

September 14, 2026 – City Council Regular Meeting – 7:00 p.m.



City Council Chamber
390 Towne Centre Drive
Lathrop, California

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, Public Works Director / 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 14, 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/1658461870?pwd=j2eBBibzgQUWVBiLvKIXPnKXCsX8Aw.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: 165 846 1870 / Passcode: 946054
- 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. 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 by accessing the [Live Stream link](#).

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 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 people 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 14, 2026, 7:00 P.M.
CLOSED SESSION, 6:30 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be a Closed Session commencing at 6:30 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 CLAIMS: Pursuant to CA Government Code Section 54956.95:

- a. Claimant: Alejandra Maldonado
Agency Claimed Against: City of Lathrop

RECONVENE

1.2.2 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)

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS

2.1 PROCLAMATION DECLARING HISPANIC HERITAGE MONTH FROM SEPTEMBER 15, 2026 - OCTOBER 15, 2026

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 July 13, 2026
- 4.3 TREASURER'S REPORT FOR JUNE 2026
Approve Quarterly Treasurer's Report for June 2026
- 4.4 2026 CONFLICT OF INTEREST CODE BIENNIAL AMENDMENT
Adopt Resolution Adopting an Amended Conflict of Interest Code
- 4.5 RATIFY THE SERVICE CONTRACT WITH ASTOUND BUSINESS SOLUTIONS, LLC FOR THE RENEWAL OF INTERNET CIRCUIT SERVICES
Adopt Resolution Ratifying the Service Contract with Astound Business Solutions, LLC for the Renewal of Internet Circuit Services

- 4.6 POLICY AND PROCEDURE TO PRIORITIZE WATER AND SEWER SERVICE FOR AFFORDABLE HOUSING DEVELOPMENT
Adopt Resolution to Approve a Policy and Procedure Prioritizing Water and Sewer Service for Affordable Housing Development
- 4.7 ADOPT EAST LATHROP STORMWATER MASTER PLAN AND APPROVE CEQA DETERMINATION, CIP SD 25-17
Adopt Resolution to Adopt East Lathrop Stormwater Master Plan, CIP SD 25-17 and Approve Addendum to the General Plan Environmental Impact Report in Accordance with CEQA Guidelines Sections 15162 and 15164
- 4.8 APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH UNIFIED CALIFORNIA SERVICES FOR MICROTRANSIT SERVICES AND APPROVE BUDGET AMENDMENT
Adopt Resolution to Authorize the City Manager or Designee to Execute an Amendment to the Professional Services Agreement with Unified California Services for Microtransit Services and Approve Budget Amendment
- 4.9 APPROVE AN EASEMENT DEED TO PACIFIC GAS AND ELECTRIC COMPANY FOR UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES ON CITY PROPERTY AT 18300 HOWLAND ROAD (APN 198-130-11)
Adopt Resolution to Approve an Easement Deed to Pacific Gas and Electric Company for Underground Electric Distribution Facilities on City Property at 18300 Howland Road (APN 198-130-11) and Authorize the City Manager to Execute the Easement Deed
- 4.10 APPROVE TASK ORDER NO. 1 UNDER A MASTER AGREEMENT WITH MBK ENGINEERS TO PROVIDE PERMITTING AND PROJECT SUPPORT FOR CIP SD 26-26 CROSSROADS STORM DRAIN PUMP STATION OUTFALL PIPE REPAIRS AND APPROVE BUDGET AMENDMENT
Adopt Resolution to Approve Task Order No. 1 Under a Master Agreement with MBK Engineers to Provide Permitting and Project Support for CIP SD 26-26 Crossroads Storm Drain Pump Station Outfall Pipe Repairs, and Approve Budget Amendment
- 4.11 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY NORGO ENGINEERING, INC., FOR CHRISTOPHER WAY PIPELINE MAINTENANCE PROJECT
Adopt Resolution to Accept Public Improvements Constructed by Norgo Engineering, Inc., for Christopher Way Pipeline Maintenance Project, and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds

- 4.12 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY PANELIZED STRUCTURES, INC., FOR THE LATHROP ELECTRIC VEHICLE CHARGING STATION, CIP GG 24-28
Adopt Resolution to Accept Public Improvements Constructed by Panelized Structures, Inc., for the Lathrop Electric Vehicle Charging Station, CIP GG 24-28, and Authorize the Filing of a Notice of Completion, the Release of Contract Retention, and the Release of Performance and Payment Bonds
- 4.13 ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY CONSOLIDATED ENGINEERING, INC., FOR TESLA DRIVE AND CHRISTOPHER WAY PAVING, CIP PS 24-05
Adopt Resolution to Accept Public Improvements Constructed by Consolidated Engineering, Inc., for Tesla Drive and Christopher Way Paving, CIP PS 24-05, 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 CERVANTES LANDSCAPE & CONCRETE, INC., FOR SPARTAN WAY MEDIAN FENCE, CIP PS 26-20
Adopt Resolution to Accept Public Improvements Constructed by Cervantes Landscape & Concrete, Inc., for Spartan Way Median Fence, CIP PS 26-20 and Authorize the Filing of a Notice of Completion, Release of Contract Retention, and Release of Performance and Payment Bonds
- 4.15 CREATE FIRE STATION 34 SAFETY UPGRADES, CIP GG 27-04, APPROVE A CONSTRUCTION CONTRACT WITH TIM PAXIN'S PACIFIC EXCAVATION, INC., DBA PACIFIC EXCAVATION, AND APPROVE BUDGET AMENDMENT
Adopt Resolution to Create Fire Station 34 Safety Upgrades CIP GG 27-04, Approve a Construction Contract with Tim Paxin's Pacific Excavation, Inc., DBA Pacific Excavation, and Approve Budget Amendment
- 4.16 CREATE 2026 ANNUAL MICRO-SURFACING, CIP PS 27-01, AWARD A CONSTRUCTION CONTRACT TO AMERICAN PAVEMENT SYSTEMS, INC., AND APPROVE A BUDGET AMENDMENT
Adopt Resolution to Create 2026 Annual Micro-Surfacing, CIP PS 27-01, Award a Construction Contract to American Pavement Systems, Inc., and Approve a Budget Amendment
- 4.17 CREATE CAPITAL IMPROVEMENT PROJECT PS 27-06 CITYWIDE TRAFFIC SYSTEMS AND SAFETY UPGRADES AND APPROVE BUDGET AMENDMENT
Adopt Resolution to Create CIP PS 27-06 City Wide Traffic Systems and Safety Upgrades and Approve Budget Amendment
- 4.18 LATHROP POLICE DEPARTMENT MONTHLY REPORT FOR AUGUST 2026
Receive Monthly Police Department Report for August 2026

RIVER ISLANDS DEVELOPMENT CONSENT ITEM(S)

- 4.19 APPROVE AGREEMENT TO PROVIDE LAW ENFORCEMENT SERVICES FOR THE ANNUAL PUMPKIN MAZE EVENT AT DELL'OSSO FARMS
Adopt Resolution to Approve Agreement to Provide Law Enforcement Services to Dell'Osso Farms, LLC., for the Annual Pumpkin Maze Event from October 9, 2026, through October 30, 2026
- 4.20 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 72 LOTS IN TRACT 4227 VILLAGE 5 UNIT 2 WITHIN WOODLAND EAST DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve Final Map for Tract 4227 Village 5 Unit 2 within the Woodland East District, Totaling 72 Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC
- 4.21 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 125 LOTS IN TRACT 4273 VILLAGE 4 UNIT 1 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve Final Map for Tract 4273 Village 4 Unit 1 within the Woodland East District, Totaling 125 Single Family Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC
- 4.22 APPROVE FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 248 LOTS IN TRACT 4284 VILLAGE 19 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS
Adopt Resolution to Approve Final Map for Tract 4284 Village 19 within the Woodlands East District, Totaling 248 Single Family Lots, Annexation into CFD 2023-1, an Irrevocable Offer of Dedication and a Subdivision Improvement Agreement with Califia, LLC
- 4.23 ACCEPT PHASE 2 SEWER LIFT STATION C2 LOCATED AT 4250 RIVER ISLANDS PARKWAY ASSOCIATED WITH THE SUBDIVISION IMPROVEMENT AGREEMENT FOR TRACT 4226 FROM RIVER ISLANDS DEVELOPMENT AREA 3, LLC., AND CALIFIA, LLC
Adopt Resolution to Accept Phase 2 Sewer Lift Station C2 located at 4250 River Islands Parkway Associated with the Subdivision Improvement Agreement for Tract 4226 from River Islands Development Area 3, LLC., and Califia, LLC

5. SCHEDULED ITEMS

NOTICE TO THE PUBLIC: The public hearings for Items 5.1 and 5.2 were previously noticed. Although the City Council will not consider or take action on these items, members of the public who are present and wish to comment will be given an opportunity to speak. If either matter is scheduled for future consideration, a new public hearing notice will be published as required by law.

5.1 *PUBLIC HEARING (PUBLISHED NOTICE) TO APPROVE AN AGREEMENT TO PROVIDE RIVER ISLANDS DEVELOPMENT, LLC. LAW ENFORCEMENT SERVICES AT VARIOUS RIVER ISLANDS LOCATIONS*

5.2 *PUBLIC HEARING (PUBLISHED NOTICE) TO APPROVE AN AGREEMENT TO PROVIDE ISLAND RECLAMATION DISTRICT NO. 2062 LAW ENFORCEMENT SERVICES FOR SPECIAL ENFORCEMENT AT VARIOUS RIVER ISLANDS LOCATIONS.*

5.3 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER THE AUTOMATED TRAFFIC ENFORCEMENT SYSTEM IMPACT REPORT FOR THE PROPOSED RED-LIGHT CAMERA PROGRAM AND THE CITY'S PARTICIPATION IN THE SB 720 SAFER STREETS PROGRAM

City Council to Consider the Following:

1. Conduct a Public Hearing and Receive Public Input on the City of Lathrop Automated Traffic Enforcement System Impact Report for the Proposed Red-Light Camera Program; and
2. Consider Adoption of a Resolution to (a) Find, Consistent with California Vehicle Code Section 21455.9, that Automated Traffic Enforcement is Recommended to Enhance Traffic Safety within the City of Lathrop and that the Proposed Deployment Locations Identified in the Impact Report Present Heightened Safety Risks Warranting Additional Enforcement Measures; (b) Approve the City of Lathrop Automated Traffic Enforcement System Impact Report in Accordance with Senate Bill 720, the Safer Streets Program; and (c) Authorize the City's Participation in the SB 720 Safer Streets Program and Direct Staff to Continue Program-Development Activities for a Civil, Plate-Based Red-Light Camera Program, Including Procurement, Final Engineering Review, Development of Administrative Procedures, and Future Presentation of a Proposed Photo-Enforcement Services Agreement and Final Implementation Actions for City Council Consideration; and
3. Direct that Any Future Implementation of an Automated Traffic Enforcement System, Including Final Camera-Location Determinations, Vendor Selection, Contract Approval, Installation, Warning-Period Implementation, and Enforcement Activation, Remain Subject to Applicable Law, City Policy, and any Additional City Council Approvals Required Before Implementation

- 5.4 FISCAL YEAR (FY) 2025-26 YEAR-END BUDGET REPORT AND RELATED AMENDMENTS AND AMENDMENTS TO THE FISCAL YEAR 2026-27 BUDGET
Adopt Resolution Approving the FY 2025-26 Year-End Report and Related Budget Amendments and Amending the FY 2026-27 Budget
- 5.5 REVIEW AND PROVIDE DIRECTION ON CITY COUNCIL CHAMBER SECURITY IMPROVEMENTS
Adopt Resolution to Provide Direction for City Council Chamber Safety Improvements

6. COUNCIL COMMUNICATIONS

- 6.1 MAYOR AKINJO REFERRAL – Discuss and Appoint a New City Council Delegate to Serve on the Ava Community Energy Board of Directors
- 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 (Banaban)*
 - *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, MSL, MMC
Government Services Director
City Clerk