGISTRATION SOFTWARE MANAGEMENT SYSTEM FOR PARKS AND RECREATION, AND APPROVE BUDGET ADJUSTMENT  
Adopt a Resolution to Approve a Software as a Service Agreement with Kaizen Laboratories, Inc. to Provide Recreation Registration Software Management System for Parks and Recreation, and Approve Budget Adjustment

4.10 APPROVE SECURITY SOFTWARE SUBSCRIPTION EXTENSIONS FROM SOUTHERN COMPUTER WAREHOUSE INC., AND IBM CORP., EQUIPMENT PURCHASES FROM SOLID NETWORKS INC., FOR SECURITY RELATED, EQUIPMENT AND RELATED BUDGET AMENDMENT  
Adopt a Resolution to Approve Security Software Subscription Extensions from Southern Computer Warehouse Inc. and, IBM Corp., Equipment Purchases Solid Networks Inc. for Security Related Equipment, Equipment and Related Budget Amendment

4.11 APPROVE A CONSTRUCTION CONTRACT WITH ABIDE BUILDERS, INC., FOR MOSSDALE AND VALVERDE PARKS RENOVATION, CIP PK 24-04 AND 25-01 AND APPROVE BUDGET AMENDMENT  
Adopt Resolution to Approve a Construction Contract with Abide Builders, Inc., for Mossdale and Valverde Parks Renovation, CIP PK 24-04 and 25-01 and Approve Budget Amendment

4.12 APPROVE A CONSTRUCTION CONTRACT WITH AUBURN CONSTRUCTORS LLC., APPROVE AMENDMENT NO. 5 TO THE PROFESSIONAL SERVICES AGREEMENT WITH CAROLLO AND APPROVE BUDGET AMENDMENT FOR CIP PW 22-36, ASR WELL INJECTION EQUIPPING PROJECT  
Adopt Resolution to Approve a Construction Contract with Auburn Constructors LLC., Approve Amendment No. 5 to the Professional Services Agreement with Carollo Engineers, Inc., and Approve Budget Amendment for CIP PW 22-36-ASR Well Injection Equipping

4.13 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY B&M BUILDERS, INC., FOR SANGALANG PARK SHADE SHELTER, CIP PK 25-13  
Adopt Resolution to Accept Public Improvements Constructed by B&M Builders, Inc., for Sangalang Park Shade Shelter, CIP PK 25-13, and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds

4.14 CREATE TEMPORARY ANIMAL CENTER RENOVATION, CIP GG 26-28, APPROVE A CONSTRUCTION CONTRACT WITH CREATIVE PROPERTY RENEWAL, INC., AND APPROVE A BUDGET AMENDMENT  
Adopt Resolution to Create Temporary Animal Center Renovation, CIP GG 26-28, Approve a Construction Contract with Creative Property Renewal, Inc., and Approve a Budget Amendment

4.15 CREATE CIP WW 26-22 'O' STREET PUMP STATION UPGRADE, APPROVE PROFESSIONAL SERVICES AGREEMENT WITH FREYER & LAURETA, INC., AND APPROVE BUDGET AMENDMENT  
Adopt Resolution to Create CIP WW 26-22 'O' Street Pump Station Upgrade, Approve a Professional Services Agreement with Freyer & Laureta, Inc., and Approve Budget Amendment

4.16 RATIFY CITY MANAGER'S APPROVAL OF THE PURCHASE OF THE PURCHASE OF AN AUTOMATIC TRANSFER SWITCH FROM HOLT OF CALIFORNIA FOR THE BOOSTER PUMP 5 GENERATOR AND APPROVE BUDGET AMENDMENT  
Adopt Resolution to Ratify City Manager's Approval of the Purchase of an Automatic Transfer Switch from Holt of California for the Booster Pump 5 Generator and Approve Budget Amendment

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

4.17 APPROVE PARCEL MAP AND OFFSITE IMPROVEMENT AGREEMENT WITH CALIFIA, LLC., FOR 9 LOTS WITHIN THE TOWN CENTER DISTRICT OF RIVER ISLANDS  
Adopt Resolution to Approve Parcel Map 25-04 and Offsite Improvement Agreement with Califia, LLC., for 9 Lots within the Town Center District of River Islands

### **5. SCHEDULED ITEMS**

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP TO UPDATE THE POLICY FOR THE USE OF MILITARY EQUIPMENT BY THE LATHROP POLICE DEPARTMENT, IN COMPLIANCE WITH CALIFORNIA GOVERNMENT CODE SECTIONS 7070-7075, ASSEMBLY BILL 481  
The Council to Consider the Following Items:  
1. Hold a Public Hearing Pursuant to Published Notice; and  
2. Take No Action. Staff Will Bring Item Back for Future Consideration

5.2 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AMENDMENTS TO VARIOUS CHAPTERS OF THE LATHROP MUNICIPAL CODE (LMC) TO MODERNIZE, SIMPLIFY, AND STREAMLINE VARIOUS SECTIONS IN TITLE 17, ZONING (TA-25-158)

The City Council to Consider the Following:

1. Hold a Public Hearing; and
2. First Reading and Introduce an Ordinance to Adopt Various Amendments to the Lathrop Municipal Code (LMC) to Modernize, Simplify, and Streamline Various Sections of Title 17, Zoning

5.3 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AMENDMENTS TO TITLE 8 "HEALTH AND SAFETY", CHAPTER 8.27 "VENDING FROM MOTORIZED FOOD WAGONS" OF THE LATHROP MUNICIPAL CODE

The 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) Title 8 "Health and Safety", Chapter 8.27 "Vending from Motorized Food Wagons", to Clarify the Term "Temporary Food Vendor" and to Define Requirements for Participation in City Events

5.4 REVIEW AND CONSIDER AN ANNUAL CELEBRATORY EVENT TO HONOR THE CITY OF BACARRA, ILOCOS NORTE, PHILIPPINES AS LATHROP'S SISTER CITY

Council to Discuss and Consider Adopting a Resolution Authorizing an Annual Sister City Celebratory Event Organized by Lathrop Residents to be Held on the Last Saturday in April and Waive Fees for Facility Usage, Waive Staffing Cost for Facility Monitors, Authorize Payment of Third-Party Security and Authorize Reimbursement for One Day Event Insurance

5.5 COUNCIL TO CONSIDER ADDING POST OFFICE PARKING REHABILITATION PROJECT TO FY 2023-2024 PAVEMENT MAINTENANCE, CIP PS 24-05 AND APPROVE BUDGET AMENDMENT

Consider Adoption of a Resolution to Add Post Office Parking Rehabilitation Project to FY 2023-2024 Pavement Maintenance, CIP PS 24-05 and Approve Budget Amendment

5.6 OUT OF STATE TRAVEL APPROVAL FOR THE 2026 SAN JOAQUIN COUNCIL OF GOVERNMENTS (SJCOG) ONE VOICE TRIP

Council to Discuss and Consider Adoption of a Resolution to Authorize Out of State Travel for the 2026 San Joaquin One Voice Trip to Washington, D.C. from May 3-7, 2026, and Approve Related Budget Amendment

## **6. COUNCIL COMMUNICATIONS**

6.1 VICE MAYOR TORRES-O'CALLAGHAN REFERRAL – Discuss Installation of Metal Detectors at City Hall for Public Safety Measures

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/*

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Teresa Vargas, MMC  
Government Services Director  
City Clerk