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.

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=H5QEjAYYsGqbN8qqMuv4lQQOKbyAyJ.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. 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

CITY OF LATHROP
CITY COUNCIL SPECIAL MEETING
MONDAY, JUNE 23, 2025, TUESDAY, JUNE 24, 2025, AND WEDNESDAY, JUNE 25, 2025, ALL DAYS, SCHEDULED TO START AT 2:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive, Lathrop, CA 95330

MINUTES

PLEASE NOTE: The City Council met on June 23, 2025, at 2:00 p.m., to discuss the Fiscal Years 2025-2026 and 2026-2027 Budgets, until their review and discussions concluded. The City Council did not meet on June 24 and June 25, 2025, as the City Council concluded the budget hearings on June 23, 2025.

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Akinjo called the meeting to order at 2:00 p.m.

1.2 ROLL CALL Present: Mayor Akinjo, Vice Mayor Torres-O'Callaghan; and Councilmembers: Diallo, Dresser and Lazard.

Absent: None

1.3 PLEDGE OF ALLEGIANCE – Councilmember Dresser led the pledge of allegiance.

2. SCHEDULED ITEMS

2.1 FISCAL YEARS 2025-26 AND 2026-27 BIENNIAL BUDGET REVIEW AND APPROVAL

City Manager Stephen Salvatore provided an introduction to the budget hearings. The City Council received presentations from each department and approved the following section of the budget in the following order.

2.1.1 Council to Consider the Following Sections of the Budget:

A. Overview

Finance Director Cari James provided a general overview of the proposed budgets for Fiscal Year 2025-26 and 2026-27. A question and answer period ensued throughout the presentation.

B. General Government
   1. City Council
   2. City Manager
   3. Government Services / City Clerk

City Manager Stephen Salvatore, Deputy City Manager Thomas Hedegard, and Government Services Director and City Clerk Teresa Vargas provided an overview of the City Council, City Manager, and Government Services/City Clerk sections of the budget. Information presented included:

- Staffing and Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentations. No amendments were noted to the City Council, City Manager, and Government Services sections of the budget.

4. Economic Development

Economic Development Administrator Shelley Burcham provided an overview of the Economic Development section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentations. No amendments were noted to the Economic Development section of the budget.

5. City Attorney

Deputy City Manager Thomas Hedegard provided an overview of the City Attorney section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentations. No amendments were noted to the City Attorney section of the budget.

6. Human Resources

Deputy City Manager Thomas Hedegard and Human Resources Director Juliana Burns provided an overview of the Human Resources section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentations. No amendments were noted to the Human Resources section of the budget.

7. Finance

Finance Director Cari James provided an overview of the Finance section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentations. No amendments were noted to the Finance section of the budget.

8. Information Systems

Information Systems Director Tony Fernandes provided an overview of the Information Systems section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentations. City Manager Stephen Salvatore provided additional information. No amendments were noted to the Information Systems section of the budget.

On a motion by Councilmember Lazard, seconded by Councilmember Diallo, the City Council approved the General Government section of the budget, which included the City Council, City Manager, Government Services / City Clerk, Economic Development, City Attorney, Human Resources, Finance and Information Systems Departments and related Divisions.

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

C. Building Safety and Inspections

Assistant City Manager Michael King and Chief Building Official Ed Short provided an overview of the Building Safety and Inspections section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentation. No amendments were noted to the Building Safety and Inspections section of the budget.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the Building Safety and Inspections section of the budget.

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

Mayor Akinjo recessed the meeting at 4:45 p.m. Mayor Akinjo reconvened the meeting at 5:31 p.m.

D. Public Works

Assistant City Manager Michael King and City Engineer Brad Taylor provided an overview of the Public Works section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27

- Significant Budget Changes

A question and answer period ensued throughout the presentation. City Manager Stephen Salvatore provided additional information. No amendments were noted to the Public Works section of the budget.

On a motion by Councilmember Diallo, seconded by Vice Mayor Torres-O'Callaghan, the City Council approved the Public Works section of the budget.

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

E. Community Development

Community Development Director Rick Caguiat provided an overview of the Community Development section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentation. City Manager Stephen Salvatore provided additional information. No amendments were noted to the Community Development section of the budget.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the Public Works section of the budget.

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

F. Public Safety

Police Chief Stephen Sealy and Finance Manager Yesenia Linnell provided an overview of the Public Safety section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions

- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentation. City Manager Stephen Salvatore provided additional information. No amendments were noted to the Public Safety section of the budget.

On a motion by Councilmember Diallo, seconded by Vice Mayor Torres-O'Callaghan, the City Council approved the Public Safety section of the budget.

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

G. Parks and Recreation

Councilmember Diallo left for the remainder of the meeting at 7:46 p.m. during the presentation of the Parks and Recreation section of the budget.

Parks and Recreation Director Todd Sebastian (joined via zoom) provided an overview of the Parks and Recreation section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentation. No amendments were noted to the Parks and Recreation section of the budget.

On a motion by Councilmember Lazard, seconded by Vice Mayor Torres-O'Callaghan, the City Council approved the Parks and Recreation section of the budget.

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

H. Measure C

Finance Director Cari James provided an overview of the Measure C section of the budget. Information presented included:

- Staffing / Organizational Chart
- Overview of Department and Division Functions
- Department Accomplishments and highlights for Fiscal Years 2023-24 and 2024-25
- Goals for Fiscal Years 2025-26 and 2026-27
- Significant Budget Changes

A question and answer period ensued throughout the presentation. No amendments were noted to the Measure C section of the budget.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the Measure C section of the budget.

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

2.1.2 Council to Consider the Following:

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council adopted **Resolution 25-5840** approving the Biennial Budget for Fiscal Years 2025-26 and 2026-27, authorized positions by Department, and the Final Gann Limit for Fiscal Year beginning July 1, 2025, and Ending June 30, 2026.

Website Link to Budget Report: https://www.ci.lathrop.ca.us/finance/page/budget

PDF Link:
https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/finance/page/5573/fy2025_2027_proposed_budget_web.pdf

3. ADJOURNMENT – There being no further business, Mayor Akinjo adjourned the meeting 7:59 p.m.

Teresa Vargas, MMC
Government Services Director
City Clerk

This meeting was called by a majority of the City Council per Government Code Section 54956.5. Members of the public interested in addressing the City Council during this Special Meeting may address the item(s), which have been described in the notice of this Special Meeting in accordance with Government Code Section 54954.3(a).

CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, JULY 14, 2025, 7:00 P.M.
CLOSED SESSION, 5:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330

MINUTES

PLEASE NOTE: There was a Closed Session, which commencing at 5:04 p.m. The Regular Meeting reconvened at 7:03 p.m.

1. PRELIMINARY

1.1 CALL TO ORDER – Mayor Akinjo called the meeting to order at 5:04 p.m. and adjourned to Closed Session.

1.2 CLOSED SESSION

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

- Claimant: Ronak Radadiya
  Agency Claimed Against: City of Lathrop

1.2.2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION: Pursuant to Government Code Section 54957

- Police Chief
- City Attorney
- City Manager

RECONVENE – Mayor Akinjo reconvened the meeting at 7:03 p.m.

1.2.3 REPORT FROM CLOSED SESSION

City Attorney Salvador Navarrete reported that direction was provided pursuant to matters under Item 1.2; the City Council rejected the claim listed under 1.2.1. There was no other reportable action taken. Mayor Akinjo reported that the City Council would adjourn back to Closed Session at the conclusion of the Regular Session to continue discussions regarding Item 1.2.2. The City Council would then re-adjourn to announce any reportable actions. *(See Item 7 for additional details.)*

1.3 ROLL CALL

Present: Mayor Akinjo; Vice Mayor Torres-O'Callaghan, and Councilmembers: Dresser and Lazard.

Absent: Councilmember Diallo

1.4 INVOCATION: Pastor, Juan Carlos Garcia, Grace Community Church, provided the invocation.

1.5 PLEDGE OF ALLEGIANCE: Pastor Garcia led the pledge of allegiance.

1.6 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER

City Manager Stephen Salvatore provided an update on the labor strikes affecting solid waste collection services provided by Republic Services. Police Chief Stephen Sealy announced the National Night Out event scheduled for August 5, 2025, from 5 p.m. to 8 p.m.

1.7 INFORMATIONAL ITEM(S) - None

1.8 DECLARATION OF CONFLICT(S) OF INTEREST

Councilmember Lazard declared a conflict of interest with Items 4.12 and 4.13, due to her employment with Dell' Osso Farms.

2. PRESENTATIONS

2.1 INTRODUCTION OF NEW EMPLOYEE(S)

Finance Director Cari James introduced Evette Deras, as the Accountant in the Finance Department. Assistant City Manager Michael King introduced Permit Technician Alexis Baker, and Maintenance Workers Felix Reyes and Jonathan Dec, as the newest members in the Public Works Department. City Manager Stephen Salvatore introduced Barbara Harb, as the new Economic Development Administrator in the City Manager's Office.

2.2 RECOGNITION OF ECONOMIC DEVELOPMENT ADMINISTRATOR SHELLEY BURCHAM FOR 6 YEARS OF SERVICE WITH THE CITY OF LATHROP

Mayor Akinjo, along with the City Council, presented a proclamation to Shelley Burcham, honoring her six years of service as the Economic Development Administrator for the City of Lathrop. Councilmembers and City Manager Stephen Salvatore thanked Ms. Burcham for her contributions to the City of Lathrop's economic development community. Ms. Burcham provided a farewell speech and expressed appreciation to the City Council and staff.

2.3 QUARTERLY ECONOMIC DEVELOPMENT PRESENTATION

Economic Development Administrator Shelley Burcham provided the quarterly economic development update and quarterly presentation.

3. CITIZEN'S FORUM

Sarada Gogineni (in person speaker) expressed concern with the design of the park near her residence within the River Islands Development.

4. CONSENT CALENDAR

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the Consent Calendar, Items 4.1 through 4.11, by the following roll call vote, unless otherwise indicated:

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

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 Minutes for the Regular City Council Meeting of May 12, 2025.

4.3 SECOND READING AND ADOPTION OF ORDINANCE 25-468 OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AMEND TITLE 10, CHAPTER 10.24, SECTION 10.24.030 DESIGNATED NO PARKING AREAS OF THE LATHROP MUNICIPAL CODE

Waived full reading and adopted **Ordinance 25-468** amending Title 10, Chapter 10.24, Section 10.24.030 "Designated No Parking Areas" of the Lathrop Municipal Code.

4.4 TREASURER REPORT FOR MARCH 2025

Approved Quarterly Treasurer's Report for March 2025.

4.5 OUT OF STATE TRAVEL APPROVAL FOR CITY STAFF TO PARTICIPATE IN THE IAMC FALL FORUM IN OCTOBER 2025

Adopted **Resolution 25-5841** authorizing out of state travel for the Economic Development Administrator to attend and represent the City of Lathrop at the Industrial Asset Management Council's Fall Forum in Indianapolis, Indiana from October 17, 2025 – October 22, 2025.

4.6 CERTIFY AND APPROVE THE 2025 UPDATE TO THE CITY OF LATHROP SEWER SYSTEM MANAGEMENT PLAN

Adopted **Resolution 25-5842** certifying and approving the 2025 Update to the City of Lathrop Sewer System Management Plan.

4.7 APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH ROBERTSON-BRYAN, INC., FOR THE LATHROP CONSOLIDATED TREATMENT FACILITY DISCHARGE PERMIT RENEWAL AND COMPLIANCE SUPPORT SERVICES

Adopted **Resolution 25-5843** approving Professional Services Agreement with Robertson-Bryan, Inc., for the Lathrop Consolidated Treatment Facility Discharge Permit Renewal and Compliance Support Services.

4.8 APPROVE CONSTRUCTION CONTRACT WITH CONSOLIDATED ENGINEERING, INC., FOR THE CONSTRUCTION OF MANTHEY ROAD PAVEMENT REHABILITATION, CIP PS 24-06

Adopted **Resolution 25-5844** approving Construction Contract with Consolidated Engineering, Inc., for the Construction of Manthey Road Pavement Rehabilitation, CIP PS 24-06.

4.9 APPROVE CONSTRUCTION CONTRACT WITH GSE CONSTRUCTION COMPANY, INC., FOR CTF PHASE 4 EXPANSION, CIP WW 25-26 AND APPROVE BUDGET AMENDMENT

Adopted **Resolution 25-5845** finding an existing emergency, approving Construction Contract with GSE Construction Company, Inc., for CTF Phase 4 Expansion, CIP WW 25-26, and approving related budget amendment.

4.10 ACCEPT PUBLIC IMPROVEMENTS IN TRACT 3225 WITH CONDITIONS FROM K. HOVNANIAN HOMES NORTHERN CALIFORNIA, INC.

Adopted **Resolution 25-5846** accepting public improvements in Tract 3225 with conditions from K. Hovnanian Homes Northern California, Inc.

4.11 RATIFY CITY MANAGER'S EXECUTION OF CHANGE ORDER NO. 3 AND ACCEPT PUBLIC IMPROVEMENTS CONSTRUCTED BY GEORGE REED, INC., FOR ROTH ROAD PAVEMENT REHABILITATION, CIP PS 25-04

Adopted **Resolution 25-5847** ratifying City Manager's execution of Change Order No. 3, accepting public improvements constructed by George Reed, Inc., for Roth Road Pavement Rehabilitation Project, CIP PS 25-04, and authorizing the filing of a Notice of Completion, releasing contract retention, and releasing Performance and Payment Bonds.

RIVER ISLANDS DEVELOPMENT CONSENT ITEMS

Councilmember Lazard recused herself at 8:01 p. m., following the vote of the consent calendar, prior to the vote of Item 4.12, due to declared conflict of interest as noted on Item 1. 8.

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Dresser, the City Council approved the Consent Calendar, Items 4.1 through 4.11, by the following roll call vote, unless otherwise indicated:

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

4.12 APPROVE PARCEL MAP 25-01 FOR 2 LOTS IN TRACT 4205 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS

Adopted **Resolution 25-5848** approving Parcel Map 25-01 for 2 Lots in Tract 4205 within the Woodlands East District of River Islands Development.

4.13 APPROVE QUITCLAIM DEED TO ABANDON PUE, PAE, AND EVAE AND ACCEPT EASEMENT DEEDS FOR NEW PUE AND PAE WITHIN TRACT 4131 OF RIVER ISLANDS

Pulled by Mayor Akinjo. A question and answer period ensued. City Engineer Brad Taylor provided additional information.

Adopted **Resolution 25-5849** approving Quitclaim Deed to abandon Public Utility Easements, Public Access Easement, and Emergency Vehicle Access Easement, and accepting Easement Deeds for New Public Utility Easements and Public Access Easement within Tract 4131 of River Islands Development.

5. SCHEDULED ITEMS

Councilmember Lazard returned to the dais at 8:04 p.m.

5.1 PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER AN ORDINANCE TO AMEND THE SPEED LIMITS IN THE CITY OF LATHROP, TITLE 10 VEHICLES AND TRAFFIC, CHAPTER 10.08 SPEED LIMITS, SECTION 10.08.030 SPEED LIMITS OF THE LATHROP MUNICIPAL CODE

City Engineer Brad Taylor provided the presentation. A question and answer ensued throughout the presentation. A discussion amongst the City Council was had regarding concerns with increasing speed limits on McKee Blvd and the San Joaquin River Bridge, speed limits near schools and parks, and installing additional signage around parks and schools.

City Manager Stephen Salvatore and Police Chief Stephen Sealy provided additional information.

Mayor Akinjo opened the public hearing. Adriana Lopez (zoom speaker) expressed concern with commercial vehicle traffic near her residence on Lathrop Road. There were no other speakers. Mayor Akinjo closed the public hearing.

A motion was made by Councilmember Lazard, seconded by Councilmember Dresser to approve Item 5.1 as presented, by the following roll call vote:

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

MOTION FAILED due to lack of majority votes.

A motion was made by Vice Mayor Torres-O'Callaghan amending the proposed changes and leaving Lathrop Road and the areas around the San Joaquin Bridge and Mckee unchanged.

MOTION FAILED due to lack of second motion.

On motion a motion by Councilmember Dresser, seconded by Councilmember Lazard, the City Council considered the following:

- Held a Public Hearing; and
- Introduced and waived first reading of an ordinance of the City Council of the City of Lathrop amending Title 10, Chapter 10.08, Section 10.08.030 "Speed Limits" of the Lathrop Municipal Code, including additional signage to assist with enforcement around parks and schools, by the following roll call vote:

Ayes:	Dresser, Lazard and Akinjo
Noes:	Torres-O'Callaghan
Absent:	Diallo
Abstain:	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	**Term Expires**
Jim Hilson	June 30, 2028

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the appointment made by Mayor Akinjo as noted above.

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

6.2 MAYOR AKINJO REFERRAL - Appointment of Two (2) Members to the Parks and Recreation Commission, with Term Ending, June 30, 2028

- Two (2) applications received

Mayor Akinjo made the following appointment to the Parks and Recreation Commission:

Parks and Recreation Commission	**Term Expires**
Jimmy Zien	June 30, 2028
Linda Rose	June 30, 2028

On a motion by Vice Mayor Torres-O'Callaghan, seconded by Councilmember Lazard, the City Council approved the appointment made by Mayor Akinjo as noted above.

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

6.3 MAYOR AKINJO REFERRAL - Appointment of Three (3) Members to the Senior Advisory Commission, with Terms Ending, June 30, 2028

- Three (3) applications received

Mayor Akinjo made the following appointment to the Senior Advisory Commission:

Senior Advisory Commission	**Term Expires**
Erica Crowder	June 30, 2028
Larry Belfield	June 30, 2028
Mike Doughty	June 30, 2028

On a motion by Councilmember Lazard, seconded by Vice Mayor Torres-O'Callaghan, the City Council approved the appointment made by Mayor Akinjo as noted above.

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

6.4 MAYOR AKINJO REFERRAL - Appointment of One (1) Member to the Planning Commission Due to an Unscheduled Vacancy, with Term Ending, June 30, 2026, plus Full 4 Year Term Ending June 30, 2030

- Three (3) applications received

Initially, Mayor Akinjo appointed Mark Elliott to the Planning Commission vacancy. Mr. Elliott expressed his appreciation to Council; Mr. Elliott respectfully declined the appointment due to a conflict of interest with his existing assignment as Board of Director with the Lathrop-Manteca Fire District. The City Council discussed the appointment. As a result of said discussion, Mayor Akinjo made the following appointment to the Planning Commission:

Planning Commission	**Term Expires**
Susan Zaca	June 30, 2030

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

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

6.5 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S) - None

6.6 MAYOR & COUNCILMEMBER COMMENT(S)

Councilmembers thanked those in attendance. Councilmember Dresser commented on the importance of accepting traffic survey results in order to allow for traffic enforcement. Vice Mayor Torres-O'Callaghan thanked the Police and Fire Chiefs on their fireworks safety enforcement.

7. ADJOURNMENT – Mayor Akinjo adjourned the Regular Session to Closed Session at 9:13 p.m.

RECONVENE – Mayor Akinjo reconvened the meeting at 10:32 p.m. There was no reportable action taken from Closed Session on Item 1.2.2. There being no further business, Mayor Akinjo adjourned the meeting at 10:33 p.m. in memory of Missionary Minnie Cotton.

Teresa Vargas, MMC, City Clerk

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CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **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)**

RECOMMENDATION: **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)**

RECOMMENDED ACTION:

The City Council to conduct a second reading and adopt Ordinance 25-469 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE MOSSDALE LANDING WEST SPECIFIC PLAN FOR THE MOSSDALE LANDING WEST PROJECT (SPA-22-25)

SUMMARY:

On August 11, 2025, the City Council approved the introduction and first reading of the subject Ordinance by the following vote:

AYES:	Dresser, Lazard, Torres-O'Callaghan, and Akinjo
NOES:	None
ABSTAIN:	None
ABSENT:	Diallo

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:

Teresa Vargas, City Clerk — Date 8/28/25

ORDINANCE NO. 25-469

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE MOSSDALE LANDING WEST SPECIFIC PLAN FOR THE MOSSDALE LANDING WEST PROJECT (SPA-22-25)

WHEREAS, the Mossdale Landing West Project includes General Plan Amendment No. GPA-22-23, Rezone No. REZ-22-24, Specific Plan No. SPA-22-25, Vesting Tentative Subdivision Map No. VTM-22-27, and Williamson Act Cancellation No. AGC-22-28; and

WHEREAS, the Mossdale Landing West Project includes the subdivision of a 167.42-acre development area into 829 single-family residential lots and public-designated uses that are made up of a linear park, a neighborhood park, open space, and levee slope easement. There is also a remainder of approximately 38.2-acres of undeveloped land. The entire Mossdale Landing West Specific Plan is comprised of approximately 225.86-acres and includes the whole of the proposed project, including the 167.42-acre development area, and land along the San Joaquin River, which would not be developed as part of the proposed project; and

WHEREAS, the Mossdale Landing West Project is comprised of the following Assessor's Parcel Numbers: 191-190-74, -75, -76, -77, -78, 191-610-02, -22, 191-620-50, and -59; and

WHEREAS, Section 65450 et. seq. of the California Government Code provides for the preparation and adoption of Specific Plans by general law cities for implementation of all or part of an adopted General Plan; and

WHEREAS, Section 65453 of the California Government Code provides that a Specific Plan may be adopted or amended by either Resolution or Ordinance as provided by the local jurisdiction; and

WHEREAS, pursuant to Government Code Section 65090, notice of the City Council public hearing was published in accordance with State law in at least one newspaper of general circulation within the City of Lathrop at least twenty (20) calendar days before the City Council Public Hearing; and

WHEREAS, prior to approving the Mossdale Landing West Specific Plan, the City Council independently reviewed and considered all written evidence and oral testimony presented to date, including the Environmental Impact Report (consisting of the DEIR and FEIR) (SCH #2024030835) prepared for the Mossdale Landing West Project and associated entitlements, City staff reports and all information received at the duly noticed public hearings; all of these documents and evidence of which are incorporated herein by reference; and

WHEREAS, prior to approving the Mossdale Landing West Specific Plan, the City Council reviewed and considered the information contained in the FEIR for the Mossdale Landing West Project (SCH #2024030835), and finds that the mitigation measures identified in the FEIR have been imposed on and incorporated in the Mossdale Landing West Project which serve to mitigate or avoid the significant environmental effects, that certain mitigation measures are within the responsibility and jurisdiction of another public agency and such change can and should be adopted by such other agency, that specific economic, social and other considerations make infeasible the project alternatives that would avoid or mitigate the environmental impacts and that social, economic, and other benefits outweigh the environmental impacts that cannot be fully mitigated; and

WHEREAS, prior to approving the Mossdale Landing West Specific Plan, the City Council adopted a Resolution Certifying the Final Environmental Impact Report (FEIR) (SCH #2024030835), CEQA Findings of Fact, Statement of Overriding Considerations and Mitigation Measures/Monitoring Plan for the Mossdale Landing West Project in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed Mossdale Landing West Specific Plan is a stand-alone document for the Mossdale Landing West Project; and

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing on July 16, 2025, to consider the Mossdale Landing West Specific Plan and after reviewing and considering all information provided and submitted, and after taking and considering all public testimony adopted Resolution No. 25-8, recommending the City Council approval of the proposed Ordinance approving the Mossdale Landing West Specific Plan; and

WHEREAS, a Notice of Public Hearing was advertised in the Manteca Bulletin on July 22, 2025. Staff also mailed the public hearing notice on July 17. 2025 to notify all property owners located within a 300-foot radius from the Mossdale Landing West boundary. Additional public hearing notices were mailed to property owners within the Park West Neighborhood and the neighborhood east of the Mossdale Landing West boundary, beyond the 300 ft. requirement to notify adjacent neighborhoods. In addition, the Public Notice was emailed to the City's Public Hearing subscribers and interested parties on July 22, 2025 and posted at three (3) locations accessible to the public on July 17, 2025; and

WHEREAS, the City Council has utilized its own independent judgement in adopting this Resolution.

NOW, THEREFORE, BE RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its own independent review and consideration, hereby approves the Mossdale Landing West Specific Plan, as shown in Attachment 10 of the City Council Staff Report and incorporated by reference herein.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. This Ordinance incorporates, and by this reference makes a part hereof, that certain Mossdale Landing West Specific Plan, as shown in Attachment 10 of the City Council Staff Report, relative to the proposed development of the Mossdale Landing West Project on certain real property consisting of approximately 225.86 acres located in the City of Lathrop.

Section 2. Specific Plan Findings. Pursuant to State Planning and Zoning Law, the City Council finds and determines as follows:

1. The 1996 West Lathrop Specific Plan adopted pursuant to Ordinance No. 96-133 as amended in 2003 by Ordinance No. 03-216 shall be in full force and effect on that portion of West Lathrop Specific Plan covering the Mossdale Tract, River Islands and South East Stewart Tract.

2. The 1996 West Lathrop Specific Plan, as amended through 2025 is consistent with the objectives, policies, general land uses, and programs specified in the General Plan because it promotes flexibility and innovation in residential land use through the use of planned unit development zoning and planning techniques that will provide a balanced community.

3. The Mossdale Landing West Specific Plan is consistent with the objectives and policies identified in the 1996 West Lathrop Specific Plan, as amended through 2025, by implementing the proposed residential, park and open space land uses.

4. The Mossdale Landing West Specific Plan is consistent with the objectives, policies, implementation actions, and land uses identified in the City's General Plan. The Mossdale Landing West Specific Plan is consistent with the following General Plan Policies:

    a. *"Policy LU-1.9: Promote equitable land use patterns to ensure that all residents in neighborhoods have access to community amenities and transportation choices, and have safe places to walk and bike."*
    The proposed project provides public amenities which would benefit all residents in the Project vicinity, as well as future project residents. The Specific Plan includes bicycle, pedestrian, and transit facilities to increase access to transportation choices and increase safety for walking and biking. Pedestrian walkways would be provided along all local streets. Class II bike lanes will be provided along the proposed arterial and collector streets. A multi-use trail with a Class I bike path would be provided along the San Joaquin River. Additionally, two (2) bus stops are proposed along Street W.

Further, the proposed project would include community amenities, such as a linear park, neighborhood park, and open space.

b. *"Policy LU-2.1: Recognize that the city is made up of many distinct planning areas (City Proper, Central Lathrop, Lathrop Gateway, South Lathrop, West Lathrop Specific Plan (Mossdale Village, River Islands and Stewart Tract)) and continue to support special planning area documents within the city including specific plans and master planned development agreements as warranted that guide development in the city."*
The Mossdale Landing West Specific Plan would support the development of the proposed project area by defining land uses, development standards, architectural guidelines, etc.

c. *"Policy LU-2.2: Utilize Specific Plans (West Lathrop Specific Plan, Central Lathrop Specific Plan, South Lathrop Specific Plan, and Lathrop Gateway Specific Plan) to guide development within Lathrop's special planning areas. Properties located within Specific Plan areas shall conform to the underlying Specific Plan's land use, and development standards."*
The Mossdale Landing West Specific Plan would guide development within the project area, including residential and park uses.

d. *"Policy LU-5.1: Require new development to be compatible and complementary to existing development. Where appropriate and feasible, promote connections between neighborhoods and services and facilities."*
The proposed project is a new development which is compatible with surrounding and adjacent buildings and public spaces. The existing land adjacent to the Project site includes mainly residential uses. The proposed residential and public uses would be constructed in a similar form and scale as the existing residential uses within the City.

e. *"Policy CIR-1.2: Complete Streets. Consider all modes of travel in planning, design, and construction of all transportation projects to create safer, more livable, and more inviting environments for pedestrians, bicyclists, motorists, and public transit users of all ages and capabilities."*
The Project provides facilities and amenities which serve all modes of transportation. As discussed previously, the Specific Plan includes bicycle, pedestrian, and transit facilities to increase access to transportation choices and increase safety for walking and biking. Pedestrian walkways would be provided along all local streets.

Class II bike lanes would be provided along proposed arterial and collector streets. A multi-use trail with a Class I bike path would be provided along the San Joaquin River. Additionally, two (2) bus stops are proposed along Street W.

f. *"Policy CIR-2.2: Improve safety conditions, efficiency, and comfort for bicyclists and pedestrians by providing shade trees and controlling traffic speeds for implementing narrow lanes or other traffic calming measures."*
The Specific Plan will include bicycle and pedestrian facilities in order to improve safety for bicyclists and pedestrians. Additionally, trees will be provided throughout the site, including proposed roadways, along sidewalks, and within the proposed park areas. Further, traffic calming measures such as enhanced paving and/or colored paving at crosswalks and landscape parkway strips separating vehicle traffic from the pedestrian sidewalk may be used to help reduce traffic speeds at the intersection. All intersections and street sections would be reviewed by the City and designed to comply with typical City Standards.

g. *"Policy RR-2.1: Open Space Boundaries. Maintain existing open space lands within the City by carefully considering the impact of new development in established open space areas."*
The Project site is not designated as Open Space by the City. The proposed project would result in land uses that are generally consistent with the land use designation of the Project site. More specifically, the Project proposes construction of residential, park and open space uses. The area along the San Joaquin River would be designated for Open Space uses.

5. The Mossdale Landing West Specific Plan is consistent with the objectives, policies, general land uses, and implementation actions specified in the General Plan Circulation Element because it ensures that streets and highways will be constructed in accordance with the traffic monitoring program to serve the new development.

6. The Mossdale Landing West Specific Plan is consistent with the goals, policies, objectives and programs of the General Plan because it will promote orderly development of the plan area through a flexible phasing plan which is tied to the provisions supporting infrastructure capacity in the construction of infrastructure improvements.

The Mossdale Landing West Specific Plan provides for the construction of roadways to provide improved access to the project and adjacent properties, and the extension of utilities infrastructure such as water, sanitary sewer and storm drainage facilities necessary to accommodate the project.

7. The Mossdale Landing West Specific Plan with goals, policies, objectives and programs the General Plan Public Safety Element because it ensures that all new buildings construction shall conform to the latest seismic requirements of the uniform building code as a minimum standard, gives priority to support of police protection and to fire suppression, and implements practices and regulations which avoid hazardous land use relationships.

Section 3. Upon adoption by the City Council, the Mossdale Landing West Specific Plan applies only to the Mossdale Landing West Project and does not change the adopted West Lathrop Specific Plan as it applies to the balance of the WLSP area.

Section 4. Upon adoption by the City Council, the Community Development Director is hereby directed to retain said Mossdale Landing West Specific Plan on permanent public display in the Community Development Department in the City of Lathrop.

Section 5. Based on the findings set forth in this Resolution, the CEQA Resolution, and the evidence in the Staff Report, the City Council hereby approves the Mossdale Landing West Specific Plan. This document shall be substantially in the form on file with the City Clerk.

Section 6. This Ordinance is not intended to and shall not be construed or given effect in the manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis for civil liability for damages, except as otherwise imposed by law.

Section 7. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 8. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 9. Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall cause a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was regularly introduced at a regular meeting of the City Council of the City of Lathrop on the 11th day of August 2025, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the ____ day of ____ 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas, City Clerk

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **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)**

RECOMMENDATION: **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)**

RECOMMENDED ACTION:

The City Council to conduct a second reading and adopt Ordinance 25-470 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE ZONING MAP AND ZONING CODE TEXT FOR THE MOSSDALE LANDING WEST PROJECT (REZ-22-24)

SUMMARY:

On August 11, 2025, the City Council approved the introduction and first reading of the subject Ordinance by the following vote:

AYES:	Dresser, Lazard, Torres-O'Callaghan, and Akinjo
NOES:	None
ABSTAIN:	None
ABSENT:	Diallo

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:

Teresa Vargas, City Clerk

8/29/25
Date

ORDINANCE NO. 25-470

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE ZONING MAP AND ZONING CODE TEXT FOR THE MOSSDALE LANDING WEST PROJECT (REZ-22-24)

WHEREAS, the Mossdale Landing West Project includes General Plan Amendment No. GPA-22-23, Rezone No. REZ-22-24, Specific Plan No. SPA-22-25, Vesting Tentative Subdivision Map No. VTM-22-27, and Williamson Act Cancellation No. AGC-22-28; and

WHEREAS, the Mossdale Landing West Project includes the subdivision of a 167.42-acre development area into 829 single-family residential lots and public-designated uses that are made up of a linear park, a neighborhood park, open space, and levee slope easement. There is also a remainder of approximately 38.2-acres of undeveloped land. The entire Mossdale Landing West Specific Plan is comprised of approximately 225.86-acres and includes the whole of the proposed project, including the 167.42-acre development area, and land along the San Joaquin River, which would not be developed as part of the proposed project; and

WHEREAS, the Mossdale Landing West Project is comprised of the following Assessor's Parcel Numbers: 191-190-74, -75, -76, -77, -78, 191-610-02, -22, 191-620-50, and -59; and

WHEREAS, Chapter 17.124 of the Lathrop Municipal Code provides for review and adoption of all zoning amendments; and

WHEREAS, pursuant to Government Code Section 65090, notice of the City Council public hearing was published in accordance with State law in at least one newspaper of general circulation within the City of Lathrop at least twenty (20) calendar days before the City Council Public Hearing; and

WHEREAS, the zoning amendments to accommodate the Mossdale Landing West Specific Plan applies only to the Mossdale Landing West Project and does not in any way apply to the West Lathrop Specific Plan Project; and

WHEREAS, prior to approval of the Zoning Map and Zoning Code Text Amendments, the City Council independently reviewed and considered all written evidence and oral testimony presented to date, including the Environmental Impact Report (consisting of the DEIR and FEIR) (SCH #2024030835) prepared for the Mossdale Landing West Project and associated entitlements, City staff reports and all information received at the duly noticed public hearings; all of these documents and evidence of which are incorporated herein by reference; and

WHEREAS, prior to approval of the Zoning Map and Zoning Code Text Amendments, the City Council reviewed and considered the information contained in the FEIR for the Mossdale Landing West Project (SCH #2024030835), and finds that the mitigation measures identified in the FEIR have been imposed on and incorporated in the Mossdale Landing West Project which serve to mitigate or avoid the significant environmental effects, that certain mitigation measures are within the responsibility and jurisdiction of another public agency and such change can and should be adopted by such other agency, that specific economic, social and other considerations make infeasible the project alternatives that would avoid or mitigate the environmental impacts and that social, economic, and other benefits outweigh the environmental impacts that cannot be fully mitigated; and

WHEREAS, prior to approval of the Zoning Map and Zoning Code Text Amendments, the City Council adopted a Resolution Certifying the Final Environmental Impact Report (FEIR) (SCH #2024030835), CEQA Findings of Fact, Statement of Overriding Considerations and Mitigation Measures/Monitoring Plan for the Mossdale Landing West Project in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing on July 16, 2025, to consider the proposed Amendments to the Zoning Map and Zoning Code Text Amendments and after reviewing and considering all information provided and submitted, and after taking and considering all public testimony adopted Resolution No. 25-9, recommending the City Council approval of the proposed Ordinance approving the proposed Amendments to the Zoning Map and Zoning Code Text Amendments; and

WHEREAS, a Notice of Public Hearing was advertised in the Manteca Bulletin on July 22, 2025. Staff also mailed the public hearing notice on July 17. 2025 to notify all property owners located within a 300-foot radius from the Mossdale Landing West boundary. Additional public hearing notices were mailed to property owners within the Park West Neighborhood and the neighborhood east of the Mossdale Landing West boundary, beyond the 300 ft. requirement to notify adjacent neighborhoods. In addition, the Public Notice was emailed to the City's Public Hearing subscribers and interested parties on July 22, 2025 and posted at three (3) locations accessible to the public on July 17, 2025; and

WHEREAS, the City Council has reviewed the Zoning Map changes and Zoning Code Text Amendments and conducted a public hearing; and

WHEREAS, the City Council has utilized its own independent judgement in adopting this Ordinance.

NOW, THEREFORE, BE RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its own independent review and consideration, hereby approves the Zoning Map Amendments, as shown in Attachment 12 and Zoning Code Text Amendments, as shown in Attachment 13 of the City Council Staff Report and incorporated by reference herein.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. This Ordinance incorporates, and by this reference makes part hereof, that certain Zoning Map Amendments, as shown in Attachment 12 and certain Zoning Code Text Amendments, as shown in Attachment 13 of the City Council Staff Report, relative to the proposed development of the Mossdale Landing West Project.

Section 2. Zoning Amendment Findings. Pursuant to Chapter 17.124 of the City of Lathrop Municipal Code, the City Council finds and determines as follows:

1. The proposed zoning amendments are consistent with the objectives, policies, implementation actions, and general land use as specified in the City's General Plan, as amended by the City Council General Plan Amendment Resolution. The proposed zoning amendments for the Mossdale Landing West Specific Plan provide zoning standards for the Mossdale Landing West development area to allow for urban development standards consistent with the General Plan.

2. Zoning amendments for the Mossdale Landing West Project are consistent with the objectives, policies, implementation actions, and general land uses in the West Lathrop Specific Plan because they establish the Mossdale Landing West zoning standards for the Mossdale Landing West development area.

3. The proposed zoning amendments are consistent with the purpose and objectives of the City of Lathrop zoning ordinance and with the Mossdale Village combining district because: (1) the amendments provide a zone plan to guide the physical development of the Mossdale Landing West development area in such a manner as to achieve the general arrangement of land uses described and depicted in the General Plan; and, (2) they foster a wholesale, serviceable and attractive living environment, beneficial development areas which exhibit non-conflicting patterns of use, and the stability of existing land uses which conform with the objectives, policies, principles and standards of the General Plan; and, (3) they prevent excessive population densities and overcrowding of land with structures; and, (4) they promote a safe, effective traffic circulation system, the provisions of adequate off street parking, and appropriate location of community facilities; and, (5) they protect enhanced real property values and the city's natural assets; and, (6) they ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the General Plan; and, (7) they provide and protect open space in accordance with policies of the Recreation and Resources Element of the General Plan.

Section 3. Upon adoption by the City Council, the Ordinance implementing the suggested Zoning Map shall only apply to the Mossdale Landing West Project and does not change the adopted Zoning Map as it applies to the West Lathrop Specific Plan.

Section 4. Upon adoption by the City Council, the Community Development Director is hereby directed to retain said Lathrop Zoning Map, as modified by the proposed related Amendments, on permanent public display in the Community Development Department, Planning Division in the City of Lathrop.

Section 5. Based on the set forth in this Ordinance, the CEQA Resolution, and evidence in the Staff Report, the City Council hereby approves the proposed Ordinance implementing the suggested amendment to the Lathrop Zoning Map. This document shall be substantially in the form on file with the City Clerk.

Section 6. This Ordinance is not intended to and shall not be construed or given effect in the manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis for civil liability for damages, except as otherwise imposed by law.

Section 7. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 8. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 9. Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall cause a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was regularly introduced at a regular meeting of the City Council of the City of Lathrop on the 11th day of August 2025, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the ___ day of ___ 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas, City Clerk

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **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**

RECOMMENDATION: **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**

RECOMMENDED ACTION:

The City Council to conduct a second reading and adopt Ordinance 25-471 entitled:

AN ORDINANCE 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

SUMMARY:

On August 11, 2025, the City Council approved the introduction and first reading of the subject Ordinance by the following vote:

AYES:	Dresser, Lazard, Torres-O'Callaghan, and Akinjo
NOES:	None
ABSTAIN:	None
ABSENT:	Diallo

The Ordinance will take effect 30 days after adoption.

SUBMITTED BY:

Teresa Vargas, City Clerk

8/28/25
Date

ORDINANCE NO. 25-471

AN ORDINANCE 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

WHEREAS, pursuant to California Vehicle Code (CVC) Section 22357.1, law enforcement can enforce a prima facie speed limit of 25 mph adjacent to any children's playground in a public park but only when children are expected to use the facilities and when signs giving notice of the speed limit are posted on regulatory signs; and

WHEREAS, staff has identified necessary modifications and additions to Lathrop Municipal Code Section (LMC) 10.08.030 titled "Speed Limits" to allow for the placement and enforcement of 25 mph speed limit signs that are effective when children are present on any street segment that is adjacent to a public park with a children's playground; and

WHEREAS, staff request that the City Council consider amending LMC Section 10.08.030, as shown in Exhibit A incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Lathrop does hereby approve amending Section 10.08.030 entitled "Speed Limits" of the Lathrop Municipal Code as shown in Exhibit A, incorporated by reference herein.

Section 1. The Lathrop Municipal Code is hereby amended as shown in Exhibit A, attached hereto and incorporated by reference herein.

Section 2. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. - Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. - Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. - Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall make a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was regularly introduced at a regular meeting of the City Council of the City of Lathrop on the 11th day of August 2025, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the ___ day of ___ 2025, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas, City Clerk

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

Exhibit A

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 10.08 SPEED LIMITS

[...]

10.08.030 Speed Limits

It shall be prima facie unlawful to operate any vehicle at speed in excess of that established as follows:

A. The speed limit shall be fifty (50) miles per hour on the following street segments:

Street	Limits
Golden Valley Parkway	Spartan Way to Stanford Crossing
Golden Valley Parkway	Stanford Crossing to River Islands Parkway
Lathrop Road	Fifth Street to East City Limits
McKinley Avenue	Louise Avenue to Yosemite Avenue

B. The speed limit shall be forty-five (45) miles per hour on the following street segments:

Street	Limits
Dell' Osso Drive	River Islands Parkway to Lakeside Drive
Glacier Street	Jefferson Way to Yosemite Avenue
Golden Valley Parkway	Brookhurst Boulevard to Sadler Oak
Golden Valley Parkway	River Island Parkway to Towne Centre Drive
Golden Valley Parkway	Towne Centre Drive to Brookhurst Boulevard
Harlan Road	Roth Road to Slate Street
Harlan Road	Slate Street to Lathrop Road
Harlan Road	Louise Avenue to D'Arcy Parkway
Harlan Road	D'Arcy Parkway to Tesla Drive
Harlan Road	Tesla Drive to End of Road
Howland Road	Louise Avenue to D'Arcy Parkway
Jefferson Way	Glacier Street to Yosemite Avenue
Louise Avenue	Harlan Road to Cambridge Drive
Louise Avenue	Cambridge Drive to Fifth Street
Louise Avenue	Fifth Street to McKinley Avenue
Louise Avenue	McKinley Avenue to City Limits
Manthey Road	Dos Reis Road to City Limits
Manthey Road	Towne Centre Drive to Brookhurst Boulevard
Manthey Road	Brookhurst Boulevard to Mossdale County Park
Manthey Road	Stewart Road to Interstate 5 Ramps
McKinley Avenue	Yosemite Avenue to City Limits
McKinley Avenue	Lathrop Road to Louise Avenue
River Islands Parkway WB	Interstate 5 to Golden Valley Parkway
River Islands Parkway	Golden Valley Parkway to McKee Boulevard
River Islands Parkway	McKee Boulevard to San Joaquin River Bridge
River Islands Parkway	San Joaquin River Bridge to Somerston Parkway
River Islands Parkway	Somerston Parkway to Norbeck Street
Somerston Parkway	River Islands Parkway to South of Lakeside Drive
Tesla Drive	Harlan Road to Christopher Way
Yosemite Avenue	SR 120 to D'Arcy Parkway
Yosemite Avenue	D'Arcy Parkway to East City Limit
Yosemite Avenue	Jefferson Way to Glacier Street

C. The speed limit shall be forty (40) miles per hour on the following street segments:

Street	Limits
Barbara Terry Boulevard	Stanford Crossing to Adobe Way
D'Arcy Parkway	Yosemite Avenue to Christopher Way
D'Arcy Parkway	Christopher Way to Harlan Road
Dos Reis Road	Manthey Road to East School Zone
Harlan Road	Lathrop Road to Louise Avenue
Louise Avenue	Interstate 5 to Harlan Road
Manthey Road	Lathrop Road to Dos Reis Road
Manthey Road	Mossdale County Park to Stewart Road
River Islands Parkway EB	Golden Valley Parkway to Interstate 5
Roth Road	Interstate 5 to East City Limits
Yosemite Court	Yosemite Avenue to End

D. The speed limit shall be thirty-five (35) miles per hour on the following street segments:

Street	Limits
Barbara Terry Boulevard	Spartan Way to McKee Boulevard
Barbara Terry Boulevard	McKee Boulevard to Adobe Way
Business Park Court	Yosemite Avenue to End
Brookhurst Boulevard	Manthey Road to Golden Valley Parkway
Brookhurst Boulevard	Golden Valley Parkway to McKee Boulevard
Brookhurst Boulevard	McKee Boulevard to Golden Spike Trail
Dell'Osso Drive	Mulholland Drive to River Islands Parkway
Christopher Way	D'Arcy Parkway to End of Road
Dos Reis Road	East School Zone to West School Zone
Dos Reis Road	West School Zone to Dos Reis Park
Golden Spike Trail	Towne Centre Drive to Brookhurst Boulevard
Lakeside Drive	Stewart Road to Vega Park Roundabout
Lakeside Drive	Vega Park Roundabout to Somerston Parkway
Lakeside Drive	Somerston Parkway to Dell'Osso Drive
Lathrop Road	Interstate 5 to Rev Maurice Cotton Drive
Lathrop Road	Rev Maurice Cotton Drive to Fifth Street
McKee Boulevard	Brookhurst Boulevard to Towne Centre Drive
McKee Boulevard	Towne Centre Drive to Johnson Ferry
McKee Boulevard	Johnson Ferry to River Islands Parkway
McKee Boulevard	River Islands Parkway to Barbara Terry Boulevard
Murphy Parkway	Tesla Drive to D'Arcy Parkway
Murphy Parkway	D'Arcy Parkway to End of Road
Riverfront Drive	Somerston Parkway to Bosch Avenue
Seventh Street	J Street to Thomsen Road
Somerston Parkway	Riverfront Drive to River Islands Parkway
Stanford Crossing	Barbara Terry Boulevard to Golden Valley Parkway
Stanford Crossing	Spartan Way to Barbara Terry Boulevard

E. The speed limit shall be thirty (30) miles per hour on the following street segments:

Street	Limits
Academy Drive	Somerston Parkway to Broadmoor Way
Barbara Terry Boulevard	Stanford Crossing to Central Pacific Street
Commercial Street	Marina Drive to Academy Drive
Inland Passage Way	Sadler Oak Drive to Open Range Avenue
Opal Street	Stonebridge Lane to Deerwood Way
Opal Street	Deerwood Way to Slate Street

Sadler Oak Drive	Manthey Road to Inland Passage Way
Slate Street	Harlan Road to Deerwood Way
Slate Street	Deerwood Way to Stonebridge Lane
Wylin Boulevard	River Islands Parkway to Garden Farms Avenue

F. The speed limit shall be twenty-five (25) miles per hour on the following street segments:

Street	**Limits**
Academy Drive	River Bend Drive to Somerson Parkway
Cambridge Drive	Lathrop Road to Louise Avenue
Fifth Street	K Street to O Street
J Street	Harlan Road to Cambridge Drive
J Street	Cambridge Drive to Fifth Street
Johnson Ferry Road	Colonial Trail to McKee Boulevard
Johnson Ferry Road	McKee Boulevard to Golden Spike Trail
Karsen Lane	Mulholland Drive to Riverfront Drive
Lathrop Road	Interstate 5 to Golden Valley Parkway
Marina Drive	River Bend Drive to Somerston Parkway
Marina Drive	Somerston Parkway to Taft Drive
O Street	Harlan Road to Seventh Street
Spartan Way	Golden Valley Parkway to Generations Center
Spartan Way	Generations Center to Lathrop High School
Spartan Way	Lathrop High School to Stanford Crossing
Spartan Way	Stanford Crossing to Barbara Terry Boulevard
Stewart Road	Manthey Road to South River Bend
Stonebridge Lane	Harlan Road to Opal Street
Stonebridge Lane	Opal Street to Slate Street
Thomsen Road	Harlan Road to Grayson Road
Thomsen Road	Grayson Road to Halmar Lane
Thomsen Road	Halmar Lane to Seventh Street
Towne Centre Drive	Golden Valley Parkway to McKee Boulevard
Towne Centre Drive	McKee Boulevard to Village Avenue

G. Any roadway segment not specifically listed above that meets the requirements defined in CVC Section 515 shall have a recommended prima facie speed limit of 25 mph, which may be enforced with the use of radar or other electronic devices and is exempt from the requirements of an Engineering and Traffic Survey.

H. Any roadway segment adjacent to a children's playground that meets the requirements defined in CVC Section 22357.1 shall have a prima facie speed limit of 25 mph when children are present.

City of Lathrop

Quarterly Treasurer Report

June 2025

This report presents a detailed discussion of the City's fund balances and investment portfolio as of June 30, 2025. It includes all investments managed by the City on its own behalf as well as the City's Trustees. The report provides information on cash flows, broken down by both investment manager (City or Trustee) and by percentage allocation within the portfolio.

As of June 30, 2025, the investment portfolio was in compliance with all state laws and the City's Investment Policy.

Current Portfolio Summary

As directed by the Investment Policy adopted by City Council, City staff strives to attain three primary goals with the City's investments as follows (in order of priority):

1. Safety – Preservation of the principal of invested funds
2. Liquidity – Ability to liquidate one or more of the City's investments if unexpected expenditures arise
3. Return – Attainment of a market rate of return

The majority of the portfolio is invested in the Local Agency Investment Fund (LAIF), which is administered by the California State Treasurer's office. LAIF provides the City with an investment vehicle with yields that are slightly greater than U.S. Treasuries (T-bills) with a 2-year maturity or less. LAIF is a high quality investment in terms of safety, liquidity, and yield. Additionally, LAIF is an "On Demand" account; meaning funds may be withdrawn upon with 1 day notice, representing maximum liquidity.

In addition to LAIF, the City holds investments in Money Market Mutual Funds, Nonnegotiable Certificates of Deposit, and State and Local Government Securities (SLGS). These investments are prudent investment choices and are included in the City's Investment Policy as allowable investments.

Each investment mentioned above has a specific maturity date. However, much of the portfolio is On Demand. The short weighted average maturity provides the City with a great deal of liquidity during this period of heightened economic uncertainty and period of moderate investment yields. This liquidity places the City in a position to invest in longer term maturity investments once interest rates begin to stabilize toward their historical norms; overall macroeconomic indicators signal solid and consistent growth in future years.

The following table (Table: 1) provides a summary of the City's cash and investments, by holding party, based on recorded value as of June 30, 2025 compared with the prior quarter:

Table: 1				
	March 31, 2025		June 30, 2025	
Holding Party	**Fund Amounts (1)**	**% of Portfolio**	**Fund Amounts (1)**	**% of Portfolio**
Investments/Cash held by the City	$224,306,210	62%	$243,003,586	64%
Investments held by Trustees	136,969,008	38%	139,013,399	36%
TOTAL	**$361,275,218**	**100%**	**$382,016,985**	**100%**

(1) Small variances are due to the summation and rounding of multiple figures to the nearest whole dollar

Please see the following pages (Tables: 2 through 5) for a more detailed analysis of transactional additions and reductions due to cash flow needs, debt service payments, and maturities/rollovers of certain investments.

Revenues arrived during the quarter, per City staff expectations, are as follows: utility payments, property tax, franchise fees, sales tax (including Measure C), developer billing fees, grant reimbursements, building permit fees, plan check fees, and Transient Occupancy Tax (TOT).

Significant payables paid out during the quarter include:

I. Nonrecurring Expenditure Debt Service Payments, Capital Improvement Projects – General Government, Parks, Streets, Water, and Wastewater
II. Recurring Expenditures
   a. Contractual – Park & Street Landscaping, and Wastewater Treatment Services
   b. Intergovernmental payments – South San Joaquin Irrigation District (Surface Water Contract), Lathrop Manteca Fire District, City of Manteca (Wastewater Contract)

Quarterly Economic Update

According to the latest projections from PFM Asset Management; The second quarter of 2025 was characterized by growing uncertainty as markets reacted to the volatile rollout of tariffs that were larger than expected. Markets reacted negatively during the first two weeks of the quarter and experienced the largest declines since the onset of the COVID pandemic. The rest of the quarter was marked by equity and bond markets recovering to pre-tariff levels on constructive trade negotiations and stable economic data. Inflation remained relatively benign but is expected to increase in the second half of the year as tariff-related cost pressures begin to emerge. The timing, extent, and duration of these pressures are unknown. The Federal Reserve (Fed) left the overnight policy rate unchanged at 4.25% - 4.50%. The Federal Open Market Committee's (FOMC) "dot plot" continues to suggest 50 basis points (bps) in rate cuts by the end of 2025, although there is a divergence of views as eight members are calling for two rate cuts in 2025 and seven are calling for none. The labor market remained healthy though early signs of cooling are emerging, such as rising initial jobless claims. Continuing claims have also increased, and a slower hiring rate may mean any acceleration in layoffs could result in unemployed workers remaining without a job for longer. Federal job cuts are beginning to flow through the data, but severance packages and deferred resignations have delayed the impact on claims data.

I certify that all of the investments reported herein are in accordance with the "City of Lathrop Investment Policy" adopted on October 14, 2024, with the Government Code, and other contractual agreements. I further certify the investments reported herein provide for the ability of the City to meet cash flow needs for the next six months.

FOR SJS

Stephen J. Salvatore
City Manager

Cari James
Director of Finance

TABLE: 2
CITY OF LATHROP
Summary of All Investments
As of June 30, 2025

City Held Investments	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Local Agency Investment Fund	$ 75,000,000	4.269%	23.95%	$ 75,000,000
Wells Fargo Money Market Mutual Funds	$ 3,278,788	4.150%	1.05%	$ 3,278,788
California Asset Management Program	$ 95,830,946	4.400%	30.60%	$ 95,830,946
Total Investments Held by the City (1)	**$ 174,109,734**	**4.339%**	**55.60%**	**$ 174,109,734**

Trustee Held Investments	Recorded Value	Current Yield	Percent of Portfolio	Market Value
US Bank	$ 3,648,920	4.290%	1.17%	$ 3,648,920
UMB Bank	$ 1,714,923	3.680%	0.55%	$ 1,714,923
Union Bank	$ -	0.000%	0.00%	$ -
SJ County Pooled Funds	$ 312,687	0.260%	0.10%	$ 312,687
PFM Asset Management + Year End FMV	$ 132,810,162	4.290%	42.41%	$ 132,810,162
PNC Bank	$ 526,707	4.700%	0.17%	$ 526,707
Total Investments Held by Trustees (2)	**$ 139,013,399**	**4.275%**	**44.40%**	**$ 139,013,399**

Total City & Trustee Held Investments & Cash	Recorded Value	Current Yield	Percent of Portfolio	Market Value
Investments Held by the City and Trustees	$ 313,123,133	4.310%	100.00%	$ 313,123,133
Cash in Checking Accounts - Recorded Value	$ 68,893,853			
Total Cash and Investments	**$ 382,016,985**			

One month benchmark for U.S. Treasuries:	4.24%
Three month benchmark for U.S. Treasuries:	4.42%

Notes:

(1) See Table: 4 for detailed investments held by the City.

(2) See Table: 5 for detailed investments held by Trustees.

TABLE: 3
CITY OF LATHROP
Investments Cash Flow Analysis
As of June 30, 2025

Investments Held by the City	Prior Month Recorded Value	Purchased (Buy)	Redeemed (Sell)	Current Month Recorded Value
Local Agency Investment Fund (1)	$ 75,000,000	-	-	$ 75,000,000
Wells Fargo Money Market Mutual Funds (2)	$ 3,267,332	11,456	-	$ 3,278,788
California Asset Management Program	$ 95,485,234	345,712	-	$ 95,830,946
Total Investments Held by the City	**$ 173,752,565**	**357,169**	**-**	**$ 174,109,734**

Investments Held by Trustees	Prior Month Recorded Value	Purchased (Buy)	Redeemed (Sell)	Current Month Recorded Value
PNC Bank	$ 524,613	2,094	-	$ 526,707
SJ County Pooled Funds	$ 312,863	-	(176)	$ 312,687
UMB Bank	$ 1,710,153	4,770	-	$ 1,714,923
US Bank (3)	$ 3,340,880	308,041	-	$ 3,648,920
PFM Asset Management +Year End FMV	$ 130,479,729	11,217,098	(8,886,665)	$ 132,810,162
Total Investments Held by Trustees	**$ 136,368,237**	**$ 11,532,003**	**$ (8,886,841)**	**$ 139,013,399**

Total Cash in Checking Accounts Held by the City (2)	**$ 71,263,619**	**11,521,148**	**(13,890,914)**	**$ 68,893,853**

Total Cash and Investments Held by the City and Trustees	**$ 381,384,421**	**$ 23,410,320**	**$ (22,777,755)**	**$ 382,016,985**

Notes:

(1) LAIF interest income is paid quarterly (Mar/Jun/Sept/Dec) and received in the following month (Apr/Jul/Oct/Jan).

(2) Property Tax, Sales Tax, Building permit revenue, TOT, Developer payments, and Utility payments; nonrecurring expenses paid during the month: General government, Parks, Streets, Wastewater, and Water CIPs; also, recurring expenses: Park & street landscape maintenance, and water treatment services; lastly, intergovernmental payments and transfers: SSJID SCSWSP O & M expenses.

(3) Interest earnings from BlackRock Liquidity Funds T-Funds 30 Day Yield 4.290%, debt service payments.

TABLE: 4
CITY OF LATHROP
Investments Held by City - Detail
As of June 30, 2025

Agency (Broker)	Investment Description	Coupon Rate	Yield to Maturity	Purchase Date	Maturity Date	Market Value (No Accruals)	Recorded Value
Local Agency Investment Fund							
	Money Market Fund City Acct No. 98-39-437	N/A	*4.269%*	Varies	On Demand	75,000,000	75,000,000
						$ 75,000,000	**$ 75,000,000**
Wells Fargo Mutual Funds							
	Money Market Mutual Fund City Acct No. 12641627	N/A	4.150%	Varies	On Demand	3,278,788	3,278,788
						$ 3,278,788	**$ 3,278,788**
Califorina Asset Management Program							
	Liquidity Account No. 6084-001	N/A	4.400%	Varies	On Demand	95,830,946	95,830,946
						$ 95,830,946	**$ 95,830,946**
					TOTAL INVESTMENTS HELD BY CITY	$ 174,109,734	$ 174,109,734

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of June 30, 2025

Investment Description	Acct Number	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
Investments Held by US Bank							
03-1 Series 2015 - Mossdale Village Assessment District							
Mossdale Village Assessment Dist. No. 03-1 Series 2015 - Redemption Fund	6712138601		4.290%	10/18/05	On Demand	$ 65	$ 65
Mossdale Village Assessment Dist. No. 03-1 Series 2005/2015 - Reserve Fund	6712138602		4.290%	10/18/05	On Demand	$ 243,110	$ 243,110
Mossdale Village Assessment Dist. No. 03-1 Series 2015 - Prepayment Fund	6712138604		4.290%	10/18/05	On Demand	$ 707	$ 707
LTHRP FIN AUTH REVENUE BONDS 2023 SERIES A							
Money Market - Revenue Account	278276000		4.290%	7/1/23	On Demand	$ 12,952	$ 12,952
Money Market - Special Tax Fund	278276003		4.290%	7/2/23	On Demand	$ 2,973	$ 2,973
Money Market - CFD Reserve Account	278276004		4.290%	7/1/23	On Demand	$ 219,098	$ 219,098
Money Market - ReAD Reserve Account	278276006		4.290%	7/1/23	On Demand	$ 628,375	$ 628,375
Money Market - Acquired Obligations Fund	278276008		4.290%	7/2/23	On Demand	$ 36	$ 36
2003-2A Lathrop CFD							
Money Market- Interest Account	6711720001		4.290%	12/12/03	On Demand	$ 393	$ 393
Money Market-Reserve Account	6711712200		4.290%	12/12/03	On Demand	$ -	$ -
LAIF - Interest Account	6711720002		4.269%	03/19/03	On Demand	$ 736,015	$ 736,015
CDPH/CDWR - SRF Loan							
Agreement Account	6711908800		4.290%	12/22/10	On Demand	$ 300,441	$ 300,441
Agreement Account - Reserve Fund	6711908801		4.290%	12/22/10	On Demand	$ 659,174	$ 659,174
2015 Crossroads Series B							
2015 Crossroads Series B - LOIB RDP	6712138801		4.290%	09/01/15	On Demand	$ 910	$ 910
2015 Crossroads Series B - LOIB Reserve	6712138803		4.290%	09/01/15	On Demand	$ 844,673	$ 844,673
2015 Crossroads Series B - Cost of Issuance	6712138804		4.290%	09/01/15	On Demand	$ -	$ -
2015 Crossroads Series B - Improvements	6712138805		4.290%	09/01/15	On Demand	$ 1	$ 1
2015 Crossroads Series B - COI Custodian Agreement	6712198801		4.290%	09/01/15	On Demand	$ -	$ -
		Total Investments Held by Trustee - US Bank				**$ 3,648,920**	**$ 3,648,920**
Investments Held by PNC Bank by Account							
2012 Water Loan (Refunding of 2000 Water COPs)							
Certificate of Deposit - Reserve Fund			4.700%	5/22/19		$ 526,707	$ 526,707
		Total Investments Held by Trustee -PNC Bank				**$ 526,707**	**$ 526,707**

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of June 30, 2025

Investment Description	Acct Number	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
Investments Held by UMB Bank by Account							
2018-1 Central Lathrop CFD							
Improvement Area 1 - Admin Expense Reserve Fund	149232.1		3.680%	02/01/19	On Demand	$ 45,137	$ 45,137
Other Improvement Areas - Admin Expense Reserve Fund	149232.2		3.680%	02/01/19	On Demand	$ 183,363	$ 183,363
Improvement Area 1 - Principal Account	149232.3		3.680%	02/01/19	On Demand	$ 42,902	$ 42,902
Improvement Area 1 - Redemption Account	149232.4		3.680%	02/01/19	On Demand	$ -	$ -
Improvement Area 1 - Interest Account	149232.5		3.680%	02/01/19	On Demand	$ 105	$ 105
Improvement Area 1 - Admin Expense Account	149232.6		3.680%	02/01/19	On Demand	$ 12,811	$ 12,811
Improvement Area 1 - Reserve Fund	149232.7		3.680%	02/01/19	On Demand	$ 347,078	$ 347,078
Improvement Area 1 - Surplus Fund	149232.8		3.680%	02/01/19	On Demand	$ -	$ -
Improvement Area 2 - Principal Account	149265.1		3.680%	02/01/19	On Demand	$ 23,273	$ 23,273
Improvement Area 2 - Redemption Account	149265.2		3.680%	02/01/19	On Demand	$ -	$ -
Improvement Area 2 - Interest Account	149265.3		3.680%	02/01/19	On Demand	$ 66	$ 66
Improvement Area 2 - Admin Expense Account	149265.4		3.680%	02/01/19	On Demand	$ 14,692	$ 14,692
Improvement Area 2 - Reserve Fund	149265.5		3.680%	02/01/19	On Demand	$ 222,813	$ 222,813
Improvement Area 2 - Surplus Fund	149265.6		3.680%	02/01/19	On Demand	$ -	$ -
Improvement Area 3 - Principal Account	149267.1		3.680%	02/01/19	On Demand	$ 46,703	$ 46,703
Improvement Area 3 - Redemption Account	149267.2		3.680%	02/01/19	On Demand	$ -	$ -
Improvement Area 3 - Interest Account	149267.3		3.680%	02/01/19	On Demand	$ 130	$ 130
Improvement Area 3 - Admin Expense Account	149267.5		3.680%	02/01/19	On Demand	$ 13,116	$ 13,116
Improvement Area 3 - Reserve Fund	149267.6		3.680%	02/01/19	On Demand	$ 438,343	$ 438,343
Improvement Area 3 - Surplus Fund	149267.7		3.680%	02/01/19	On Demand	$ -	$ -
Improvement Area 4 - Principal Account	149268.1		3.680%	02/01/19	On Demand	$ 20,000	$ 20,000
Improvement Area 4 - Redemption Account	149268.2		3.680%	02/01/19	On Demand	$ -	$ -
Improvement Area 4 - Interest Account	149268.3		3.680%	02/01/19	On Demand	$ -	$ -
Improvement Area 4 - Admin Expense Account	149268.4		3.680%	02/01/19	On Demand	$ 14,233	$ 14,233
Improvement Area 4 - Reserve Fund	149268.5		3.680%	02/01/19	On Demand	$ 151,110	$ 151,110
Improvement Area 4 - Surplus Fund	149268.6		3.680%	02/01/19	On Demand	$ -	$ -
Improvement Area 5 - Principal Account	149269.1		3.680%	02/01/19	On Demand	$ 10,376	$ 10,376
Improvement Area 5 - Redemption Account	149269.2		3.680%	02/01/19	On Demand	$ 19	$ 19
Improvement Area 5- Interest Account	149269.3		3.680%	02/01/19	On Demand	$ 34	$ 34
Improvement Area 5 - Admin Expense Account	149269.4		3.680%	02/01/19	On Demand	$ 12,005	$ 12,005

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of June 30, 2025

Investment Description	Acct Number	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
Improvement Area 5 - Reserve Fund	149269.5		3.680%	02/01/19	On Demand	$ 116,614	$ 116,614
Improvement Area 5 - Surplus Fund	149269.6		3.680%	02/01/19	On Demand	$ -	$ -
2018-2 Central Lathrop CFD							
Special Tax Fund	149261.1		3.680%	02/01/19	On Demand	$ -	$ -
Surplus Fund	149261.2		3.680%	02/01/19	On Demand	$ -	$ -
		Total Investments Held by Trustee - UMB Bank				**$ 1,714,923**	**$ 1,714,923**
Investments Held by San Joaquin County by Account							
Sanitary Sewer Assessment District #1							
Pooled Funds - Redemption Account	SJ CO FUND # 57961		0.260%	10/1/87	On Demand	$ 312,687	$ 312,687
		Total Investments Held by Trustee -San Joaquin County				**$ 312,687**	**$ 312,687**
Investments Held by PFM Asset Management by Account							
PFM Asset Management							
Money Market Fund	20260109	PFM Funds - Govt Select		AAAm		$ 526,567	$ 526,567
US Treasury Bond / Note							
US Treasury Notes		91282CHH7	4.125%	06/15/23	06/15/26	$ 1,952,336	$ 1,952,336
US Treasury Notes		91282CKY6	4.625%	07/01/24	06/30/26	$ 1,408,162	$ 1,408,162
US Treasury Notes		91282CHM6	4.500%	07/15/23	07/15/26	$ 1,859,648	$ 1,859,648
US Treasury Notes		91282CLB5	4.375%	07/31/24	07/31/26	$ 4,015,936	$ 4,015,936
US Treasury Notes		91282CHU8	4.375%	08/15/23	08/15/26	$ 627,710	$ 627,710
US Treasury Notes		91282CHU8	4.375%	08/15/23	08/15/26	$ 2,962,791	$ 2,962,791
US Treasury Notes		91282CLH2	3.750%	09/03/24	08/31/26	$ 997,578	$ 997,578
US Treasury Notes		91282CHY0	4.625%	09/15/23	09/15/26	$ 2,318,508	$ 2,318,508
US Treasury Notes		91282CJC6	4.625%	10/15/23	10/15/26	$ 2,522,265	$ 2,522,265
US Treasury Notes		91282CJK8	4.625%	11/15/23	11/15/26	$ 807,718	$ 807,718
US Treasury Notes		91282CJK8	4.625%	11/15/23	11/15/26	$ 2,019,296	$ 2,019,296
US Treasury Notes		91282CJP7	4.375%	12/15/23	12/15/26	$ 604,430	$ 604,430
US Treasury Notes		91282CJP7	4.375%	12/15/23	12/15/26	$ 8,033,879	$ 8,033,879
US Treasury Notes		91282CME8	4.250%	12/31/24	12/31/26	$ 1,257,178	$ 1,257,178
US Treasury Notes		91282CJT9	4.000%	01/15/24	01/15/27	$ 4,159,728	$ 4,159,728
US Treasury Notes		91282CMH1	4.125%	01/31/25	01/31/27	$ 2,209,968	$ 2,209,968
US Treasury Notes		91282CKA8	4.125%	02/15/24	02/15/27	$ 6,681,435	$ 6,681,435
US Treasury Notes		91282CKE0	4.250%	03/15/24	03/15/27	$ 1,712,816	$ 1,712,816
US Treasury Notes		91282CKJ9	4.500%	04/15/24	04/15/27	$ 1,265,479	$ 1,265,479
US Treasury Notes		91282CKR1	4.500%	05/15/24	05/15/27	$ 405,250	$ 405,250
US Treasury Notes		91282CKR1	4.500%	05/15/24	05/15/27	$ 1,367,719	$ 1,367,719
US Treasury Notes		91282CKR1	4.500%	05/15/24	05/15/27	$ 5,774,813	$ 5,774,813
US Treasury Notes		91282CNE7	3.875%	06/02/25	05/31/27	$ 1,503,399	$ 1,503,399
US Treasury Notes		91282CKV2	4.625%	06/17/24	06/15/27	$ 3,659,483	$ 3,659,483
US Treasury Notes		91282CKZ3	4.375%	07/15/24	07/15/27	$ 303,703	$ 303,703

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of June 30, 2025

Investment Description	Acct Number	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
US Treasury Notes		91282CKZ3	4.375%	07/15/24	07/15/27	$ 2,632,094	$ 2,632,094
US Treasury Notes		91282CLG4	3.750%	08/15/24	08/15/27	$ 7,652,693	$ 7,652,693
US Treasury Notes		91282CLL3	3.375%	09/16/24	09/15/27	$ 3,276,798	$ 3,276,798
US Treasury Notes		91282CLQ2	3.875%	10/15/24	10/15/27	$ 4,565,283	$ 4,565,283
US Treasury Notes		91282CLX7	4.125%	11/15/24	11/15/27	$ 7,669,472	$ 7,669,472
US Treasury Notes		91282CMB4	4.000%	12/16/24	12/15/27	$ 3,725,870	$ 3,725,870
US Treasury Notes		91282CMF5	4.250%	01/15/25	01/15/28	$ 3,544,706	$ 3,544,706
US Treasury Notes		91282CMN8	4.250%	02/18/25	02/15/28	$ 7,346,853	$ 7,346,853
US Treasury Notes		91282CMS7	3.875%	03/17/25	03/15/28	$ 4,470,862	$ 4,470,862
US Treasury Notes		91282CMW8	3.750%	04/15/25	04/15/28	$ 1,802,110	$ 1,802,110
US Treasury Notes		91282CND9	3.750%	05/15/25	05/15/28	$ 600,797	$ 600,797
US Treasury Notes		91282CND9	3.750%	05/15/25	05/15/28	$ 2,202,922	$ 2,202,922
US Treasury Notes		91282CND9	3.750%	05/15/25	05/15/28	$ 4,906,507	$ 4,906,507
US Treasury Subtotal:						**$ 114,828,192**	**$ 114,828,192**

TABLE: 5
CITY OF LATHROP
Investments Held by Trustee - Detail
As of June 30, 2025

Investment Description	Acct Number	CUSIP	Current Yield	Purchase	Maturity Date	Value	Recorded Value
Supra-national Agency Bond / Note							
Intl BK Recon & Develop Notes		459058LE1	4.750%	04/10/24	04/10/26	$ 1,757,842	$ 1,757,842
Intl Finance Corp Notes		45950KDF4	4.375%	12/06/23	01/15/27	$ 559,085	$ 559,085
Inter-American Devel BK Corporate Notes		4581X0EM6	4.375%	12/12/23	02/01/27	$ 1,410,538	$ 1,410,538
Intl BK Recon & Develop Notes		459058LT8	3.625%	05/06/25	05/05/28	$ 1,031,710	$ 1,031,710
Supra-National Agency Subtotal						**$ 4,759,174**	**$ 4,759,174**
Federal Agency Bond/Note							
Fannie Mac Notes (Callable)		3134GXM35	3.600%	08/05/22	08/01/25	$ 724,408	$ 724,408
Federal Home Loan Banks Notes (Callable)		3130AN3T5	1.000%	03/23/21	03/23/26	$ 736,268	$ 736,268
Federal Home Loan Banks Notes (Callable)		3130ALGJ7	1.000%	03/23/21	03/23/26	$ 1,524,279	$ 1,524,279
Federal Home Loan Banks Notes (Callable)		3130ANCD0	1.110%	07/30/21	07/27/26	$ 1,533,580	$ 1,533,580
FFCB Bonds		3133EPSW6	4.500%	08/14/23	08/14/26	$ 1,457,895	$ 1,457,895
Fannie Mae Notes (Callable)		3135G06L2	0.875%	12/18/20	12/18/26	$ 789,294	$ 789,294
Federal Home Loan Bank		3130B5K64	4.000%	03/14/25	03/10/27	$ 2,609,563	$ 2,609,563
Federal Home Loan Bank		3130B6R24	3.875%	06/13/25	06/04/27	$ 2,024,690	$ 2,024,690
Federal Agency Subtotal:						**$ 11,399,979**	**$ 11,399,979**
Interest							
Total Accrued Interest						$ 1,296,250	$ 1,296,250
		Total Investments Held by Trustee -PFM Asset Management				**$ 132,810,162**	**$ 132,810,162**
					Total Investments Held by Trustees	$ 139,013,399	$ 139,013,399

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM 4.7

ITEM: **ECONOMIC DEVELOPMENT RELATED MEMBERSHIPS AND SPONSORSHIPS**

RECOMMENDATION: **Adopt a Resolution to Authorize City Participation in Membership Organizations and Sponsorship Opportunities that Promote and Enhance the City of Lathrop's Economic Development Goals**

SUMMARY:

The City of Lathrop's Economic Development Division promotes the City's attributes for opportunities for the purpose of enhancing the overall well-being and quality of life of the community and its residents. The Division strives to create, support, and facilitate policies and programs that will enhance the economic environment for the attraction, expansion, and retention of businesses and industries that will improve the local tax base, create and retain jobs, and promote opportunities that facilitate economic growth.

The City of Lathrop's economic development efforts include marketing, networking, relationship building, and community involvement to help build a sustainable economy that supports job creation, business attraction, business retention, education and vocational programs that produce an educated and skilled workforce, as well as an ecosystem of resources that encourages innovation and supports small businesses and entrepreneurs.

The Economic Development Administrator is seeking City Council consideration and approval to participate in select member organizations and to provide City sponsorship of events and opportunities that promote and enhance the City of Lathrop's economic development goals. Funding is available within the FY2025/2026 and 2026/2027 Economic Development Division's budget to support these requests, which are $13,500 for each fiscal year.

BACKGROUND:

The Economic Development Administrator executes the economic development activities, through participation and representation of the City on various boards, committees, and commissions that promote economic development goals beneficial to the city, local businesses, and residents.

Outside of professional and targeted trade organizations, staff is engaged as a member or board member with the San Joaquin Partnership, iHub San Joaquin, Greater Lathrop Chamber of Commerce, Manteca Chamber of Commerce, and

TeamCalifornia, which are all not-for-profit organizations. Each of these organizations hold various events and activities where sponsorship opportunities are available to promote economic development activities as a State and/or San Joaquin County region. Economic Development Division funding for membership dues and sponsorship opportunities is included in the Biennial Budget for FY 2025/26 and 2026/27 approved by City Council on June 23, 2025. The purpose of this staff report is to provide transparency and to obtain approval as to how these funds may be used as it relates to economic development memberships and sponsorships for the benefit of the community

San Joaquin Partnership (Partnership) is a private, not-for-profit regional economic development corporation that serves all of San Joaquin County and its seven incorporated cities. The Partnership markets the region for business attraction of industrial and large office projects for the purpose of creating jobs and enhancing the quality of life in our communities. The City of Lathrop has participated as a member of the Partnership since 1992. A partial list of businesses assisted by the Partnership's efforts and who have successfully located and/or expanded in Lathrop include: Tesla, Boise Cascade, Home Depot, DCG Fulfillment, Simwon America Corp., TEC Equipment, In-N-Out Burger, Pflug Packaging, Diamond Pet, AAFES.

At this time, the Partnership does not have any scheduled events requesting sponsorship opportunities, however, staff requests $1,000 per fiscal year as discretionary funds to support potential events held by this organization and approved by the City Manager.

iHub San Joaquin (iHubSJ) is a 501c3 non-profit organization whose mission is to stimulate innovation and foster a diverse entrepreneurial ecosystem in the San Joaquin County region.

iHubSJ board members include representatives from each municipality, economic and workforce development, healthcare, education and post-secondary education, industry, and entrepreneur and incubator service providers. In 2021, iHubSJ established an Advisory Council to represent a diverse coalition of technical service providers, workforce development groups, green economy advocates, business associations, and small business development centers, to create an inclusive and comprehensive strategy to spark innovation by leveraging the full capacity of our community assets. iHubSJ harnesses these assets to stimulate partnerships, economic development, and job creation by providing an innovation platform for emerging entrepreneurs and business owners to grow their businesses and ideas.

At the September 13, 2021 City Council meeting, iHubSJ representatives presented "Innovation in the Valley: an update on iHub San Joaquin" and requested a letter of support for a State of California iHub II designation and grant funding opportunity.

This type of local support leveraged iHubSJ's ability to successfully receive the iHub^2 designation, one of only 10 in the entire state, and a $250,000 grant award. iHubSJ holds signature events annually and adapts new programs as their resource network grows.

- **H2O Hackathon** promotes teamwork and coding skills among students from middle school age, high schools, colleges and universities to solve specific issues in a one-day competition. The 8th Annual H2O Hackathon held May 3, 2025, had 63 teams consisting of more than 200 high school and college students competing for cash prizes. Past Hackathons have seen teams from River Islands Academy and Lathrop High participate. This event generates significant regional community support and will continue to be promoted to all Lathrop schools to encourage student participation.

- **iHub San Joaquin's Annual Meeting and Innovation Summit** is scheduled for October 23, 2025. This half day event will be promoted to Lathrop residents, small businesses, and home occupational start-ups for participation. (See Attachment B – iHub San Joaquin Innovation Summit)

Staff requests a $2,500 annual contribution to provide local support toward iHubSJ efforts, and $2,500 for each fiscal year to sponsor the iHub San Joaquin's Innovation Summit and the H2O Hackathon events.

Greater Lathrop Chamber of Commerce is a not-for-profit member organization that reestablished a local Chamber of Commerce for Lathrop in 2024. A Lathrop Chamber of Commerce has not been active since 2019. Their renewed efforts to support the local Lathrop business community are consistent with the Economic Development Division's goals.

Manteca Chamber of Commerce is a not-for-profit member organization whose Board of Directors in 2021, approved its expansion to serve businesses in Manteca, Lathrop and surrounding communities. Prior to the reestablishment of a Lathrop-based Chamber of Commerce, local small businesses were struggling to connect with a chamber to hold ribbon cuttings and provide networking opportunities to help market and support their businesses. To provide this support, the City Council authorized the City's membership with the Manteca Chamber of Commerce. To date, there are 16 local Lathrop businesses that are active members with the Manteca Chamber.

The cost of membership for the Greater Lathrop Chamber of Commerce and the Manteca Chamber of Commerce is $1,500 each annually.

TeamCalifornia is a not-for-profit statewide economic development organization that promotes California for the purpose of business attraction. Members include municipalities, economic development organizations, utility companies, brokers and other agencies interested in the promotion of California.

Membership in TeamCalifornia is tiered to provide member organizations that participate in several annual events with TeamCalifornia added value for their membership, such as an annual podcast feature, enhanced website listing, inclusion and/or feature in an industry publication, quarterly economic reports, and marketing opportunity and participation in up to six (6) trade events annually. The City of Lathrop has historically participated with TeamCalifornia at the following six (6) events: three (3) ICSC – retail focused industry membership organization; two (2) IAMC - industrial focused corporate real estate membership organization, and the Entertainment Experience Evolution Conference – entertainment focused retail conference. Therefore the added value of the other benefits outlined above are provided to the City at no additional cost. Additional opportunities to promote Lathrop are available through reception and special events sponsorships.

TeamCalifornia also holds an annual Meet the Consultants signature event, where site selectors, consultants, and brokers from around the nation present to and engage with TeamCalifornia members. In 2021, the San Joaquin Partnership hosted the Meet the Consultants conference held at Great Wolf Lodge and provide a bus tour of San Joaquin County to the participants. Lathrop's Economic Development Administrator served on the host committee, provided a tour of Lathrop, and River Islands, and was a featured presenter at the opening dinner that was held at the Boathouse.

Participation with TeamCalifornia in these marketing opportunities allows the City of Lathrop to leverage marketing dollars to engage in more activities and obtain greater exposure for the City that otherwise may be too costly to fund independently.

For all out-of-state conferences, tradeshows, programs, activities, sponsorship opportunities afforded to the City of Lathrop through the TeamCalifornia membership, travel and participation are brought to City Council for approval. Staff requests $3000 of funding discretion under City Manager approval to sponsor opportunities presented by TeamCalifornia that are held within the State of California, such as Meet the Consultants, and receptions at the ICSC conferences held annually in Monterey and San Diego/Palm Springs. (See Attachment C – TeamCalifornia Sponsorship Opportunities at ICSC Western and Meet the Consultants 2025)

Stockton Chamber Annual Industrial Barbecue has held an annual industrial barbeque event for the past 57 years to honor and recognize major manufacturers and industrial businesses that have expanded or located within San Joaquin County.

To qualify as an honoree, businesses must be located within an industrial zone, be operational by July 1, 2025, and meet or exceed two of the following three requirements: added 20 new jobs to San Joaquin County, add 20,000 square feet of new or expanded roofed facility, or make a minimum of $1 million in capital investment.

Participating in this event supports our efforts to balance our growth through sales tax revenue, local jobs, and capital investment. (See Attachment D – Stockton Chamber Industrial Barbecue Sponsorship Opportunities)

Staff recommends that the City Council approve the resolution to authorize City participation in membership organizations and sponsorship opportunities that promote and enhance the City of Lathrop's Economic Development Goals.

REASON FOR RECOMMENDATION: The purpose of this staff report is to provide transparency and to obtain approval as to how these funds may be used as it relates to economic development memberships and sponsorships for the benefit of the community.

FISCAL IMPACT: The Economic Development Division budget, as approved in the City of Lathrop's Biennial Budget for FY 2025/26 and 2026/27, has sufficient funding to support the proposed memberships and sponsorship opportunities outlined within this report.

ATTACHMENTS:

Attachment A – Resolution to Authorize City Participation in Membership Organizations and Sponsorship Opportunities that Promote and Enhance the City's Economic Development Goals
Attachment B – iHub San Joaquin's Innovation Summit Flyer and Sponsorship Opportunities
Attachment C – TeamCalifornia's ICSC Western and Meet the Consultant's Sponsorship Opportunities
Attachment D – Stockton Chamber Industrial Barbecue Sponsorship Opportunities

APPROVALS:

Barbara Harb — 9.3.2025
Economic Development Administrator — Date

Cari James — 9/3/2025
Director of Finance — Date

Salvador Navarrete — 9-3-2025
City Attorney — Date

FOR SJS
Stephen J. Salvatore — 9/4/2025
City Manager — Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AUTHORIZE CITY PARTICIPATION IN MEMBERSHIP ORGANIZATIONS AND SPONSORSHIP OPPORTUNITIES THAT PROMOTE AND ENHANCE THE CITY OF LATHROP'S ECONOMIC DEVELOPMENT GOALS

WHEREAS, City Council approved funding for a full-time Economic Development Administrator position to carry out economic development activities on behalf of the City; and

WHEREAS, staff has identified membership organizations and sponsorship opportunities that promote and support Lathrop's economic development efforts to enhance the economic environment; and

WHEREAS, transparency regarding how City funds are used for economic development memberships and sponsorships benefits the community; and

WHEREAS, funding for the proposed memberships and City sponsorships is included in the approved biennial budget for FY 2025/26 and 2026/27.

THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop, authorizes City participation in membership organizations and sponsorship opportunities that promote and enhance the City of Lathrop's Economic Development Goals up to the amount approved by Council for this purpose in each biennial budget.

The foregoing resolution was passed and adopted this 8th day of September 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Paul Akinjo, MAYOR

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

Attachment B

Hub

SAN JOAQUIN PARTNERSHIP

3PM - 6PM

October 23

University Plaza
Waterfront Hotel
Stockton, CA

The AI Dilemma:
Balancing Innovation with
Responsibility & the Future of Work



IHUBSJ.ORG

For sponsorship information email:
info@ihubsj.org

Attachment B

INNOVATION SUMMIT

SPONSORSHIP OPPORTUNITIES

☐ SMALL BUSINESS/NONPROFIT

☐ SILVER ☐ GOLD ☐ PLATINUM

Name:_____ Company:_____

Address:_____

Email:_____ Phone:_____

SMALL BUSINESS/NONPROFIT

$500

- Two (2) event tickets
- Recognition during event
- One (1) expo table

GOLD - $2,500

- Ten (10) tickets w/priority seating
- One (1) expo table
- Logo recognition on event website
- Logo displayed at event
- Recognition during event
- Social media recognition

SILVER - $1,500

- Four (4) event tickets
- One (1) expo table
- Logo recognition on event website
- Logo displayed at event
- Recognition during event

PLATINUM - $7,500

- Twenty (20) tickets w/priority seating
- One (1) expo table
- One (1) dedicated e-blast to attendees
- Provide welcoming comments or moderate a panel discussion
- Two (2) invitations to Speakers' Dinner
- Logo recognition on event website
- Logo displayed at event
- Recognition during event
- Social media recognition

Send check to: iHub of San Joaquin
10940 Trinity Parkway Ste. C-120 Stockton, CA 95219
info@ihubsj.org | (209) 954-3535

SHARE:

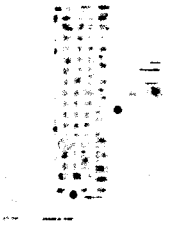
Attachment C

Join Our Email List



ICSC@Western
September 28-30, 2025
Palm Springs Convention Center

Let your presence be known with TeamCalifornia and make deals happen at ICSC@Western, where innovators, dealmakers and changemakers connect to drive your marketplaces! Advance your business goals and experience the latest trends shaping the spaces where consumers shop, dine, work, play, and gather.



Exhibiting with TeamCalifornia is a smart, cost-effective way to stand out without breaking the bank. You'll get spacious booth space, professional backdrops, and included furniture settings — all for a fraction of what you'd pay to exhibit on your own. You'll be able to:

- Participate in ICSC@Western Prep Calls so that you can your team can be ready to go in advance of the show
- Meet with prospects in a reserved meeting space with designated tables
- Display your marketing materials, business cards, and giveaways
- Receive booth leads and marketing support from TeamCalifornia

RESERVE YOUR SPOT TODAY BEFORE PRICES INCREASE

Attachment C



Booth Participation & Reception Sponsorship

TeamCalifornia has a spacious **20 x 20 booth** reserved in a prime location. Participate with us and make a great impression!

Booth Participation Cost
Members: $1100

Nonmembers: $1,500

Marketing Only: $550

Last year at ICSC@Western in Palm Springs, our booth reception drew a crowd — and people are still talking about it. Members enjoyed casual networking and received a full attendee leads list.

Reception Sponsorship Cost
Booth Participants: $550

Non-Booth Participants: $750
(You have your own booth or are walking the floor, but want to participate in our reception)

Bundle & Save
Bundle booth participation ~~and our TeamCalifornia~~ reception for $1500!

Contact robin@teamca.org to reserve your participation and/or sponsorship with us today*

Deadline for artwork — Friday, September 19, 2025

RESERVE YOUR SPOT AND PAY NOW BEFORE PRICES INCREASE FRIDAY, AUGUST 22, 2025

TeamCalifornia

TeamCalifornia | 11762 De Palma Rd., Suite C #3 | Corona, CA 92883 US

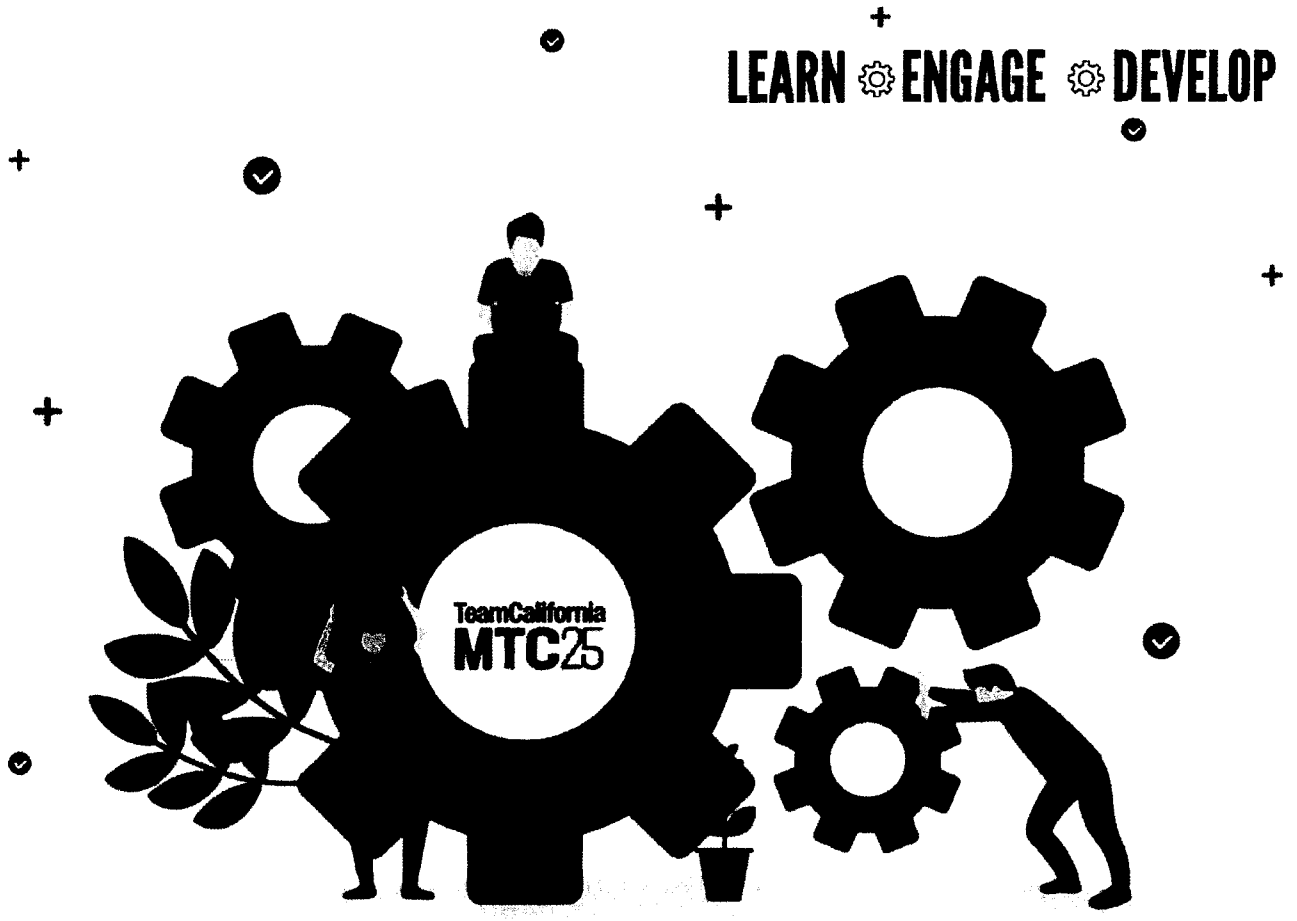
Unsubscribe | Update Profile | Constant Contact Data Notice

Constant Contact

Try email marketing for free today!

TeamCalifornia

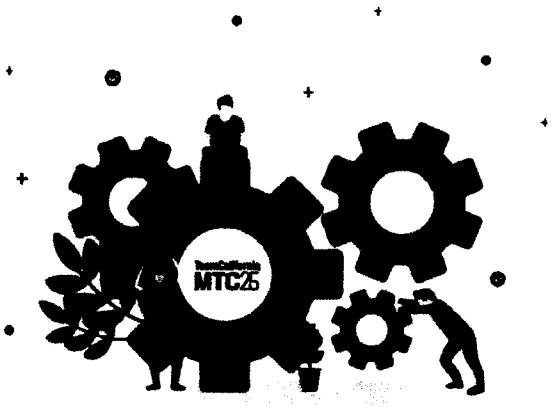
NOVEMBER 5-7, 2025
CONCORD HILTON
CONTRA COSTA COUNTY



MEET THE CONSULTANTS

TEAMCALIFORNIA'S ANNUAL SITE SELECTION AND ECONOMIC DEVELOPMENT FORUM

CONNECT WITH SITE SELECTION DECISION MAKERS AND ECONOMIC DEVELOPMENT PROFESSIONALS



Who Attends MTC?

- Site Selectors
- Economic Development/City Leaders
- State/Federal Agencies
- Developers
- Utilities
- Investors
- Brokers
- State/Community Colleges
- Workforce Development
- Others

TeamCalifornia's Mission

TeamCalifornia's mission is to promote business development, retention and expansion opportunities across California. We do this as the State's business marketing arm with a collaborative network of state agencies, cities, counties, economic development organizations, utilities, industry associations, private businesses and more.

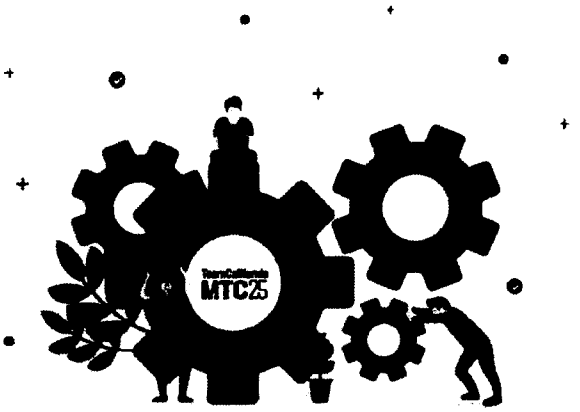
The Annual Meet the Consultants Conference provides an opportunity for:

1) The "Host" City or County to showcase their region to Site Selectors
2) Cities and regions across the state to showcase their own opportunities and value to Site Selectors and decision-makers
3) Learning the latest needs/trends/expectations in site selection
4) One-on-one networking and discussions with decision-makers and site consultants
5) Local economic development professionals, elected officials, state agencies, cities, counties, utilities, and other interested parties to collaborate and show support for opportunities across California.

There's no need to travel out-of-state to learn from and engage with decision makers.

We bring the Site Selectors and decision makers to you, all under one roof, here in California. We know that California is diverse and full of business friendly communities. Our regions have so much to offer! This event is FOR California and ABOUT California without the noise of competiors from other states. Let's get down to business in helping YOU get down to business.

Sponsorship Opportunities



Learn. Engage. Develop.

This packet is designed to outline the ways that we can work closely to create a valuable event for site selection consultants and attendees alike. We want you to be able to learn, engage and shine. To that end, sponsorship items are **critical to the success and value of our event, and we ask that you consider sponsorship.**

Funds earned from the Annual MTC Conference will first be used to cover expenses of the event. A non-profit organization, TeamCalifornia will direct surplus funds to much needed ongoing marketing and promotion of California and California regions to site consultants and businesses.

TeamCalifornia works very hard for our members when it comes to story-telling and being at the table for economic development opportunities across the state. We hope that you will show your support by sponsoring and/or attending Meet The Consultants this year in Contra Costa County.

Attachment C

2025 Meet The Consultants

Tiered Sponsorship Levels

Tiered Sponsorship Levels & Benefits

Unlock the Power of Your Support:
Explore Our Sponsorship Levels and Join Us in Making a Difference For California Communities

	Silver Only 3 available	Exhibitor	Gold	Platinum
SPONSORSHIP DETAILS Conference Registrations	**$1,750** (1 reg)	**$2,500** (1 reg)	**$3,000** (2 reg)	**$10,000** (4 reg)
Included in conference marketing materials, profile in app	✓	✓	✓	✓
Invitation to attend private sponsor/ host Welcome Dinner with site selectors	✓	✓	✓	✓
Registration bag insert	✓	✓	✓	✓
Exhibit Space (6ft table provided)		✓	✓	✓
Logo on name tags			✓	✓
Dedicated Spotlight in our TeamCalifornia Newsletter			✓	✓
Ability to address attendees prior to large group sessions				✓
TeamCalifornia Annual Membership				✓

Additional team member registrations are $199 per attendee with any Sponsor Package

2025 Meet The Consultants

Economic Empowerment Sponsorships

Specialty Sponsorships include invitation to private sponsor/host welcome dinner.
Add 6' table in the exhibitor space for $250

Specialty Sponsorships

$2000 | Welcome Reception

- 2 min to address participants at reception
- 1 attendee registration
- Included in conference marketing materials, app
- Your banner can be displayed during reception
- Registration bag insert

$3000 | App

- Recognition as digital app sponsor, inside app
- 2 attendee registrations
- Included in conference marketing materials, app
- Registration bag insert

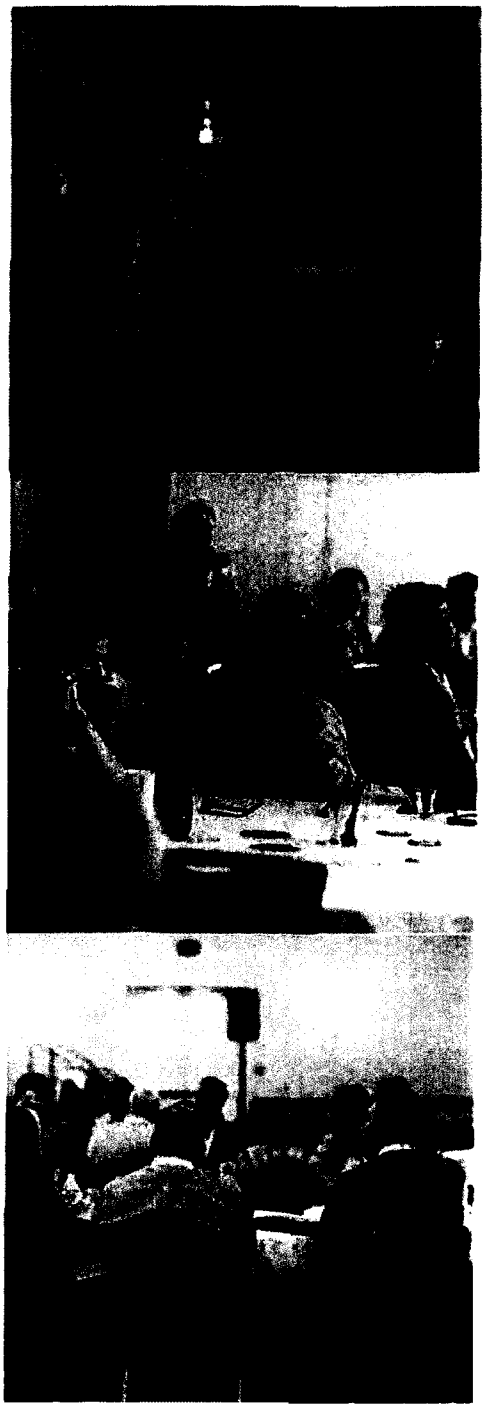
$3000 | Lanyard

1 Available

- Your logo on conference lanyard
- 2 attendee registrations
- Included in conference marketing materials, app
- Registration bag insert

$3200 | Site Selector Host

- One-on-one meeting and private breakfast with your Site Selector and TeamCa Board of Directors
- Invited to retrieve consultant from the airport (if you are available, if not, transportation will be arranged)
- 2 attendee registrations
- Included in conference marketing materials, app
- Registration bag insert



Attachment D

STOCKTON CHAMBER
INDUSTRIAL BARBECUE

Sponsorship Opportunities

58th ANNUAL INDUSTRIAL BARBECUE

September 10, 2025 - 5:00 p.m. – 9:00 p.m.

University Plaza Waterfront Hotel, 110 W. Fremont St., Stockton 95202

$1500 Platinum Sponsor

Sponsorship includes eight dinner tickets (reserved table), two tickets to honorees reception (reception will be held 4:00-5:00PM before the event, 9/10, at the University Plaza Waterfront Hotel, recognition in all pre-event publicity and mailings (logo & name), logo on the event day PowerPoint, logo on the Industrial Barbecue page on the Chamber website, promotion as sponsor on Chamber social media, recognition from podium during event, signage at table.

$1000 Gold Sponsor

Sponsorship includes four dinner tickets (reserved seating), recognition in all pre-event publicity mailings, listing of company in program, listing of company on the Industrial Barbecue page on the Chamber website, company listed as sponsor on the event day PowerPoint, recognition from podium during event, company signage at table.

$700 Silver Sponsor

Sponsorship includes two dinner tickets (reserved seating), recognition in all pre-event publicity and mailings, listing of company in program, listing of company on the Industrial Barbecue page on the Chamber website, company listed as sponsor on the event day PowerPoint, recognition from podium during event, signage at table.

~~~~~~

Yes, Sign Us Up As A Sponsor Of The Industrial Barbecue!

Sponsor level: ☐**$1500 Platinum** ☐**$1000 Gold** ☐**$700 Silver**

We choose the following payment option:

_____ Invoice us _____ Check enclosed _____ Credit Card

Card choice: _____ Visa _____ MC _____ AE

Name on card:_____

Card #: _____ Exp: _____CVV_____

Company: _____

Contact: _____

Address: _____

City, State & Zip: _____

E-mail Address: _____

Telephone: _____

PLEASE EMAIL COMPLETED FORM TO tquinn@stocktonchamber.org

For more information, call Timm Quinn at 209-292-8423
~~~~~~

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **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**

RECOMMENDATION: **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**

SUMMARY:
The City of Lathrop Police Department uses RIMS by Sun Ridge Systems as its primary records management and dispatch platform. This system is essential for a wide range of operations, including dispatching officers, documenting reports, managing citations, and fulfilling state and federal reporting requirements.

The RIMSCon 2025 Annual Users Conference provides hands-on training, system updates, and networking with RIMS developers and other agency users. This year's attendance will be particularly valuable as the Records Unit is composed of a newer team with a range of experience levels using the RIMS platform. The conference will strengthen the team's proficiency, enhance their understanding of system capabilities, and support more efficient and consistent internal operations.

The estimated cost to attend is approximately $3,000 per person, including registration, lodging, travel, meals, and incidentals. Sufficient funds are available in the approved FY 2025–26 Police Department training and travel budget and in the approved FY 2025-26 Information Systems Department (ISD) training and travel budget.

BACKGROUND:
The Police Department relies on the RIMS system as a mission-critical tool for daily operations. It supports patrol deployment, report writing, data entry, subpoenas, property management, and compliance with state mandates.

The annual RIMSCon conference, hosted by Sun Ridge Systems, is designed specifically for agency users and provides in-depth instruction on system features, updates, and best practices. This year's event will be held at Harrah's Hotel and Casino in South Lake Tahoe, Nevada, from October 13–17, 2025.

Attendance will support the continued development of both the LPD Records Unit and the ISD by equipping staff with practical skills and deeper system knowledge that can be shared with colleagues.

REASON FOR RECOMMENDATION:
Participation in RIMSCon 2025 will provide valuable training to new ISD staff and a newer Records Unit team, helping ensure consistent and effective use of the RIMS platform across the departments. The conference offers hands-on instruction, exposure to new system features, and an opportunity to learn best practices directly from developers and other agency users.

The attending staff members will gain a deeper understanding of how to maximize the system's capabilities for report writing, data entry, subpoena processing, and compliance tracking. These skills will directly benefit the department's internal workflows and allow for smoother coordination between Records, Dispatch, and Patrol. ISD staff will increase their knowledge on how to support the systems.

Importantly, the knowledge gained will not be limited to the attendees. Upon returning, the staff members will be expected to share key takeaways with the rest of the Records Unit, ISD and other relevant personnel. This will help ensure continuity, support onboarding of newer team members, and promote a more cohesive, efficient approach to records and data management throughout the departments.

FISCAL IMPACT:
The estimated cost for three (3) staff member to attend the RIMSCon 2025 Annual Users Conference is $9,000. This includes travel, lodging, meals, registration, and incidental expenses. Sufficient funds are available in the FY 2025–26 Police Department training and travel budget and in the ISD travel and training budget.

ATTACHMENTS:

A) Resolution to Authorize Out of State Travel for Three Staff Members to Attend the RIMSCon 2025 Annual Users Conference in South Lake Tahoe, Nevada
B) RIMSCon 2025 Main Conference Agenda
C) RIMSCon 2025 Conference Schedule of Events

APPROVAL FOR OUT OF STATE TRAVEL TO ATTEND THE RIMSCON 2025 ANNUAL USERS CONFERENCE IN SOUTH LAKE TAHOE, NEVADA

APPROVALS:

Stephen Sealy
Chief of Police — Date: 8/27/2025

Tony Fernandes
Director of Information Systems Department — Date: 8-27-2025

Cari James
Finance Director — Date: 8/28/2025

Salvador Navarrete
City Attorney — Date: 8-28-2025

Stephen J. Salvatore
City Manager — Date: 8-29-25

RESOLUTION NO. 25-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AUTHORIZE OUT OF STATE TRAVEL FOR ONE LATHROP POLICE DEPARTMENT STAFF MEMBER AND TWO INFORMATION SYSTEMS DEPARTMENT STAFF MEMBERS TO ATTEND THE RIMSCON 2025 ANNUAL USERS CONFERENCE IN SOUTH LAKE TAHOE, NEVADA, OCTOBER 13–17, 2025

WHEREAS, the City of Lathrop Police Department uses the RIMS system by Sun Ridge Systems as its primary dispatch and records management platform for operations including report writing, data entry, subpoena processing, and state compliance; and

WHEREAS, the RIMSCon 2025 Annual Users Conference provides system-specific training, product updates, and best practice sharing with developers and users across jurisdictions; and

WHEREAS, the LPD's Records Unit is composed of a newer team with varied levels of RIMS experience, and enhanced training opportunities are essential to developing consistent, effective workflows across Records, Dispatch, and Patrol functions; and

WHEREAS, attending ISD staff will gain knowledge to increase support of the RIMS systems; and

WHEREAS, the attending staff members will return from the conference with practical tools and system insights that will be shared with the rest of the LPD Records Unit, ISD and applicable personnel to improve department-wide operations; and

WHEREAS, City Council authorization is required for all out-of-state travel under the City's Travel Policy; and

WHEREAS, staff is requesting approval for one Lathrop Police Department staff member and two ISD staff members to attend the RIMSCon 2025 Annual Users Conference in South Lake Tahoe, Nevada from October 13 through October 17, 2025; and

WHEREAS, the estimated cost to attend the RIMSCon 2025 Annual Users Conference is $3,000 per attendee, including travel, lodging, registration, meals, and incidentals, and sufficient funds are available in the approved FY 2025–26 Police Department training and travel budget and in the approved FY 2025-26 ISD training and travel budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby authorize out-of-state travel for one (1) Police Department staff member and two (2) Information Systems Department staff members to attend and represent the City at the RIMSCon 2025 Annual Users Conference in South Lake Tahoe, Nevada, from October 13–17, 2025.

PASSED AND ADOPTED this 8th day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PAUL AKINJO, MAYOR

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

Attachment B

SUN RIDGE SYSTEMS

Home
Conference Agendas
Hotel and Travel
Wish List Information
Resources

Register Now

[redacted]

Download Main RIMS CON Agenda

Agenda

Here's what's scheduled for the event.

All Dates 10/13-10/16 | Monday 10/13 | Tuesday 10/14 | Wednesday 10/15 | Thursday 10/16

Filters

Search

Share filtered agenda

October 13, 2025

8:00 AM PT

Case Investigations and Follow-up

8:00 AM-8:45 AM

Intended Audience: Investigations, Patrol Deputies / Officers

This class covers tools that assist Investigators in RIMS. This includes: Case and Officer Investigation Log, Follow Up Log, Searches, Audit Trails, Case searches and Person history searches.



Bryan Morehouse
Director of Sales and Marketing
Sun Ridge Systems, Inc.

Crime Analysis - RIMSMap Using Google

8:00 AM-8:45 AM

Intended Audience: RIMS User, Crime Analysis.

The class will cover using RIMSMap with Google Mapping. It will include creating pin maps, searching an area of the map to find RIMS data, creating heat maps, using Mobile GPS data, and ...



Charles Ellebrecht
Technical Support Representative
Sun Ridge Systems, Inc.

Installing and Managing Mobile Apps for iRIMS and IC2go

8:00 AM-8:45 AM

Intended Audience: RIMS System Administrators and IT

Learn how to Manage iRIMS and IC2go apps, from configuring a new device to managing existing ones. Multi-factor authentication, mobile device management, and getting approval for ...



Sean Rall
Lead Developer
Sun Ridge Systems, Inc.



Nick Pollock
Product Developer
Sun Ridge Systems, Inc.

Monitoring your SQL Database Performance

8:00 AM-9:45 AM

Intended Audience: IT Professionals & Agency Personnel tasked with performing IT duties and after-hours IT issues.

An introduction to the tools provided by Microsoft to perform these duties. We will explore using ...



Bob Perkins
Senior Database Developer (Lead)
Sun Ridge Systems, Inc.



Sara Jiang
Database Engineer
Sun Ridge Systems, Inc.

NIBRS Report Writing

8:00 AM-9:45 AM

Intended Audience: RIMS Users - Records, Officers/Deputies, Supervisors

A report writing refresher session including discussion on the required NIBRS fields and what they mean. Learn to avoid some of the most common pitfalls or errors. This course is not state specific.



Ruby Stewart
Project Services and Training Speciali...
Sun Ridge Systems, Inc.



Linda Gutierrez
Senior Product Developer
Sun Ridge Systems, Inc.

What's New in V32? Session #1

8:00 AM-9:45 AM

Intended Audience: RIMS Users

Come to this class to learn the new features that were released in V32 of RIMS. This class will cover selected enhancements, training on the new functionality, and discussion as to how to enable and ...



Juleann Hunt-Osburn
Operations Manager/Senior Training Specialist
Sun Ridge Systems, Inc.

9:00 AM PT

IT/RIMS Support Q&A / Open Forum

9:00 AM-9:45 AM

Intended Audience: IT Professionals

Bring your questions and concerns to this class and discuss challenges and ideas openly. Also covered is where IT Support ends and RIMS Support begins. Where can IT professionals find ...



Lynette Monette
Technical Support Representative (Le...
Sun Ridge Systems, Inc.



Colleen Meyers
Support Technician, Sun Ridge Syste...
Sun Ridge Systems, Inc.

RIMSMap - Setting up KML and GeoJSON Layers for Google M...

9:00 AM-9:45 AM

Intended Audience: Advanced IT, GIS Professionals.

In this technical class, we will discuss agency layer options utilizing KML and GeoJSON Layers in Google Maps and how RIMSMap, Mobile RIMS, and iRIMS use them.



John Boren
Chief Technology Officer
Sun Ridge Systems, Inc.



Sean Rall
Lead Developer
Sun Ridge Systems, Inc.

10:00 AM PT

Asset Management

10:00 AM-10:45 AM

Intended Audience: RIMS Users

Tracking assets made easy. Is your agency still tracking your department's equipment on paper? If so, come to this class to see how RIMS Asset Management can help you track these items from the...



Charly Taylor
Training Specialist
Sun Ridge Systems, Inc.

CitRIMS Configuration

10:00 AM-10:45 AM

Intended Audience: RIMS Administrators.

Learn how to configure Citizen RIMS for the first time and get a refresher on how to configure Citizen RIMS. Learn what triggers data to be uploaded to the public Citizens portal automatically.



Christian Garcia
Developer
Sun Ridge Systems, Inc.



Sean Rall
Lead Developer
Sun Ridge Systems, Inc.

Making the Most of CAD Incidents

10:00 AM-11:45 AM

Intended Audience: Current RIMS CAD Users

If you are a dispatcher, you won't want to miss this class. We will cover the various advanced features of CAD Incidents including associated PDF documents to an Incident Type, Incident Type ...



Jenn Gilmore
Training/Project Specialist
Sun Ridge Systems, Inc.

Search for Beginners Session #1

10:00 AM-10:45 AM

Intended Audience: RIMS Users, Crime Analysts, and Command Staff

This class is designed for the beginner user. We will teach you how to best utilize RIMS Search to find specific data in incidents, people, vehicles and property. You will also learn how to create ...



Ruby Stewart
Project Services and Training Speciali...
Sun Ridge Systems, Inc.



Juleann Hunt-Osburn
Operations Manager/Senior Training
Sun Ridge Systems, Inc.

Server Moves/Upgrades for IT

10:00 AM-10:45 AM

Intended Audience: Users wanting to do their server migrations.

This class will cover what is needed to complete a successful server migration, including migrating the application and SQL servers.



Lynette Monette
Technical Support Representative (Le...
Sun Ridge Systems, Inc.



Charles Ellebrecht
Technical Support Representative
Sun Ridge Systems, Inc.

Troubleshooting for Non-IT Admins

10:00 AM-10:45 AM

Intended Audience: RIMS System Administrators

This class will be broken down into three (15) minute mini-training topics: (1) Effectively identify software problems and what you should do BEFORE contacting support. (2) How to update RIMS ...



Anneliese Edington
Technical Support Representative
Sun Ridge Systems, Inc.



Colleen Meyers
Support Technician, Sun Ridge Syste...
Sun Ridge Systems, Inc.

11:00 AM PT

CAD Custom Screen Configuration

11:00 AM-11:45 AM

Intended Audience: RIMS CAD Users

Do you want to customize RIMS but setting up your screen in custom configuration seems a little daunting? This class will show you how to customize the look of your screen as well as create new ...



Charly Taylor
Training Specialist
Sun Ridge Systems, Inc.

iRIMS 6 for Fire - What's New & Wish List

11:00 AM-11:45 AM

Intended Audience: iRIMS Fire Users

Learn all about what iRIMS 6 Fire can do, along with tips and tricks. It focuses on Dispatch/CAD/Mapping and Limited Records viewing. It will also contain a Fire-only Wishlist sessio...



Sean Rall
Lead Developer
Sun Ridge Systems, Inc.



Chris Caldwell
Product Developer
Sun Ridge Systems, Inc.

Search for the Advanced User

11:00 AM-11:45 AM

Intended Audience: All Users

Take your skills past just simple searches. Learn how use the more advanced tools available in the Search utility and how you can write your own custom searches to better meet your Agency's needs.



Juleann Hunt-Osburn
Operations Manager/Senior Training ...
Sun Ridge Systems, Inc.



Ruby Stewart
Project Services and Training Special
Sun Ridge Systems, Inc.

Stop Data for System Admins

11:00 AM-11:45 AM

Intended Audience: This class is designed for administrative staff responsible for reviewing and transmitting stop data to the California Department of Justice.

It will cover how to identify and correct common mistakes. When to use time and location override...



Charles Ellebrecht
Technical Support Representative
Sun Ridge Systems, Inc.

1:00 PM PT

Case Approval and Report Kickbacks

1:00 PM-1:45 PM

Intended Audience: Staff who approve RIMS Case Reports and Admins.

A walk through for case approvers; how to kick back reports, notate issues, and send to investigations. Will also cover pulling kickback statistics for reviews.



Jenn Gilmore
Training/Project Specialist
Sun Ridge Systems, Inc.

Citations 101

1:00 PM-1:45 PM

Intended Audience: Patrol and Records

All you need to know about using the Citation module in RIMS to include what types of citations can be input, how to access them and what is needed for entry.



Charly Taylor
Training Specialist
Sun Ridge Systems, Inc.

Fire CAD - Unit Recommendation, GPS & CAD Configuration

1:00 PM-1:45 PM

Intended Audience: RIMS Fire Users

This course discusses the options available to Fire/EMS agencies and their communications centers using RIMS. Topics include: Fire/EMS CAD feature overview, Unit Recommendation, Station Cards, ...



Michelle Edwards
Training/Project Specialist & OES/Em...
Sun Ridge Systems, Inc.



Anneliese Edington
Technical Support Representative
Sun Ridge Systems, Inc.

iRIMS 6 - for Law

1:00 PM-2:45 PM

Intended Audience: iRIMS Law Users /Trainers

Learn all about what the iRIMS Law App can do and learn tips and tricks. It focuses on dispatch/CAD and records query and updating.



Sean Rall
Lead Developer
Sun Ridge Systems, Inc.



Chris Caldwell
Product Developer
Sun Ridge Systems, Inc.

Mobile Computer Controller and Client Configuration

1:00 PM-2:45 PM

Intended Audience: Users responsible for the support and configuration of Mobiles RIMS.

This class will cover the MCC's configuration options and how a user can customize Mobile RIMS in their vehicle. We will also discuss Mobile Mapping, two-factor authentication, and driver's license ...



Lynette Monette
Technical Support Representative (Le...
Sun Ridge Systems, Inc.



Colleen Meyers
Support Technician, Sun Ridge Syste...
Sun Ridge Systems, Inc.

2:00 PM PT

Creating and Maintaining Person Records

2:00 PM-2:45 PM

Intended Audience: RIMS Users

Creating and Maintaining a Person Record: to include specific field entry, how data is used, person look-up tricks and combining duplicate records,



Jenn Gilmore
Training/Project Specialist
Sun Ridge Systems, Inc.

RIMS Database Structure for External Reporting

2:00 PM-2:45 PM

Intended Audience: The people who will provide database access to "report writers". I.E. People who use products like Business Objects to write their reports would come to these people about 'where the data is kept.'...

view more



Bob Perkins
Senior Database Developer (Lead)
Sun Ridge Systems, Inc.



Sara Jiang
Database Engineer
Sun Ridge Systems, Inc.

Security Set-Up and Maintenance

2:00 PM-2:45 PM

Intended Audience: RIMS Systems Administrators

Is RIMS Security still a bit of a mystery to your Agency? We will review the requirements and elements that contribute to a full security profile in RIMS.



Juleann Hunt-Osburn
Operations Manager/Senior Training Specialist
Sun Ridge Systems, Inc.

3:00 PM PT

CAD - Train the Trainer

3:00 PM-4:45 PM

Intended Audience: Communications Training Officers or CAD Subject Matter Experts.

This session is designed to assist agencies in onboarding new employees and/or provide refresher training for existing employees in RIMS CAD. Use the tools provided in this course to assist your ...



Ruby Stewart
Project Services and Training Specialist
Sun Ridge Systems, Inc.

Collecting Stats!

3:00 PM-4:45 PM

Intended Audience: Crime Analyst, Command Staff, Line Supervisors, anyone tasked with gathering statistics

Come and learn the best practices to collect the stats needed for your agency. We will take an in-...



Betsy McNutt
Exec Vice President - Sales
Sun Ridge Systems, Inc.

Maintaining your Street File/Premise File

3:00 PM-4:45 PM

Intended Audience: RIMS System Administrators

An in-depth review of how to maintain your Street Geo File, and Premise File. Discussion will include features available within the Premise File and how to utilize them within RIMS and RIMSMap. Bring ...



Jenn Gilmore
Training/Project Specialist
Sun Ridge Systems, Inc.

NCIC/CLETS/RIMS Form Manager

3:00 PM-4:45 PM

Intended Audience: RIMS Systems Administrators and RIMS Users accessing state databases

Learn how to run and use powerful features in RIMS to easily read and manage responses. Learn many features including cloning screens, keyboard shortcuts, doing electronic review, saving ...



Charly Taylor
Training Specialist
Sun Ridge Systems, Inc.



Colleen Meyers
Support Technician, Sun Ridge Syste
Sun Ridge Systems, Inc.

Public Safety Grant Writing 101

3:00 PM-3:45 PM

Intended Audience: All Users

Participants will learn the fundamentals of grant research, planning, and proposal development, including identifying funding sources, understanding grant guidelines, and crafting compelling ...



Bryan Morehouse
Director of Sales and Marketing
Sun Ridge Systems, Inc.

4:00 PM PT

How to Self Audit your RIMS System

4:00 PM-4:45 PM

Intended Audience: RIMS Systems Administrators

Let's take it from the top. If your agency has been on RIMS for some time, it could be time for you to do an audit of what settings/setup might need to be changed and/or add some new features. We ...



Juleann Hunt-Osburn
Operations Manager/Senior Training Specialist
Sun Ridge Systems, Inc.

October 14, 2025

8:00 AM PT

Creating and Maintaining Vehicle Records

8:00 AM-8:45 AM

Intended Audience: RIMS Users

Creating and Maintaining a Vehicle Record: to include specific field entry, how data is used, vehicle look-up tricks and abandoned vehicle log,



Ruby Stewart
Project Services and Training Specialist
Sun Ridge Systems, Inc.

InCustody - Tips, Tricks and Best Practices

8:00 AM-9:45 AM

Intended Audience: InCustody and InCustody Lite Users and System Administrators. Agencies should try sending key personnel such as booking clerks, jail staff who need to write incident reports, supervisors, and system administrators to this class....



Linda Gutierrez
Senior Product Developer
Sun Ridge Systems, Inc.



Colleen Meyers
Support Technician, Sun Ridge Syste
Sun Ridge Systems, Inc.

Products and Interfaces - See What We Offer & QA

8:00 AM-8:45 AM

Intended Audience: All Users

Okay, yes, this is our only Sales Presentation and yes, it's a free class. Come learn the variety of products and interfaces that Sun Ridge Systems offers. There are even features that you may not ...



Betsy McNutt
Exec Vice President - Sales
Sun Ridge Systems, Inc.



Bryan Morehouse
Director of Sales and Marketing
Sun Ridge Systems, Inc.

Tips & Tricks - Getting the Most out of RIMS

8:00 AM-8:45 AM

Intended Audience: RIMS User, Dispatch, Records, Patrol.

This course is designed to provide users with tips and tricks to get the most out of RIMS. We will di

view more



Charly Taylor
Training Specialist
Sun Ridge Systems, Inc.

What's New in V32? Session #2

8:00 AM-9:45 AM

Intended Audience: Current RIMS Users

Come to this class to learn the new features that were released in V32 of RIMS. This class will cover selected enhancements, training on the new functionality, and discussion as to how to enable and ...



Juleann Hunt-Osburn
Operations Manager/Senior Training Specialist
Sun Ridge Systems, Inc.

9:00 AM PT

TIMS Training

9:00 AM-10:45 AM

Intended Audience: Agency Training Managers and TIMS Users

An in-depth look at the newest version of TIMS including, MyTIMS, Class List, Employee List enhancements and creating/tracking K9 Training.



Jenn Gilmore
Training/Project Specialist
Sun Ridge Systems, Inc.



Daniel Fields
Product Developer
Sun Ridge Systems, Inc.

10:00 AM PT

CAD for Non-Dispatchers

10:00 AM-11:45 AM

Intended Audience: RIMS Users who are not Dispatchers

Learn how to enter calls-for-service and other dispatching functions for non-dispatchers. This class will also include how to retrieve information for statistical purposes and other CAD related reports.



Betsy McNutt
Exec Vice President - Sales
Sun Ridge Systems, Inc.

Database Backups and Cleaning out old Databases/Trace Files

10:00 AM-10:45 AM

Intended Audience: IT Professionals and Agency Personnel tasked with creating, maintaining, and restoring backups and are called upon following a system disaster.

Presentation of Microsoft's tools for backing up databases efficiently. Encryption and testing your ...



Bob Perkins
Senior Database Developer (Lead)
Sun Ridge Systems, Inc.



Lynette Monette
Technical Support Representative (Le
Sun Ridge Systems, Inc.

InCustody - What's New in IC and IC2go

10:00 AM-11:45 AM

Intended Audience: All InCustody and InCustody Lite Users and System Administrators

This class will review the significant features of InCustody 21 and any new enhancements since the official release. InCustody 21 and its latest enhancements will be demonstrated. IC2go will also be ...



Linda Gutierrez
Senior Product Developer
Sun Ridge Systems, Inc.



Colleen Meyers
Support Technician, Sun Ridge Syste
Sun Ridge Systems, Inc.

Search for Beginners Session #2

10:00 AM-10:45 AM

Intended Audience: RIMS Users, Crime Analysts, and Command Staff

This class is designed for the beginner user. We will teach you how to best utilize RIMS Search to find specific data in incidents, people, vehicles and property. You will also learn how to create ...



Juleann Hunt-Osburn
Operations Manager/Senior Training ...
Sun Ridge Systems, Inc.



Ruby Stewart
Project Services and Training Specia
Sun Ridge Systems, Inc.

11:00 AM PT

Command Line - Basics and Beyond

11:00 AM-11:45 AM

Intended Audience: Dispatchers

Come learn how to maneuver the command line with ease! Brush up on things you may know and learn new things you don't. This in depth review will expand your knowledge with examples and ...



Charly Taylor
Training Specialist
Sun Ridge Systems, Inc.



Anneliese Edington
Technical Support Representative
Sun Ridge Systems, Inc.

Configuring Peripherals to be Used with RIMS Applications

11:00 AM-11:45 AM

Intended Audience: Users needing to set up or replace workstations for their agency.

This class will cover what peripherals can be used for each module and how to configure them.



Lynette Monette
Technical Support Representative (Le...
Sun Ridge Systems, Inc.



Charles Ellebrecht
Technical Support Representative
Sun Ridge Systems, Inc.

TIMS Wish List

11:00 AM-11:45 AM

Intended Audience: All TIMS Users and Training Managers

A review of the new features of TIMS, followed by a discussion of wishes for the next version.



Daniel Fields
Product Developer
Sun Ridge Systems, Inc.



Jenn Gilmore
Training/Project Specialist
Sun Ridge Systems, Inc.

1:00 PM PT

Administering Server Apps, Services, RICO, and more

1:00 PM-2:45 PM

Intended Audience: Users responsible for maintaining RIMS server applications.

This class will cover configuring and maintaining RIMS server applications.



Lynette Monette
Technical Support Representative (Le...
Sun Ridge Systems, Inc.



Bob Perkins
Senior Database Developer (Lead)
Sun Ridge Systems, Inc.

Citizen RIMS Wish List

1:00 PM-2:45 PM

Intended Audience: Current Citizen RIMS Users.

Learn What's New in Citizen RIMS, followed by a Wishlist session.



Christian Garcia
Developer
Sun Ridge Systems, Inc.



Sean Rall
Lead Developer
Sun Ridge Systems, Inc.

Getting to Know RIMS and More!

1:00 PM-2:45 PM

Intended Audience: New Attendees and Guest Agencies

This session is designed for newer attendees who do not yet have RIMS installed/trained, or are considering the purchase of RIMS. The class will include an informal demonstration of RIMS and ...



Betsy McNutt
Exec Vice President - Sales
Sun Ridge Systems, Inc.



Bryan Morehouse
Director of Sales and Marketing
Sun Ridge Systems, Inc.

NIBRS - Frequent Errors Explained

1:00 PM-1:45 PM

Intended Audience: RIMS Users – Records, Officers/Deputies, Supervisors

During this class, we will go over some of the frequently asked questions and common errors submitted to support for NIBRS scenarios on RIMS Case entry and RIMS Reports.



Ruby Stewart
Project Services and Training Speciali...
Sun Ridge Systems, Inc.



Colleen Meyers
Support Technician, Sun Ridge Syste...
Sun Ridge Systems, Inc.

PropRoom Training

1:00 PM-2:45 PM

Intended Audience: Property Room Users

An in-depth look at PropRoom. Training will cover utilizing the PropRoom scanner and the new features in Version 17.



Jenn Gilmore
Training/Project Specialist
Sun Ridge Systems, Inc.



Charles Ellebrecht
Technical Support Representative
Sun Ridge Systems, Inc.

Attachment C

Sun Ridge Systems, Inc.

RIMSCON 2025

Schedule of Events

Wednesday, October 15

08:30 AM	Introduction and Opening Remarks (Carol, Pat)
09:00	The New RIMS: Version 33 (Tony, John, Dave)
10:00	Break
10:20	RIMS Version 33 (continued)
11:15	Vendor Presentations – Each vendor presents for 5 minutes
11:30 – 5:30 PM	Vendor Area Open (Tahoe A & B)
	Vendors: CISA, Esri, Ericsson (CradlePoint), SmartSafety (Trancite), and others TBD
12:00 PM	Lunch (provided by Sun Ridge Systems)
1:15	Wish List Session (Betsy, Juleann)
2:30	Break (Ice cream social)
3:00 – 3:30	AI - Artificial Intelligence and RIMS (John, Christian)
3:30 – 5:00	Wish List Session (continued)
5:30	Appetizers – Cash Bar (South Shore Room – Harrah's)
6:30 – 9:00	Dinner (hosted by Sun Ridge Systems at the South Shore Room - Harrah's)

Thursday, October 16

08:00 AM – 4:30 PM	Vendor Area Open (Tahoe A & B)
08:30	What's New in CitizenRIMS (Christian, Sean)
08:45	Online Reporting (Christian, Sean)
09:00	What's New in iRIMS (Sean, Nick, Chris)
09:15	New Officer Field Reporting (Sean, Nick, Chris)
09:30	What's New in RIMSMap (John, Jes, Sean)
10:00	Break
10:15	Esri Technologies (Brooks Shannon and Matt Twietmeyer)
10:45	CISA – Cybersecurity and Infrastructure Security Agency Presentation (Greg Park)
11:15	Cryptocurrency Crimes – Northern California Computer Crimes Task Force
12:00 PM	Lunch (provided by Sun Ridge Systems)

Breakout Sessions

1:15 – 2:00	Dispatch, Records, Patrol, and Administration
2:15 – 3:00	Bay Area, Central/Southern California, Northern California, Sierra Nevada, Outside California
3:15 – 4:00	Schools, Colleges, and Universities
3:15 – 4:00	Collaborate
3:15 – 4:00	IT Professionals

Friday, October 17

08:30 AM	What's New in PropRoom & Prop2Go (Daniel, Jenn)
09:00	What's New in TIMS (Daniel, Jenn)
09:15	InCustody, IC2Go, and Other RIMS Product Updates (Bryan)
09:45	LMS – Learning Management System, Quarterly Training Seminars, Surveys (Charly)
10:00	Break
10:20	RIMS Discussion Items (Betsy, John)
10:40	RIMS Discussion Items (Tony)
11:00	Closing Remarks

Register Now

Already registered?

Privacy Policy

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CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: 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

RECOMMENDATION: 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

SUMMARY:

The International Association of Chiefs of Police (IACP) Conference is the world's largest and most impactful law enforcement event of the year. Each year, more than 16,000 public safety professionals from around the globe attend this conference to learn new techniques, explore emerging technologies, and share strategies that help advance law enforcement practices.

The IACP Conference is attended by law enforcement leaders at all levels, including not only chiefs of police but also captains, lieutenants, deputy chiefs, and other command staff. The event is specifically designed to provide relevant training, resources, and networking opportunities for management personnel responsible for shaping and implementing department policy and operations.

Pursuant to the City of Lathrop's Travel Policy, City Council approval is required for all out-of-state travel. Staff is therefore requesting authorization for the Chief of Police and Operations Captain to attend the 2025 IACP Annual Conference and Exposition in Denver, Colorado from October 18–21, 2025 and authorization for the Chief of Police to designate a substitute attendee if one of the listed attendees is unable to attend.

Attendance will provide valuable leadership development, exposure to national best practices, and access to policy and technology briefings essential to maintaining a modern, community-focused police department. The estimated cost for two attendees is approximately $7,500, which includes registration, airfare, lodging, transportation, meals, and incidentals. Sufficient funds are available in the Police Department's approved training and travel budget for FY 2025–26.

BACKGROUND:

The International Association of Chiefs of Police (IACP) is the largest and most influential professional association for police leaders, representing over 33,000 members across 170 countries. Its annual conference serves as the profession's flagship event, focused on developing progressive law enforcement leadership and building stronger, safer communities through innovative practices and education.

This year's IACP Conference, held in Denver, Colorado, will include hands-on exhibits, over 200 workshops, and keynotes from nationally recognized public safety leaders. Topics range from officer wellness and recruitment strategies to artificial intelligence, case law updates, and crisis response.

Staff requests Council approval for the Chief of Police and Operations Captain to attend the IACP 2025 Exposition and Conference to remain aligned with national standards and evolving community expectations and authorize the Chief to designate a substitute attendee if one of the listed attendees is unable to attend.

REASON FOR RECOMMENDATION:

Conferences such as the IACP conference provide attendees with firsthand access to new research, technologies, and methodologies being adopted across the law enforcement profession. Attending allows Lathrop Police Department leaders to evaluate emerging tools, strengthen strategic planning efforts, and ensure the City is equipped to meet complex public safety challenges using the most effective and fiscally responsible approaches.

In addition to the Chief of Police, staff requests attendance by the Operations Captain to maximize the department's access to training and resources offered at the IACP Conference. With over 200 workshops and presentations scheduled, sending multiple attendees allows the team to cover more topics, attend concurrent sessions, and bring back a wider range of strategies and tools to improve department operations. This ensures more personnel benefit from the training and allows for better sharing and implementation of ideas that support effective, modern public safety services in Lathrop.

Participation in this nationally recognized event supports Lathrop's continued efforts to foster a highly trained and responsive public safety team.

FISCAL IMPACT:

The estimated total cost for three staff members to attend the IACP 2025 Conference is approximately $7,500. This includes conference registration, lodging, airfare,

ground transportation, meals, and incidental expenses. Funds are available in the FY 2025–26 Police Department training and travel budget.

ATTACHMENTS:

A) Resolution Authorizing Out of State Travel for Two Staff Members to Attend the IACP 2025 Conference in Denver, Colorado
B) IACP Conference 2025 Registration Information
C) IACP Conference 2025 Schedule at-a-Glance

APPROVAL FOR OUT OF STATE TRAVEL TO ATTEND THE INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE (IACP) 2025 EXPOSITION AND CONFERENCE IN DENVER, COLORADO

APPROVALS:

Stephen Sealy
Chief of Police — Date: 8/26/2025

Cari James
Finance Director — Date: 8/21/2025

Salvador Navarrete
City Attorney — Date: 8.20.2025

Stephen J. Salvatore
City Manager — Date: 8.29.25

RESOLUTION NO. 25-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AUTHORIZE OUT OF STATE TRAVEL FOR THE CHIEF OF POLICE AND OPERATIONS CAPTAIN TO ATTEND THE INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE (IACP) 2025 CONFERENCE IN DENVER, COLORADO, OCTOBER 18–21, 2025

WHEREAS, the International Association of Chiefs of Police (IACP) Conference is the world's largest and most impactful law enforcement event, drawing more than 16,000 public safety professionals from around the world each year; and

WHEREAS, the IACP Conference provides an unparalleled opportunity to explore cutting-edge public safety technologies, attend high-level trainings, and engage in policy discussions that enhance modern policing practices; and

WHEREAS, with the City of Lathrop's ongoing growth and evolving public safety needs, it is critical that department leadership remain current on national standards, strategic planning tools, and innovative approaches to community policing; and

WHEREAS, City Council authorization is required for all out-of-state travel under the City's Travel Policy; and

WHEREAS, staff is requesting approval for the Chief of Police and Operations Captain to attend the IACP 2025 Conference and Exposition in Denver, Colorado from October 18 through October 21, 2025; and

WHEREAS, staff is requesting approval for the Chief of Police to designate a substitute attendee if one of the listed attendees is unable to attend; and

WHEREAS, the estimated total cost of attendance for all three staff members is approximately $7,500, and sufficient funds are available in the approved Police Department training and travel budget for FY 2025–26.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby authorize out-of-state travel for the Chief of Police and Operations Captain to attend and represent the City at the International Association of Chiefs of Police (IACP) 2025 Conference and Exposition in Denver, Colorado, from October 18–21, 2025 and for the Chief of Police to designate a substitute attendee if one of the listed attendees is unable to attend.

PASSED AND ADOPTED this 8th day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

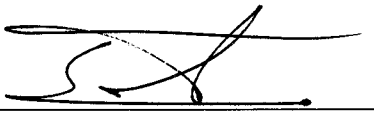
ABSTAIN:

PAUL AKINJO, MAYOR

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

2025 SPONSORS



REGISTRATION AND GENERAL EVENT INFORMATION

REGISTER NOW **DOWNLOAD THE REGISTRATION FORM** **BOOK HOUSING**

The IACP 2025 Annual Conference and Exposition will take place at the Colorado Convention Center in Denver, Colorado, October 18-21, 2025. IACP 2025 is a professional law enforcement event, open to IACP members, qualified non-members, and exposition exhibitors.

Only IACP members can take advantage of the member registration rate. All IACP memberships are individual and non-transferable for conference registration member rates.

Qualified non-members include sworn officers, first responders, public safety personnel, civilians, and members of the armed forces. Civilian employees of public safety and government agencies includes offices of police, sheriffs, EMS, fire hazard, hazmat; park rangers from federal, state, city, county, campus, and tribal agencies; and the armed forces. A valid form of identification will be required. The IACP reserves the right to refuse ineligible registrations.

Annual Banquet ticket sales will begin on September 4, 2025.

Rules for Participating

Photo, Image, and Recording Disclaimer

IACP 2025 Registration Rates

Category*	Advance Registration On or Before September 3, 2025		On and after September 4, 2025
IACP Member - Full Conference	$500		$600
First Time IACP Member - Full Conference	$445		$545
Non-Member - Full Conference	$700		$850
Family Member		$150	
6-18		$45	
5 and under		Free	
Expo Hall Only		Free	
One-Day Pass	Not Available		$175
Two-Day Pass	Not Available		$250
Speaker - Full Conference	$225		$225
Speaker - Complimentary 1-Day Pass		Free	
Annual Banquet Ticket	Not Available		$125

*See Terms

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Cancellation Policy

- All cancellations must be made in writing and mailed, faxed (703-836-4543), or e-mailed (Attendee: AnnualConference@theIACP.org; Exhibitors: exhibits@theIACP.org) to the IACP headquarters.
- A penalty will apply. No telephone cancellations will be accepted. It will take a minimum of six (6) weeks to receive a refund for in-person event cancellations.
- A 25% penalty will be assessed on all cancellations postmarked or fax/e-mail dated on or before September 24, 2025.
- A 50% penalty will be assessed on cancellations postmarked or fax/e-mail dated September 25–October 10, 2025.
- No refunds will be issued on or after October 11, 2025.
- No refunds will be given for no-shows.
- Registration or Annual Banquet tickets may be transferred to another person in your organization by written request to IACP prior to September 24, 2025. After this date all changes must be made at the conference. Additional charges may apply.
- There are no refunds for Annual Banquet tickets after September 3, 2025.
- The Cancellation Policy is subject to change.

Rules for Participation

The following guidelines make up the IACP Meeting and Event Safety Protocols, which represent state and local mandated protocols in place during the event. Any updates will be posted and shared with registered attendees, exhibitors, sponsors, & vendors prior to the event.

- Must agree to and follow the IACP Meeting and Event Safety Protocols.
- Full conference registration fee includes access to all general assemblies, workshops, receptions, Exposition Hall, and Chiefs Night.
- The First Time IACP Member discounted rate must be taken at the time of the initial registration. Refunds cannot be given for incorrect registration submissions.
- Only IACP members can take advantage of the member registration rate. All IACP memberships are individual and non-transferable for conference registrations member rates.
- Family refers to a spouse or family member, not a business associate or fellow law enforcement colleague. Only the family member's name, city and state will appear on his or her badge. Family members do not receive certificates for workshops.
- The IACP Annual Banquet is held on Tuesday, October 21, 2025, and features the swearing-in of the Incoming IACP President and Board of Directors, as well as the presentation of our Leadership Awards. This is a black-tie optional event (business suits are appropriate). Seats are sold on a first-come, first-served basis and are limited. A separate ticket is required. **Annual Banquet tickets will be sold online starting September 4, 2025.** No refunds will be given after this date.
- 1-Day and 2-Day Pass registration will begin online on September 4, 2025. Each person may register for only ONE 1-Day or 2-Day Pass.

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Photo, Image, and Recording Disclaimer

Registration and attendance at IACP events constitutes an agreement by the registrant to the IACP's use and distribution (both now and in the future) of the registrant or attendee's image or voice in photos, images, video, and/or audio recordings of such events without compensation or approval rights. All photos, images, and recordings are the property of IACP.

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Last updated: 10/22/2024

INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE

Shaping the future of the policing profession

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Website Design and Development by Matrix Group International

2025
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SCHEDULE AT-A-GLANCE

IACP 2025 offers education and networking with exclusive access to law enforcement's leading tacticians, veteran experts, and thousands of your fellow chiefs and future leaders. Below is a summary of the schedule to help you make the most of your time.

All events, meetings, and education workshops will take place at the Colorado Convention Center (CCC), Denver, CO, USA (Mountain Time), unless otherwise noted.

Thursday, October 16	**Time**	**Location**
E-Badge Check-in Open	8:00 a.m. - 5:00 p.m.	CCC
Exhibitor Registration Open	1:00 p.m. - 5:00 p.m.	CCC
Friday, October 17	**Time**	**Location**
E-Badge Check-in Open	7:30 a.m. - 6:00 p.m.	CCC
Exhibitor Registration Open	7:30 a.m. - 6:00 p.m.	CCC
Committee/Section/Division Meetings	10:00 a.m. - 6:00 p.m.	Various Locations
Delegate Registration Open	1:00 p.m. - 6:00 p.m.	CCC
Saturday, October 18	**Time**	**Location**
E-Badge Check-in, Delegate and Exhibitor Registration Open	7:00 a.m. - 5:30 p.m.	CCC
Committee/Section/Division Meetings	8:00 a.m. - 5:00 p.m.	Various Locations
First-Timers Orientation	8:00 a.m. - 9:00 a.m.	CCC
Education Workshops	9:30 a.m. - 5:00 p.m.	CCC
Opening General Assembly	11:00 a.m. - 12:00 p.m.	CCC
Sunday, October 19	**Time**	**Location**
E-Badge Check-in, Delegate and Exhibitor Registration Open	7:00 a.m. - 5:30 p.m.	CCC
Education Workshops	8:00 a.m. - 3:00 p.m.	CCC
Committee/Section/Division Meetings	8:00 a.m. - 5:00 p.m.	Various Locations
Exposition Hall Open	10:00 a.m. - 5:00 p.m.	CCC
Exposition Hall Networking Event	3:00 p.m. - 5:00 p.m.	CCC
Monday, October 20	**Time**	**Location**
E-Badge Check-in, Delegate and Exhibitor Registration Open	7:30 a.m. - 5:30 p.m.	CCC

Candidate Voting	8:00 a.m. - 4:00 p.m.	CCC
Committee/Section/Division Meetings	8:00 a.m. - 5:00 p.m.	Various Locations
Education Workshops	8:00 a.m. - 5:00 p.m.	CCC
General Assembly	10:00 a.m. - 11:00 a.m.	CCC
Exposition Hall Open	10:00 a.m. - 5:00 p.m.	CCC
IACP's Chiefs Night	7:30 p.m. - 10:30 p.m.	National Western Complex
Tuesday, October 21	**Time**	**Location**
E-Badge Check-in, Delegate and Exhibitor Registration Open	7:30 a.m. - 3:30 p.m.	CCC
Committee/Section/Division Meetings	8:00 a.m. - 5:00 p.m.	Various Locations
Education Workshops	8:00 a.m. - 5:00 p.m.	CCC
Closing General Assembly	10:00 a.m. - 11:00 a.m.	CCC
Exposition Hall Open	10:00 a.m. - 2:00 p.m.	CCC
Annual Banquet Reception and Dinner (Ticket Required)	6:00 p.m. - 9:00 p.m.	CCC

Subject to change. Updated October 23, 2024.

INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE

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CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: AGREEMENT TO PROVIDE LAW ENFORCEMENT SERVICES FOR THE ANNUAL PUMPKIN MAZE EVENT AT DELL'OSSO FARMS

RECOMMENDATION: Adopt Resolution to Approve 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

SUMMARY:

City of Lathrop staff and Dell'Osso Farms, LLC, have collaborated to prepare a proposed agreement for the Lathrop Police Department to provide law enforcement services for the Annual Pumpkin Maze event at Dell'Osso Farms. The Pumpkin Maze event has become one of the largest and most popular seasonal events in Northern California. In prior years, attendance has exceeded 100,000 visitors throughout the month-long event.

The event will be held this year from October 3, 2025 through October 31, 2025. Law enforcement services provided by the Lathrop Police Department will include, but are not limited to, traffic enforcement, crowd control, and incident response.

The agreement outlines the terms for Dell'Osso Farms, LLC, to reimburse the City of Lathrop for personnel costs incurred during the event. The Police Department anticipates assigning sworn and non-sworn personnel to the event for a total of 368 hours at an approximate total cost to Dell'Osso Farms of $55,015.40. Dell'Osso Farms will be billed for actual personnel hours worked.

BACKGROUND:

The Annual Pumpkin Maze at Dell'Osso Farms is a well-known attraction in the Central Valley, drawing large crowds and increasing the need for a formalized law enforcement presence. In past years, the City of Lathrop has entered into agreements with Dell'Osso Farms, LLC, to provide additional staffing and ensure the safety and enjoyment of all guests.

The Lathrop Police Department's involvement has helped mitigate traffic congestion, improve emergency response capabilities, and ensure compliance with applicable laws and safety protocols. The Department continues to coordinate closely with event organizers to determine appropriate staffing levels and public safety needs for each year's event.

This year, the Pumpkin Maze event is scheduled from October 3, 2025 through October 31, 2025. Dell'Osso Farms, LLC, has requested a total of 328 sworn overtime hours for the duration of the event. Additionally, Community Service Officers are being requested for traffic mitigation for a total of 40 non-sworn overtime hours.

Police and Probation Officers will work from a schedule with (24) eight-hour shifts and (9) six-hour shifts for a total of 246 hours, and Police Sergeants will work from a schedule with (8) eight-hour shifts and (3) six-hour shifts for a total of 82 hours. Community Service Officers will be scheduled as needed for traffic mitigation for an estimated total of 40 overtime hours. Officers working the event will do so outside of their regularly assigned work schedule.

Pursuant to the proposed agreement, Dell'Osso Farms, LLC, agrees to pay the overtime costs to provide the requested sworn and non-sworn hours and further agrees to pay the cost of additional law enforcement services should circumstances require a mutual aid request from other City, County, or State agencies in order to restore or secure public safety at their event.

REASON FOR RECOMMENDATION:

Due to the large volume of attendees and the nature of the activities taking place, additional law enforcement services are necessary to ensure public safety and maintain order. The Lathrop Police Department is able to provide the law enforcement services requested, and an agreement has been prepared in which the City will be reimbursed by Dell'Osso Farms, LLC, for the costs associated with providing these services. Staff recommend Council approve the agreement to allow the Lathrop Police Department to provide law enforcement services for the annual Pumpkin Maze event.

FISCAL IMPACT:

Overtime for the event is estimated to cost approximately $55,015.40. At the conclusion of the event, the City will invoice Dell'Osso Farms for the cost of providing law enforcement services. Should circumstances arise requiring more hours than what was scheduled or mutual aid from other agencies if needed, Dell'Osso Farms will be responsible for reimbursement of the actual hours worked and costs for mutual aid. There is no fiscal impact to the City for this agreement and the Revenue and Overtime Expenses are included in the FY 25-26 adopted budget.

ATTACHMENTS:

A) Resolution to Approve an 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

B) Agreement with Dell'Osso Farms, LLC. To Provide Law Enforcement Services for the Pumpkin Maze Event on from October 3, 2025 through October 31, 2025

APPROVAL TO PROVIDE LAW ENFORCEMENT SERVICES TO DEL'OSSO FARMS, LLC FOR THE ANNUAL PUMPKIN MAZE EVENT

APPROVALS:

Stephen Sealy
Chief of Police — Date: 8/26/2025

Cari James
Finance Director — Date: 8/27/2025

Salvador Navarrete
City Attorney — Date: 8.26.2025

Stephen J. Salvatore
City Manager — Date: 8.29.25

RESOLUTION NO. 25-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE AN 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

WHEREAS, Dell'Osso Farms, LLC. hosts an annual Pumpkin Maze event that is among the largest seasonal attractions in the region, drawing more than 100,000 visitors to the City of Lathrop each October; and

WHEREAS, the size, duration, and popularity of the event require dedicated law enforcement resources to ensure the safety of attendees, event staff, and the surrounding community; and

WHEREAS, at the request of Dell'Osso Farms, LLC., the City of Lathrop and Dell'Osso Farms, LLC. have negotiated an agreement whereby the Lathrop Police Department will provide law enforcement services at the event from October 3, 2025 through October 31, 2025; and

WHEREAS, the agreement includes approximately 328 hours of sworn overtime and 40 hours of non-sworn overtime, fully reimbursed by Dell'Osso Farms, LLC.; and

WHEREAS, Police and Probation Officers will work from a schedule with (24) eight-hour shifts and (9) six-hour shifts for a total of 246 hours, and Police Sergeants will work from a schedule with (8) eight-hour shifts and (3) six-hour shifts for a total of 82 hours. Community Service Officers will be scheduled as needed for traffic mitigation for an estimated total of 40 overtime hours. Officers working the event will do so outside of their regularly assigned work schedule; and

WHEREAS, the Lathrop Police Department is able to provide staffing for the requested overtime hours and Dell'Osso Farms, LLC. further agrees to reimburse the City for any additional costs incurred if mutual aid or special response is required to preserve or restore public safety during the event; and

WHEREAS, the estimated total cost for the requested overtime is $55,015.40, and there is no fiscal impact to the City for this agreement because the entire cost will be reimbursed by Dell'Osso Farms, LLC., and the Revenue and Overtime Expenses are included in the FY 25-26 adopted budget; and

WHEREAS, the agreement is consistent with the City's past practice of providing contracted law enforcement services for this event, including the prior year's arrangement approved by the City Council on August 12, 2024.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby approve the 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.

PASSED AND ADOPTED this 8th day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

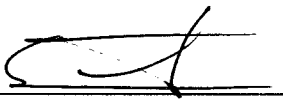
ABSTAIN:

PAUL AKINJO, MAYOR

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CITY OF LATHROP

AGREEMENT TO PROVIDE DELL'OSSO FARMS, LLC. LAW ENFORCEMENT SERVICES FOR THE PUMPKIN MAZE EVENT FROM OCTOBER 3, 2025 THROUGH OCTOBER 31, 2025

THIS AGREEMENT for law enforcement services to DELL'OSSO FARMS, LLC. for the PUMPKIN MAZE event (hereinafter "EVENT"), dated for convenience this _____ **day of August** is by and between **Dell'Osso Farms, LLC.,** a separate and distinct entity (hereinafter "DELL'OSSO FARMS") and the **City of Lathrop**, a California municipal corporation (hereinafter "CITY"). The CITY and DELL'OSSO FARMS may be referred to herein as "Party" or collectively as "Parties".

RECITALS:

WHEREAS, DELL'OSSO FARMS requests the CITY to provide law enforcement security services for its EVENT; and

WHEREAS, the CITY desires to accommodate DELL'OSSO FARMS request and has no objections to providing law enforcement security services for the EVENT as allowed by Government Code 53069.8 and reserves the right to terminate EVENT for the purposes of public safety; and

WHEREAS, any costs associated with work hours pursuant to this AGREEMENT wherein Officers or Sergeants worked at the EVENT shall be paid for by DELL'OSSO FARMS at the rate indicated in the estimated cost schedule below.

NOW, THEREFORE, in consideration of the recitals, covenants, terms, and conditions in this Agreement, DELL'OSSO FARMS and the CITY agree as follows:

AGREEMENT

(1) Scope of Service

CITY's assigned police and/or probation officers shall provide law enforcement security services to DELL'OSSO FARMS EVENT in accordance with the terms and conditions contained in this Agreement.

A. Each police officer shall be the CITY's employee and shall be subject to the CITY's administration, supervision, and control.

B. Each outside agency officer shall remain the employee of their respective agency and shall be subject to that agency's administration, supervision, and control.

C. DELL'OSSO FARMS agrees to the estimated costs for law enforcement security provided by the Lathrop Police Department.

D. The estimated cost is based on the understanding that CITY shall assign Police Officers, Probation Officers, and Police Sergeants to cover the EVENT on each requested day on a rotational basis. Community Service Officers will work on an as needed basis for traffic control. Police and Probation Officer(s) will work from a schedule with a total of 246 hours, Police Sergeant(s) will work from a schedule

with a total of 82 hours, and Community Service Officer(s) will work as needed for an estimated total of 40 hours for traffic control. Attached is Exhibit "A" of the shifts and hours requested by DELL'OSSO FARMS.

E. The CITY shall be entitled to a reimbursement should circumstances arise requiring more hours/and or personnel and the estimated cost would be adjusted accordingly.

F. DELL'OSSO FARMS shall be entitled to a reduction for less hours worked should circumstances (such as rain and wind) cause the EVENT to be closed or impacted. Additionally, closing hours in Exhibit "A" are estimates. If the EVENT closes early, officers may work less hours.

G. DELL'OSSO FARMS agrees to pay the CITY for all costs associated with providing law enforcement services for the EVENT. In addition, if further resources are needed to provide adequate security at the EVENT, including mutual aid from other agencies, those costs will be the responsibility of DELL'OSSO FARMS. Hourly rates for the additional resources that are not included in the estimated cost schedule may vary.

(2) Compensation

DELL'OSSO FARMS hereby agrees to the estimated cost for law enforcement services below:

	Overtime Rate	Estimated Hrs	Estimated Cost
Police Officer/Corporal	$155.37	Up to 246	$38,221.02
Police Sergeant	$159.59	82	$13,086.38
Community Service Officer	$92.70	40	$3,708.00
TOTAL			**$55,015.40**

CITY will invoice DELL'OSSO FARMS for law enforcement services for actual hours of CITY personnel and any additional resource costs incurred for the EVENT. Hourly rates for additional resources that may be needed to provide adequate security at the EVENT that are not included in the estimated cost schedule above may vary.

(3) Effective Date and Term

The effective date of this Agreement shall be from the date of its full execution through **October 31, 2025,** unless terminated earlier by either party providing thirty (30) days' written notice.

(4) Employment of Officer(s) and Assignments

CITY shall retain control over supervision, wages, and other terms and conditions of employment of the officers providing the services under this Agreement. The parties acknowledge that such officers are held to the requirements of the law and CITY policies and procedures. DELL'OSSO FARMS shall immediately notify the CITY of any concerns regarding the performance of the assigned officers, including, but not limited to, adherence to quality of services as detailed in this agreement.

CITY shall assign Police Officers, Probation Officers, and Police Sergeants to cover the EVENT on

each requested day on a rotational basis. Police and Probation Officer(s) will work from a schedule with (24) eight-hour shifts and (9) six-hour shifts with a total of 246 hours, and Police Sergeant(s) will work from a schedule with (8) eight-hour shifts and (3) six-hour shifts with a total of 82 hours, unless otherwise adjusted due to circumstantial events as referenced in the Agreement. Community Service Officer(s) will work as needed for an estimated total of 40 hours for traffic control.

(5) Billings

CITY shall submit one invoice at the conclusion of the EVENT for actual law enforcement services incurred and any additional resource costs incurred for the EVENT. DELL'OSSO FARMS shall remit payment to the CITY within thirty (30) days of receipt of invoice

(6) Supplies & Equipment

CITY shall provide each officer with the following equipment:

A. Police Vehicles: City shall,
   1. Provide a standard patrol vehicle for each officer.
   2. Maintain the motor vehicles assigned to each officer.
   3. Purchase gasoline, oil, replacement tires, and other expenses associated with the operation of each motor vehicle.
   4. Maintain comprehensive general auto liability insurance on each motor vehicle in an amount as is currently provided through the Central San Joaquin Valley Risk Management Authority.

B. Weapons and Ammunition
   1. CITY shall provide the standard issued weapons (handgun, shotgun, and/or rifle) and rounds of ammunition for each officer.

C. Office Supplies
   1. CITY shall provide each officer with the usual and customary office supplies and forms required in the performance of their duties.

D. Outside Agency Personnel Standards
   1. Any outside agency providing personnel for the EVENT agrees to furnish its personnel with the standard vehicle, weapons, and equipment normally issued by that agency for the performance of their regular law enforcement duties. Each such agency further agrees to maintain its personnel in accordance with the training, certification, and readiness standards required for normal duty assignment within that agency.
   2. The City reserves the right to decline or release from duty any outside agency personnel who do not meet these standards or who report to the EVENT without the required vehicle, weapons, or equipment.

(7) Compliance With the Laws

The Parties shall keep themselves informed of and in compliance with all federal, state and local laws, ordinances, regulations, and orders that may affect in any manner performance of the Services or those engaged to perform Services under this Agreement.

(8) Insurance

A. DELL'OSSO FARMS shall maintain commercial general liability insurance

coverage at least as broad as Insurance Services Office (ISO) form CG 00 01, in an amount not less than one million dollars ($1,000,000) per occurrence for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. DELL'OSSO FARMS general liability policies shall be primary and shall not seek contribution from the CITY's coverage, and be endorsed using ISO form CG 20 10 (or equivalent) to provide that City and its officers, officials, employees, and agents shall be additional insureds under such policies. For construction projects, an endorsement providing completed operations coverage for the additional insured, ISO form CG 20 37 (or equivalent) is also required.

B. Any failure to comply with reporting provisions of the policies by DELL'OSSO FARMS shall not affect coverage provided the CITY.

C. Coverage shall state that DELL'OSSO FARMS insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

D. Coverage shall contain a waiver of subrogation in favor of the CITY.

(9) Indemnification

A. DELL'OSSO FARMS shall indemnify, defend, and hold harmless the City, its officers, officials, employees, and volunteers (hereafter collectively City Personnel) from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost) of every nature arising out of or in connection with the any services provided by the City or any City Personnel or their performance of work or any failure to comply with any of the City's duties contained in the Agreement, except such loss or damage which was caused by the gross or willful misconduct of City Personnel.

B. In the event of concurrent negligence on the part of DELL'OSSO FARMS or any of its officers, directors, trustees, employees, agents or volunteers, and CITY or any of its officers, officials, employees, agents or volunteers, the liability for any and all such claims, demands and actions in law equity for such losses, fines, penalties, forfeiture, costs and damages shall be apportioned under the State of California's theory of comparative negligence as presently established or as may be modified hereafter.

C. If DELL'OSSO FARMS rejects a tender of defense by the City or City Personnel under this Agreement, and it is later determined that the City and City Personnel breached no duty of care and/or were immune from liability, DELL'OSSO FARMS shall reimburse the City and/or City Personnel for any and all litigation expenses (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost). A duty of care or immunity determination may be made by a jury or a court, including a declaratory relief determination by a court after the City and/or City Personnel settles a liability claim, with or without

participation by DELL'OSSO FARMS.

D. The Parties acknowledge that it is not the intent of the Agreement to create a duty of care by the City or City Personnel that they would not owe in the absence of the Agreement. The Agreement does not create an affirmative duty of care (including, without limitation, a duty to protect, a duty to deter and/or a duty to intervene) by the City or City Personnel and the absence of City Personnel is not a material breach of this Agreement. The Parties further acknowledge that by entering into this Agreement neither the City nor City Personnel intend to waive any immunities to which they would be entitled in the absence of the Agreement.

(10) Integration of Prior Terms and Conditions

This Agreement, including all recitals, constitutes the entire agreement of the Parties. This Agreement may be amended or modified only by the mutual written agreement of the Parties. This Agreement is invalid unless approved by the legislative body of each Party, although it may be executed by an authorized agent of each Party. An authorized agent of the City shall be a person specifically authorized by the legislative body of the City to execute this Agreement, at the level of City Manager or City Attorney or equivalent. The indemnity sections shall survive termination or expiration of this agreement.

(11) Termination

Either Party to this Agreement may for any reason terminate this Agreement at any time by giving thirty (30) days' written notice to the other party. Upon termination of this Agreement as herein provided, DELL'OSSO FARMS shall have no obligation to compensate of pay the CITY except for services provided prior to termination.

(12) Notices

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party (1) personally served, (2) sent by the United States mail, postage prepaid, by certified mail (3) sent by private express delivery service and addressed as follows:

To City:	City of Lathrop City Clerk 390 Towne Centre Lathrop, CA 95330
Copy to:	City of Lathrop Lathrop Police Department 940 River Islands Parkway Lathrop, CA 95330
To Dell'Osso Farms:	DELL'OSSO FARMS, LLC. Attn: Susan Dell'Osso 26 W. Stewart Rd. Lathrop, CA 95330

(13) Miscellaneous

A. Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.

B. Contract Terms Prevail. All exhibits and this Agreement are intended to be construed as a single document. Should any inconsistency occur between the specific terms of this Agreement and attached exhibits, the terms of this Agreement shall prevail.

C. Non-Discrimination. No party shall employ any discriminatory practices in its performance hereunder, including its employment practices, on the basis of sex, race, color, religion, national origin, ancestry, age, sexual orientation, or physical and mental disability.

D. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.

E. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

F. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

G. Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.

H. Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, and there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.

I. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

J. Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.

K. Severability. The invalidity in whole or part of any provision of this Agreement shall not void or affect the validity of any other provision of this agreement. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

L. Successors and Assigns. The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

M. Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.

N. Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party

(14) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of DELL'OSSO FARMS and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

In Witness Whereof, each Party to this Agreement has signed this Agreement upon the date indicated, and agrees, for itself, its employees, officers, partners, and successors, to be fully bound by all terms and conditions of this Agreement.

City of Lathrop:

Stephen J. Salvatore Date
City Manager

Dell'Osso Farms, LLC:

Susan Dell'Osso Date

Recommended for Approval:

8/26/2025

Stephen Sealy Date
Chief of Police

Approved as to Form:

8-26-2025

Salvador Navarrete Date
City Attorney

CITY OF LATHROP – 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.

Attest:

_____

Teresa Vargas Date
City Clerk

2024 CORN MAZE STAFFING SCHEDULE
October 3, 2025 through October 31, 2025

DATE	*SHIFT*	*ASSIGNED STAFF*			*Ofc Hrs*	*Sgt. Hrs*
4-Oct Saturday	2pm-10pm	1		Officer:	8	
	2pm-10pm	1		Officer:	8	
	2pm-10pm	1		Officer:	8	
	2pm-10pm		1	Sergeant		8
5-Oct Sunday	1pm-9pm	1		Officer:	8	
	1pm-9pm	1		Officer:	8	
	1pm-9pm	1		Officer:	8	
	1pm-9pm	1	1	Sergeant		8
10-Oct Friday	4pm-10pm	1		Officer:	6	
	4pm-10pm	1		Officer:	6	
	4pm-10pm	1		Officer:	6	
	4pm-10pm		1	Sergeant		6
11-Oct Saturday	2pm-10pm	1		Officer:	8	
	2pm-10pm	1		Officer:	8	
	2pm-10pm	1		Officer:	8	
	2pm-10pm		1	Sgt		8
12-Oct Sunday	1pm-9pm	1		Officer:	8	
	1pm-9pm	1		Officer:	8	
	1pm-9pm	1		Officer:	8	
	1pm-9pm		1	Sgt		8
17-Oct Friday	4pm-10pm	1		Officer:	6	
	4pm-10pm	1		Officer:	6	
	4pm-10pm	1		Officer:	6	
	4pm-10pm		1	Sergeant		6
18-Oct Saturday	2pm-10pm	1		Officer:	8	
	2pm-10pm	1		Officer:	8	
	2pm-10pm	1		Officer:	8	
	2pm-10pm		1	Sgt		8
19-Oct Sunday	1pm-9pm	1		Officer:	8	
	1pm-9pm	1		Officer:	8	
	1pm-9pm	1		Officer:	8	
	1pm-9pm		1	Sgt		8

24-Oct Friday	4pm-10pm	1		Officer:	6	
	4pm-10pm	1		Officer:	6	
	4pm-10pm	1		Officer:	6	
	4pm-10pm		1	Sergeant		6
25-Oct Saturday	2pm-10pm	1		Officer:	8	
	2pm-10pm	1		Officer:	8	
	2pm-10pm	1		Officer:	8	
	2pm-10pm		1	Sgt		8
26-Oct Sunday	1pm-9pm	1		Officer:	8	
	1pm-9pm	1		Officer:	8	
	1pm-9pm	1		Officer:	8	
	1pm-9pm		1	Sgt		8

Total Officer Hours	246	246	82
Total Sergeant Hours	82		
Total CSO Hours	40		
Total	368		

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CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

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

RECOMMENDATION: **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**

SUMMARY:

During the time period of 2019 through 2020, the City received approval of Senate Bill 2 Planning Grant Funds and Local Early Action Planning (LEAP) Grants Program Funds through the California Department of Housing and Community Development to promote housing production which covered the expense to complete updates for three programs including: the 6th Cycle Housing Element Update, Update of the City's General Plan, and the preparation of Pre-Approved Accessory Dwelling Unit (ADU) Plans.

In July 2025, staff became aware that the City's current pre-engineered approved ADU Plans need to be updated to comply with the upcoming 2025 California Building Code edition, which is set to take effect on January 1, 2026. Staff recently contacted Jackson and Sands Engineering, Inc. (the consultant that prepared the original Pre-Approved ADU Plans for the City as referenced above) and requested a Scope of Work detail that summarizes the anticipated amount of work necessary to complete the update and the proposed cost. In addition, part of the update requires a third-party reviewer (consultant) to plan check and review the plans.

The cost to update the plan is $60,000 and the estimated cost to hire a third-party reviewer is $10,000 for a total of $70,000. Staff is requesting the City Council approve a budget amendment to transfer $70,000 from the Measure C Fund (1060) to the Community Development Professional Services Account (1010) to fund the update to the City's Pre-Approved ADU Plans.

BACKGROUND:

In March 2023, the City contracted with Jackson and Sands Engineering, Inc. in the amount of $74,999 to perform Architectural Services to prepare Pre-Approved ADU plans for the City. As discussed above, this effort was funded by Senate Bill 2 Planning Grant Funds and Local Early Action Planning (LEAP) Grants.

The City's ADU program includes the three pre-engineered ADU plans that range in size from 496 square feet to 748 square feet that can be used by a resident to construct an ADU.

The advantage for a homeowner selecting one of the City's three ADU options is that it streamlines the City's Building Permit application process significantly. Building permits for an ADU can be issued over the counter after a brief planning review, and it reduces the financial burden for a homeowner because they don't have to hire an architect and engineer to prepare the building plans. In addition, all three ADU options are less than 750 square feet which means no additional development impact fees are imposed. The City has issued four Pre-Approved ADU building permits since the program was made available to the public.

In July 2025, staff became aware that the City's current pre-engineered approved ADU Plans need to be updated to comply with the upcoming 2025 California Building Code edition, which is set to take effect on January 1, 2026. Staff recently contacted Jackson and Sands Engineering, Inc. (the consultant that prepared the original Pre-Approved ADU Plans for the City as referenced above) and requested a Scope of Work detail that summarizes the anticipated amount of work necessary to complete the update and the proposed cost. In addition, part of the update requires a third-party reviewer (consultant) to plan check and review the plans.

The cost to update the plan is $60,000 and the estimated cost to hire a third-party reviewer is $10,000 for a total of $70,000. Staff is requesting the City Council approve a budget amendment to transfer $70,000 from the Measure C Fund (1060) to the Community Development Professional Services Account (1010) to fund the update to the City's Pre-Approved ADU Plans.

According to Jackson and Sands Engineering, Inc. the cost of the scope accounts for major updates to the existing plans due to new requirements for residential projects with the latest version of the California Building Code (2025). The major changes includes enhancing energy efficiency, supporting electrification, and seismic activity. The new standards apply to all newly constructed homes.

REASON FOR RECOMMENDATION:

The City's Pre-Approved ADU Plans streamlines the permitting process for residents. Building permits for an ADU can be issued over the counter and it reduces the financial burden for a homeowner because the designs have been reviewed for compliance with the California Building Code. Providing Pre-Approved ADU Plans also satisfies the City's obligation pursuant to the 6th Cycle Housing Element.

FISCAL IMPACT:

It is intended that Measure C Funds will be utilized to pay for the effort in updating the current Pre-Approved ADU Plans contingent upon the Measure C Committee determining that the proposal meets the required criteria. Measure C funds have been used for various City projects in the past (other than public safety) including upgrades to park facilities, install Citywide fiber network, surveillance cameras, lighted crosswalk, etc. If the Measure C Committee does not support the use of Measure C funds, it's anticipated that funding for this effort will be provided by the General Fund.

Staff is requesting the City Council approve a budget amendment transferring $70,000 ($60,000 to update the plan plus $10,000 for plan review) from the Measure C Fund (1060) to the Community Development Professional Services Account (1010) as follows:

Increase Transfer Out	
1060-9900-990-9010	$70,000
Increase Transfer In	
1010-9900-393-0000	$70,000
Increase Appropriation	
1010-2010-420-01-00	$70,000

ATTACHMENTS:

1. City Council Resolution to Approve Budget Amendment to fund the update to the City's Pre-Approved ADU Plans

2. Scope of Work and Letter Agreement for Design Professional Services by Jackson & Sands Engineering, Inc. to Update the City's Pre-Approved ADU Plans

APPROVALS:

James Michaels
Senior Planner — Date: 9/3/2025

Rick Caguiat
Community Development Director — Date: 9/3/2025

Cari James
Finance Director — Date: 9/4/2025

Salvador Navarrete
City Attorney — Date: 9.4.2025

Stephen J. Salvatore
City Manager — FOR — Date: 9-4-2025

RESOLUTION NO. 25 -

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

WHEREAS, pursuant to the City's 2023-2031 6th Cycle Housing Element, the City of Lathrop provides free of charge, Pre-Approved ADU Plans, with floor plans, elevations, electrical and plumbing plans, structural calculations, and preliminary energy calculations that have been reviewed for compliance with all required building codes to property owners that are interested in building an ADU; and

WHEREAS, the City's ADU Program generally streamlines the City's Building Permit application process and reduces the financial burden for Lathrop homeowners who desire to construct an ADU by utilizing one of the City's ADU options; and

WHEREAS, the City Council of the City of Lathrop desires to continue the implementation of the City's Pre-Approved ADU Building Plan Program; and

WHEREAS, additional funding is needed to update the current Pre-Approved ADU Plans to comply with the 2025 California Building Code; and

WHEREAS, staff request the City Council approve a budget amendment to transfer $70,000 ($60,000 to update the plan plus $10,000 for plan review) from the Measure C Fund (1060) to the Community Development Professional Services Account (1010) as follows:

Increase Transfer Out	
1060-9900-990-9010	$70,000
Increase Transfer In	
1010-9900-393-0000	$70,000
Increase Appropriation	
1010-2010-420-01-00	$70,000

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop approves a budget amendment to transfer $70,000 ($60,000 to update the plan plus $10,000 for plan review) from the Measure C Fund (1060) to the Community Development Professional Services Account (1010) as shown above, contingent upon the Measure C Committee determining that the proposal meets the required criteria.

The foregoing resolution was passed and adopted this 8th day of September 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

ATTACHMENT " 2 "

1250 East Ave #10
Chico, CA 95926

900 East Main St, Suite 109
Grass Valley, CA 95945

(530) 715-7184

info@jacksonandsandsengineering.com

JACKSON & SANDS ENGINEERING, Inc.

Letter Agreement for Design Professional Services

Date: 08/27/25

Client Contact

Name	City of Lathrop
Phone Number	209 941 7290
Email Address	jmichaels@ci.lathrop.ca.us
Address	390 Towne Centre Drive
	Lathrop, CA

Project Scope

Update the current preapproved ADU plans (Keith, Cypress, Blueberry) to meet the 2025 code cycle requirements.

Jackson & Sands Engineering, Inc. (Design Professional) Scope

Design Professional will provide unique plan sets for the following:

- Blueberry with a hipped roof with an optional attached porch
- Blueberry with a gable roof with an optional attached porch
- Cypress with a hipped roof
- Cypress with a gable roof
- Keith with a hipped roof with an optional attached porch
- Keith with a gable roof with an optional attached porch

Each of the above plans will allow for the following options:

- Roof Material: Composition Shingles and Tile options;
- Siding/Cladding: Stucco and various vertical/horizontal siding options; and

Additionally, our proposal assumes the following design parameters:

- Climate Zone 12;
- 0 PSF Ground Snow Load;
- 95 MPH Basic Wind Speed;

JACKSON & SANDS ENGINEERING, Inc.

info@jacksonandsandsengineering.com

- 0.75 Sds;
- Slab on grade floors;
- 1500 max soil bearing pressure, units will not be placed on substandard soils;
- Foundations will not be built on or adjacent to steep slopes (greater than 3H:1V)
- Premanufactured trussed roofs. Truss calculations will be included in the plan set. Truss review letters for other manufacturers will be considered on an individually contracted basis;
- Minimum distances will be met to negate fire separation requirements;
- All designs will not include WUI standards;
- No HVAC or Plumbing plans will be completed;
- Solar Designs to include panel location, single line diagram, and solar panel sizing and details. Only the Keith requires a solar design;
- Fire Sprinkler Designs will not be completed as part of the code updates and instead plans will show fire sprinklers as a deferred submittal to be completed by others;
- Site plans to be completed by others;
- Cover sheet will include site plan requirements in note form as given to Design Professional by Client;
- All submittals will be done electronically, via email or Dropbox;

Engineering for the plans will be completed utilizing the requirements set forth within the California Building Code and California Residential Code. Developmental standards will be in line with applicable State and City requirements. Codes for this project will be the 2025 version. It is anticipated the code cycle will last through June 1, 2031 per CA AB 130.

ADUs will be designed per prescriptive energy requirements, which will limit which walls can be west facing.

The nature of the scope of this work does not allow for site specific soil reporting, therefor the foundations will be assumed on Class D soils. Any building sites determined by the City to not meet these minimum requirements shall require revised engineering by Design Professional, revisions are not included in this scope.

Construction observation, construction cost estimating, and responding to construction RFIs are not within the scope of this proposal.

Design Professional will complete an exterior perspective drawing for each of the units.

JACKSON & SANDS ENGINEERING, Inc.

info@jacksonandsandsengineering.com

The final plans will include:

- Floor Plans
  - Room Dimensions with use of each room
  - Window Sizes and Types (note if tempered)
  - Door Sizes and locations
- Foundation Plan
  - Footing Size/dimensions
  - Footing Reinforcement
  - Anchor Bolt and Hold-down Placement
  - Slab Details
  - Soil Restraints
- Structural Plans
  - Roof Framing with details
  - Building Sections
  - Shear Wall requirements
  - Roof Diaphragm Requirements
  - Structural Details and Notes
  - Framing Sections
  - Special Inspection Requirements
- Building Elevations
  - Roof Slope
  - Roof Covering Material
  - Wall Covering Material
  - Building Height
  - WUI Requirements
- Electrical, Mechanical, and Plumbing Plan
  - Outlet, Switches, Lights, Smoke/CO Detector locations
  - Water Heater Location, Size, Model
  - Mini Split head and thermostat locations
  - IAQ Fan requirements
- Supporting Documentation
  - Structural Calculations
  - General Notes
  - Green Building Code Requirements

Additional Information Required (To be provided by Client)

None.

Terms and Conditions

Previous contract language is acceptable. This proposal is good for 7 days. Proposal subject to change after 7 days.

Price Proposal

$60,000

JACKSON & SANDS ENGINEERING, Inc.

info@jacksonandsandsengineering.com

Timeline

Timelines given are based on our schedule at the time of proposal. Projects will be added to our schedule once a contract is executed, retainer received (if applicable), and requested Additional Information is provided (If Applicable). Timelines given are up to initial submittal. Additional time may be required to address plan check comments generated by the City/County.

Design Professional anticipates initial submittal to be completed within 4 months.

Acceptance of Letter Agreement

Client:		Design Professional:	Jackson & Sands Engineering Inc
Signature:	_____	Signature:	_____
Print name:	_____	Print name:	_____
Title:	_____	Title:	_____
Date Signed:	_____	Date Signed:	_____

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE THE PURCHASE OF DATA BACKUP AND DISASTER RECOVERY SUBSCRIPTION WITH SOLID NETWORKS INC.**

RECOMMENDATION: **Adopt a Resolution to Approve the Purchase of Data Backup and Continuity Subscription with Solid Networks Inc.**

SUMMARY:
For over twenty (20) years, the City of Lathrop has been protected by systems designed to back up and safeguard data for essential citywide operations. The current subscription, previously approved by City Council in 2023, is set to expire in September 2025. The continued subscription is essential to ensure operational continuity and to protect critical city services. Details of the purchase are redacted to mitigate any potential threat to the City's infrastructure. This purchase of data backup and disaster recovery subscription is for a period of twelve (12) months, ensuring uninterrupted coverage for citywide operations during that time.

Staff requested quotes from thirteen (13) authorized professional companies for the purchase of an ongoing data backup and continuity subscription and received the lowest priced quote from Solid Networks Inc. for $89,912. Staff is requesting City Council to approve of the purchase of the data backup and continuity subscription with Solid Networks Inc. for the quoted price of $89,912.

BACKGROUND:
For over twenty (20) years, the City has used a data backup subscription for the City's business continuity or service interruption caused by unforeseen events. The subscription requested to be purchased is crucial in the emergence of new technology, persistent high security threats and the stark reality of service and operational impacts in the event of expected event. The proposed term is for twelve (12) months, providing continuous support and protection for the City's systems over the next year.

Staff requested quotes from authorized professional companies for the purchase of ongoing data backup and continuity subscription and received the following results listed on table 1.

Table 1

1	Solid Networks	$89,912
2	Insight Public Sector	$90,317
3	CDW-G	$91,049
4	Gov.Connection	$93,083
5	Solutions Simplified	$100,140

Solid Networks Inc. produced the lowest priced quote for the purchase of the backup and continuity subscription at $89,912.

This backup and continuity subscription is critical for protecting the City's data and is an essential business process for operations. Therefore, staff is requesting City Council to approve the purchase of this technology subscription with Solid Networks, Inc.

REASON FOR RECOMMENDATION:
For ongoing data backup and continuity in the event of service interruption caused by unforeseen events specific to the City's systems.

FISCAL IMPACT:
There are sufficient funds in the ISD subscriptions budget for this expense.

ATTACHMENTS:

A. Resolution of the City Council of the City of Lathrop to Approve the Purchase of Data Backup and Continuity Subscription with Solid Networks Inc.

B. PO #2026-052 with Solid Networks Inc. for the Purchase of Data Backup and Continuity Subscription for the City systems.

APPROVALS:

Tony Fernandes
Information Systems Director — Date: 8-22-2025

Cari James
Finance Director — Date: 8/26/2025

Thomas Hedegard
Deputy City Manager — Date: 8/24/2025

Salvador Navarrete
City Attorney — Date: 8.22.2025

Stephen J. Salvatore
City Manager — Date: 8.29.25

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE THE PURCHASE OF DATA BACKUP AND CONTINUITY SUBSCRIPTION WITH SOLID NETWORKS INC.

WHEREAS, for over twenty (20) years, the City of Lathrop has been protected by systems designed to back up and safeguard data for essential citywide operations; and

WHEREAS, the current subscription, previously approved by City Council in 2023, is set to expire in September 2025; and

WHEREAS, details of the purchase are redacted to mitigate any potential threat to the City's infrastructure; and

WHEREAS, staff requested quotes from thirteen (13) authorized professional companies for the renewal of an ongoing data backup and continuity subscription and received the lowest priced quote from Solid Networks Inc. for $89,912; and

WHEREAS, staff requests that the City Council to approve the purchase of data backup and disaster recovery subscription with Solid Networks in the amount of $89,912 for a twelve (12) month term.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the purchase of data backup and disaster recovery subscription with Solid Networks in the amount of $89,912 for a twelve (12) month term.

The foregoing resolution was passed and adopted this 8th day of September 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

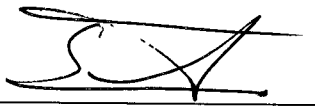
ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

Attachment B

Bill To 390 Towne Centre Dr
Lathrop, CA 95330

Purchase Order
No. 2026-00000052
Date 7/30/2025
Resolution

The parties to this agreement are:

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, SHIPPERS, BILL OF LADING AND CORRESPONDENCE

Vendor No. 1295

DELIVER BY

Vendor
Solid Networks, Inc
P.O. Box 613
OAKDALE, CA 95361

Ship To
390 Towne Centre Dr
Lathrop, CA 95330

SHIP VIA
FREIGHT TERMS
PAGE 1 of 3
ORIGINATOR Emily Malay

QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
		[redacted]	$326.0000	$19,560.00
			$1,053.0000	$31,590.00
			$2,825.0000	$2,825.00
			$894.0000	$26,820.00
			$2,827.0000	$2,827.00
			$1,258.0000	$6,290.00
				$89,912.00

The contractor agrees to furnish all labor, equipment and materials necessary to perform the services describe herein and agrees to comply with the terms and conditions identified below which are made a part hereof by this reference (Outline exact detail what is to be done, where is to be done and include work specifications, if applicable.)

8-27-2025

CITY OF LATHROP
RECOMMENDED FOR APPROVAL DATE

VENDOR (Signature)
APPROVED BY DATE

CITY OF LATHROP
APPROVED BY DATE

VENDOR (Print Name)
APPROVED BY DATE

Special Instructions

[redacted]

STANDARD PURCHASE ORDER
TERMS AND CONDITIONS

1. ACCEPTANCE. Acceptance of this Purchase Order, whether by written acknowledgement or by performance by Seller, shall be upon the terms and conditions hereof; no other terms or conditions shall be binding on Buyer unless written approval thereof specifically referring to such other terms and conditions shall have been given to Seller.

2. INVOICES. Separate invoice shall be supplied for each Purchase Order shipment. Each invoice shall be itemized and shall show Contract Number, terms, discounts, date of shipment or service dates, and Purchase Order Number. Failure to show said items may result in delay of payment with all rights reserved, including cash discounts. The Vendor name on this Purchase Order resulted from a quotation signed in the same name. Payment will not be made to a firm name other than that shown on the face hereof without written assignment.

3. PAYMENT TERMS. Seller shall receive payment either by One-Time payment (Lump Sum), Monthly or Quarterly ITEMIZED INVOICE. All payments are in arrears.

4. ORDER CHANGES. The Buyer shall have the right from time to time by written notices to make changes in quantities and/or delivery dates of any article, material, or services covered by this Purchase Order prior to the time the item or items are actually placed into final production by the Seller. If such changes are made after the article, material, or services are placed into final production by the Seller and such changes cause a substantial increase or decrease in Seller's performance will be made and this order will be modified in writing accordingly, provided that any claim for adjustment must be asserted by the Seller within a reasonable time (in no case to exceed twenty days) after the change is ordered.

5. SHIPPING. Seller will indicate plainly the Purchase Order Number on all bills of lading, all goods shipped pursuant to said order, and on all invoices, freight bills, and packages. Each package must contain a memorandum showing Seller's name, contents of package, and Purchase Order Number.

   Shipments of goods specified on this Purchase Order number should result in lowest possible freight rate unless otherwise specified by Buyer. Penalties or increased charges due to failure to observe this provision will be charged to Seller.

   Shipping costs for goods on back order shall be paid only at the rate which would have been applicable had the complete order been shipped at one time. All excess costs shall be borne by Seller. Partial shipments must be identified as such on shipping memoranda and invoices.

   When shipping, Seller will make no declaration of value to carried, except where shipment is subject to released value ratings.

   Any materials supplied to City which are covered by the OSHA Hazard Communication Standard must be accompanied by the applicable Material Safety Data Sheet (MSDS) at the time of delivery.

6. DELIVERY. Unless otherwise expressly provided, Seller shall deliver all articles to Buyer's premises, free of all freight, handling, transportation, drayage, boxing and similar charges. All times in this contract are of the essence.

7. TERMINATION. Buyer may terminate all or part of this contract, with or without cause. If buyer terminates without cause, then Buyer shall pay all reasonable termination charges incurred by Seller.

8. DECLINE IN PRICES. Buyer shall be protected in the event of declining prices on the undelivered portion of this Purchase Order. If prices decline got items ordered, Seller may elect to meet priced reductions or other vendors, or is own lower prices to other purchasers, but if Seller should refuse to do so. Buyer shall have the right to cancel any or all of the balance due on this Purchase Order without cost to Buyer.

9. FORCE MAJEURE. Neither Seller nor Buyer shall be liable for nonperformance due to causes beyond reasonable control. Where only a part of Seller's capacity to perform is excused under this paragraph, Seller must allocated production and deliveries among the various customers then under contract for similar goods during the period. The allocation must be made in a fair and equitable manner. Where either Seller or Buyer claims an excuse for nonperformance under this paragraph, it must give notice in writing to the other party. Seller shall not be obligated to sell, nor Buyer obligated to purchase, at a later date, that portion of the goods that Seller is unable to deliver or Buyer is unable to receive or use due to any excused cause. No goods are to be tendered by Seller after the expiration of the terms specified in this Purchase Order without consent of Buyer.

10. WARRANTY. Seller warrants that all articles and services covered by this Purchase Order will conform to drawings, specifications, or samples and will be merchantable and of good material, design and workmanship, free from all defects, and suitable for the use intended. All articles will be subject to Buyer's inspection and rejection at the place of delivery. Defective articles may be returned to the Seller for full credit or replacement at the Seller's risk and expense, including transportation charges both ways, but no defective articles shall be replaced without formal replacement order signed by the Buyer.

11. ASSIGNMENT. Neither party shall assign or transfer this Purchase Order without the written consent of the other.

12. **INDEMNITY. SELLER WARRANTS THAT GOODS FURNISHED UNDER THIS PURCHASE ORDER DO NOT INFRINGE ANY PATENT, TRADEMARK, OR TRADE NAME, OR COPYRIGHT AND AGREES TO INDEMNIFY AND SAVE HARMLESS BUYER OR ITS VENDEES FROM ANY AND ALL CLAIMS, SUITS, LIABILITIES, DAMAGES, LOSSES, OR EXPENSES INCURRED BY BUYER OR ITS VENDEES BY REASON OF ANY ALLEGED INFRINGEMENT OF ANY SUCH RIGHTS.**

SELLER SHALL INDEMNIFY AND HOLD HARMLESS BUYER AND ITS AGENTS AND EMPLOYEES FROM AN AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK CAUSED BY ANY NEGLIGENT ACT OR OMISSION OF SELLER, ANY SUBCONTRACTOR, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE. IN CASE OF CONCURRING FAULT, EACH PARTY SHALL BEAR ITS SHARE OF THE LOSS.

13. BUYER'S PROPERTY. Any property of Buyer in Seller's active or constructive possession or custody hereunder will be at Seller's risk, and Seller agrees to reimburse Buyer for any loss or damage to such property however caused.

14. COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS. By acceptance hereof, Seller Warrants:

    (a) that all goods, merchandise, and materials delivered and services rendered hereunder will have been produced and provided in compliance with all requirements of the Fair Labor Standards Act of 1938, as amended, and

    (b) that all goods, materials, and equipment delivered hereunder shall comply with the applicable federal standards prescribed by the Occupational Safety and Health Act of 1970, or as amended.

    (c) that Seller will comply with all applicable laws, rules and regulations of federal, state and local governments and agencies, thereof, including but not limited to Executive Orders 11246, 11701, and section 503 of Public Law 93-112, The Rehabilitation Act of 1973, the provisions of The Americans and Disabilities Act, Transient Employer Law (285.230 R. S. Mo. et seq.) and Excessive Unemployment Law (Section 290.550 et seq R.S. Mo.) which are hereby incorporated by reference, unless this Purchase Order is exempt pursuant to said Executive Orders, or Acts and the regulations issued thereunder.

15. WORKER'S COMPENSATION, EMPLOYER'S LIABILITY, AND GENERAL LIABILITY. When work is performed on Buyer's premises, Seller agrees to carry at Seller's own expense.

    (a) Worker's Compensation and Employer's Liability Insurance.

    (b) General liability (including Contractual Liability and Products Liability/Completed Operations) Insurance and Auto Liability insurance each in amounts no less than $1,000,000 per occurrence. Insurance certificates of such coverage shall be submitted to City Utilities' Risk Management upon request of Buyer.

16. INSOLVENCY. If Seller shall become insolvent, file a petition in bankruptcy, or shall make an assignment for the benefit of creditors, or if a receiver or trustee shall be appointed of or for any of Seller's property or business, the Purchase Order may be cancelled at Buyer's option without liability.

17. TAXES. Seller agrees to cooperate with Buyer in opposing the imposition of any tax on any article covered by this Purchase Order, the legality of which is questioned by Buyer, and in securing any abatement or any refund thereof sought by Buyer.

18. FOREIGN SHIPMENTS. Foreign shipments must be preceded by execution of formal Consular Invoice. At time of shipment, Ocean Bills of Lading, Consular Invoice, and Commercial Invoices, in triplicate, shall be forwarded directly to the Purchasing Agent issuing this Purchase Order.

19. VENUE. This Purchase Order shall be governed by the law of the State of California.

20. BRANDING. Seller warrants that all materials covered by this Purchase Order are no altered or misbranded within the meaning of the Federal Food, Drug and Cosmetic Act; not an article with may not , under provisions of Section 404 or 505 of said act, be introduced into interstate commerce, and not adulterated or misbranded within the meaning of the pure food and drug laws or the ordinances of any state or city which are applicable to such shipment or delivery, and Seller hereby agrees to indemnify and save the Buyer harmless from and against all claims, charges, action and proceedings brought against Buyer by any lawful government authority or by any person on account of any alleged adulteration or misbranding by Seller of any such material referred to above. Seller does no guarantee against any such material becoming adulterated or misbranded after delivery to Buyer by reason of causes beyond Seller's control.

21. CONFLICTING TERMS. In case of a conflict between these terms and conditions and those of a separate written contract signed by both Buyer and Seller, the written contract shall prevail.

22. REVIEW OF RECORDS. During the term of the purchase order/agreement and for three years thereafter, City of Lathrop (City) shall have the right to review Seller's records, only for the purposes of verifying claims for payment and compliance with the terms and conditions of the purchase order/agreement for at least three years after final payment.

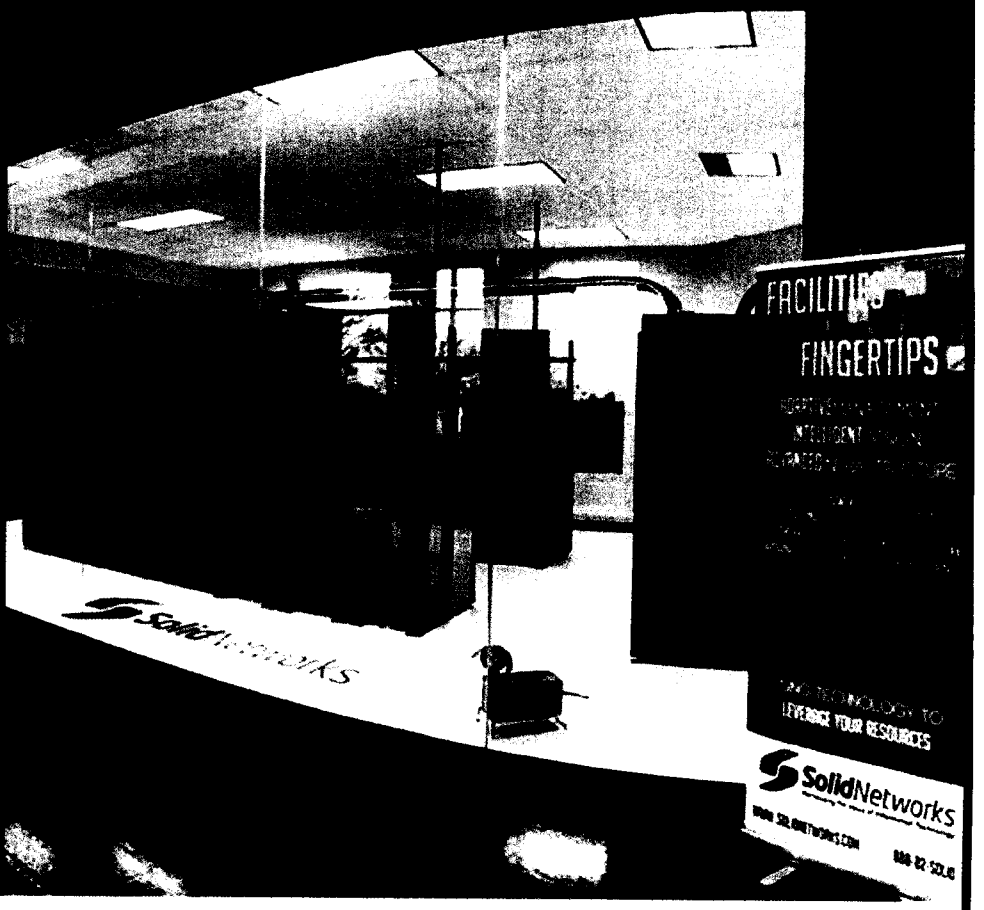
23. OFFSETTING BILLS. City reserves the right to apply offsetting payments for goods and/or services that are due against delinquent utility bills which are due City.

24. NON-EXCLUSIVE AGREEMENT. The purchase order is a non-exclusive contract and City reserves the right to purchase same or like materials and/or services from other sources as City deems necessary and appropriate.

SolidNetworks

Solid Networks
Christina Robinson
1.209.338.1489
Christina.Robinson@SolidNetworks.com

Technology Simplified



We have prepared a quote for you

[redacted]

Prepared for:

City of Lathrop

Tony Fernandes
tfernandes@ci.lathrop.ca.us



[redacted]

Description	Price	Qty	Ext. Price
[redacted]	$326.00	60	$19,560.00
	$1,053.00	30	$31,590.00
	$2,825.00	1	$2,825.00
	$894.00	30	$26,820.00
	$2,827.00	1	$2,827.00
	$1,258.00	5	$6,290.00
		Subtotal:	**$89,912.00**



[redacted]

Prepared by:	Prepared for:	Ship To:
Solid Networks	**City of Lathrop**	**City of Lathrop**
Christina Robinson 1.209.338.1489 Christina.Robinson@SolidNetworks.com	390 Towne Centre Drive Lathrop, CA 95330 Tony Fernandes (209) 941-7200 tfernandes@ci.lathrop.ca.us	390 Towne Centre Drive Lathrop, CA 95330 Tony Fernandes (209) 941-7200 tfernandes@ci.lathrop.ca.us

Quote Summary

Description	Amount
[redacted]	$89,912.00
Total:	**$89,912.00**

All software/licensing is non refundable. Please ensure your quote is accurate before approving.
Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Solid Networks		City of Lathrop	
Signature:		Signature:	
Name:	Christina Robinson	Name:	Tony Fernandes
Title:	Procurement Manager	Title:	Director of Information Systems
Date:	08/19/2025	Date:	

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CITY MANAGER'S REPORT
SEPTEMEBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **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**

RECOMMENDATION: **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**

SUMMARY:

The City fleet division is responsible for the purchase and maintenance of fleet vehicles for operations, facilities, construction, infrastructure, and public safety. Staff requests City Council approval of an amendment to the service contract with NextGen Alpha Upfitting to provide missing lighting in headlights and side panels for 15 police vehicles and ballistic panels for one captain and one chief of police vehicles.

The amendment to the service contract would allow NextGen Alpha Upfitting to provide and install missing red and blue emergency lighting in headlights and side panels that were not built on 15 police vehicles and install ballistic panel equipment for one captain and one chief of police vehicles. The amended upfitting process is needed for the police vehicles to enhance officer safety and productivity.

BACKGROUND:

Upon completing the scope of work in the Emergency Service Contract dated May 12, 2025, staff learned 15 of 16 police vehicles were not built with red and blue emergency lighting features in the headlights and side panels. In addition to this amendment, one captain and one chief of police vehicles need ballistic panels that were not included in the purchase of the police vehicles as needed to enhance officer safety.

The amendment to the service contract is proposed pursuant to LMC 2.36.080, which states that purchasing procedures may be eliminated in emergency situations to efficiently and timely maintain essential public services for the preservation of public health, safety, and welfare of the community to allow NextGen Alpha Upfitting to provide and install the missing lighting in the headlights and side panels for 15 police vehicles at a cost of $15,697 and upfit ballistic panels on one captain and one chief of police vehicles at a cost of $10,435 for a total amount of $26,132.

FISCAL IMPACT:

The cost for the purchase and installation of missing red and blue emergency lighting in the headlights and ballistic door panels for the police vehicles is $26,132.

There are sufficient funds allocated in the existing budget.

ATTACHMENTS:

A. Resolution to Approve an 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

B. 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

APPROVALS:

9.3.2025

Todd Sebastian
Director of Parks, Recreation, and Fleet — Date

9/3/2025

Cari James
Director of Finance — Date

FOR CHIEF SEALY 9/3/25

Stephen Sealy
Chief of Police — Date

9.3.2025

Salvador Navarrete
City Attorney — Date

9/3/2025

Thomas Hedegard
Deputy City Manager — Date

FOR SJS 9/4/2025

Stephen J. Salvatore
City Manager — Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO 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 LATHROP POLICE DEPARTMENT

WHEREAS, Fifteen police vehicles need to be upfitted with red and blue emergency lighting in the headlights and side panels that were not built on 15 police vehicles and ballistic panel equipment for one captain and one chief of police vehicles to avoid interruptions and gaps in our emergency services fleet operations; and

WHEREAS, NextGen Alpha Upfitting is currently upfitting vehicles pursuant to a contract dated May 12, 2025, and have detected that 15 patrol vehicles need blue and red lighting in the headlights and side panels that were not included on police vehicles when purchased and ballistic panels are needed for one captain and one chief of police vehicles; and

WHEREAS, the amendment to the service contract is proposed pursuant to LMC 2.36.080 which states that purchasing procedures may be eliminated in emergency situations to efficiently and timely maintain essential public services for the preservation of public health, safety, and welfare of the community to allow NextGen Alpha Upfitting to purchase and install the missing red and blue emergency lighting in the headlights and side panels for 15 police vehicles at a cost of $15,697 and ballistic panels for one captain and one chief of police vehicles at a cost of $10,435 for a total amount of $26,132; and

WHEREAS, there are sufficient funds allocated in the 2025/2026 budget;

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve a amendment to the service contract with NextGen Alpha Upfitting, in the amount not to exceed $26,132.

The foregoing resolution was passed and adopted this 8th day of September 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

CITY OF LATHROP

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

THIS AMENDMENT TO AGREEMENT, dated for convenience this **8th** day of **September 2025** is by and between **NEXTGEN ALPHA UPFITTING** ("CONTRACTOR") and the **CITY OF LATHROP**, a California municipal corporation ("CITY").

(1) Scope of Service

CONTRACTOR agrees to perform services in accordance with the scope of work and fee proposal provided by the CONTRACTOR, attached hereto as Exhibit "A", and incorporated herein by reference. CONTRACTOR agrees to diligently perform these services in accordance with the upmost standards of its profession and to CITY's satisfaction by December 31, 2025.

(2) Compensation

CITY hereby agrees to pay CONTRACTOR a sum-not-to-exceed $26,132 for the purchase and installation of police vehicle equipment as set forth in Exhibit "A". CONTRACTOR shall be paid within thirty (30) days of receipt of billings containing all information contained in Paragraph 5 below. In no event shall CONTRACTOR be entitled to compensation for work not included in Exhibit "A" unless a written change order or authorization is executed describing the extra work and payment terms prior to the commencement of the work.

(3) Effective Date and Term

The effective date of this Agreement is **September 8, 2025,** and it shall terminate no later than **December 31, 2025**.

(4) Independent Contractor Status

It is expressly understood and agreed by both parties that CONTRACTOR, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the CITY. CONTRACTOR expressly warrants not to represent, at any time or in any manner, that CONTRACTOR is an employee of the CITY.

(5) Billings

CONTRACTOR'S bills shall include a list of all tasks, a total amount due, the amounts previously billed, and the net amount due on the invoice. Except as specifically authorized by CITY, CONTRACTOR shall not bill CITY for duplicate services performed by more than one person. In no event shall CONTRACTOR submit any billing for an amount in excess of the maximum amount of compensation provided in section (2) for either task or for the entire Agreement, unless modified by a properly executed change order.

(6) Advice and Status Reporting

CONTRACTOR shall provide the CITY with timely reports, orally or in writing, of all significant developments arising during performance of its services hereunder, and shall furnish to CITY such information as is necessary to enable CITY to monitor the performance of this Agreement.

(7) Assignment and Subcontracting

It is recognized by the parties hereto that a substantial inducement to CITY for entering into this Agreement was, and is, the professional reputation and competence of CONTRACTOR. Neither this Agreement nor any interest therein may be assigned by CONTRACTOR without the prior written approval of CITY'S City Manager. CONTRACTOR shall not subcontract any portion of the performance contemplated and provided for herein, other than the subcontractors noted in the proposal, without prior written approval of the CITY'S City Manager.

(8) Assignment of Personnel

CONTRACTOR shall assign only competent personnel to perform services pursuant to this Agreement. If CITY asks CONTRACTOR to remove a person assigned to the work called for under this Agreement, CONTRACTOR agrees to do so immediately, regardless of the reason, or the lack of a reason, according to the CITY'S request.

(9) Insurance

On or before beginning any of the services or work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONTRACTOR shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONTRACTOR has also been

obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

(a) Workers' Compensation. CONTRACTOR shall, at CONTRACTOR'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONTRACTOR. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars ($1,000,000). In the alternative, CONTRACTOR may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONTRACTOR, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

(b) Commercial General and Automobile Liability Insurance. CONTRACTOR, at CONTRACTOR'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars ($1,000,000) per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 00 01 and Insurance Services Office Automobile Liability form CA 00 01 Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

(i) CITY, its officers, employees, and volunteers are to be covered as additional insured with coverage from ISO form

CG 20 10 or its equivalent. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.

(ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.

(iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.

(iv) Any failure of CONTRACTOR to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

(v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.

(vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

(c) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONTRACTOR shall provide written notice to CITY at CONTRACTOR'S earliest possible opportunity and in no case later than five days after CONTRACTOR is notified of the change in coverage.

(d) In addition to any other remedies CITY may have if CONTRACTOR fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:

(i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

(ii) Order CONTRACTOR to stop work under this Agreement or withhold any payment which becomes due to CONTRACTOR hereunder, or both stop work and withhold any payment, until CONTRACTOR demonstrates compliance with the requirements hereof;

(iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONTRACTOR'S breach.

(10) Indemnification - CONTRACTOR'S Responsibility

Notwithstanding anything contrary to anything contained in the Agreement CONTRACTOR agrees to defend and hold City of Lathrop harmless from and against any and all loss, cost, liability and expense from third party claims where any equipment provided and installed by CONTRACTOR hereunder is the sole and direct cause of any property damage or personal injury (as opposed to cases where failure or malfunction of the system merely contributes to a loss or injury started from another source), or where an employee of CONTRACTOR causes personal injury or property damage in performing the installation or servicing of equipment while on User's premises or where the loss or injury is caused by negligent acts or omissions of installers or maintenance personnel of CONTRACTOR, constituting intentional and willful misconduct. User shall indemnify, defend, protect and hold CONTRACTOR harmless from and against any and all property loss claims including all third party property losses except where any equipment provided and installed by CONTRACTOR hereunder is the sole and direct cause of any property damage or personal injury (as opposed to cases where failure or malfunction of the system merely contributes to a loss or injury started from another source), or where an employee of CONTRACTOR causes personal injury or property damage in performing the installation or servicing of equipment while on User's premises or where the loss or injury is caused by negligent acts or omissions of installers or maintenance personnel of CONTRACTOR, constituting intentional and willful misconduct. For any third-party losses where CONTRACTOR's actions while on site are the sole and direct cause of aforesaid loss vs equipment or monitoring failure, CONTRACTOR has the duty to defend as set forth in Section 2778 of the California Civil Code.

(11) Licenses

If a license of any kind, which term is intended to include evidence of registration, is required of CONTRACTOR, its employees, agents, or subcontractors by federal or state law, CONTRACTOR warrants that such license has been obtained, is valid and in good standing, and CONTRACTOR shall keep it in effect at all times during the term of this Agreement, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

(12) Business Licenses

CONTRACTOR shall obtain and maintain a CITY of Lathrop Business License until all Agreement services are rendered and accepted by the CITY.

(13) Termination

Either CITY or CONTRACTOR may cancel this Agreement upon 30 days written notification to the other party. In the event of termination, the CONTRACTOR shall be entitled to compensation for services performed to the effective date of termination; provided, however, that the CITY may condition payment of such compensation upon CONTRACTOR'S delivery to the CITY of any or all documents, photographs, computer software, video and audio tapes, and other materials provided to CONTRACTOR or prepared by or for CONTRACTOR or the CITY in connection with this Agreement.

(14) Funding

CONTRACTOR agrees and understands that renewal of this agreement in subsequent years is contingent upon action by the City Council consistent with the appropriations limits of Article XIII (B) of the California Constitution and that the Council may determine not to fund this agreement in subsequent years.

(15) Notices

All contracts, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) Days by delivery of a hard copy of the material sent by facsimile transmission. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City:
City of Lathrop
City Clerk
390 Towne Centre
Lathrop, CA 95330

Copy to:
City of Lathrop
Parks, Recreation, and Fleet Services Dept.
390 Towne Centre Drive
Lathrop, CA 95330

MAIN: (209) 941-7370
FAX: (209) 941-7449

To Contractor: NextGen Alpha Upfitting
8400 Carbide Ct., Suite A
Sacramento, CA 95828

Phone: (916) 423-5053

(16) Miscellaneous

(a) Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.

(b) Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the Laws of the State of California.

(c) Definitions. The definitions and terms are as defined in these specifications.

(d) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

(e) Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

(f) Incorporation of Documents. All documents constituting the Agreement documents described in Section 1 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.

(g) Integration. This Agreement and any amendments hereto between the parties constitute the entire Agreement between the parties concerning the Project and Work, there are no other prior oral or written agreements between the parties that are not incorporated in this Agreement.

(h) Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

(i) Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.

(j) Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

(k) Status of CONTRACTOR. In the exercise of rights and obligations under this Agreement, CONTRACTOR acts as an independent contractor and not as an agent or employee of CITY. CONTRACTOR shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of CITY, and CONTRACTOR expressly waives any and all claims to such right and benefits.

(l) Successors and Assigns. The provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

(m) Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

(n) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.

(o) Recovery of Costs. The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs, including reasonable attorney's

fees, incurred or expended in connection with such action against the non-prevailing party.

(17) Notice to Proceed

Prior to commencing work under this agreement, CONTRACTOR shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay CONTRACTOR for any services prior to issuance of the Notice to Proceed.

(18) Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONTRACTOR and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – AMENDMENT TO THE SERVICE CONTRACT WITH NEXTGEN ALPHA UPFITTING FOR THE PURCHASE AND INSTALLATION OF MISSING HEADLIGHTS AND SIDE PANELS FOR 15 POLICE VEHICLES AND BALLISTIC PANELS FOR ONE CAPTAIN AND ONE CHIEF OF POLICE VEHICLES

Approved as to Form:

City of Lathrop
City Attorney

9.3.2025

Salvador Navarrete Date

Recommended for Approval:

City of Lathrop
Parks, Recreation, and Fleet Services Department

Todd Sebastian Date
Director

Approved By:
Reso #:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore Date
City Manager

CONTRACTOR:

NextGen Alpha Upfitting
8400 Carbide Ct., Suite A
Sacramento, CA 95828
Fed ID # 87-3213945
Business License # NLB-001273-2025

Signature Date

(Print Name and Title)

Signature Date

(Print Name and Title)

EXHIBIT "A"

NextGen Alpha Upfitting
8401 Rovana Circle
Sacramento, CA 95828 US
+19166039865
Sumeet@NextGenAlphaUpfitting.Net
NEXTGENALPHAUPFITTING.NET

BILL TO
Lathrop Police Department
Lathrop Pd
940 River Islands Parkway,
Lathrop, CA 95330

SHIP TO
Lathrop Police Department
Lathrop Pd
940 River Islands Parkway,
Lathrop, CA 95330

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
	08/01/2025	$6,356.67		

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	LATHROP ADD ON'S TO THE FIRST 7 PATROLS			
	UNIT #24-629, 24-832, 24-914, 24-591, 24-750, 24-486, 24-849 & 24-866			
ELUC3H010J	Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher Dual Color Red/Blue FOR MISSING LIGHTING IN HEADLIGHTS	14	92.49	1,294.86T
ENGLMK013	bluePRINT Link® Micro Kit, includes Module and Vehicle Harness for Ford Super Duty F-250-F-550, 2023-2024, Ford F-150, 2024 and Ford Police Interceptor Utility (PIU) 2025 NEEDED FOR NEWER PATROL CARS	7	390.00	2,730.00T
ETSS100J	100J Series Composite Speaker w/ Universal Bail Bracket - 100 watt	7	210.06	1,470.42T
NG ORDER	100 AMP 12V CIRCUIT BREAKER FOR POWER SURGE ON ELECTRONICS	7	49.99	349.93T

SUBTOTAL	5,845.21
TAX	511.46
TOTAL	6,356.67
BALANCE DUE	**$6,356.67**

Pay invoice

Please remit payment to:
9731 Dino Drive #100
Elk Grove CA, 95624

NextGen Alpha Upfitting
8401 Rovana Circle
Sacramento, CA 95828 US
+19166039865
Sumeet@NextGenAlphaUpfitting.Net
NEXTGENALPHAUPFITTING.NET

Estimate

ADDRESS
Lathrop Police Department
Lathrop Pd
940 River Islands Parkway,
Lathrop, CA 95330

SHIP TO
Lathrop Police Department
Lathrop Pd
940 River Islands Parkway,
Lathrop, CA 95330

ESTIMATE #	DATE	EXPIRATION DATE
2708	08/29/2025	09/29/2025

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	LATHROP ADD ON'S UNIT #24-530, 24-729, 24-096, 24-823, 24-866, 25-501, 25-696, 24-686 . x2 Lt #24-530 & #24-729			
ELUC3H010J	Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher Dual Color Red/Blue FOR MISSING LIGHTING IN HEADLIGHTS	2	92.49	184.98T
ENGLMK008	bluePRINT Link® Micro Module and Vehicle Harness for Ford Transit 2020-2021, Ford Explorer / Police Interceptor Utility (PIU) 2016-2022, Ford F150 2017-2020 only, Ford F250-F550 2017-2021	1	390.00	390.00T
NG ORDER	100 AMP 12V CIRCUIT BREAKER FOR POWER SURGE ON ELECTRONICS x2 SGT/WC #24-096 & #24-823	1	49.99	49.99T
ELUC3H010J	Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher Dual Color Red/Blue	2	92.49	184.98T
ENGLMK008	bluePRINT Link® Micro Module and Vehicle Harness for Ford Transit 2020-2021, Ford Explorer / Police Interceptor Utility (PIU) 2016-2022, Ford F150 2017-2020 only, Ford F250-F550 2017-2021	1	390.00	390.00T
NG ORDER	100 AMP 12V CIRCUIT BREAKER FOR POWER SURGE ON ELECTRONICS	1	49.99	49.99T
ETSS100J	100J Series Composite Speaker w/ Universal Bail Bracket - 100 watt	1	210.06	210.06T
PMP2BKDGAJ	90 Degree Deck/Grille Adjustable Bracket Kit for mpower® 4" Fascia Light w/ Stud Mount - Black	2	18.00	36.00T

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
EMPS4STS5RBW	mpower® HD 4" Light, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Clear Lens, 18 LED, Tricolor - Red/Blue/White REAR 1/4 CARGO WINDOW x1 K9 #24-501	2	148.55	297.10T
ELUC3H010J	Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher Dual Color Red/Blue	2	92.49	184.98T
ENGLMK013	bluePRINT Link® Micro Kit, includes Module and Vehicle Harness for Ford Super Duty F-250-F-550, 2023-2024, Ford F-150, 2024 and Ford Police Interceptor Utility (PIU) 2025	1	390.00	390.00T
NG ORDER	100 AMP 12V CIRCUIT BREAKER FOR POWER SURGE ON ELECTRONICS	1	49.99	49.99T
PMP2BKDGAJ	90 Degree Deck/Grille Adjustable Bracket Kit for mpower® 4" Fascia Light w/ Stud Mount - Black	2	18.00	36.00T
EMPS4STS5RBW	mpower® HD 4" Light, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Clear Lens, 18 LED, Tricolor - Red/Blue/White REAR 1/4 CARGO WINDOW PATROL #24-866	2	148.55	297.10T
ELUC3H010J	Universal UnderCover Screw-In LED Insert Single Light Kit, 9-32 Vdc w/ 10 5-wire harness: includes insert, Lens #1 (Extreme Angle) & Inline Flasher Dual Color Red/Blue	2	92.49	184.98T
ENGLMK013	bluePRINT Link® Micro Kit, includes Module and Vehicle Harness for Ford Super Duty F-250-F-550, 2023-2024, Ford F-150, 2024 and Ford Police Interceptor Utility (PIU) 2025	1	390.00	390.00T
ETSS100J	100J Series Composite Speaker w/ Universal Bail Bracket - 100 watt	1	210.06	210.06T
NG ORDER	100 AMP 12V CIRCUIT BREAKER FOR POWER SURGE ON ELECTRONICS	1	49.99	49.99T
PMP2BKDGAJ	90 Degree Deck/Grille Adjustable Bracket Kit for mpower® 4" Fascia Light w/ Stud Mount - Black	2	18.00	36.00T
EMPS4STS5RBW	mpower® HD 4" Light, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Clear Lens, 18 LED, Tricolor - Red/Blue/White REAR 1/4 CARGO WINDOW POOL CAR #25-696	2	148.55	297.10T
NG ORDER	100 AMP 12V CIRCUIT BREAKER FOR POWER SURGE ON ELECTRONICS	1	49.99	49.99T
ENGLMK013	bluePRINT Link® Micro Kit, includes Module and Vehicle Harness for Ford Super Duty F-250-F-550, 2023-2024, Ford F-150, 2024 and Ford Police Interceptor Utility (PIU) 2025	1	390.00	390.00T
PMP2BK012	Side-Mount Window Bracket Kit, contains 1 metal bracket for side-mounted window shroud, compatible with mpower® Fascia Light 3" & 4" Stud Mounts only	2	22.00	44.00T
PMP2WSSSB	Dual Windshield Mpower Light Shrouds for the 3 and 4 Inch Fascia Stud Mount Light	2	19.00	38.00T
EMPS4STS5RBW	mpower@ HD 4" Light, 18" hard wire with sync option, SAE Class 1 & CA Title 13, 9-32 VDC, Clear Lens, 18 LED	2	148.55	297.10T

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	Tricolor - RED/ BLUE/ WHITE			
	F150 #24-686			
ETSS100J	100J Series Composite Speaker w/ Universal Bail Bracket - 100 watt	1	210.06	210.06T
NG ORDER	100 AMP 12V CIRCUIT BREAKER FOR POWER SURGE ON ELECTRONICS	1	49.99	49.99T
ENGLMK013	bluePRINT Link® Micro Kit, includes Module and Vehicle Harness for Ford Super Duty F-250-F-550, 2023-2024, Ford F-150, 2024 and Ford Police Interceptor Utility (PIU) 2025	1	390.00	390.00T
	Fuel Master install on all x8 vehicles			
NG INSTALATION	FUEL MASTER INSTALL PER VEHICLE	8	375.00	3,000.00T
NG SHOP SUPPLIES	SHOP SUPPLIES - TO INCLUDE VEHICLE UPFIT - BRACKETS, FUSES, CLAMPS, WIRES, LOOM, MISC ACCESSORIES	8	25.00	200.00T
	SUBTOTAL			8,588.44
	TAX			751.49
	TOTAL			**$9,339.93**

Accepted By

Accepted Date

NextGen Alpha Upfitting
8401 Rovana Circle
Sacramento, CA 95828 US
+19166039865
Sumeet@NextGenAlphaUpfitting.Net
NEXTGENALPHAUPFITTING.NET

Estimate

ADDRESS
Lathrop Police Department
Lathrop Pd
940 River Islands Parkway,
Lathrop, CA 95330

SHIP TO
Lathrop Police Department
Lathrop Pd
940 River Islands Parkway,
Lathrop, CA 95330

ESTIMATE #	DATE	EXPIRATION DATE
2664	08/11/2025	09/11/2025

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	LATHROP PD LVL III+ PANELS			
NG ORDER	01-00405 LEVEL III+ DRIVER SIDE BALLISTIC PANEL TAHOE 2021 & NEWER	1	1,688.70	1,688.70T
NG SHOP SUPPLIES	SHOP SUPPLIES - TO INCLUDE VEHICLE UPFIT - BRACKETS, FUSES, CLAMPS, WIRES, LOOM, MISC ACCESSORIES	1	60.00	60.00T
NG INSTALATION	INSTALLATION CHARGE FOR ABOVE EQUIPMENT PER DEPARTMENT SPEC	1	500.00	500.00T
NG ORDER	01-00406 LEVEL III+ PASSENGER SIDE BALLISTIC PANEL TAHOE 2021 & NEWER	1	1,688.70	1,688.70T
NG SHOP SUPPLIES	SHOP SUPPLIES - TO INCLUDE VEHICLE UPFIT - BRACKETS, FUSES, CLAMPS, WIRES, LOOM, MISC ACCESSORIES	1	60.00	60.00T
NG INSTALATION	INSTALLATION CHARGE FOR ABOVE EQUIPMENT PER DEPARTMENT SPEC	1	500.00	500.00T
NG SHIP IN	SHIPPING IN COST FROM VENDOR	1	300.00	300.00T

TD - LVL III+ PANELS - SEALY

SUBTOTAL	4,797.40
TAX	419.77
TOTAL	**$5,217.17**

Accepted By

Accepted Date

NextGen Alpha Upfitting
8401 Rovana Circle
Sacramento, CA 95828 US
+19166039865
Sumeet@NextGenAlphaUpfitting.Net
NEXTGENALPHAUPFITTING.NET

Estimate

ADDRESS
Lathrop Police Department
Lathrop Pd
940 River Islands Parkway,
Lathrop, CA 95330

SHIP TO
Lathrop Police Department
Lathrop Pd
940 River Islands Parkway,
Lathrop, CA 95330

ESTIMATE #	DATE	EXPIRATION DATE
2669	08/14/2025	09/14/2025

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	LATHROP PD LVL III+ PANELS CAPT BARRIES			
NG ORDER	01-00405 LEVEL III+ DRIVER SIDE BALLISTIC PANEL TAHOE 2021 & NEWER	1	1,688.70	1,688.70T
NG SHOP SUPPLIES	SHOP SUPPLIES - TO INCLUDE VEHICLE UPFIT - BRACKETS, FUSES, CLAMPS, WIRES, LOOM, MISC ACCESSORIES	1	60.00	60.00T
NG INSTALATION	INSTALLATION CHARGE FOR ABOVE EQUIPMENT PER DEPARTMENT SPEC	1	500.00	500.00T
NG ORDER	01-00406 LEVEL III+ PASSENGER SIDE BALLISTIC PANEL TAHOE 2021 & NEWER	1	1,688.70	1,688.70T
NG SHOP SUPPLIES	SHOP SUPPLIES - TO INCLUDE VEHICLE UPFIT - BRACKETS, FUSES, CLAMPS, WIRES, LOOM, MISC ACCESSORIES	1	60.00	60.00T
NG INSTALATION	INSTALLATION CHARGE FOR ABOVE EQUIPMENT PER DEPARTMENT SPEC	1	500.00	500.00T
NG SHIP IN	SHIPPING IN COST FROM VENDOR	1	300.00	300.00T

TD - LVL III+ PANELS - SEALY

SUBTOTAL	4,797.40
TAX	419.77
TOTAL	**$5,217.17**

Accepted By

Accepted Date

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CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

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

RECOMMENDATION: **Adopt Resolution to Approve a Contract with St. Francis Electric, LLC for Traffic Control Devices and Lighting Electrical Maintenance Services and Approve Budget Amendment**

SUMMARY:

Staff recommends Council approve a three-year contract with up to three one-year extensions with St. Francis Electric, LLC for maintenance and repair of the City's traffic signals, streetlights, and facility lighting at an annual cost of $91,773. St. Francis is the sole-source provider due to the technical and security complexities of these systems and has agreed to hold existing unit prices aside from inflation adjustments. Staff also request a $150,000 budget amendment to cover contract costs, emergency responses, and potential facility additions over the contract term.

BACKGROUND:

The maintenance and repair of the City's traffic signals, streetlights, and facility lighting have historically been performed by specialized electrical service contractors with the expertise and equipment necessary to properly manage these critical systems. The City's most recent service contract with St. Francis Electric, LLC (St. Francis) expired on June 30, 2025. To prevent any disruption in the maintenance of essential infrastructure, staff executed an emergency contract with St. Francis on July 24, 2025.

St. Francis is uniquely qualified to provide these services due to the technical complexities and stringent security protocols involved in maintaining the surveillance and network systems that support the City's traffic signals and streetlight infrastructure. In recognition of this specialized expertise and given that St. Francis is the only contractor capable of meeting these requirements, staff determined the maintenance contract to be a sole-source procurement rather than issuing a competitive bid. Importantly, St. Francis has agreed to maintain their existing unit pricing, aside from a standard inflation adjustment, which staff believe ensures that the proposed costs remain fair and competitive.

Staff request Council approve a contract with St. Francis for the maintenance and repair of City traffic signals, streetlights and facility lighting for a term of three years with the option of three one-year extensions at a yearly cost of $91,773. Staff also request Council approve a budget amendment of $150,000 as detailed in the Fiscal Impact to cover the cost of the contract in addition to any emergency response expenses and facilities that may be added over the life of the contract.

REASON FOR RECOMMENDATION:

Traffic signal maintenance is a specialty trade that requires highly trained personnel and special equipment. The City does not currently have the equipment or trained staff to properly maintain the City's traffic signals, streetlights, and lighting at City facilities. The Signal and Lighting Maintenance Services Contract is necessary to maintain these facilities in good working order and to ensure public safety.

FISCAL IMPACT:

Staff request City Council approve a budget amendment transferring $150,000 from General Fund Street Reserve Fund 1010 to the Local Streets Fund 2080 for both Fiscal Years 2025/2026 and 2026/2027 as follows:

Fiscal Year 2025/2026

Decrease Street Reserves 1010-251-03-00	$150,000
Increase Transfer Out 1010-9900-990-9010	$150,000
Increase Transfer In 2080-9900-393-0000	$150,000
Increase Expenditure 2080-50-10-420-3300	$90,000
Increase Expenditure 2080-50-10-420-3300	$60,000

Fiscal Year 2026/2027

Decrease Street Reserves 1010-251-03-00	$150,000
Increase Transfer Out 1010-9900-990-9010	$150,000
Increase Transfer In 2080-9900-393-0000	$150,000
Increase Expenditure 2080-50-10-420-3300	$90,000
Increase Expenditure 2080-50-10-420-3300	$60,000

ATTACHMENTS:

A. Resolution to Approve a Contract with St. Francis Electric, LLC for Traffic Control Devices and Lighting Electrical Maintenance Services and Approve Budget Amendment

B. Contract with St. Francis Electric, LLC for Traffic Control Devices and Lighting Electrical Maintenance Services

APPROVALS:

Brad Taylor
City Engineer — Date: 9/3/2025

Cari James
Director of Finance — Date: 9/3/2025

Michael King
Assistant City Manager — Date: 9.3.2025

Salvador Navarrete
City Attorney — Date: 9-3-2025

Stephen J. Salvatore
City Manager — Date: 9/4/2025

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE A CONTRACT WITH ST. FRANCIS ELECTRIC, LLC FOR TRAFFIC CONTROL DEVICES AND LIGHTING ELECTRICAL MAINTENANCE SERVICES AND APPROVE BUDGET AMENDMENT

WHEREAS, the maintenance and repair of the City's traffic signals, streetlights, and facility lighting have historically been performed by specialized electrical service contractors with the expertise and equipment necessary to properly manage these critical systems; and

WHEREAS, the City's most recent service contract with St. Francis Electric, LLC (St. Francis) expired on June 30, 2025. To prevent any disruption in the maintenance of essential infrastructure, staff executed an emergency contract with St. Francis on July 24, 2025; and

WHEREAS, St. Francis is uniquely qualified to provide these services due to the technical complexities and stringent security protocols involved in maintaining the surveillance and network systems that support the City's traffic signals and streetlight infrastructure; and

WHEREAS, in recognition of this specialized expertise and given that St. Francis is the only contractor capable of meeting these requirements, staff determined the maintenance contract to be a sole-source procurement rather than issuing a competitive bid; and

WHEREAS, St. Francis has agreed to maintain their existing unit pricing, aside from a standard inflation adjustment, which staff believe ensures that the proposed costs remain fair and competitive; and

WHEREAS, staff request Council approve a contract with St. Francis for the maintenance and repair of City traffic signals, streetlights and facility lighting for a term of three years with the option of three one-year extensions at a yearly cost of $91,773; and

WHEREAS, staff also request Council approve a budget amendment of $150,000 to cover the cost of the contract in addition to any emergency response expenses and facilities that may be added over the life of the contract as detailed below.

Fiscal Year 2025/2026

Decrease Street Reserves 1010-251-03-00	$150,000
Increase Transfer Out 1010-9900-990-9010	$150,000
Increase Transfer In 2080-9900-393-0000	$150,000
Increase Expenditure 2080-50-10-420-3300	$90,000
Increase Expenditure 2080-50-10-420-3300	$60,000

Fiscal Year 2026/2027

Decrease Street Reserves 1010-251-03-00	$150,000
Increase Transfer Out 1010-9900-990-9010	$150,000
Increase Transfer In 2080-9900-393-0000	$150,000
Increase Expenditure 2080-50-10-420-3300	$90,000
Increase Expenditure 2080-50-10-420-3300	$60,000

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby approve a contract with St. Francis Electric, LLC for the maintenance and repair of City traffic signals, streetlights and facility lighting for a term of three years with the option of three one-year extensions at a yearly cost of $91,773; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby approve the a budget amendment of $150,000 as detailed above.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 8th day of September 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:

Salvador Navarrete
City Attorney

CONTRACT

BETWEEN THE CITY OF LATHROP AND ST. FRANCIS ELECTRIC, LLC.

This Contract dated **September 8, 2025,** is entered into by and between the **City of Lathrop**, a municipal corporation of the State of California (City) and **St. Francis Electric, LLC**, (Contractor), whose Taxpayer Identification Number is 47-2615956.

For and in consideration of the following covenants, terms and conditions, City and Contractor (the parties) agree:

1. Term. This Contract shall commence on, and be binding on the parties on, the date of execution of this Contract, and shall expire on June 30, 2028, subject to the earlier termination of this Contract. This contract may be extended by the City for up to three (3) additional consecutive years after the initial contract period in one (1) year increments at the discretion and approval of the City. The City shall notify the Contractor in writing of the intent to extend the contract by June 1st of the current contract year.

2. General Scope of Project and Work. The work to be performed as described in the Proposal for the City of Lathrop – Electrical Traffic Control Devices and Lighting Maintenance Services (Project) as included herein as Exhibit A. Contractor shall furnish labor, services, materials and equipment in connection with the performance of the described Maintenance and complete the Work in accordance with the covenants, terms and conditions of this Contract to the satisfaction of the City. The Work shall be complete, and all appurtenant work, materials, and services not expressly shown or called for in the Construction Documents which may be necessary for the complete and proper performance of the Maintenance in good faith shall be performed, furnished, and installed by the Contractor as though originally specified or shown. The Contractor will be compensated for actual work performed in accordance with the unit prices and provisions contained in these Construction Documents. Contract rates shall remain fixed through June 30, 2026. Any request by the Contractor for contract price adjustment thereafter shall be substantiated by supportive documentation correlated to the State of California Department of General Services California Construction Cost Index (CCCI), and in no case greater than 5% above existing rates. It is expressly understood that contract rate increases are not automatic nor guaranteed. All rate adjustment requests must be submitted in writing to the Project Manager no later than the most recent March 31st of the then-current contract term to be included in the following contract term, and will not go into effect until July 1st of that same year. If considered, price adjustments due to an increase in said CCCI shall be calculated based upon the values for the most recent February of the previous contract term and the February of the then-current contract term.

   Base Proposal Total: $ 91,772.40 per year

3. Compensation. In consideration of Contractor's performance of its obligations hereunder, City shall pay to Contractor the amount set forth in Contractor's Bid in accordance with the provisions of this Contract and upon the receipt of written invoices and all necessary supporting documentation within the time set forth in the Construction Documents. Contractor hereby shall not be permitted to invoice the City nor accept compensation for work not yet complete. In no event, shall the Contractor be entitled to payment for work not included in the approved scope of work, a written task order, or change order signed by the City Engineer prior to commencement of any work.

4. Insurance. On or before beginning any of the services or work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY. CONTRACTOR shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONTRACTOR has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

(a) Workers' Compensation. CONTRACTOR shall, at CONTRACTOR'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONTRACTOR. Said Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than one million dollars ($1,000,000). In the alternative, CONTRACTOR may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONTRACTOR, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

(b) Commercial General and Automobile Liability Insurance. CONTRACTOR, at CONTRACTOR'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than one million dollars per occurrence ($2,000,000), combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy.

(i) CITY, its officers, employees, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONTRACTOR, products and completed operations of CONTRACTOR; premises owned, occupied or used by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.

(ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.

(iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.

(iv) Any failure of CONTRACTOR to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

(v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.

(vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

(c) Deductibles and Self-Insured Retentions. CONTRACTOR shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of CITY Manager, CONTRACTOR may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers. The CITY Manager may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONTRACTOR procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

(d) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONTRACTOR shall provide written notice to CITY at CONTRACTOR'S earliest possible opportunity and in no case later than five days after CONTRACTOR is notified of the change in coverage.

(e) In addition to any other remedies CITY may have if CONTRACTOR fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:

(i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

(ii) Order CONTRACTOR to stop work under this Agreement or withhold any payment which becomes due to CONTRACTOR hereunder, or both stop work and withhold any payment, until CONTRACTOR demonstrates compliance with the requirements hereof;

(iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONTRACTOR'S breach.

5. Indemnification. Contractor agrees to protect, defend, indemnify and hold City, its City Council members, officers, employees, engineer, and construction manager harmless from and against any and all claims, demands, liabilities, losses, damages, costs, expenses, liens, penalties, suits, or judgments, arising in whole or in part, directly or indirectly, at any time from any injury to or death of persons or damage to property as a result of the willful or negligent act or omission of Contractor, or which results from Contractor's noncompliance with any Law respecting the condition, use, occupation or safety of the Project site, or any part thereof, or which arises from Contractor's failure to do anything required under this Contract or for doing anything which Contractor is required not to do under this Contract, or which arises from conduct for which any Law imposes strict liability on Contractor in the performance of or failure to perform the terms and conditions of this Contract, except as may arise from the sole willful or negligent act or omission of City or any of its City Council members, officers, employees. This indemnification shall extend to any and all claims, demands, or liens made or filed by reason of any construction, renovation, or remodeling work performed by Contractor under this Contract at any time during the term of this Contract, or arising thereafter.

6. Assumption of Risk. Contractor agrees to voluntarily assume any and all risk of loss, damage, or injury to the property of Contractor which may occur in, on, or about the Project site at any time and in any manner, excepting such loss, injury, or damage as may be caused by the sole willful or negligent act or omission of City or any of its City Council members, officers, or employees.

7. Waiver. The acceptance of any payment or performance, or any part thereof, shall not operate as a waiver by City of its rights under this Contract. A waiver by City of any breach of any part or provision of this Contract by Contractor shall not operate as a waiver or continuing waiver of any subsequent breach of the same or any other provision, nor shall any custom or practice which may arise between the parties in the administration of any part or provision of this Contract be construed to waive or to lessen the right of City to insist upon the performance of Contractor in strict compliance with the covenants, terms and conditions of this Contract.

8. Compliance with Laws. Contractor shall comply with all Laws now in force or which may hereafter be in force pertaining to the Project and Work and this Contract, with the requirement of any bond or fire underwriters or other similar body now or hereafter constituted, with any discretionary license or permit issued pursuant to any Law of any public agency or official as well as with any provision of all recorded documents affecting the Project site, insofar as any are required by reason of the use or occupancy of the Project site, and with all Laws pertaining to nondiscrimination and affirmative action in employment and hazardous materials.

9. Representations and Warranties. In the supply of any materials and equipment and the rendering of labor and services during the course and scope of the Project and Work, Contractor represents and warrants:

   (1) Any materials and equipment which shall be used during the course and scope of the Project and Work shall be vested in Contractor;

(2) Any materials and equipment which shall be used during the course and scope of the Project and Work shall be merchantable and fit to be used for the particular purpose for which the materials are required;

(3) Any labor and services rendered and materials and equipment used or employed during the course and scope of the Project and Work shall be free of defects in workmanship for a period of one (1) year after the completion;

(4) Any manufacturer's warranty obtained by Contractor shall be obtained or shall be deemed obtained by Contractor for and on behalf of City.

(5) Any information submitted by Contractor prior to the award of Contract, or thereafter, upon request, whether or not submitted under a continuing obligation by the terms of the Contract to do so, is true and correct at the time such information is submitted or made available to the City;

(6) Contractor has not colluded, conspired, or agreed, directly or indirectly, with any person in regard to the terms and conditions of Contractor's Bid, except as may be permitted by the Notice to Contractors;

(7) Contractor has the power and the authority to enter into this Contract with City, that the individual executing this Contract is duly authorized to do so by appropriate resolution, and that this Contract shall be executed, delivered and performed pursuant to the power and authority conferred upon the person or persons authorized to bind Contractor;

(8) Contractor has not made an attempt to exert undue influence with the Project Manager or any other person who has directly contributed to City's decision to award the Contract to Contractor;

(9) There are no unresolved claims or disputes between Contractor and City which would materially affect Contractor's ability to perform under the Contract;

(10) Contractor has furnished and will furnish true and accurate statements, records, reports, resolutions, certifications, and other written information as may be requested of Contractor by City from time to time during the term of this Contract;

(11) Contractor and any person performing labor and services under this Project is duly licensed as a contractor with the State of California as required by California Business & Professional Code Section 7028, as amended; and

(12) Contractor has fully examined and inspected the Project sites and assets proposed for maintenance (assets) and has full knowledge of the physical conditions of the Project sites and assets.

10. Assignment. This Contract and the performance required hereunder is personal to Contractor, and it shall not be assigned by Contractor. Any attempted assignment shall be null and void.

11. Claims of Contractor. All claims pertaining to extra work, additional charges, or delays within the Contract Time or other disputes arising out of the Contract shall be submitted by Contractor in accordance with the General Conditions.

12. Audits by City. During the term of this Contract and for a period of not less than three (3) years after the expiration or earlier termination of this Contract, City shall have the right to audit Contractor's Project-related and Work-related writings and business records, as such terms are defined in California Evidence Code Sections 250 and 1271, as amended, during the regular business hours of Contractor, or, if Contractor has no such hours, during the regular business hours of City.

13. Notices. All contracts, agreements, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) days by delivery of a hard copy of the material sent by facsimile transmission, in accordance with (1), (2) or (3) above. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City:	City of Lathrop Department of Public Works 390 Towne Centre Drive Lathrop, CA 95330 Phone: (209) 941-7430 ATTN: City Engineer
To Contractor:	St. Francis Electric, LLC 975 Carden St., San Leandro, CA 94577 Phone: (510) 566-8926 ATTN: Project Manager

14. Miscellaneous.

(1) Bailee Disclaimer. The parties understand and agree that City does not purport to be Contractor's bailee, and City is, therefore, not responsible for any damage to the personal property of Contractor.

(2) Consent. Whenever in this Contract the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.

(3) Controlling Law. The parties agree that this Contract shall be governed and construed by and in accordance with the Laws of the State of California.

(4) Definitions. The definitions and terms are as defined in these specifications.

(5) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Contract, which directly results from an Act of God or an act of a superior governmental authority.

(6) Headings. The paragraph headings are not a part of this Contract and shall have no effect upon the construction or interpretation of any part of this Contract.

(7) Incorporation of Documents. All documents constituting the Construction Documents described in Section 3 hereof and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in this Contract and shall be deemed to be part of this Contract.

(8) Integration. This Contract and any amendments hereto between the parties constitute the entire contract between the parties concerning the Project and Work, and there are no other prior oral or written contracts between the parties that are not incorporated in this Contract.

(9) Modification of Contract. This Contract shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

(10) Provision. Any contract, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Contract shall define or otherwise control, establish, or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.

(11) Resolution. Contractor shall submit with its Bid a copy of any corporate or partnership resolution or other writing, which authorizes any director, officer or other employee or partner to act for or on behalf of Contractor or which authorizes Contractor to enter into this Contract.

(12) Severability. If a court of competent jurisdiction finds or rules that any provision of this Contract is void or unenforceable, the provisions of this Contract not so affected shall remain in full force and effect.

(13) Status of Contractor. In the exercise of rights and obligations under this Contract, Contractor acts as an independent contractor and not as an agent or employee of City. Contractor shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of City, and Contractor expressly waives any and all claims to such rights and benefits.

(14) Successors and Assigns. The provisions of this Contract shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

(15) Time of the Essence. Time is of the essence of this Contract and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday, or any Day

observed as a legal holiday by City, the time for performance shall be extended to the following Business Day.

(16) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.

(17) Recovery of costs. The prevailing party in any action brought to enforce the terms of this Contract or arising out of this Contract, including the enforcement of the indemnity provision(s), may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.

(18) Contractor and subcontractors must comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 USC 1857(h)), Section 508 of the Clean Water Act (33 USC1368), Executive Order 11738, and Environmental Protection Agency Regulations at 40 CFR Part 15.

(19) Contractors and subcontractors must comply with mandatory standards and policies relating to the energy efficiency which are contained in the State Energy Conservation Plan issued in compliance with the Energy Policy and Conservation ACT (Public Law 94-163, 89 stat 871).

(20) The Contractor shall provide access to the site for the Environmental Protection Agency and its duly authorized representatives, and the City.

(21) If during the course of construction evidence of deposit of historical or archaeological interest is found, the Contractor shall cease operation affecting the find and shall notify the City, who shall notify the EPA and the State Historic Preservation Officer. No further disturbance of the deposits shall ensue until the Contractor has been notified by the City that construction may proceed. The City will issue a notice to proceed only after the state official has surveyed the find and made a determination to the EPA and the City. Compensation to the contractor, if any, for lost time or changes in construction to avoid the find, shall be determined in accordance with changed conditions or change order provisions of the Construction Documents.

(22) Notice to Proceed. Prior to commencing work under this Contract, CONTRACTOR shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay CONTRACTOR for any services prior to issuance of the Notice to proceed.

(23) Signatures. The individuals executing this Contract represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Contract on behalf of the respective legal entities of the CONTRACTOR and the CITY. This Contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

(24) This project is a public works project: Contractor shall comply with requirements of California Labor Code § 1700 and following, and prevailing wages shall be paid for work performed on this project.

(25) The statutory provisions for penalties for failing to comply with the State of California wage and labor laws be enforced, as well as that for failing to pay prevailing wages.

LIST OF EXHIBITS:

A: CONTRACTOR'S SUBMITTED PROPOSAL - Proposal for the City of Lathrop Electrical Traffic Control Devices and Lighting Maintenance Services

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above stated in Lathrop, California.

CONTRACTOR:

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

CITY OF LATHROP

Resolution#:_____

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY:

By: _____
Salvador Navarrete, City Attorney

RECOMMENDED FOR APPROVAL:

By: _____
Brad Taylor, City Engineer

APPROVED:

By: _____
Stephen J. Salvatore, City Manager

EXHIBIT A

PROPOSAL FOR THE CITY OF LATHROP

ELECTRICAL TRAFFIC SONTROL DEVICES AND LIGHTING MAINTENANCE SERVICES

Presented by: St Francis Electric, LLC.

September 2, 2025

975 Carden St, San Leandro, CA 94577

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September 2, 2026

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95530

RE: Electrical Traffic Control Devices and Lighting Maintenance Services

St. Francis Electric, LLC (herein after referred to as SFE) is pleased to respond to the Request for Proposal to provide continued Electrical Traffic Control Devices and Lighting Maintenance Services. SFE agrees to furnish and supply all labor, equipment, and materials needed to maintain and repair all traffic signal and street lighting equipment. In addition, SFE also provides Underground Service Alert – "USA" work, video detection, loops and other services to the city and other services at the City's request.

Headquartered in San Leandro, CA, SFE is a California licensed and bonded Class "A-General Engineering" and "C-10 Electrical" contractor (CA license #1003811). SFE has a long history of servicing Northern California's transportation and electrical construction needs, proving to be a beneficial resource when dealing with everyday maintenance and operations. Having a core business of Street Light Installation and Maintenance, SFE has established itself as one of the top electrical service providers in California with satellite office locations in Woodland, Napa, Gilroy, and Riverside.

Our company currently has over 250 employees including a solid team of skilled IMSA certified traffic signal technicians, electricians, CA licensed traffic AND civil engineers, project managers, and project engineers. SFE is well-established in the industry and having vast amounts of inventory allows us to serve maintenance and construction projects effectively. In addition, SFE specializes in installing, programming, and maintaining Intelligent Transportation Systems (ITS) and SFE offers transportation engineering services to the City of Lathrop along with Traffic Signal Maintenance and Streetlight Maintenance Services.

We thank you for giving SFE the opportunity to present this proposal and look forward to a continued working partnership with the City of Lathrop. Monica Kint is the assigned project manager for servicing the City. Monica Kint will be the main point of contact at SFE with regards to the proposal. PH: (510) 725-5185; Email: Mkint@sfe-inc.com Address: 975 Carden St. San Leandro, CA. 94579.

Sincerely,

Guy Smith,
President

1. Information/ Background of Firm

St. Francis Electric LLC., (aka SFE) was founded in 1946 and has established itself as one of the premier electrical service providers in Northern California. We are dedicated to meeting and exceeding the challenging public safety requirements associated with the traffic signal and streetlight maintenance industry. For the past 47 years, St Francis Electric has been successful in building a strong, effective partnership with City, County, and State staff.

St. Francis Electric carries both "A-General Engineering" and "C10-Electrical" California State Contractors License (CA license #1003811). Our long history of servicing Northern California's unique transportation needs has proven to be a vital and beneficial resource when it comes to day-to-day operations and troubleshooting of complicated infrastructure. As a result, SFE is positioned to successfully respond to all types of emergencies, malfunctions, outages, knockdowns, controller programming, traffic signal construction, street lighting maintenance, solar-powered devices, fiber optic communications, wireless communications, and service request calls with positive and cost-effective results – all these are backed up by our experienced and versatile signal electricians, street lighting electricians, and the management team.

In addition, St. Francis Electric provides traffic signal design and build/modifications, traffic signal timing and coordination, traffic calming, traffic control, traffic signal communication, and many other traffic engineering and electrical services. Our Full-time engineers and electricians are committed to provide the extra service in engineering, design, construction, and operation to the City of Lathrop for the entire contract term with the approval from City Staff.

FIRM DESCRIPTION

Mailing/ Remit to Billing Address:
St. Francis Electric, LLC
PO Box 2057
San Leandro, CA 94577

Headquarters & physical address where techs are dispatched from
St. Francis Electric, LLC
975 Carden St.
San Leandro, CA 94577

Direct Contact: Monica Kint
Cell: (510) 510-725-5185
Fax: (510) 639-4653
Email:

Organization Type: Corporation
Federal ID# 47-2615956

List of Owners/ Corporate Officers:
Guy Smith – (Owner) President & Secretary
Andy Amador – (Owner) Vice President
Ryan Dunham – (Owner) Vice President
Karla Brauer – CFO

Negative History

St. Francis Electric has not experienced any terminations with any maintenance contracts, any civil or criminal litigation or investigation pending which involves the firm or in which the firm has been judged guilty or liable within the past Five (5) years and has no negative History to report.

2. Key Personnel & Qualifications

St. Francis Electric is one of the largest electrical companies in Northern California with a staff of experienced streetlight/ traffic signal technicians, electricians, project managers/engineers, estimators, fleet mechanics shop/crew, and a California licensed Professional Civil & Traffic Engineer (Consultant) to support our client's needs. SFE's experienced traffic signals technicians have previously worked on, or are currently working for, local governments in providing traffic signal maintenance. Our technicians are dedicated, enthusiastic, and innovative in day-to-day maintenance services. SFE has an experienced team providing support to our field technicians and to the public agencies with regards to equipment knowledge, implementation, programming, troubleshooting, innovative solutions and installation. With our headquarters and warehouse in San Leandro, SFE will strive to provide the scope of services within the scope of work for the city to the utmost satisfaction.

SFE proposes the following key personnel for the City of Lathrop:
Summarized Resumes

Monica Kint, Project Manager assigned to Monterey County, brings 18 years of experience in Traffic Signal, Intelligent Transportation Systems (ITS), and Street Lighting industry, specializing in project management and estimating. She has built strong working relationships with municipalities, manufacturers, contractors, regional transportation agencies, and state departments of transportation. Monica's extensive network of vendors allows her to recommend cost-effective equipment and maintenance solutions tailored to each project's needs. She is highly skilled in scheduling, coordinating field operations, managing support calls, and providing intersection support. Ms. Kint is well-versed in Caltrans Specifications and MUTCD requirements. At St. Francis Electric, she has successfully managed — and continues to oversee — more than 20 traffic signal, street lighting, and on-call electrical service contracts. Prior to this role, she served as a project manager and estimator at Western Pacific Signal, where she was responsible for sales and support across Northern California and Washington, acting as the primary liaison with all manufacturers.

Michael Delgado, Superintendent/Field Operations Manager, has over 30 years of expertise in traffic signal and street lighting installation and maintenance. Currently assigned to Monterey County, Mike is a State Certified Electrician (License #156205) and holds an IMSA Level III Traffic Signal Technician Certification. He possesses in-depth knowledge of traffic signal controller programming in both NEMA and 170 systems and is highly experienced in the installation, maintenance, and troubleshooting of various traffic signal cabinets, including NEMA, TS1, TS2, P, M, and 332 models. Mr. Delgado is also skilled in diagnosing and repairing communication and vehicle detection systems, including loop detectors, video, and microwave technologies. Additionally, he specializes in streetlight fixture re-lamping and resolving complex wiring issues.

Cortland Franke, Traffic Signal Technician, has over 15 years of experience in traffic signal maintenance and installation. He is highly skilled in all aspects of traffic signal troubleshooting and upkeep and is currently assigned to Monterey County. Cortland holds certifications in Work Zone Safety and is an IMSA Level III Certified Traffic Signal Technician. He also possesses an IMSA/FOA Certified Fiber Optic Certification. Proficient in working with TS1, TS2, 170, and NEMA controllers and signal timing, Cortland has extensive experience installing and wiring battery backup systems, traffic signal controller cabinets, and video detection systems, including Iteris, Econolite, and Trafficon technologies. He is certified in CMU/MMU testing equipment (ATSI PCMT-8000) and is well-versed in intersection inspections, as well as the installation, inspection, and turn-on support for service meters. Additionally, Cortland has hands-on

experience installing and troubleshooting a variety of solar-powered and hardwired speed feedback systems, in-pavement crosswalk systems, and flashing beacons.

Mario Deras, Traffic Signal Technician, brings 15 years of experience in traffic signal and streetlight maintenance, currently serving Monterey County. He holds an IMSA Level III certification and is skilled with a variety of traffic controllers, including 2070/2070L, Intelliite D-4, ATC/ASC, Naztec/Trafficware Series 900/980, 390 & 390CJ, Naztec 2070, Eagle Controllers, and cabinet types such as 332, NEMA P, R & M, and TS-1 type 1 and type 2 hybrid cabinets. Mario is proficient with multiple video detection systems, including Iteris, Econolite, Trafficon, and Gridsmart. He manages daily operations and maintenance of city and county traffic signals, troubleshooting cabinet and detection system issues involving Iteris, Econolite, and Trafficon equipment. Mario has advanced expertise in timing adjustments, recall functions, coordination operations, as well as traffic signal and cabinet installation. He is also experienced with Polara and Campbell push button systems and their installation. In addition, Mario has substantial experience in commercial parking lot lighting and signage, specializing in energy efficiency projects. His work includes servicing and installing lighting controls, induction, and LED retrofit systems for schools, public and government buildings, parking lots, and signage.

Jesus Barroso, Electrician assigned to Monterey County, has 12 years of experience in the traffic signal and streetlight industry. He holds an IMSA Level 3 Certification and is skilled in working with TS1, TS2, 170, and NEMA controllers and timing systems. Jesus has expertise in installing and wiring battery backup systems, traffic signal controller cabinets, and video detection systems such as Iteris, Econolite, and Trafficon. He is certified in CMU/MMU testing equipment (ATSI PCMT-8000) and knowledgeable in intersection inspections, as well as the installation, inspection, and activation support of service meters. Additionally, Jesus has hands-on experience with both installation and troubleshooting of various solar and hardwired speed feedback systems, in-pavement crosswalk systems, and flashing beacons.

Daniel Martinez, Electrician with 12 years of experience in the traffic signal and streetlight industry, currently assigned to Monterey County. He holds IMSA Level III Certification, as well as LRN Traffic Signal Timing and Traffic Signal Training Level II certificates. Daniel is skilled in installing and wiring battery backup systems, traffic signal controller cabinets, and video detection systems, including Iteris, Econolite, and Trafficon cameras. As a lead electrician, Daniel has successfully completed three large-scale LED retrofit projects involving over 3,000 lights for the City of Roseville, Alameda County, and the Mountain House Community Services District. He possesses extensive experience in streetlight troubleshooting, installations, wire pulling, pull box installation, and facility lighting. Additionally, Daniel is proficient in park and stadium lighting repairs, troubleshooting, and USA line locating to inspect conduit damage and resolve power issues.

Ruben Quiroz, Traffic Signal Technician, has 25 years of experience in traffic signal maintenance & installation, demonstrating expertise in all facets of troubleshooting & upkeep. He is assigned to Monterey County. Ruben holds certifications in Work Zone Safety, IMSA Traffic Signal Technician Level III, & IMSA/FOA Fiber Optic. He is proficient with Trafficware Commander, Naztec 980, and Naztec 2070 controller systems, as well as TS1, TS2, 170, and NEMA controllers and timing. Ruben has extensive experience installing & wiring battery backup systems, traffic signal controller cabinets, & video detection systems, including Iteris, Econolite, and Trafficon. Certified in CMU/MMU testing equipment (ATSI PCMT-8000), Ruben is knowledgeable in intersection inspections & service meter installation, inspection, & activation support. He also has hands-on experience with the installation and troubleshooting of various solar & hardwired speed feedback systems, in-pavement crosswalk systems, & flashing beacons.

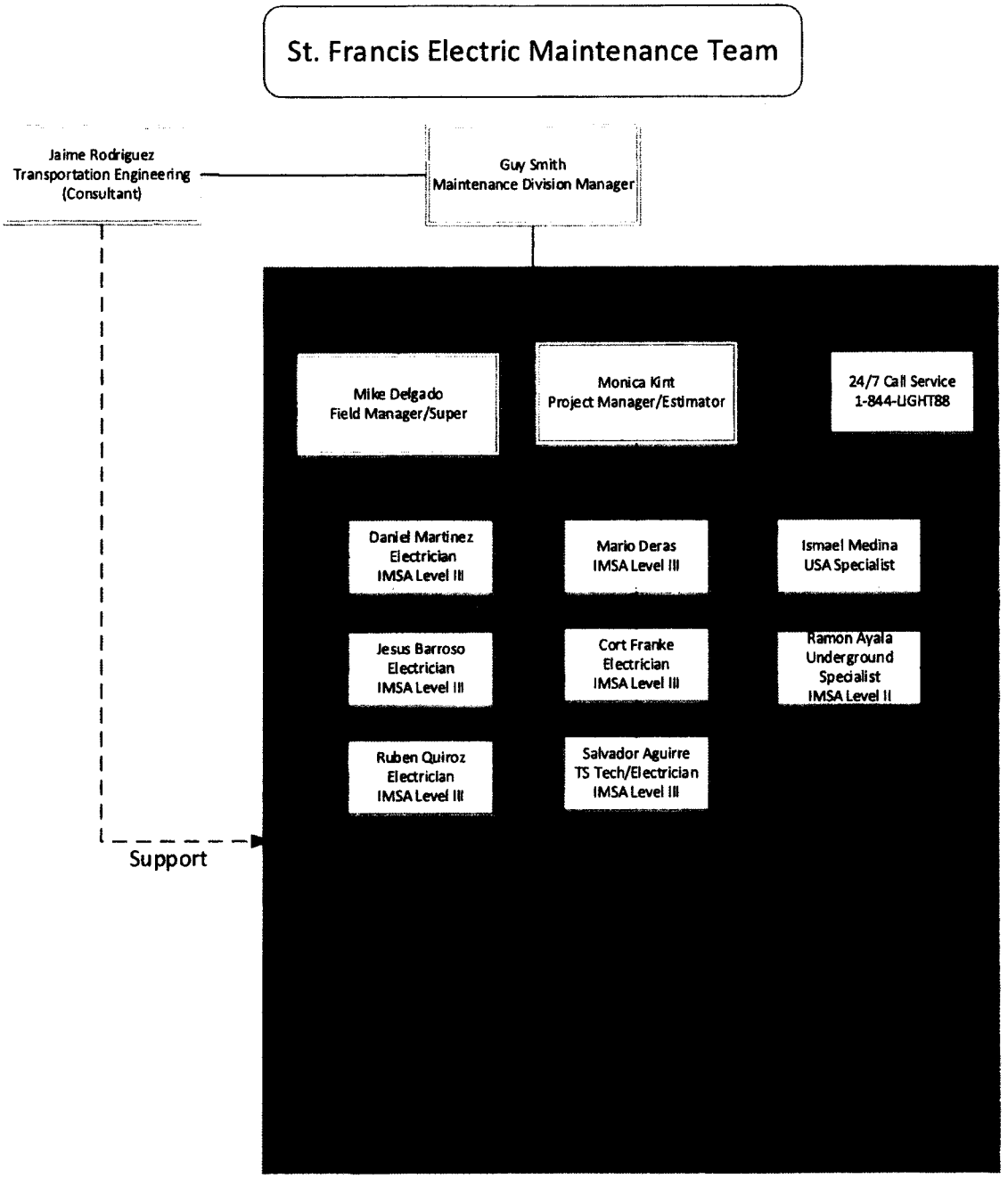
Salvador Aguirre, Traffic Signal Technician assigned to Monterey County, has 9 years of experience in the traffic signal and streetlight industry. He holds an IMSA Level III Traffic Signal Technician Certification.

Salvador is skilled in troubleshooting, maintaining, and repairing traffic signals and streetlights. He is experienced in handling pole knockdowns, wire pulls and troubleshooting and repairing cabinets and controllers. Additionally, Salvador has earned certifications from LRN Transportation in design, diagnostics, maintenance Levels I & II, and signal timing. Beyond his electrical expertise, he also installs streetlight and traffic signal foundations, conduit, pull boxes, and performs concrete work.

Ramon Ayala, Traffic Signal Technician assigned to Monterey County, brings over 20 years of experience in streetlight and traffic signal maintenance and construction. He holds IMSA certifications in Work Zone Safety and Traffic Signal Field Technician Level I. Mr. Ayala specializes in the installation of streetlight and traffic signal foundations, conduit, pull boxes, loops, concrete work, and G5s. He also supports maintenance tasks, signal work, wire pulls, and all other duties outlined in this RFP.

Ismael Medina, USA Specialist and Streetlight Maintenance Worker assigned to Monterey County, has more than 20 years of experience working with USA and underground facilities across major cities and counties in Northern California, including El Cerrito, Newark, Fremont, Hayward, Redwood City, Gilroy, and Los Gatos. Ismael is skilled in visually inspecting designated construction areas and interpreting utility maps to identify underground utilities. He is also experienced in operating electronic detection equipment to locate and mark underground facilities and holds an IMSA Level II certification.

Organization Chart
City of Lathrop



3. Past Experience & References

Similar Work and Experience Summaries.

Agency	Description	Contact	Phone & Email	Year/ Duration & Contract Amount
	Traffic Signal & Streetlight Maintenance and Emergency Repair Services	Brad Taylor	(209) 992-0970 btaylor@ci.lathrop.ca.us	2016- Current
	Traffic Signal and Streetlight On-Call- 147 Traffic Signals, 8,000 Streetlights	Noriel Panganiban	(510)600-5268	Since 2014 300,000/ year
	TS & SL Maintenance & Repair Services – 11 Traffic Signals and 2 Illuminated Crosswalks and 1,444 Street Lights.	Doug Louie	(209) 831-5619 dlouie@sjgov.org	Since 2014 $550,000/ On Going
	Traffic Signal Maintenance Services -83 Traffic Signals, 17 Flashing Beacons & RRFB, All City Street lights as needed, USA Markings and Traffic Engineering Consultant Services	Nicole Mann	(209) 668-5590	2015-current
	Traffic Signal and Street Light Maintenance and Emergency Repair Services- 12 Traffic Signals, 23 RRFB's, 5 EVP's, 1719 Streetlights	Fabian Herrera	(510) 812-7234 fherrera2@ci.el-cerrito.ca.us	Since 2015 $95,000/ yr
	Traffic Signal & Streetlight Maintenance & Repair Services	Michael Pham	(650) 501-0305	2020-Current
	Traffic Signal and Street Light On-Call Repair Services for All Public Works Needed Services. Traffic Engineering Consultant Services. 250 Traffic Signals, 8,000 Streetlights	Yader Bermudez	(510) 774-6300 Yader_Bermudez@ci.richmond.ca.us	Since 2015 $150K/yr
	Traffic Signal Maintenance- 6 Traffic Signals & 1 FB	Anthony Chavarria	(209) 489-8316 achavarria@livingstoncity.com	Since 2018 No Limit

In the City of Yuba City, SFE provides routine & response traffic signal maintenance on 38 traffic signals. We provide monthly, quarterly, and annual traffic signal maintenance. Each month we ensure proper functionality and provide a thorough report for all controller cabinets, traffic signal controllers, signal and pedestrian heads, pedestrian push buttons, interconnect communications, and battery backup systems. Annually, SFE performs conflict monitor testing at each cabinet. SFE provides 24/7 emergency services with a response time of no more than one hour.

In the City of Mountain House, SFE maintains: 9 traffic signals, 2 illuminated crosswalks, and 1,444 street, parking lot, and park lights. We provide monthly, quarterly, semi- annual, and annual traffic signal maintenance. Each month we ensure proper functionality of all traffic signals, signal controller cabinets and crosswalks and report our findings to the City. SFE also looks beyond normal and proper operations, as we review equipment, and document "No Longer Supported" equipment found, and provide proposals for upgrades on such equipment to ensure agency traffic signals, and crosswalks are operating and preforming to current industry standards. During the annual check, SFE performs conflict monitor testing and inserts test reports into each cabinet as well as forwarding those reports to the City. Along with preventative maintenance, SFE provides 24/7 emergency repair services. All calls are responded to within 1.5 hours after notice is received. SFE also provides monthly night checks of all contracted Traffic Signal Safety Lighting (including Illuminated Street Name Signs), Street Lights, Parking Lots, and City Park Lighting for the City of Mountain House found out or cycling. SFE then sends the report of findings to the City for approval to repair. Upon request, SFE provides daytime checks to check for streetlight day burners.

In the City of El Cerrito SFE provides routine & response traffic signal and streetlight maintenance on 12 City owned signalized intersections and approximately 1719 streetlights. In addition, we maintain 23 locations which include speed radar feedback signs, in-pavement crosswalk systems, flashing beacons and microwave detection together with microwave system communication equipment along the I-80 Corridor. SFE provides 24/7 emergency call out service to the City of El Cerrito and has a response time of 1 hour. On a monthly basis SFE performs a both traffic signal, and streetlight night checks, followed by providing the City with a detailed report of our findings. Upon approval SFE schedules and conducts permanent and necessary repairs based on those findings weather traffic signal or streetlights. Our technicians perform monthly, quarterly, semi-annual and annual traffic signal maintenance in which a thorough inspection of all traffic related equipment is performed, and recommendations on equipment upgrades are forwarded to the City. On an annual basis SFE performs conflict monitor testing and inserts test reports into each cabinet as well as forwarding those reports to the City.

SFE provides the City of Turlock routine & response traffic signal maintenance on 83 traffic signals. We provide monthly, quarterly, semi-annual and annual traffic signal maintenance. Each month we ensure proper functionality and proved a thorough report for all controller cabinets, traffic signal controllers, signal and pedestrian heads, pedestrian push buttons, interconnect communications, and battery backup systems. Annually, SFE performs conflict monitor testing at each cabinet. SFE provides 24/7 emergency services with a response time of no more than one hour.

In the City of Tracy, SFE provides On-Call support for traffic signal and streetlight knockdowns and replacements, foundation services, rock sawing, and USA Marking requests. With many assigned personnel

to surrounding City's we guarantee any immediate response whether it be a concern for resident safety or routine services.

In Placer County SFE provides routine & response traffic signal maintenance. Currently we maintain 29 City owned traffic signals as well as flashing beacons and pedestrian signals. SFE provides 24/7 emergency call out service to the County of Placer and has a response time of 1 hour. We thoroughly inspect each traffic signal to ensure proper functionality of the controller cabinet, traffic signal controller, signal and pedestrian heads, pedestrian pushbuttons, interconnect communications and battery backup system. Annually we perform conflict monitor testing at each signalized intersection and provide updated test reports in the controller cabinets.

In the City of Newark we provide routine and emergency response services for the city's 2840 streetlights. SFE also provides 24/7 emergency response services to all knockdowns within a 1 hour or less response time. For routine maintenance when we have lights needing troubleshooting we are able to use our USA specialist to accurately locate all underground facilities to further trouble shoot power problems and get all lights working ASAP. We provide foundation work and pole installations due to knockdowns.

Previous Contract Work

SFE held the contract with the City of Burlingame from 2014-2017 and provided routine and response Traffic Signal Maintenance as well as in-pavement and RRFB crosswalk maintenance. St. Francis was responsible for maintaining all 15 signalized intersections and 5 crosswalk systems. We provided 24/7 emergency call out service to the City of Burlingame for all locations with a two hour response time. Monthly, quarterly and semi-annual maintenance was provided at which time each location was inspected for proper functionality and all findings were reported to the City. SFE responded to all USA calls and marked out utilities within 48 hours of request.

In the City of Livermore, SFE provided 24/7 emergency on-call support from 2014-2017. During this time, we had along with emergency response services, also performed USA markings, foundation work, and street light installations. With many of our assigned personal already assigned to the City for On-call support, we were able to guarantee a one hour or less response time for any emergency response services needed such as knockdowns or hanging luminaire arms causing an immediate threat to the safety of Livermore's residents.

From 2014-2018 SFE had maintained approximately 7000 street lights, parking lot, and park lights in the City of Pleasanton. Upon request, SFE performed night checks and day checks in 1 or more areas in the City and services these lights upon approval. All findings were reported to the City for approval to service all lights found out or cycling. SFE also provided 24/7 emergency response services to all knockdowns within a 1 hour response time. With help from our USA specialist, We could accurately locate all underground facilities to further trouble shoot power problems and get all lights working ASAP. Our contract begun in 2014 and was a 3-year contract.

SFE provides to the Town of Los Gatos routine & response traffic signal, streetlight and parking lot light maintenance as well conducting mark-outs for USA (Underground Service Alerts) tickets. Currently we maintain the entire 30 City owned traffic signal intersections, 1603 streetlights and 119 parking lot lights. SFE provides 24/7 emergency call out service to the Town of Los Gatos and has a response time of 1 hour.

Emergency response involves major issues such as knockdowns, 4-way red flash, blacked out locations, vehicle indication outages and traffic signal detection, and cycling issues. Every 3 months SFE performs a traffic signal, illuminated street name signs, and streetlight night checks. Followed by notification to the City of outages found. Issues which are reported can relate, to bad ballasts, lamps, photocells, voltage / wiring, and or fuses. With City authorization, SFE conducts all necessary repairs to return the night check reported issues to full operations. We provide monthly, quarterly, semi-annual and annual traffic signal maintenance in which we thoroughly inspect each traffic signal to ensure proper functionality of the controller cabinet, traffic signal controller, signal and pedestrian heads, pedestrian pushbuttons, interconnect communications and battery backup system. Annually we perform conflict monitor testing at each signalized intersection and insert new test reports in the controller cabinets with copies of the results to our Town contact.

4. Understanding Scope of Services

Project Schedule/ Transition

During the contract transition office staff and technicians will conduct a meeting with City of Lathrop staff to discuss our vision and begin exploring innovative and cost-effective ways to assure the quality and functionality of the City's traffic signals, street lights, and all items listed in this RFP. Should there be any outstanding work orders, with approval from the City, we will address these concerns right away. Our project manager will coordinate and schedule all transition activities; provide weekly reporting on transition progress and ensure all applicable property and tools are included as part of transition. SFE will work with the City project manager to ensure all transition deliverables are received and understood and identify any gaps in transition activities. SFE management will ensure continuity of all maintenance activities throughout transition; ensure receipt of adequate maintenance documentation of all processes, tasks, and activities. During our initial visit to each location SFE will conduct a complete inventory of all major traffic signal equipment including manufacturer, serial number, and model number. All information will be inputted into Salesforce for the City to examine at any time and a copy of the inventory will be sent to the City.

Work Approach

Traffic Signal Maintenance

A. Upon arrival at a contacted location SFE Technicians review and observe operations of a location for any see visual issues.
B. Each Controller Cabinet / Battery Back-up System (BBS) Cabinet / Meter Service Pedestal are opened, reviewed, and cleaned, and all locks verified fully operational.
C. Quarterly a full Inventory of controller cabinets, BBS Cabinets, and Meter Service Cabinets is conducted, with equipment manufacture name(s), model numbers, serial numbers are recorded, and presented to the City immediately. Upon any equipment replacements, the same is recorded and immediately forwarded to the City also. Also, during these inspections "if" No Longer Supported equipment is found, that equipment "if any" is noted as NLS and presented to the City of instructions on obtaining City Spare Equipment, or for immediate replacement cost proposals.
D. Controller Cabinets will then have SFE Maintenance Charts filled out with the current Date, Time-In at the location with a description noted as to work to be performed. Cabinet(s), and Pedestals, are then thoroughly cleaned internally, and externally, all locks and hinges are verified clear of debris and lubed. Any vandalism such as sticker, black marker, or paint are also cleaned away. Cabinet Thermostats are also checked for proper operations and adjusted if needed. Any cabinet filters are replaced when needed.
E. Controller Timing and Controller (Cycling) Operations are verified utilizing the City authorized timing chart. Any discrepancies are immediately brought to the attention of the City Timing Engineer, and then changed upon authorization. Any timing changes are then noted on the timing chart, with the date & timing authority name or initials stated.
F. Vehicle Detection (Video or In-Pavement Veh. Detector Loops) is verified operational by observation of Detection Sensors (Inputs & Outputs), any issues spotted upon arrival to location

are checked, and where required retuned, and reset. Video Detection is also observed by means of Cabinet Video Monitor, or with SFE Technician portable monitor. Any issues spotted such as spider webs, dirt or debris, camera alignments are immediately handled by SFE Technicians while onsite by cleaning or securing of camera(s) or their mounting hardware.

G. All Cabinet Wiring is then checked and secured included bonding and grounds. Issues such as loose or deteriorated connections are also immediately handled with new connections, or terminals, and noted on cabinet maintenance charts.
H. Cabinet voltages levels are metered, BBS batteries tested with results logged.
I. BBS Testing will occur quarterly, with results logged on Cabinet Maintenance Charts and copies of testing presented to the City immediately.
J. Conflict Monitor testing also occurs quarterly, with test results printed, filed with SFE, and with copies left within controller cabinets. Upon test failures, SFE immediately pulls the monitor from service, and installs and SFE tested spare monitor, and notifies the City immediately.
K. Upon completion of all controller cabinets, BBS cabinets, and Meter Service maintenance, each location is then physically walked. Focus is on:
    a. Traffic Signal, Streetlight, Communication Pullbox Lids are checked and noted if damaged.
    b. Traffic Signal Anchor Bolts inspected, and if found loose, torqued down and set to Manufacturer specifications.
    c. Pedestrian Pushbuttons verified clean and operational.
    d. Pedestrian Signal Head verified clean and operational.
    e. Vehicle Signal Heads are observed for proper alignment, and verified clean, and operational. Faded signal heads are noted with recommended corrections presented to the City. Signal Head Lens found substandard will be replaced with new LED type lenses.
    f. Roadway Vehicle Detection Loops are checked for exposure, breaks, and any findings of deterioration, noted, and presented to the City with replacement cost proposals prepared, and present to the City immediately.
    g. Video Cameras, and Emergency Vehicle Opticom are inspected for alignments, and immediately corrected if found substandard.
    h. Safety Lighting, Illuminated Street Name Signs are inspected for operations, closure, operations, fading or damage. Any issues are immediately repaired or noted as required.
    i. All Intersection Regulatory Signs inspected and secured if found loose. Faded Signs are immediately noted, with replacement cost proposals forward to the City.
    j. Advance Flashing Amber Beacon / Overhead Red Flashing Signals are also inspected, for operations, alignment, and damage.
L. Prior to departure, Technician(s) will log out from the location, will all findings, and corrections noted on Controller Cabinet Maintenance charts.

Street Light Maintenance

A. Upon arrival SFE Technicians review and verify operations for day burning, outage, damage or vandalism for visual issues.
B. Streetlight Poles will be confirmed as having pole (badge) numbers, and if missing utilize City provided numbering maps. Faded out number(s) will be replaced.
C. Fixtures will be cleaned.

D. Bird or Wasp Nest(s) will be removed.
E. Outages will have fuses checked, and upon finding old or blow replaced with new. Included is new pole wiring if found damaged.
F. Repairs will commence to burning fixtures with new replacement Photo Electric Units (PEC), and or lamps.
G. PEC requiring a reset of unit sockets found not to point NORTH, will to be corrected.
H. Burnt out or discolored lamps will be replaced with like lamps or LED's as directed by the City.
I. Ballast Kits, sockets, found damaged, burnt, of aged will be replaced with new while on-site.
J. Fixtures found with access panels open will be attended to immediately, and streetlight pole hand hole cover found loose or hanging will also be secured while on-site.
K. SFE will also begin Night Survey's of all contracted streetlights, and will have identification tape, pole badge / numbers recorded, together with issue found at the rate of 1/3 of all streetlights surveyed at night each quarter. All deficiencies records will be forwarded to the City of Lathrop immediately for scheduling of repairs under Routine Maintenance.

Radar Speed Feedback Sign Maintenance

SFE is experience with a vast array of Speed Radar Signs manufactured products. Our SFE Maintenance Technician are each equipped with Laptops have the required programs allowing for troubleshooting and programming of Information Display Company, Speed Radar Company, Fortel, and or Carmanah type Radar Signs.

A. Upon arrival our technician will test the signs operations, and discrepancies in operations will found and noted for reports to the City of Lathrop.
B. Sign Display will be verified operational, and any wear, damage, or vandalism will be cleaned, and addressed.
C. Controller Cabinets will be cleaned, and all internal wiring will be inspected and corrected if found loose or dislodged.
D. Power Control Units, or Solar Panels will be cleaned, have voltage testing, and will be recorded on Maintenance Charts placed in cabinets at locations having such.
E. Radar Sign poles will be inspected for damage, with Sign LED arrays cleared of debris, and cleaned of stickers, vandal paint / markers.
F. Each location having Meter Service Pedestals or the like, will be thoroughly cleaned, with any and all locks and hinges lubed.
G. Power readings at each location found with Electrical Service Equipment will be recorded with reading noted on Maintenance Charts left at locations.

Lighted Facilities Maintenance

Upon arrival SFE Technicians review and verify operations for day burning, outage, damage or vandalism for visual issues whether Pole or Building mounted.

A. Fixtures will be cleaned.
B. Bird or Wasp Nest(s) will be removed from within shoe box style or luminaire type fixtures.
C. Should outages have fuses, each location will be inspected and checked, and upon finding old or blow replaced with new. Included is new pole wiring, and switches if found damaged.

D. Repairs will commence to burning fixtures with new replacement Photo Electric Units (PEC), and or Lamps or Luminaires under the direction of the City as to LED's.
E. PEC requiring a reset of unit sockets found not to point NORTH, will to be corrected.
F. Burnt out or discolored lamps will be replaced with like lamps or LED's as directed by the City.
G. Ballast Kits, sockets, found damaged, burnt, of aged will be replaced with new while on-site.
H. Fixtures found with access panels open will be attended to immediately, and streetlight pole hand hole cover found loose or hanging will also be secured while on-site.
I. Power readings at each location found with Electrical Service Equipment will be recorded with reading noted on Maintenance Charts left at locations.
J. SFE will also conduct Night Surveys of all contracted Lighted Facilities, and will have identification tape, pole badge / numbers, or building addresses recorded, together with issue found at the rate of 1/3 of all streetlights surveyed at night each quarter. All deficiencies records will be forwarded to the City of Lathrop immediately for scheduling of repairs under Routine Maintenance.

Transportation Engineering Services

SFE can offer Transportation Engineering support for the City of Lathrop. SFE's California Professional Engineer in Civil and Traffic Consultant has experiences to address all traffic signal related problems for the City of Lathrop. Including, but not limited to, ITS equipment programing, traffic signal coordination, basic signal timing validation, traffic control plan, and many other traffic signal optional disciplines.

Emergency Response

SFE's response time will be within 2 hours of initial call out. If SFE is notified of an emergency situation a technician will be dispatched immediately. SFE has large warehouse capacity, resources and inventory in San Leandro to support the districts and enables us to guarantee quick response times. SFE agrees to provide and maintain emergency service response of the City's traffic signals and streetlighting on a twenty-four (24) hour a day, seven (7) days per week basis, including all holidays. SFE has a 24/7/365 telephone service for taking calls for reported outages, knockdowns, etc. All calls will be logged to track repairs at each location: 1-(844)-LIGHT88. SFE will be prepared to provide the district with 24/7 service for the repair of the equipment. At a minimum, SFE will provide services to all items listed in this RFP as described in the following scope of work.

Upon initial notification of an emergency call out, the SFE technician On-Call will call the reporting party upon initial receipt notifying they have received the notification and approximate arrival to location within 2 hours. If during business hours, office staff will also follow up with an email to the reporting party and City staff. If the emergency call is after normal business hours, SFE office staff will follow up with the city the following business day with a report of all work completed. Upon arrival, the technician will assess the site, implement appropriate traffic control, and evaluate the problem. The technician will restore site to a safe and working condition logging via our on-site live portal the time, date, nature of task order/ emergency call, and corrective action. All on-call technicians have backup personnel readily available should the need for additional manpower arise. Also, should a major incident occur requiring the mobilization of a large crew, the St. Francis maintenance department is able to utilize any of our 250+ construction crew.

Reports, Service and Inspections Logs

SFE proposes maintaining an inventory list of the equipment in the controller cabinet at each location. During the first 30 days of contract, SFE will send to the district the inventory list that will include the model, manufacturer, serial number, and quantity of each piece of equipment and installation date. Every year after March 31, SFE will provide an updated report of the condition of all intersection components.

A printout of the signal control database shall be kept in each controller cabinet. Timing changes shall be indicated on the printout. Only the Districts representative shall authorize timing changes except that SFE may make changes required on a temporary basis due to maintenance operations or to maintain a satisfactory signal operation when there is a detection failure.

Monthly Activity Report

SFE will provide a computerized monthly activity report to the city. A monthly report generated from the database shall be sent (regular mail and email) to the City with the monthly invoice. SFE agrees to keep files and records for work orders, payrolls, material and contractual service invoices and equipment rental invoices. All such records and files shall, upon demand, be made available by the Contractor to the City for inspection.

All invoices for service will be accompanied by reports indicating actual work completed, the site or location of the work, and/ or actual hours worked, charged at the hourly and unit rates included with our cost proposal.

To better service the City of Lathrop, SFE will provide an online real-time electronic database service. SFE recognizes that speed, efficiency, and comprehensive service are the keys to customer satisfaction in our industry. With this in mind, we are constantly seeking innovative ways to improve our service delivery. SFE is proud to present Salesforce™, our computerized electronic maintenance and inventory management system. This cloud-based application represents what we believe to be the forefront of customer account management and maintenance tracking in our industry. The Counties Salesforce™ account will include a complete list of all of intersections, equipment inventory, a log of repair and replacement parts, and records of all emergency calls received for the city. Essential key functions of this online database are made available to the City Traffic Engineer and authorized agent(s) to monitor maintenance, service call history, and review all activities performed by SFE technicians working in the County.



The information handled by Salesforce™ includes:

- Service Request Management and Scheduling, including time stamping and dispatching.
- Scheduled Maintenance Management and Scheduling.
- Intersection Details, inventories of equipment, maps, CAD drawing, timing sheets, etc.

- Report Generation: including invoices, materials use, etc.
- Inventory control, including real-time tracking of available and installed equipment.
- Information available to view or download through the Customer Portal, which includes:

Real-time status of Scheduled Maintenance and Service Request calls.

Real-time Intersection Inventories.

Real-time Equipment Inventories.

Intersection maintenance histories, maps, CAD drawings, digital photographs.

Account information, such as contacts and billing

The most important aspect of the applications described above is the flexible nature of their use and their potential for future development. SFE can work with City staff to customize the applications to maximize their usefulness and provide the level of service the City desires. This flexibility includes types of information collected or viewable, downloading of information, visual representation, means of access, or other conveniences the City wishes.

SFE Testing Facility



St. Francis Electric headquarters is located on 3.5 acres of land in the City of San Leandro, Alameda County. SFE's headquarters has secured outdoor storage space sufficient for all the contract equipment, parts, components, and inventory. In addition to the outdoor storage, our warehouse has 20,000 square feet of indoor secured storage space for other equipment necessary for the contract. SFE has vast amounts of

storage for typical maintenance work and plans to invest adequate office equipment and supplies for this Traffic Signal Maintenance Contract if selected. A testing facility (3rd Party Testing/ Certification Lab) is also available to test all equipment procured for this contract.

Equipment

SFE owns and operates approximately 100 service vehicles of various types and sizes throughout Northern California. To help ensure safety, our maintenance crews use hydraulic "bucket" trucks with aerial lifts which are Occupational Safety and Health Administration (OSHA) approved, inspected and certified as required by law. Our bucket trucks are typically equipped with the most common traffic signal gear, poles, and streetlight replacement parts to service most emergency responses such as knock downs. In addition, SFE's vehicles are equipped with a permanently mounted arrow board/stick, warning beacon/strobe lights, traffic cones & construction warning signs. Our "bucket truck" hydraulic lift is capable of reaching a height of at least forty (40) feet from the roadway surfaces. Our technicians are equipped with necessary laptops for the programming/testing of traffic signal controllers, CMU/MMU, Camera monitoring (CCTV, Video, etc.), and various equipment. In addition, all SFE employees will be equipped with a smartphone/mobile tablet with 4G LTE access capable of email, text, photo, and internet. SFE is committed to maintaining an inventory of all signal equipment used by the City of Lathrop. This commitment will ensure the city avoiding long wait time on some equipment such as traffic signal poles.

SFE also has complete stock of 332/NEMA cabinets, service pedestals, poles, DLC, Loop wire, traffic signal wire, signal LEDs in assorted sizes, conduit, pull boxes, lids, etc. SFE's vast inventory of equipment and material enables us to support any maintenance and emergency service needs. This has proven very critical for emergency services such as traffic signal/streetlight knock downs. In such cases, SFE has the inventory in-house available immediately, as opposed to the typical 3-6 month waiting period for

SFE retains, and will have readily available, in functioning order, all required tools, equipment, facilities, and materials needed to perform all work necessary to maintain and repair the traffic signals and other City equipment; in compliance with Caltrans Standard Plans and Specifications (May 2010), Chapter K of Caltrans Maintenance Manual (July 2014); National Electric Code (NEC) 2011 with California Electric Code Amendments 2013; California Manual of Uniform Traffic Control Devices (MUTCD 2012 edition), and the Districts standards and specifications.

EQUIPMENT

The following is a list of equipment owned by SFE, which is available for use on the proposed work as required:

Quantity	Name, Type & Capacity	Condition	Location
8	Bucket Truck, Diesel Gas	Running Great	San Leandro
5	Bucket Truck, Diesel Gas	Running Great	San Jose
3	Crane	Running Great	San Leandro
17	Dump Truck (Ford, GMC, and Ram)	Running Great	San Leandro
3	Bore Machine, American/Vermeer/Ditch Witch	Running Great	San Leandro
2	Bore Truck	Running Great	San Leandro
16	Arrow Board, Bemis Allmand,Eclips, Wanco, SolarTech, and Arrow Master	Excellent	San Leandro
3	Concrete Saw, Meco and Core Cut	Running Great	San Leandro
23	Flatbed Truck, Ford, GMC, and Chevy	Running Great	San Leandro
4	Generator, Multiequipt	Excellent	San Leandro
3	Saw Truck, Ford	Running Great	San Leandro
6	Trencher, Ditch Witch and Vermeer	Running Great	San Leandro
7	Light Tower	Running Great	San Leandro
1	Conflict Monitor Tester (ATSI/PCMT 8000, CMU/MMU Tester)	Excellent Brand New	San Leandro
25+	Type-15 Street Light Poles	New	San Leandro
20+	1A, 1B, and 1D Poles	New	San Leandro
30+	SV and TV Framework Hardware	New	San Leandro
25+	Assorted 6' to 15' Luminaire Arms	New	San Leandro
100+	70w to 400w HPS Luminaires	New	San Leandro
10+	Ped Posts	New	San Leandro
20+	8" 3-section Vehicle Signals	New	San Leandro
30+	12" 3-section Vehicle Signals	New	San Leandro

5. Cost Proposal

COST PROPOSAL SCHEDULE "A1" - FLATRATE MAINTENANCE SCHEDULE

Proposal Item No.	Description	Annual Quantity	Unit	Unit Price	Total Annual Amount
I.	Routine Maintenance: Traffic Signal System, including Safety Lights and Internally Illuminated Street Name Signs	37	Per Intersection Per Year	$ 1,080.00	$ 39,960.00
II.	Routine Maintenance: Street Light System	2250	Per Location Per Year	$ 19.20	$ 43,200.00
III.	Routine Maintenance: City Facilities Lighting Fixtures	97	Per Light Fixture Per Year	$ 19.20	$ 1,862.40
IV.	Underground Service Alert – USA: (Dig Alert Service)	50*	Per USA ticket	$ 135.00	$ 6,750.00
Total Proposal Items (I. II. III. and IV) per year (written and numerical value). Base Proposal:		$ 91,772.40			

* There are approximately 50 USAs performed each year. If more than 50 USAs are required within a contract term, the listed USA unit price will be charged for each USA performed (in excess of 50 USAs).

COST PROPOSAL SCHEDULE "A2" – TRAFFIC SIGNAL FLATRATE MAINTENANCE SCHEDULE

Unit Prices for Additional Work		
Item No.	**Description**	**Unit Price**
1	Replace Type A Detector Loop	$ see attached per loop
2	Replace Type D Detector Loop	$ see attached per loop
3	Replace Battery Back-up System INCLUDES INVERTER & BATTERIES ONLY - TESCO	$ 5,420.00 per system
4	Replace Traffic Controller Unit ~~(Type 170)~~ McCain 2070 controller with OMNI software	$ 7,235.00 per controller
6	Replace LED Bulbs (Round and Arrows)	$ 212.00 per bulb/arrow
7	Replace Pedestrian Push Buttons COMPLETE ASSEMBLY (BUTTON, SIGN & PPB FRAMEWORK	$ 320.00 per button
8	Replace Visors and Signal Head Flanges INCLUDES 3 VISORS AND BACKPLATE	$ $355.00 per signal head
9	Replace Sensors EDI MODEL 222 DETECTOR CARD	$ 270.00 per sensor
10	Replace Cameras Includes ONLY camera - additional parts would be extra (TBD)	$ 7,900.00 per camera
11	Replace Opticom units INCLUDES ONLY 721 DETECTOR	$ 1,520.00 per Opticom

COST PROPOSAL SCHEDULE "B" – UNSCHEDULED/EMERGENCY WORK ("EXTRA WORK")

The position titles and descriptions listed hereon may not accurately reflect the position titles and descriptions of employees of your firm. For those positions that are not employed by your firm, cross out and mark as "N/A" to indicate that the position is not applicable to the services to be provided by your firm.

Title	Description	Hourly Straight Time	Hourly Overtime	Hourly Doubletime
Operations Superintendent	All repair work, both field and laboratory, subject to his approval and direction	$130.00	$172.00	$215.00
Traffic Signal Technician – Field	Primary duties are to field troubleshoot and repair wiring, cabinet wiring, controllers, and perform routine duties of Preventive maintenance.	$116.00	$151.00	$187.00
Traffic Signal Technician – Laboratory	Performs complete repair and maintenance of all controllers, detectors, and associated device that are brought from the field for repairs.	$116.00	$151.00	$187.00
Street Light Technician – Field	Primary duties are to field troubleshoot and repair wiring, and perform routine duties of Preventive maintenance.	$116.00	$151.00	$187.00
Traffic Signal/Street Light Laborer	Primary duties are to assist the signalman and crew in knockdown repairs and modifications as directed.	$91.00	$117.00	

COST PROPOSAL SCHEDULE "C" - VEHICLE AND EQUIPMENT SCHEDULE UNSCHEDULED/EMERGENCY WORK ("EXTRA WORK")

The vehicles and equipment listed hereon may not accurately reflect the rolling stock used by your firm. For those vehicles and equipment that are not used by your firm, cross out and mark as "N/A" to indicate that the vehicle or equipment is not available or necessary for the services provided by your firm.

Description	Unit Rate (per Hour)
Personnel Vehicle	$ 20.00 .___
Pickup Truck	$ 30.00 .___
Service Truck	$ 35.00 .___
Service/Ladder Truck	$ 35.00 .___
Boom/Ladder Truck	$ 47.00 .___
Crane Truck	$ 75.00 .___

Any equipment not listed will be charged per current CalTrans equipment rates. The City will pay a maximum travel time of one hour in each direction.

MATERIAL MARK-UP

Material mark-up will not exceed 15 % of supplier's invoice price (cost) that will be furnished to the City in any cost proposal for unscheduled/emergency work ("Extra Work"), or upgrades.



September 1, 2025

CITY OF LATHROP
LOOP PRICING

Base Bid

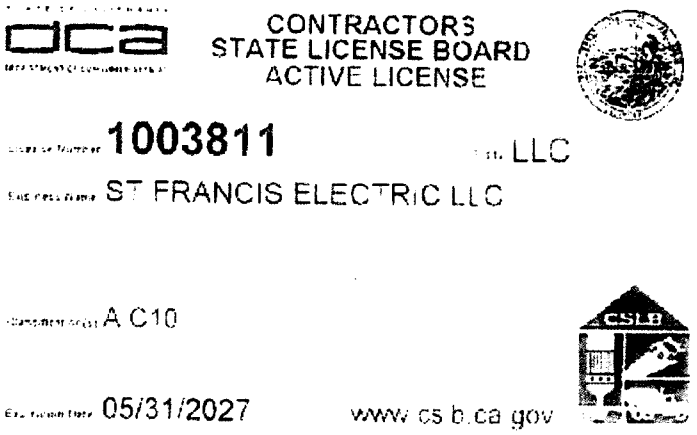
ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	Type A or D Loops - Qty 1-4 (Minimum Mobilization)	EA	1	$ 5,550.00	$ 5,550.00
2	Tupe A or D Loops - Qty 5-9	EA	1	$ 901.00	$ 901.00
3	Type A or D Loops - Qty 9-12	EA	1	$ 832.00	$ 832.00
4	Type A or D Loops - Qty 12 or more	EA	1	$ 615.00	$ 615.00
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -
11					$ -
12					$ -

If you have any questions please contact Monica Kint @ 510-639-0639 ext. 257

[redacted]

975 Carden St. San Leandro, CA 94577
Lic. #1003811 Exp. 5/31/27 DIR Reg. # 1000022208

Contractor "A" and "C10" License



CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE

1003811 LLC

ST FRANCIS ELECTRIC LLC

A C10

05/31/2027 www.cslb.ca.gov

Department of Industrial Relation (SB 854) registration Number: 1000022208 Exp. 06-30-2027

SFE Complies with the requirement of the State of California's Standard Specification Code Section 7-1.021A (2) "Labor non-discrimination" under this contract. SFE pays general prevailing rate of per diem wages to all workers employed under this contract in accordance with California Labor Code 1770 et seq.

Insurance Requirements

SFE carries General Liability and Automotive Liability insurance to meet or exceed the minimum requirements of this RFP. SFE carries Worker's Compensation Insurance per State Law. SFE will meet all additional required Insurance provision said in this RFP.

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVE A SERVICE CONTRACT WITH HARDWIRE COMMUNICATIONS FOR ON-CALL FIBER OPTIC COMMUNICATION WIRING FOR CIP GG 26-02 CITYWIDE FIBER OPTIC COMMUNICATION**

RECOMMENDATION: **Adopt a Resolution to Approve a Service Contract With Hardwire Communications for On-Call Fiber Optic Communication Wiring for CIP GG 26-02 Citywide Fiber Optic Communication**

SUMMARY:
The Capital Improvement Project (CIP) 26-02 Citywide Fiber Optic Communication, established in June 2025, enables the purchase and installation of fiber optic communication wiring throughout the City of Lathrop. The fiber network is designed to interconnect various City systems across a wide range of sites, including wastewater treatment facilities, booster pump stations, stormwater stations, parks, City buildings, intersection traffic signals, and other facilities. This infrastructure provides essential communications redundancy, minimizes disruptions, and supports the monitoring and control of critical systems. As the City continues to grow, expanding the fiber network is vital to meet the increasing demands of municipal operations and ensure scalability for future development.

The proposed Service Contract with Hardwire Communications Inc. for $200,000 is submitted pursuant to Lathrop Municipal Code (LMC) 2.36.110 (B), as the vendor holds an existing California Multiple Award Schedule (CMAS) contract that allows the City to add in and has provided pricing consistent with CMAS terms. Hardwire Communications has successfully completed previous fiber optic installations for the City and will continue to support both ongoing and future projects under this CIP to ensure consistency, security, and continuity in equipment and documentation. Utilizing a single vendor promotes service and equipment standardization and minimizes performance variability.

To proceed with the continued installation of fiber optic communication wiring across the City, staff recommends that the City Council approve the Service Contract with Hardwire Communications for on-call fiber optic communication wiring services in the amount of $200,000. Sufficient funding for this expense is available under CIP GG 26-02.

BACKGROUND:

The Capital Improvement Project (CIP) 26-02, initiated in June 2025, enables the Citywide installation of fiber optic communication infrastructure. The City began developing its fiber network in 2019, and this CIP continues the expansion of that network. The infrastructure connects key City systems across facilities such as wastewater and stormwater stations, booster pump stations, parks, intersection signals, and City buildings. It supports network redundancy, system control, and operational monitoring for critical infrastructure.

Hardwire Communications, which has previously completed fiber optic installations for the City, is well-acquainted with City facilities and operational requirements. Pursuant to Lathrop Municipal Code (LMC) 2.36.110 (B), Hardwire Communications holds an active California Multiple Award Schedule (CMAS) contract (No. 3-17-70-3083B) with the California Department of General Services and the pricing for materials and labor is consistent with their CMAS agreement.

The proposed $200,000 Service Contract also supports the planning and implementation of future projects under other CIPs that will rely on the infrastructure established by CIP GG 26-02. As the City continues to grow, completing the fiber optic network is essential. To avoid delays across multiple projects, staff is requesting City Council approval of an on-call service contract with Hardwire Communications to install fiber optic communication wiring as needed.

REASON FOR RECOMMENDATION:

Fiber optic infrastructure is essential for interconnecting City systems and facilities, ensuring reliable communication, operational control, and real-time system monitoring. It supports a wide range of critical sites, including wastewater treatment plants, booster pump stations, stormwater facilities, parks, public buildings, intersection signals and other City assets. This network provides communications redundancy, minimizes disruptions, and enables effective management of City critical operations. As the City continues to grow, expanding the fiber network is vital to meet increasing service demands and ensure scalability for future development.

FISCAL IMPACT:

There are sufficient funds in CIP GG 26-02 to fund the Service Contract for on call fiber optic communication wiring services.

ATTACHMENTS:

A. Resolution of the City Council of the City of Lathrop to Approve the Service Contract with Hardwire Communications for On Call Fiber Optic Communication Wiring Services for GG 26-02.

B. Service Contract with Hardwire Communications to Provide On Call Fiber Optic Communication Wiring Services for CIP GG 26-02

APPROVALS:

Tony Fernandes
Information Systems Director — Date: 8-14-2025

Cari James
Finance Director — Date: 8/14/2025

Thomas Hedegard
Deputy City Manager — Date: 8/15/2025

Salvador Navarrete
City Attorney — Date: 8-14-2025

Stephen J. Salvatore
City Manager — Date: 8.18.25

RESOLUTION NO. 25 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE THE SERVICE CONTRACT WITH HARDWIRE COMMUNICATIONS FOR ON CALL FIBER OPTIC COMMUNICATION WIRING SERVICES FOR CIP GG 26-02 CITYWIDE FIBER OPTIC COMMUNICATION

WHEREAS, Capital Improvement Project (CIP) 26-02, initiated in June 2025, enables the Citywide installation of fiber optic communication infrastructure; and

WHEREAS, the infrastructure connects key City systems across facilities such as wastewater and stormwater stations, booster pump stations, parks, intersection signals, and City buildings; and

WHEREAS, the proposed $200,000 Service Contract also supports the planning and implementation of future projects under other CIPs that will rely on the infrastructure established by CIP GG 26-02

WHEREAS, pursuant to Lathrop Municipal Code (LMC) 2.36.110 (B), Hardwire Communications holds an active California Multiple Award Schedule (CMAS) contract (No. 3-17-70-3083B) with the California Department of General Services and the pricing for materials and labor is consistent with their CMAS agreement; and

WHEREAS, staff requests that the City Council adopt a resolution to approve the Service Contract with Hardwire Communications for on call fiber optic communication wiring for CIP GG 26-02 Citywide Fiber Optic Communication in the amount of $200,000.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the Service Contract with Hardwire Communications for on call fiber optic communication wiring for CIP GG 26-02 Citywide Fiber Optic Communication in the amount of $200,000.

The foregoing resolution was passed and adopted this 8th day of September 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

SERVICE CONTRACT BETWEEN THE CITY OF LATHROP AND HARDWIRE COMMUNICATIONS TO PROVIDE ON CALL FIBER OPTIC COMMUNICATION WIRING SERVICES FOR CIP GG 26-02

THIS SERVICE CONTRACT (hereinafter "Contract") dated for convenience this 8th day of September 2025, by and between the **City of Lathrop,** a municipal corporation of the State of California (hereinafter "City") and **Hardwire Communications.** (hereinafter "Contractor"), whose Taxpayer Identification Number is **26-0816518**.

For and in consideration of the following covenants, terms and conditions, City and Contractor (the parties) agree:

SCOPE OF WORK

Contractor agrees to perform the on-call installation of fiber optic communication wiring in accordance with the scope of work and fee proposal provided by the Contractor, attached hereto as Exhibit "A" and incorporated herein by reference. Contractor agrees to diligently perform these services in accordance with the upmost standards of its profession and to City's satisfaction.

CONTRACT PRICE

The City agrees to pay and the Contractor agrees to accept, in full payment for the work above agreed to be done on time and materials basis not to exceed **$200,000** and not to exceed the rates as set forth in Exhibit "A".

TIME FOR PERFORMANCE

The effective date of this Agreement is September 8, 2025, and shall terminate no later than June 30, 2027. Any additional extensions of this contract beyond June 30, 2027 shall be based upon the agreement of the parties at that time.

PERMITS; COMPLIANCE WITH LAW

The Contractor shall, at its expense, obtain all necessary permits, licenses, easements, etc., for the construction of the project, give necessary notices, pay all fees required by law, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of the public health and safety.

INSPECTION BY CITY

The Contractor shall at all times maintain proper facilities and provide safe access for inspection by the City to all parts of the work, and to the shops wherein the work is in preparation. Where the Specifications require work to be specially tested or approved, it shall not be tested or covered up without timely, written approval by the City.

Should any such work be covered up without such notice, approval, or consent, it must, if required by City, be uncovered for examination at the Contractor's expense.

NOTICE

Any notice from one party to the other under the Contract shall be in writing and shall be dated and signed by the party giving such notice or by a duly authorized representative of such party. Any such notice shall not be effective for any purpose whatsoever unless served in the following manner.

(a) If the notice is given to the City, by personal delivery thereof to the City's Director of Public Works, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the City's Director of Public Works, postage prepaid and certified;

(b) If the notice is given to the Contractor, by personal delivery thereof to said Contractor or to its duly authorized representative at the site of the project, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to the Contractor at the address set forth in the Contractor's Bid postage prepaid and certified; or

(c) If the notice is given to the surety or any other person, by personal delivery to such surety or other person, or by depositing the same in the United States mail, enclosed in a sealed envelope, addressed to such surety or other person, as the case may be, at the address of such surety or person last communicated by it to the party giving the notice, postage prepaid and certified.

ACCIDENT PREVENTION

Precaution shall be exercised at all times for the protection of persons (including employees) and property. The safety provisions of applicable laws, building and construction codes shall be observed. Machinery, equipment, and other hazards shall be guarded or eliminated in accordance with the safety provisions of the Construction Safety Orders issued by the Occupational Safety and Health Standards Board of the State of California.

CONTRACTOR'S WARRANTY

The City shall not, in any way or manner, be answerable or suffer loss, damage, expense or liability for any loss or damage that may happen to said building, work, or equipment or any part thereof, or in, on, or about the same during its construction and before acceptance. Contractor unqualifiedly warrants all work and materials to be free of defects whether performed or installed by it or by any subcontractor or supplier in the project which is the subject of this Contract.

APPRENTICES

(a) The Contractor's attention is directed to the provisions of Sections 1777.5, 1777.6, and 1777.7 of the California Labor Code concerning employment of apprentices by the Contractor or any subcontractor under him. In addition, Contractor shall obtain a certificate of apprenticeship before employing any apprentice pursuant to Sections 1777.5, 1777.6 and 1777.7 of the California Labor Code.

(b) Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

(c) Knowing violations of Section 1777.5 will result in forfeiture not to exceed one hundred dollars ($100) for each calendar day of non-compliance pursuant to Section 1777.7.

HOURS OF WORK

Eight (8) hours of work in any calendar day shall constitute a legal day's work. The Contractor and each subcontractor shall forfeit, as penalty to the City, twenty-five dollars ($25) for each worker employed in the execution of work on the Project by the Contractor or any subcontractor under him for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any calendar week in violation of the provisions of the Labor Code, and in particular, Section 1810 to Section 1815, thereof, inclusive, except that work performed by employees of the Contractor and his subcontractors in excess of eight hours per day at not less than one and one half times the basic rate of pay, as provided in Labor Code section 1815.

PAYROLL RECORDS

Pursuant to Labor Code section 1776, as amended from time to time, the Contractor and each subcontractor shall keep records showing the name, address, social security number, work classification, straight time and overtime hours paid each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker or other employee employed by him or her in connection with the work.

The certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the Division. The payroll records shall be certified and shall be available for inspection at all reasonable hours at the principal office of the Contractor on the following basis:

(a) A certified copy of the employee's payroll records shall be made available for inspection or furnished to such employee or his or her authorized representative on request.

(b) A certified copy of all payroll records shall be made available for inspection or furnished upon request, or as required by Labor Code section 1771.7 to the City, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations.

(c) A certified copy of all payroll records shall be made available upon request to the public for inspection or copies thereof made; provided, however, that if request by the public shall be made through either the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, if as requested, payroll records have been provided pursuant to paragraph (b), the requesting party shall, prior to being provided the records, reimburse the cost of preparation by the Contractor, subcontractors and the entity through which the request was made. The public shall not be given access to such records at the principal office of the Contractor.

The Contractor shall file a certified copy of the payroll records with the entity that requested such records within ten (10) calendar days after receipt of a written request. Any copy of records made available for inspection as copies and furnished upon request to the public or the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address, and social security number. The name and address of the Contractor or any subcontractor performing work on the Project shall not be marked or obliterated.

The Contractor shall inform the City of the location of the payroll records, including the street address, city and county, and shall, within five (5) calendar days, provide a notice of a change of location and address.

In the event of noncompliance with the requirements of this section, the Contractor shall have ten (10) calendar days in which to comply subsequent to receipt of written notice specifying in what respects the Contractor must comply with this section. Should noncompliance still be evident after such ten (10) calendar day period, the Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each calendar day, or portion thereof, for each worker until strict compliance is effectuated.

Upon the request of the Division of Labor Standards Enforcement, such penalties shall be withheld from payments due Contractor.

PREVAILING WAGES

(a) The Contractor is aware of the requirements of California Labor Code Sections 1720 *et seq.* and 1770 *et seq.*, as well as California Code of Regulations, Title 8, section 16000 et seq. ("Prevailing Wage Laws") which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Since this Contract involves an applicable "public works" or "maintenance" project,

as defined by the Prevailing Wage Laws, and since the total compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. The Contractor shall obtain a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors from the website of the Division of Labor Statistics and Research of the Department of Industrial Relations located at http://www.dir.ca.gov/dlsr/PWD/index.htm. In the alternative, the City shall provide Contractor with a copy of the prevailing rates of per diem wages applicable to the work to be performed by subcontractors. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to perform work on the Project available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the Project site.

Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or allege failure to comply with the Prevailing Wage Laws.

(b) The Contractor and each subcontractor shall forfeit as a penalty to the City not more than fifty dollars ($50) for each calendar day, or portion thereof, for each worker paid less than the stipulated prevailing rate for any work done by him, or by any subcontract under him, in violation of the provisions of the California Labor Code. The difference between such stipulated prevailing wage rate and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage rate shall be paid to each worker by the Contractor.

INSURANCE

On or before beginning any of the services or work called for by any term of this Agreement, CONTRACTOR, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the CITY the insurance specified in subsections (a) through (c) below with insurers and under forms of insurance satisfactory in all respects to the CITY.

CONTRACTOR shall not allow any subcontractor to commence work on any subcontract until all insurance required of the CONTRACTOR has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

(a) Workers' Compensation. CONTRACTOR shall, at CONTRACTOR'S sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by CONTRACTOR. Said Statutory Workers' Compensation Insurance

and Employer's Liability Insurance shall be provided with limits of not less than one million dollars ($1,000,000). In the alternative, CONTRACTOR may rely on a self-insurance program to meet these requirements provided that the program of self-insurance complies fully with the provisions of the California Labor Code. The insurer, if insurance is provided, or the CONTRACTOR, if a program of self-insurance is provided, shall waive all rights of subrogation against the CITY for loss arising from work performed under this Agreement.

(b) Commercial General and Automobile Liability Insurance. CONTRACTOR, at CONTRACTOR'S own cost and expense, shall maintain commercial general and automobile liability insurance for the period covered by this Agreement in an amount not less than two million dollars per occurrence ($2,000,000), combined single limit coverage for risks associated with the work contemplated by this Agreement. If Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto).

Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

(i) CITY, its officers, employees, and volunteers are to be covered as insured with respect to each of the following: liability arising out of activities performed by or on behalf of CONTRACTOR, products and completed operations of CONTRACTOR; premises owned, occupied or used by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection afforded to CITY, its officers, employees, agents, or volunteers.

(ii) The insurance shall cover on an occurrence or an accident basis, and not on a claim made basis.

(iii) An endorsement must state that coverage is primary insurance and that no other insurance affected by the CITY will be called upon to contribute to a loss under the coverage.

(iv) Any failure of CONTRACTOR to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.

(v) Insurance is to be placed with California-admitted insurers with a Best's rating of no less than A: VII.

(vi) Notice of cancellation or non-renewal must be received by CITY at least thirty days prior to such change.

(c) Deductibles and Self-Insured Retentions. CONTRACTOR shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. During the period covered by this Agreement, upon express written authorization of CITY Manager, CONTRACTOR may increase such deductibles or self-insured retentions with respect to CITY, its officers, employees, agents, and volunteers. The CITY Manager may condition approval of an increase in deductible or self-insured retention levels upon a requirement that CONTRACTOR procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

(d) Notice of Reduction in Coverage. In the event that any coverage required under subsections (a), (b), or (c) of this section of the Agreement is reduced, limited, or materially affected in any other manner, CONTRACTOR shall provide written notice to CITY at CONTRACTOR'S earliest possible opportunity and in no case later than five days after CONTRACTOR is notified of the change in coverage.

(e) In addition to any other remedies CITY may have if CONTRACTOR fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, CITY may, at its sole option:

(i) Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

(ii) Order CONTRACTOR to stop work under this Agreement or withhold any payment which becomes due to CONTRACTOR hereunder, or both stop work and withhold any payment, until

CONTRACTOR demonstrates compliance with the requirements hereof;

(iii) Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies CITY may have and is not the exclusive remedy for CONTRACTOR'S breach.

INDEMNIFICATION

Contractor agrees to protect, defend, indemnify and hold City, its City Council members, officers, employees, engineer, and consultants harmless from and against any and all claims, demands, liabilities, losses, damages, costs, expenses, liens, penalties, suits, or judgments, arising in whole or in part, directly or indirectly, at any time from any injury to or death of persons or damage to property as a result of the willful or negligent act or omission of Contractor, or which results from Contractor's noncompliance with any Law respecting the condition, use, occupation or safety of the Project site, or any part thereof, or which arises from Contractor's failure to do anything required under this Contract or for doing anything which Contractor is required not to do under this Contract, or which arises from conduct for which any Law imposes strict liability on Contractor in the performance of or failure to perform the terms and conditions of this Contract, except as may arise from the sole willful or negligent act or omission of City or any of its City Council members, officers, employees.

This indemnification shall extend to any and all claims, demands, or liens made or filed by reason of any construction, renovation, or remodeling work performed by Contractor under this Contract at any time during the term of this Contract, or arising thereafter.

SEVERABILITY

Nothing contained in the Contract shall be construed so as to require the commission of any act contrary to law. Should a conflict arise between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no legal right to contract or act, the latter shall prevail and the provision of this Contract which is affected shall be curtailed and limited but only to the extent necessary to bring it within the requirements of the law. If such curtailment or limitation is not possible, the affected provision shall be of no force and effect. Except as aforesaid, such illegality shall not affect the validity of this Contract.

COMPLETE AGREEMENT

This Contract supersedes any and all agreements, either oral or in writing, between the Parties with respect to the subject matter herein. Each party to this Contract acknowledges that no representation by any party which is not embodied herein or any

other agreement, statement, or promise not contained in this Contract shall be valid and binding.

INTERPRETATION

(a) The parties hereto acknowledge and agree that each has been given the opportunity to independently review this Contract with legal counsel, and/or has the requisite experience and sophistication to understand, interpret and agree to the particular language of the provisions of the Contract.

(b) In the event of a controversy or dispute between the parties concerning the provisions herein, this document shall be interpreted according to the provisions herein and no presumption shall arise concerning the draftsmanship of such provision.

APPLICABLE LAW

(a) The parties hereto understand and agree that the terms of this Contract, and its Exhibits, have been negotiated and executed within the State of California and shall be governed by and construed under the laws of the State of California.

(b) In the event of a dispute concerning the terms of this Contract, the parties hereto expressly agree that the venue for any legal action shall be with the appropriate court in the County of San Joaquin, State of California.

SIGNATURES

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

SERVICE CONTRACT - CITY OF LATHROP AND HARDWIRE COMMUNICATIONS ON CALL FIBER OPTIC COMMUNICATION WIRING SERVICES, CIP GG 26-02

Approved as to Form:

City of Lathrop
City Attorney

8-7-2025

Salvador Navarrete Date

Recommended for Approval

City of Lathrop
Director of Information Systems

Tony Fernandes Date

Approved By:
Resolution:_____

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore Date
City Manager

Contractor:

Hardwire Communications
5037 College Oak Drive #G
Sacramento, CA 95841

Fed ID # 26-0816518
Lathrop Business License # _____

Signature Date

Print Name / Title

Signature Date

COPY

Print Name / Title

PROPOSAL
For
City of Lathrop 390 Towne Centre Dr
Lathrop, CA 95330
Time & Materials Agreement

Scope of Work

Cabling Work
Supply and install Fiber cable, connectors, couplers and fiber panels.
Supply and install Copper cabling (Cat 6, Cat 5e, Coax, speaker and feeders), jacks, faceplates, wire managers, and patch panels.
Supply and install network racks and cabinets.

Warranty
Hardwire Communications warrants the installation and workmanship for a period of one (1) year from project acceptance.

Exclusions and Provisions
- Customer will provide free and clear access through buildings during project
- All work to be completed during normal hours (Mon-Fri 7am-5pm; excluding holidays)
- Billable time includes all time worked on site and drive time to/from our office.
- A 2-hour minimum will apply for all services performed except emergencies.
- Labor is based on prevailing wage rates.
- Hardwire is a CMAS contractor CMAS # 3-17-70-3083B and Certified California Small Business (#49471).
- The prices are consistent with the CMAS contract no. 3-17-70-3083B.

I hereby agree to pay Hardwire Communications per this Time & Materials Agreement at the following rates for fiber and copper cabling services:

Labor:	**2 Hour Minimum**	
Regular Time	$100.00 per hour	Mon-Fri (7am-5pm)
Over Time	$150.00 per hour	Mon-Fri (after 5pm & Sat)
Double Time	$200.00 per hour	Sunday/Holiday
	4 Hour Minimum	
Emergency Rate	$225.00 per hour	Emergency dispatched within 2 hrs
Drive Time	$40.00 per hour	Outside 35 miles from Hardwire home office
Travel	$.70 per mile	Outside 35 miles from Hardwire home office
Materials	Cost +15%	

*This agreement is valid from June 1,2025 to June 1, 2026.

Prepared by: George Lowe Date: June 6, 2026
Accepted by: _____ Date: _____

Hardwire Communications
5037 College Oak Drive #G
Sacramento, CA 95841
916-568-9866 Office
CA Lic #901777

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

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

RECOMMENDATION: **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**

SUMMARY:

Black Water Consulting Engineers (Black Water) has completed the plans and specifications for construction of an intertie between the Manteca Wastewater Quality Control Facility (MWQCF) and the Lathrop Consolidated Treatment Facility (LCTF) associated with the McKinley Avenue Force Main Intertie Capital Improvement Project (CIP) WW 25-23 (Project). The Project was formally advertised on August 14, 2025, in accordance with Bidding Procedures in California Public Contract Code (PCC) 20160 and Lathrop Municipal Code (LMC) 2.36.060. Based on the review and evaluation of the bids, the responsible bidder with the lowest responsive bid for the Project was determined to be Mozingo Construction, Inc. (Mozingo) with a base bid of $3,758,711.

Staff request City Council approve a construction contract with Mozingo for the construction of the Project in the amount of $3,758,711. Staff also request City Council authorize a 15% construction contingency of $563,807 for a total construction budget not to exceed $4,322,518 and authorize staff to spend the contingency as necessary to achieve the goals of the Project.

Sufficient funds were not allocated in the adopted Fiscal Year 2025-26 budget to approve the construction contract; therefore, a budget amendment of $4,322,518 is requested to have sufficient funds to complete the Project.

BACKGROUND:

The City currently treats wastewater at two facilities. The MWQCF serves areas located primarily east of Interstate 5, excluding the Crossroads, Gateway, and South Lathrop developments. The LCTF serves the Crossroads, Gateway, South Lathrop, and all areas west of Interstate 5. To improve overall system reliability, expand operational flexibility, and enhance treatment efficiency, staff has identified the construction of an intertie between the two facilities as a critical capital improvement. The planned Project will connect to the existing sanitary sewer force main located at Vierra Road and McKinley Avenue and will then extend west along Vierra Road and D'Arcy Parkway to the LCTF.

On March 6, 2025, the City issued a Request for Proposals for consulting engineering services for the Project. Black Water submitted a qualified proposal and, on April 14, 2025, the City Council awarded a $771,001 Professional Services Agreement to Black Water for feasibility assessment, preparation of a basis-of-design report, detailed design, permitting, and bidding support. At the same meeting, Council created CIP WW 25-23 and authorized the transfer of $925,200 from the Wastewater Connection Fee Fund (6030) to initiate the Project. On August 11, 2025, City Council ratified the City Manager's execution of an amendment to the PSA with Black Water, increasing the contract amount to $919,053 to accelerate completion of the project.

Black Water has completed the design of the plans and prepared the technical specifications for the Project. The Project scope of work includes but is not limited to the installation of approximately 3,700 linear feet of 16-inch PVC force main, 1,270 linear feet of 6-inch PVC, and 1,000 linear feet of 3-inch PVC force mains. The Project also requires a 330-foot jack-and-bore crossing beneath existing railroad infrastructure, modifications to existing pump stations, and the installation of air release valves, flushing stations, electrical conduit with pull boxes, and cathodic protection systems. Because of the complexity of construction and the potential for unforeseen conditions that may require additional repairs and modifications after execution of the construction contract, staff is requesting authorization of a 15% construction contingency.

The bid solicitation package with plans and specifications for the construction of the Project was advertised on August 14, 2025, in accordance with Bidding Procedures in California Public Contract Code (PCC) 20166 and Lathrop Municipal Code (LMC) 2.36.060. Four (4) bids were received and opened by the City Clerk on September 2, 2025; each determined to be responsive and responsible. The bid results are summarized in Table 1 below:

Table 1: Summary of Bid Results
CIP WW 25-23 McKinley Avenue Force Main Intertie

Contractor	Base Bid
Mozingo Construction, Inc.	$3,758,711
D.A. Wood General Construction, Inc.	$3,940,795
Mountain Cascade, Inc.	$4,022,450
Preston Pipelines Infrastructure, LLC	$4,155,400

Staff reviewed and evaluated the bids and determined that the lowest responsible bidder is Mozingo, with a base bid of $3,758,711. Staff request City Council adopt a resolution approving a construction contract with Mozingo for $3,758,711 for the construction of the Project.

Staff also request City Council authorize a 15% construction contingency of $563,807 and authorize staff to spend the contingency as necessary to achieve the goals of the Project for a total cost not to exceed $4,322,518.

Staff further request City Council approve a budget amendment as detailed in the Fiscal Impact section of this report.

REASON FOR RECOMMENDATION:

Completion of CIP WW 25-23 is necessary to improve redundancy and system resilience in the City's wastewater system and to strengthen operational efficiency between the two treatment facilities.

FISCAL IMPACT:

The proposed construction contract with Mozingo is for $3,758,711. A 15% construction contingency is requested in the amount of $563,807 for a total cost not to exceed $4,322,518.

Sufficient funds were not allocated in the adopted FY 2025/26 budget to the Project to award the construction contract; therefore, a budget amendment of $4,322,518 is requested as detailed below:

Reduce Water and Sewer General Fund Reserve 1010-251-0400		$4,322,518
Increase Transfer Out 1010-9900-990-90-10		$4,322,518
Increase Transfer In 6090-9900-393-00-00	CIP WW 25-23	$4,322,518
Increase Appropriation 6090-80-00-420-84-00	CIP WW 25-23	$4,322,518

ATTACHMENTS:

A. Resolution to Approve a Construction Contract with Mozingo Construction, Inc. for CIP WW 25-23 McKinley Avenue Force Main Intertie and Approve a Budget Amendment

B. Construction Contract with Mozingo Construction, Inc. for CIP WW 25-23

APPROVALS:

Bellal Nabizadah
Assistant Engineer — 9/2/25 Date

Brad Taylor
City Engineer — 9/3/2025 Date

Cari James
Director of Finance — FOR CJ — 9/3/2025 Date

Michael King
Assistant City Manager — 9.3.2025 Date

Salvador Navarrete
City Attorney — 9.2-2025 Date

Stephen J. Salvatore
City Manager — FOR SJS — 9/4/2025 Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE A CONSTRUCTION CONTRACT WITH MOZINGO CONSTRUCTION, INC. FOR CIP WW 25-23 MCKINLEY AVENUE FORCE MAIN INTERTIE AND APPROVE BUDGET AMENDMENT

WHEREAS, the City currently treats wastewater at two facilities. The Manteca Wastewater Quality Control Facility (MWQCF) serves areas located primarily east of Interstate 5, excluding the Crossroads, Gateway, and South Lathrop developments. The Lathrop Consolidated Treatment Facility (LCTF) serves the Crossroads, Gateway, South Lathrop, and all areas west of Interstate 5; and

WHEREAS, in order to improve overall system reliability, expand operational flexibility, and enhance treatment efficiency, staff has identified the construction of an intertie between the two facilities as a critical capital improvement; and

WHEREAS, the planned McKinley Avenue Force Main Intertie Capital Improvement Project (CIP) WW 25-23 (Project) will connect to the existing sanitary sewer force main located at Vierra Road and McKinley Avenue and will then extend west along Vierra Road and D'Arcy Parkway to the LCTF; and

WHEREAS, on March 6, 2025, the City issued a Request for Proposals for consulting engineering services for the Project. Black Water Consulting Engineers (Black Water) submitted a qualified proposal and, on April 14, 2025, the City Council awarded a $771,001 Professional Services Agreement to Black Water for feasibility assessment, preparation of a basis of design report, detailed design, permitting, and bidding support. At the same meeting, Council created CIP WW 25-23 and authorized the transfer of $925,200 from the Wastewater Connection Fee Fund (6030) to initiate the Project; and

WHEREAS, on August 11, 2025, City Council ratified the City Manager's execution of an amendment to the PSA with Black Water, increasing the contract amount to $919,053 to accelerate completion of the Project; and

WHEREAS, Black Water has completed the design of the plans and prepared the technical specifications for the Project. The Project scope of work includes but is not limited to the installation of approximately 3,700 linear feet of 16-inch PVC force main, 1,270 linear feet of 6-inch PVC, and 1,000 linear feet of 3-inch PVC force mains. The Project also requires a 330-foot jack-and-bore crossing beneath existing railroad infrastructure, modifications to existing pump stations, and the installation of air release valves, flushing stations, electrical conduit with pull boxes, and cathodic protection systems; and

WHEREAS, because of the complexity of construction and the potential for unforeseen conditions that may require additional repairs and modifications after execution of the construction contract, staff is requesting authorization of a 15% construction contingency; and

WHEREAS, the bid solicitation package with plans and specifications for the construction of the Project was advertised on August 14, 2025, in accordance with Bidding Procedures in California Public Contract Code (PCC) 20166 and Lathrop Municipal Code (LMC) 2.36.060; and

WHEREAS, four (4) bids were received and opened by the City Clerk on September 2, 2025; each determined to be responsive and responsible; and

WHEREAS, upon review and evaluation of the bids, the lowest responsible bidder is Mozingo Construction, Inc. (Mozingo), with a base bid of $3,758,711. Staff request City Council adopt a resolution to approve a construction contract with Mozingo for $3,758,711 for the construction of the Project; and

WHEREAS, staff also request City Council authorize a 15% construction contingency of $563,807 and authorize staff to spend the contingency as necessary to achieve the goals of the Project for a total cost not to exceed $4,322,518; and

WHEREAS, sufficient funds were not allocated in the adopted Fiscal Year (FY) 2025/26 budget for the construction of the Project, staff also request Council authorize a budget amendment as detailed below:

Reduce Water and Sewer General Fund Reserve 1010-251-0400		$4,322,518
Increase Transfer Out 1010-9900-990-90-10		$4,322,518
Increase Transfer In 6090-9900-393-00-00	CIP WW 25-23	$4,322,518
Increase Appropriation 6090-80-00-420-84-00	CIP WW 25-23	$4,322,518

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop hereby approves a construction contract with Mozingo for CIP WW 25-23 McKinley Avenue Force Main Intertie with a base bid of $3,758,711; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby approve a 15% construction contingency of $563,807, for a total construction budget of $4,322,518 and authorizes staff to spend up to this amount as necessary to accomplish the goals of the Project; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lathrop does hereby approve a budget amendment of $4,322,518 as detailed above for the construction of the Project.

The foregoing resolution was passed and adopted this 8th day of September, 2025 by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

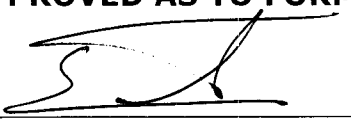
ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CONSTRUCTION CONTRACT

This Contract, dated **September 8, 2025**, is entered into by and between the **City of Lathrop**, a municipal corporation of the State of California (City), and **Mozingo Construction, Inc.**, (Contractor), whose Taxpayer Identification Number is _____.

For and in consideration of the following covenants, terms and conditions, City and Contractor (the parties) agree:

1. Term. This Contract shall commence on, and be binding on the parties on, the date of execution of this Contract, and shall expire on the date of recordation of the Notice of Substantial Completion, or, if no such notice is required to be filed, on the date that final payment is made hereunder, subject to the earlier termination of this Contract.

2. General Scope of Project and Work. Construction Documents for **McKinley Avenue Force Main Intertie Project, CIP WW 25-23** (Project). Contractor shall furnish labor, services, materials and equipment in connection with the construction of the Project and complete the Work in accordance with the covenants, terms and conditions of this Contract to the satisfaction of City.

   The work to be performed under this contract includes all work contained in the Construction Documents, as detailed in Paragraph 3 below, including, but not limited to the diversion of discharge currently sent to the MWQCF. As part of this modification, wastewater will be redirected to the LCTF via a new 16-inch force main. Additional improvements include redirecting flows from the C&S Pump Stations and the LIP Pump Station into an existing 16-inch force main along McKinley Road as well as the installation of electrical conduit, pullboxes, and a flushing station at the McKinley Avenue Pump Station. A new intertie connection is being proposed at the intersection of McKinley Avenue and Vierra Road to divert wastewater discharging to the MWQCF to the LCTF. and any task necessary to accomplish the aforementioned tasks.

   The work shall be **completed within 70 working days** following issuance of Notice to Proceed.

   The Work shall be complete, and all appurtenant work, materials, and services not expressly shown or called for in the Construction Documents which may be necessary for the complete and proper construction of the Work in good faith shall be performed, furnished, and installed by the Contractor as though originally specified or shown. The Contractor will be compensated for actual work performed in accordance with the unit prices and provisions contained in these Construction Documents.

   Base Bid Total: **$ 3,758,711**

3. Construction Documents. This Contract shall include the Construction Documents which are on file with the Public Works Department and are hereby incorporated by reference (i.e. Project Specifications, Project Plans, addenda, performance bond, labor and materials bond, certification of insurance, workers compensation certification, and Warranty Bond

Acknowledgement) and the Bid Documents submitted by Mozingo Construction, Inc. on September 2, 2025. For the purposes of construing, interpreting and resolving inconsistencies between the provisions of this Contract, these documents and the provisions thereof are set forth in the order of precedence described in Article 3 of the General Conditions.

4. Compensation. In consideration of Contractor's performance of its obligations hereunder, City shall pay to Contractor the amount set forth in Contractor's Bid in accordance with the provisions of this Contract and upon the receipt of written invoices and all necessary supporting documentation within the time set forth in the Construction Documents. Contractor hereby shall not be permitted to invoice the City nor accept compensation for work not yet complete. In no event, shall the Contractor be entitled to payment for work not included in the approved scope of work, a written task order, or change order signed by the City's Public Works Director prior to commencement of any work.

5. Insurance. On or before the Date of Execution, Contractor shall obtain and maintain the policies of insurance coverage described in Section 5.2 of the General Conditions on terms and conditions and in amounts as may be required by the City. City shall not be obligated to take out insurance on Contractor's personal property or the personal property of any person performing labor or services or supplying materials or equipment under the Project. Contractor shall furnish City with the certificates of insurance and with original endorsements effecting coverage required under this Contract on or before the Date of Execution. The certificates and endorsements for each insurance policy shall be signed by a person who is authorized by that insurer to bind coverage in its behalf. Proof of insurance shall be mailed to the Assistant Engineer to the address set forth in Section 15 of this Contract.

6. Indemnification. Contractor agrees to protect, defend, indemnify and hold City, its City Council members, officers, employees, engineer, and construction manager harmless from and against any and all claims, demands, liabilities, losses, damages, costs, expenses, liens, penalties, suits, or judgments, arising in whole or in part, directly or indirectly, at any time from any injury to or death of persons or damage to property as a result of the willful or negligent act or omission of Contractor, or which results from Contractor's noncompliance with any Law respecting the condition, use, occupation or safety of the Project site, or any part thereof, or which arises from Contractor's failure to do anything required under this Contract or for doing anything which Contractor is required not to do under this Contract, or which arises from conduct for which any Law imposes strict liability on Contractor in the performance of or failure to perform the terms and conditions of this Contract, except as may arise from the sole willful or negligent act or omission of City or any of its City Council members, officers, employees. This indemnification shall extend to any and all claims, demands, or liens made or filed by reason of any construction, renovation, or remodeling work performed by Contractor under this Contract at any time during the term of this Contract, or arising thereafter.

7. Assumption of Risk. Contractor agrees to voluntarily assume any and all risk of loss, damage, or injury to the property of Contractor which may occur in, on, or about the Project

site at any time and in any manner, excepting such loss, injury, or damage as may be caused by the sole willful or negligent act or omission of City or any of its City Council members, officers, or employees.

8. Waiver. The acceptance of any payment or performance, or any part thereof, shall not operate as a waiver by City of its rights under this Contract. A waiver by City of any breach of any part or provision of this Contract by Contractor shall not operate as a waiver or continuing waiver of any subsequent breach of the same or any other provision, nor shall any custom or practice which may arise between the parties in the administration of any part or provision of this Contract be construed to waive or to lessen the right of City to insist upon the performance of Contractor in strict compliance with the covenants, terms and conditions of this Contract.

9. Compliance with Laws. Contractor shall comply with all Laws now in force or which may hereafter be in force pertaining to the Project and Work and this Contract, with the requirement of any bond or fire underwriters or other similar body now or hereafter constituted, with any discretionary license or permit issued pursuant to any Law of any public agency or official as well as with any provision of all recorded documents affecting the Project site, insofar as any are required by reason of the use or occupancy of the Project site, and with all Laws pertaining to nondiscrimination and affirmative action in employment and hazardous materials.

DEPARTMENT OF INDUSTRIAL RELATIONS- COMPLIANCE MONITORING UNIT

DIR Registration.

a) Contractor and Subcontractor Compliance. Strict compliance with DIR registration requirements pursuant to Labor Code Section 1725.5 is a material obligation of the Contractor under the Contract Documents. The foregoing includes without limitation, compliance with DIR Registration requirements at all times during performance of the Work by the Contractor and all Subcontractors of any tier. The failure of the Contractor and all Subcontractors of every tire to be DIR registered at all times during the performance of the Work is the Contractor's default of a material obligation of the Contractor under the Contract Documents.

b) No Subcontractor Performance of Work Without DIR Registration. No portion of the Work is permitted to be performed by a Subcontractor of any tier unless the Subcontractor is a DIR Registered contractor.

c) Contractor Obligation to Verify Subcontractor DIR Registration Status. An affirmative and on-going obligation of the Contractor under the Contract Documents is the Contractor's verification that all Subcontractors, of all tiers, are at all times during performance of Work in full and strict compliance with DIR Registration requirements. The Contractor shall not permit or allow any Subcontractor of any tier to perform any Work without the Contractor's verification that all such Subcontractors are in full and strict compliance with DIR Registration requirements.

d) Contractor Obligation to Request Substitution of Non-DIR Registered Subcontractor. If any Subcontractor identified in the Contractor's Subcontractor List submitted with the Contractor's proposal for the Work is not DIR Registered at the time of opening of proposals for the Work or if a Subcontractor's DIR registration lapses prior to or during a Subcontractor's performance of Work, the Contractor shall request the CITY's consent to substitute the non-DIR registered Subcontractor pursuant to Labor Code Section 1771.1(c)(3) and/ or Labor Code Section 1771.1(d).

Certified Payroll Records

a) Compliance with Labor Code Section 1771.4 and 1776. A material obligation of the Contractor under the Contract Documents is: (i) the Contractor's strict compliance with the requirements pursuant to Labor Code Section 1771.4 and 1776 for preparation and submittal of Certified Payroll Records ("CPR"); and (ii) the Contractor's enforcement of CPR preparation and submittal for all Subcontractors of every tier.

b) Express Condition Precedent to Payment of Contact Price. Strict compliance with CPR requirements established pursuant to Labor Code Section 1776 is an express condition precedent to the CITY's obligation to: (i) process any request for payment of any portion of the Contract Price; or (ii) to disburse any portion of the Contract Price to the Contractor. The Contractor shall demonstrate strict compliance with CPR preparation and submittal requirements by delivery to the CITY of electronic files or hard copies of all CPR's submitted by the Contractor and/ or Subcontractors for Work pursuant to Labor Code Section 1771.4 and 1776 concurrently with the submittal thereof to the Labor Commissioner. The CITY: (i) shall not be obligated to process or disburse any portion of the Contract Price; or (ii) shall not be deemed in default of the CITY's obligations under the Contract Documents unless the Contractor's demonstrates strict compliance with CPR preparation and submittal requirements.

c) PWR Monitoring and Enforcement. During the Work pursuant to Labor Code Section 1771.4(a)(4), the Department of Industrial Relations shall monitor and enforce the obligation of the Construction and Subcontractors of every tier to pay the laborers performing any portion of the work the PWR established for the classification of work/ labor performed.

RECORD OF WAGES PAID: INSPECTION

Pursuant to Labor Code section 1776, Contractor stipulates to the following:

a) Contractor and each subcontractor shall keep an accurate payroll record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the public work under the Facilities lease and Construction Provisions. Such records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information of such forms. The payroll records may consist of payroll data that are

maintained as computer records, if printouts contain the same information as the forms provided by the division and the printouts are verified as specified in subdivision (a) of Labor Code section 1776.

b) The payroll records enumerated under subdivision (a) shall be certified and shall be available for inspection at all reasonable hours at the principal office of Contractor on the following basis:

(1) A certified copy of an employee's payroll record shall be made available for inspection or furnished to such employees or his or her authorized representative on request.

(2) A certified copy of all payroll records enumerated in subdivision (a) shall be made available for inspection or furnished upon request to a representative of the CITY, the Division of Labor Standards Enforcement, and Division of Apprenticeship Standards of the Department of Industrial Relations.

(3) A certified copy of all payroll records enumerated in subdivision (a) shall be made available upon request by the public for inspection or copies thereof. However, a request by the public shall be made through either the CITY, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement. If the requested payroll records have not been provided pursuant to paragraph (2), the requesting party shall, prior to being provided the records, reimburse the costs of preparation by Contractor, subcontractors, and the entity through which the request was made. The public shall not be given access to such records at the principal office of Contractor.

c) Contractor shall file a certified copy of the records enumerated in subdivision (a) with the entity that requested such records within ten (10) days after receipt of the written request.

d) Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency, by the CITY, the Division of Apprenticeship Standards, or the division of Labor Standards Enforcement shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address and social security number. The name and address of contractor awarded the contract or performing the contract shall not be marked or obliterated.

e) Contractor shall inform the CITY of the location of the records enumerated under subdivision (a), including the street address, city, and county, and shall, within (5) working days, provide a notice of a change of location and address.

f) In the event of noncompliance with the requirements of this Article, Contractor shall have ten (10) days in which to comply subsequent to receipt of written notice specifying in what respects Contractor must comply with this Article. Should noncompliance still be evident after such 10-day period, Contractor shall pay a penalty of One- Hundred Dollars ($100.00) to the CITY for each calendar day, or portion thereof, for each worker, until strict

compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, such penalties shall be withheld from the progress payment then due.

The responsibility for compliance with this Article shall rest upon Contractor.

10. Bonds. As a condition precedent to City's obligation to pay compensation to Contractor, and on or before the date of Execution, Contractor shall furnish to the Assistant Engineer the Bonds as required under *Section 00700 - 5.1A.*

11. Representations and Warranties. In the supply of any materials and equipment and the rendering of labor and services during the course and scope of the Project and Work, Contractor represents and warrants:

(1) Any materials and equipment which shall be used during the course and scope of the Project and Work shall be vested in Contractor;

(2) Any materials and equipment which shall be used during the course and scope of the Project and Work shall be merchantable and fit to be used for the particular purpose for which the materials are required;

(3) Any labor and services rendered and materials and equipment used or employed during the course and scope of the Project and Work shall be free of defects in workmanship for a period of one (1) year after the recordation of the Notice of Substantial Completion, or, if no such notice is required to be filed, on the date that final payment is made hereunder;

(4) Any manufacturer's warranty obtained by Contractor shall be obtained or shall be deemed obtained by Contractor for and on behalf of City.

(5) Any information submitted by Contractor prior to the award of Contract, or thereafter, upon request, whether or not submitted under a continuing obligation by the terms of the Contract to do so, is true and correct at the time such information is submitted or made available to the City;

(6) Contractor has not colluded, conspired, or agreed, directly or indirectly, with any person in regard to the terms and conditions of Contractor's Bid, except as may be permitted by the Notice to Contractors;

(7) Contractor has the power and the authority to enter into this Contract with City, that the individual executing this Contract is duly authorized to do so by appropriate resolution, and that this Contract shall be executed, delivered and performed pursuant to the power and authority conferred upon the person or persons authorized to bind Contractor;

(8) Contractor has not made an attempt to exert undue influence with the Assistant Engineer or any other person who has directly contributed to City's decision to award the Contract to Contractor;

(9) There are no unresolved claims or disputes between Contractor and City which would materially affect Contractor's ability to perform under the Contract;

(10) Contractor has furnished and will furnish true and accurate statements, records, reports, resolutions, certifications, and other written information as may be requested of Contractor by City from time to time during the term of this Contract;

(11) Contractor and any person performing labor and services under this Project is duly licensed as a contractor with the State of California as required by California Business & Professional Code Section 7028, as amended; and

(12) Contractor has fully examined and inspected the Project site and has full knowledge of the physical conditions of the Project site.

12. Assignment. This Contract and the performance required hereunder is personal to Contractor, and it shall not be assigned by Contractor. Any attempted assignment shall be null and void.

13. Claims of Contractor. All claims pertaining to extra work, additional charges, or delays within the Contract Time or other disputes arising out of the Contract shall be submitted by Contractor in accordance with the General Conditions.

14. Audits by City. During the term of this Contract and for a period of not less than three (3) years after the expiration or earlier termination of this Contract, City shall have the right to audit Contractor's Project-related and Work-related writings and business records, as such terms are defined in California Evidence Code Sections 250 and 1271, as amended, during the regular business hours of Contractor, or, if Contractor has no such hours, during the regular business hours of City.

15. Notices. All contracts, agreements, appointments, approvals, authorizations, claims, demands, Change Orders, consents, designations, notices, offers, requests and statements given by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if (1) personally served, (2) sent by the United States mail, postage prepaid, (3) sent by private express delivery service, or (4) in the case of a facsimile transmission, if sent to the telephone FAX number set forth below during regular business hours of the receiving party and followed with two (2) days by delivery of a hard copy of the material sent by facsimile transmission, in accordance with (1), (2) or (3) above. Personal service shall include, without limitation, service by delivery and service by facsimile transmission.

To City:	City of Lathrop City Clerk 390 Towne Centre Drive Lathrop, CA 95330
Copy to:	City of Lathrop Department of Public Works 390 Towne Centre Drive Lathrop, CA 95330 PHONE: (209) 712-3136 FAX: (209) 941-7449 ATTN: Senior Construction Manager
To Contractor:	_____
Mailing Address:	_____
Phone:	_____
Email:	_____
ATTN:	_____

16. Miscellaneous.

(1) Bailee Disclaimer. The parties understand and agree that City does not purport to be Contractor's bailee, and City is, therefore, not responsible for any damage to the personal property of Contractor.

(2) Consent. Whenever in this Contract the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.

(3) Controlling Law. The parties agree that this Contract shall be governed and construed by and in accordance with the Laws of the State of California.

(4) Definitions. The definitions and terms are as defined in these specifications.

(5) Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Contract, which directly results from an Act of God or an act of a superior governmental authority.

(6) Headings. The paragraph headings are not a part of this Contract and shall have no effect upon the construction or interpretation of any part of this Contract.

(7) Incorporation of Documents. All documents constituting the Construction Documents described in Section 3 hereof and all documents which may, from time

to time, be referred to in any duly executed amendment hereto are by such reference incorporated in this Contract and shall be deemed to be part of this Contract.

(8) Integration. This Contract and any amendments hereto between the parties constitute the entire contract between the parties concerning the Project and Work, and there are no other prior oral or written contracts between the parties that are not incorporated in this Contract.

(9) Modification of Contract. This Contract shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

(10) Provision. Any contract, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Contract shall define or otherwise control, establish, or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.

(11) Resolution. Contractor shall submit with its Bid a copy of any corporate or partnership resolution or other writing, which authorizes any director, officer or other employee or partner to act for or on behalf of Contractor or which authorizes Contractor to enter into this Contract.

(12) Severability. If a court of competent jurisdiction finds or rules that any provision of this Contract is void or unenforceable, the provisions of this Contract not so affected shall remain in full force and effect.

(13) Status of Contractor. In the exercise of rights and obligations under this Contract, Contractor acts as an independent contractor and not as an agent or employee of City. Contractor shall not be entitled to any rights and benefits accorded or accruing to the City Council members, officers or employees of City, and Contractor expressly waives any and all claims to such rights and benefits.

(14) Successors and Assigns. The provisions of this Contract shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

(15) Time of the Essence. Time is of the essence of this Contract and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday, or any Day observed as a legal holiday by City, the time for performance shall be extended to the following Business Day.

(16) Venue. In the event that suit is brought by either party hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin or in the United States District Court for the Eastern District of California.

(17) Recovery of costs. The prevailing party in any action brought to enforce the terms of this Contract or arising out of this Contract, including the enforcement of the indemnity provision(s), may recover its reasonable costs, including reasonable attorney's fees, incurred or expended in connection with such action against the non-prevailing party.

(18) Contractor and subcontractors must comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 USC 1857(h)), Section 508 of the Clean Water Act (33 USC1368), Executive Order 11738, and Environmental Protection Agency Regulations at 40 CFR Part 15.

(19) Contractor and subcontractors must comply with the regulations imposed by California Air Resources Board ("CARB") including, without limitation, Title 13, California Code of Regulations Division 3, Chapter 9, and all pending amendments ("Regulation").

(20) Contractors and subcontractors must comply with mandatory standards and policies relating to the energy efficiency which are contained in the State Energy Conservation Plan issued in compliance with the Energy Policy and Conservation ACT (Public Law 94-163, 89 stat 871).

(21) The Contractor shall provide access to the site for the Environmental Protection Agency and its duly authorized representatives, and the City.

(22) If during the course of construction evidence of deposit of historical or archaeological interest is found, the Contractor shall cease operation affecting the find and shall notify the City, who shall notify the EPA and the State Historic Preservation Officer. No further disturbance of the deposits shall ensue until the Contractor has been notified by the City that construction may proceed. The City will issue a notice to proceed only after the state official has surveyed the find and made a determination to the EPA and the City. Compensation to the contractor, if any, for lost time or changes in construction to avoid the find, shall be determined in accordance with changed conditions or change order provisions of the Construction Documents.

(23) Notice to Proceed. Prior to commencing work under this Contract, CONTRACTOR shall receive a written "Notice to Proceed" from CITY. A Notice to Proceed shall not be issued until all necessary bonds and insurances have been received. City shall not be obligated to pay CONTRACTOR for any services prior to issuance of the Notice to proceed.

(24) Signatures. The individuals executing this Contract represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Contract on behalf of the respective legal entities of the CONTRACTOR and the CITY. This Contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

(25) This project is a public works project: Contractor shall comply with requirements of California Labor Code § 1700 and following, and prevailing wages shall be paid for work performed on this project.

(26) The statutory provisions for penalties for failing to comply with the State of California wage and labor laws will be enforced, as well as that for failing to pay prevailing wages.

EXHIBITS:

EXHIBIT A: Contractor's Submitted Bid Packet

Certification of insurance, performance and payment bonds, and worker's compensation certification shall be furnished to the City by the Contractor after City Council's approval with resolution.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above stated in Lathrop, California.

CONTRACTOR:

By: _____

Name: _____

Title: _____

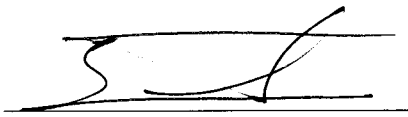
By: _____

Name: _____

Title: _____

CITY OF LATHROP

APPROVED AS TO FORM:

By: 

Salvador Navarrete, City Attorney

RECOMMENDED FOR APPROVAL:

By: _____

Michael King, Assistant City Manager

APPROVED:

By: _____

Stephen J. Salvatore, City Manager

(END OF SECTION)

EXHIBIT "A"

Mozingo Construction, Inc.
751 Wakefield Ct.
Oakdale, CA 95361

BID PROPOSAL FORMS

TO: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

ATTENTION: City Clerk

FOR: **McKinley Avenue Force Main Intertie Project, CIP WW 25-23**

THE UNDERSIGNED, AS BIDDER, HEREBY AGREES AND DECLARES THAT:

LEGAL COMPLIANCE

The only persons or parties interested in this Bid as Principals are those named herein; that this Bid is made without collusion with any other person, firm, partnership, corporation, or association; that he has carefully examined the location of the proposed work and the Construction Documents; and he proposes and agrees that if this Bid is accepted he will contract with the City of Lathrop, in the form of the Contract as set forth in the Construction Documents for said project, to provide all the necessary labor, services, materials, and equipment, and to do all the work and furnish all the materials; and that he will accept in full payment therefore the price as proposed in the following Bid Schedule.

SCHEDULE OF PRICES

All applicable permit fees, licensing costs, sales taxes, State, and/or Federal, and any other taxes, patent rights, or royalties are included in the prices quoted in the Bid. All blank spaces must be filled in.

BASIS OF AWARD

The basis for award of the contract will be the price of the base bid. The City of Lathrop reserves the right to award the work contemplated by only the Base Bid, or none of the work.

INFORMATION REQUIRED OF BIDDER

The Bidder (Contractor) shall furnish the following information. This information is considered essential in enabling the City Engineer to determine if the Bidder is experienced in similar types of work and if the Bid is based on a careful study of methods applicable to the work and full realization of the various factors which may affect the progress of the work. Failure to comply with this requirement may render the Bid non-responsive and may cause its rejection. Additional sheets shall be attached as required.

BIDDER'S INFORMATION

(1) Bidder's name and address:

Mozingo Construction, Inc.

751 Wakefield Court, Oakdale, CA 95361

(2) Bidder's telephone number: (209)848-0160

(3) Bidder's email address: sbaker@mozingoconstruction.com

(4) Bidder's Contractor's License # / Expiration Date / Classification:

702625 / 03-31-2026 / A/B

(5) Bidder's DIR Registration # / Expiration:

1000002424 / 06-30-2028

(6) Person who inspected site of proposed work for Contractor's firm:

Name: Mas Cramer Date of Inspection: 08/21/025

(7) List 5 projects of a nature similar to this project:

Project	Contract Price	Name, Address and Telephone Number of Owner
2022-23 Sonoma Trunk Extension, Lift Station and Water Main Upgrade	$8,458,138.96	City of Modesto, 1010 10th St. Modesto, CA 95354 Pete Kambel, (209)577-5444
Copper Cove Lift Station Renovations & Fore Main Bypass Project	$7,718,361.85	Calaveras County Water District, 120 Toma Court, San Andreas, CA 95249 Kevin Williams, (209)754-3184
Roselle Ave. Sewer Force Main Extension Crossroads West Unit 1	$2,600,063.01	FCB Homes/Tom Doucette, President (209)609-8112 City of Riverbank, Peter Lolonis, (209)863-7148
Sharpe Army Depot Water & Sewer System Repairs	$6,662,577.69	Army & Air Force Exchange Services 3911 S Walton Walker Blvd., Dallas, TX Dan Dickinson, (214)312-4171
JM Pike Park Stormwater to Sanitary Sewer Cross Connection	$32,367,327.00	City of Modesto, 1010 10th St. Modesto, CA 95354 Pete Kambel, (209)577-5444

Mozingo Construction, Inc.
751 Wakefield Ct.
Oakdale, CA 95361

ATTACHMENT A

McKinley Avenue Force Main Intertie Project, CIP WW 25-23

REVISED BID SCHEDULE

BID ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	EXTENDED TOTAL
1	Mobilization/Demobilization	1	LS	150,000	150,000.00
2	Traffic Control	1	LS	50,000	50,000.00
3	ESCP / Water Pollution Control	1	LS	20,000	20,000.00
4	Site Restoration	1	LS	894,131	894,131.00
5	Construction Dewatering, Pumping, and Disposal	1	LS	77,600 ~~75,000~~	77,600.00 ~~75,000.00~~ JPG
6	All Sheeting, Shoring, and Bracing	1	LS	50,000	50,000.00
7	16" PVC Pipe (AWWA-C900)	3700	LF	134.00	495,800.00
8	6" PVC Pipe (AWWA-C900)	1270	LF	52.00	66,040.00
9	3" PVC Pipe (AWWA-C900)	1000	LF	70.00	70,000.00
10	Trenching, Bedding, & Backfill	5970	LF	92.00	549,240.00
11	Jack and Boring	330	LF	2,000	660,000.00
12	4" Plug Valve	1	LS	3,900	3,900.00
13	6" Plug Valve	3	EA	6,500	19,500.00
14	16" Plug Valve	2	EA	21,000	21,000.00
15	Air Release Valve (ARV) Assembly	3	EA	11,000	33,000.00
16	Pressure Gauges	1	LS	1,000	1,000.00
17	Conduits and Pull Boxes	1	LS	150,000	150,000.00
18	Connection to Existing System	5	EA	24,000	120,000.00
19	C&S Pump Station Modifications	1	LS	28,000	28,000.00
20	Cathodic Protection System & Test Station	1	LS	87,000	87,000.00
21	Flushing Station	1	LS	190,000	190,000.00
22	As-Built Drawings	1	LS	1,500	1,500.00
	TOTAL BID				$3,758,711.00

TOTAL BID : 3,758,711.00

TOTAL BID IN WORDS : three million seven hundred fifty-eight thousand seven hundred eleven

Mazinyo Construction, Inc.
751 Wakefield Ct.
Oakdale, CA 95361

LIST OF SUBCONTRACTORS:

The Bidder shall list below the name and business address of each subcontractor who will perform work under this Bid in excess of one-half of one percent of the Contractor's Total Bid Price, and shall also list the portion of the WORK which will be done by such subcontractor, in accordance with Section 4107 of the Public Contract Code. After the opening of bids, no changes or substitutions will be allowed except as otherwise provided by law. The listing of more than one subcontractor for each item of work to be performed with the words "and/or" will not be permitted. Failure to comply with this requirement may render the Bid non-responsive and may cause its rejection. Should the Contractor provide a bid that does not require a subcontractor, the Contractor shall note that on this page by writing "Not Applicable" in the list below.

	Work to be Performed	Subcontractor License Number	Percent of Total Contract	Subcontractor's Name & Address
1.	~~Jack and Bore~~	~~1061459~~	~~7.6%~~	~~Full Bore~~ JM ~~PO Box 1771 Clovis, CA 93613~~
2.	Paving (partial)	1009473	12.3%	Dirt Dynasty Inc. PO Box 67 Farmington, CA 95230
3.	Jack and Bore	872946	6.9%	Allstate Boring 7553 Jenica St. Bakersfield, CA 93314
4.				
5.				
6.				

Note: Attach additional sheets if required.

Mozingo Construction, Inc.
751 Wakefield Ct.
Oakdale, CA 95361

ADDENDA

Bidder certifies he reviewed ARC Stockton's website for addenda within 48 hours of bid opening and acknowledges receipt of the following addendum (addenda):

1

Respectfully submitted,

8/28/2025
Dated

Mozingo Construction, Inc.
Legal Name of Firm

Signature of Authorized Representative
Paul J. Graham, Construction Manager
(Seal)

(If Bidder is a corporation, show State in which incorporated.)

Mozingo Construction, Inc. , A California Corporation

The full names and post office addresses of all persons and parties interested in the foregoing Bid as principals are as follows:

(NOTICE): Give first and last names in full; in case of corporation, give names of President, Secretary, Treasurer, and Manager, and in case of partnerships and joint ventures, give names and Post Office addresses of all the individual members.

Kurtis Mozingo, CEO/President, 751 Wakefield Court, Oakdale, CA 95361

Doni Mozingo, CFO/Secretary, 751 Wakefield Court, Oakdale, CA 95361

BIDDER'S BOND

KNOW ALL MEN BY THESE PRESENTS:

THAT WE Mozingo Construction, Inc.

as PRINCIPAL, and Travelers Casualty And Surety Company of America

as SURETY are held; and firmly bond unto the City of Lathrop in the penal sum of TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE BID of the Principal above named, submitted by the Principal to the City of Lathrop for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made to the City of Lathrop to which the bid was submitted, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by those presents. In no case shall the liability of the surety hereunder exceed the sum of $ ten percent of amount bid.

THE CONDITION OF THIS OBLIGATION IS SUCH,

THAT, WHEREAS, the Principal has submitted the above mentioned bid to the City of Lathrop for certain construction specifically described as follows, for which bids are to be opened at the City Hall, 390 Towne Centre Drive, Lathrop, CA: **McKinley Avenue Force Main Intertie Project, CIP WW 25-23.**

NOW, THEREFORE, if the Principal is awarded the contract and within the time and manner required under the specifications, after the prescribed forms are presented to him for signature enters into a written contract in the prescribed form, in accordance with the bid, and files two bonds with the City, one to guarantee faithful performance, and the other to guarantee payment for labor and materials as required by law, then this obligation shall be null and void; otherwise, it shall be and remain in full force.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 27 day of August, 2025.

Mozingo Construction, Inc. (Seal)

(Seal)

Paul J. Graham, Construction Manager

Address:

751 Wakefield Ct. Oakdale, CA 95361

Travelers Casualty And Surety Company of America (Seal)

(Seal)

James D. Einerson, Attorney-in-fact

Address:

11090 White Rock Road Rancho Cordova, CA 95670

NOTE: Signatures of those executing for the surety must be properly acknowledged.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On August 27, 2025 before me, Gail C. Einerson, Notary Public
(insert name and title of the officer)

personally appeared ----------James D. Einerson, Attorney-in-Fact----------,
who proved to me on the basis of satisfactory evidence to be the person([redacted] whose name([redacted] is/[redacted] subscribed to the within instrument and acknowledged to me that he/[redacted] executed the same in his/[redacted] authorized capacity([redacted]), and that by his/[redacted] signature([redacted] on the instrument the person([redacted], or the entity upon behalf of which the person([redacted] acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

GAIL C. EINERSON
COMM. # 2489029
NOTARY PUBLIC · CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES MAY 3, 2028

Signature Gail C. Einerson (Seal)

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **James D Einerson** of **GOLD RIVER**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **27** day of **August**, **2025**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus)

On August 28, 2025 before me, Jaclyn M. Hoobler, Notary Public
(insert name and title of the officer)

personally appeared Paul J. Graham,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JACLYN M. HOOBLER
Notary Public - California
Stanislaus County
Commission # 2469367
My Comm. Expires Nov 9, 2027

Signature Jaclyn M Hoobler (Seal)

NONCOLLUSION AFFIDAVIT

STATE OF)
) ss.
COUNTY OF)

Paul J. Graham, being first duly sworn, deposes and says that he or she is

Construction Manager of Mozingo Construction, Inc. the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company associated, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Signature of: President, Secretary,
Manager, or Representative Paul J. Graham, Construction Manager

The County of _____

State of _____

Subscribed and sworn to (or affirmed) before me

on this _____ day of _____, 20____, by

_____, proved to
me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

See attached

Seal_____

Signature_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus

Subscribed and sworn to (or affirmed) before me on this 28th day of August, 20 25, by Paul J. Graham,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JACLYN M. HOOBLER
Notary Public - California
Stanislaus County
Commission # 2469367
My Comm. Expires Nov 9, 2027

(Seal)

Signature Jaclyn M Hoobler

PUBLIC CONTRACT CODE SECTION 10162 QUESTIONNAIRE

In accordance with Public Contract Code Section 10162, the Bidder shall complete, under penalty of perjury, the following questionnaire:

Has the Bidder, any officer of the Bidder, or any employee of the Bidder, who has a proprietary interest in the Bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes _____ No X

If the answer is yes, explain the circumstances in the following space.

PUBLIC CONTRACT SECTION 10232 STATEMENT

In accordance with Public Contract Code Section 10232, the Contractor hereby states under penalty of perjury, that no more than one final unappealable finding of contempt of court by a federal court has been issued against the Contractor within the immediately preceding two year period because of the Contractor's failure to comply with an order of a federal court which orders the Contractor to comply with an order of the National Labor Relations Board.

NOTE: The above Statement and Questionnaire are part of the Proposal. Signing this proposal on the signature portion thereof shall also constitute signature of this Statement and Questionnaire.

Bidders are cautioned that making a false certification may subject the certifier to criminal prosecution.

(END OF SECTION)

[illegible] Construction, Inc.
751 Wakefield Ct.
Oakdale, CA 95361

City of Lathrop

Public Works Department

390 Towne Centre Dr. – Lathrop, CA 95330
Phone (209) 941-7430 – fax (209) 941-7449
www.ci.lathrop.ca.us

ADDENDUM NO. 1 – August 27, 2025

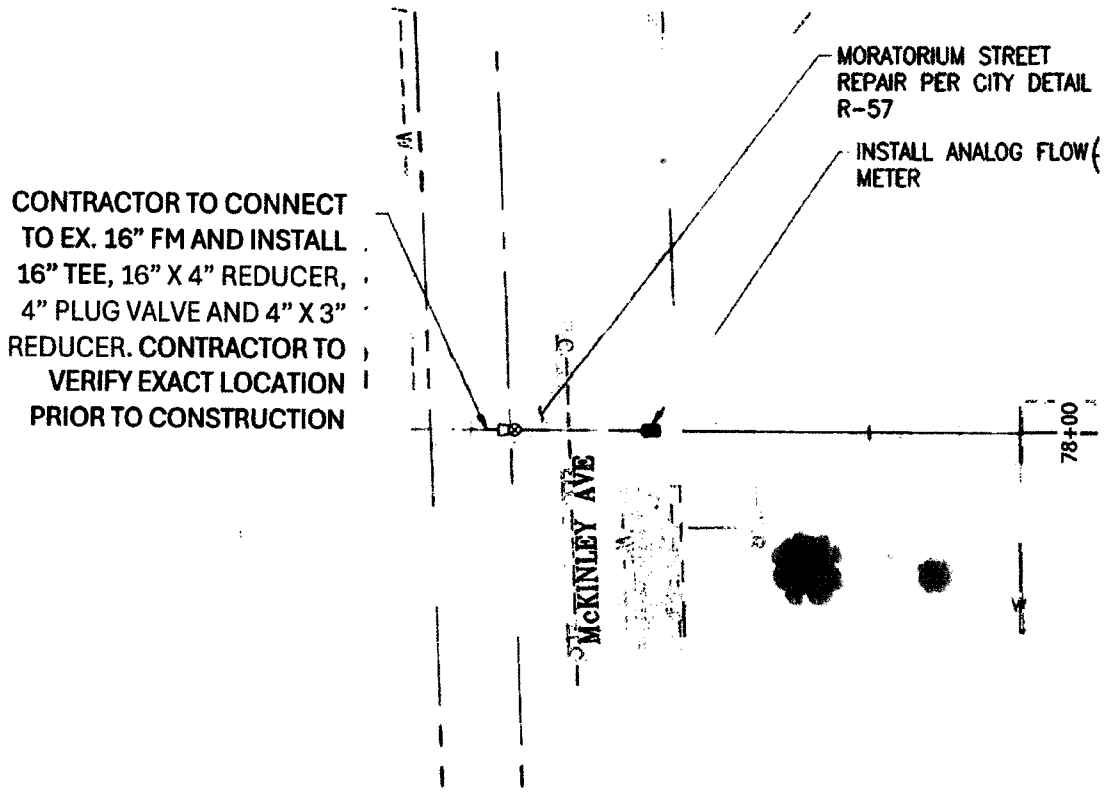
McKinley Avenue Force Main Intertie, CIP WW 25-23

This addendum amends the Contract Drawings and Specifications for this project as follows:

1. See Plan Revision Snip #1, below, upsizing the 3" plug valve to a 4" plug valve on Sheet 14 of the Plans and revising the 16" X 3" reducer to a 16" X 4" reducer

2. See "*Revised Bid Schedule – McKinley Avenue Force Main Intertie - CIP WW 25-23*", Attachment A, revising bid item #12 from 3" plug valve to 4" plug valve. All references to the 3" plug valve should be revised to 4", including both the plans and specifications. This applies to Division 2, Technical Specification Section 01110 – Work Covered by Contract Documents, 1.02.A.12. Bids must be submitted on the Revised Bid Schedule.

PLAN REVISION SNIP #1



ATTACHMENT A

McKinley Avenue Force Main Intertie Project, CIP WW 25-23

REVISED BID SCHEDULE

BID ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	EXTENDED TOTAL
1	Mobilization/Demobilization	1	LS		
2	Traffic Control	1	LS		
3	ESCP / Water Pollution Control	1	LS		
4	Site Restoration	1	LS		
5	Construction Dewatering, Pumping, and Disposal	1	LS		
6	All Sheeting, Shoring, and Bracing	1	LS		
7	16" PVC Pipe (AWWA-C900)	3700	LF		
8	6" PVC Pipe (AWWA-C900)	1270	LF		
9	3" PVC Pipe (AWWA-C900)	1000	LF		
10	Trenching, Bedding, & Backfill	5970	LF		
11	Jack and Boring	330	LF		
12	4" Plug Valve	1	LS		
13	6" Plug Valve	3	EA		
14	16" Plug Valve	2	EA		
15	Air Release Valve (ARV) Assembly	3	EA		
16	Pressure Gauges	1	LS		
17	Conduits and Pull Boxes	1	LS		
18	Connection to Existing System	5	EA		
19	C&S Pump Station Modifications	1	LS		
20	Cathodic Protection System & Test Station	1	LS		
21	Flushing Station	1	LS		
22	As-Built Drawings	1	LS		
	TOTAL BID				$

TOTAL BID : _____

TOTAL BID IN WORDS : _____

When submitting the bid for the project, the Contractor must acknowledge receipt of the addendum.

Recommended by: _____ 8/27/2025
Ken Reed
Senior Construction Manager
Date

Approved by: _____ 8/27/2025
Brad Taylor, PE
City Engineer
Date

dca

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE

License Number **702625** Entity CORP

Business Name MOZINGO CONSTRUCTION INC

Classification(s) A B

Expiration Date 03/31/2026 www.cslb.ca.gov



Public Works Support eCPR Search Contractor Registration Search Log in

Project Registration Search Register

☰ Registration Dates

Contractor	Registration Start Date ⌄	Registration End Date	Registration Status
1000002424 - MOZINGO CONSTRUCTION, INC.	2025-07-01	2028-06-30	Active
1000002424 - MOZINGO CONSTRUCTION, INC.	2022-07-01	2025-06-30	Expired
1000002424 - MOZINGO CONSTRUCTION, INC.	2019-07-01	2022-06-30	Expired
1000002424 - MOZINGO CONSTRUCTION, INC.	2018-06-14	2019-06-30	Expired
1000002424 - MOZINGO CONSTRUCTION, INC.	2017-06-15	2018-06-30	Expired
1000002424 - MOZINGO CONSTRUCTION, INC.	2016-05-11	2017-06-30	Expired
1000002424 - MOZINGO CONSTRUCTION, INC.	2015-06-12	2016-06-30	Expired
1000002424 - MOZINGO CONSTRUCTION, INC.	2014-11-03	2015-06-30	Expired

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California Environmental Protection Agency

Air Resources Board

January 1, 2025

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

MOZINGO CONSTRUCTION, INC.

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires** 2/28/2026

Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

3109

To verify the authenticity of this certificate, enter this number at http://www.arb.ca.gov/doors/compliance_cert1.html

CORPORATE RESOLUTION
of
MOZINGO CONSTRUCTION, INC.
A California Corporation

AUTHORITY TO SIGN CONTRACTS and specific documents

RESOLVED, that any one of the following employees, with titles as designated, are authorized and directed to execute on behalf of and as the act of this corporation the written proposals and/or contracts together with any/all associated documents, to and with any entity for which we shall be commissioned to engage into contract, for each and every contract, agreement, change order, purchase order, vendor account, or any/all associated documents, until hereby nullified.

KURTIS P. MOZINGO	CEO / PRESIDENT
DONI D. MOZINGO	CFO / SECRETARY
JACOB A. CREGER	GENERAL MANAGER
PAUL J. GRAHAM	CONSTRUCTION MANAGER

AUTHORITY TO SIGN SPECIFIC CHANGE ORDERS

RESOLVED, that any employee, with the title of Area Manager, is authorized and directed to execute on behalf of and as the act of this corporation specific Change Order documents up to $250,000.00 until hereby nullified.

RESOLVED FURTHER, that any employee, with the title of Project Manager, is authorized and directed to execute on behalf of and as the act of this corporation specific Change Order documents under $50,000.00 until hereby nullified.

CERTIFICATE OF SECRETARY

I, Doni Mozingo, am duly qualified and acting Secretary of Mozingo Construction, Inc., a California Corporation.

The foregoing is a true copy of a resolution duly adopted by the Board of Directors of the corporation at a regular/special meeting duly held on November 20, 2024.

The resolution is in conformity with the articles of incorporation and bylaws of the corporation, has never been modified or repealed, and is now in full force effect.

Dated, this 20th day of November 2024.

Doni Mozingo / Secretary

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

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

RECOMMENDATION: **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**

SUMMARY:

Bajwa Transportation LLC (Bajwa), the developer of the improvements at 4100 W Yosemite Avenue, has completed the public improvements associated with Encroachment Permit No 2021-19 (EP 21-19). A Vicinity Map of the improvements is included in Attachment "B".

Staff has inspected the improvements listed in Attachment "C", and the City Engineer has deemed them complete and in compliance with the approved plans and specifications. Bajwa provided a one-year warranty bond based on 10% of the construction costs, as well as lien releases for the improvements proposed for acceptance.

Staff request City Council accept the public improvements listed in Attachment "C".

BACKGROUND:

On October 13, 2016, the City of Lathrop Planning Commission approved the West Yosemite Self-Storage and Truck Parking Site Plan Review No. (SPR-16-73) pursuant to Planning Commission Resolution No. 16-18. This approved two options for the site at 4100 W Yosemite Avenue. Option 1 – A 103,317 square foot self-storage facility consisting of five (5) buildings ranging from 6,506 square feet to 33,742 square feet to be built in two (2) phases. Option 2 – A 121 truck and trailer parking facility including a proposed 4,000 square foot shop and future expansion of an additional 4,000 square foot to be built in two (2) phases.

On August 28, 2019, the City of Lathrop Planning commission adopted Resolution No. 19-10 to approve a one (1) year time extension for the previously approved SPR-16-73. This approval extended the life of SPR-16-73 to October 12, 2020.

The conditions of approval associated with the entitlement of the project required the installation of frontage improvements along Yosemite Avenue, including but not limited to curb, gutter, sidewalk, landscaping, and streetlights. The work was done under EP 21-19.

Staff has inspected the public improvements associated with EP 21-19, as listed in Attachment "C", and the City Engineer has deemed them complete and in compliance with the approved plans and specification.

Bajwa has submitted a one-year warranty bond equal to 10% of the completed construction costs, along with lien releases for the improvements proposed for acceptance. Upon acceptance, the performance bond will be released and replaced with the warranty bond. The bonds associated with the improvements proposed for acceptance are detailed in Table 1 below:

Table 1

Description	Performance Bond	Warranty Bond Number & Amount
Encroachment Permit 21-19	72370026 $54,023	67581157 $4,761.30

REASON FOR RECOMMENDATION:

Staff has inspected the public improvements associated with EP 21-19 listed in the GASB 34 Report and they have been deemed complete and in accordance with the approved plans and specifications by the City Engineer.

Bajwa has provided unconditional lien releases and a one-year maintenance bond for the completed improvements. Staff recommend that the City Council accept the public improvements listed in Attachment "C."

FISCAL IMPACT:

The City's maintenance costs will increase to maintain the accepted improvements. The warranty bond will cover any repairs or replacements due to defective materials or workmanship required during the one-year period beginning with this acceptance.

The Gateway Business Park City Services Capital Facilities District 2021-1 has been established to fund City maintenance and operating costs within the Gateway Development area.

ATTACHMENTS:

A. 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

B. Vicinity Map

C. GASB 34 Report

APPROVALS:

Bellal Nabizadah
Assistant Engineer — Date: 9/2/25

Brad Taylor
City Engineer — FOR — Date: 9.2.2025

Cari James
Finance Director — Date: 9/2/2025

Michael King
Assistant City Manager — Date: 9.2.2025

Salvador Navarrete
City Attorney — Date: 9.2.2025

Stephen J. Salvatore
City Manager — FOR SJS — Date: 9/3/2025

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT THE PUBLIC IMPROVEMENTS ASSOCIATED WITH ENCROACHMENT PERMIT NO. 2021-19, LOCATED AT 4100 W. YOSEMITE AVENUE, FROM BAJWA TRANSPORTATION LLC AND RELEASE OF PERFORMANCE BOND

WHEREAS, on October 13, 2016, the City of Lathrop Planning Commission approved the West Yosemite Self-Storage and Truck Parking Site Plan Review No. (SPR-16-73) per Planning Commission Resolution No. 16-18. Two options were approved for the site at 4100 W Yosemite Avenue. Option 1 – A 103,317 square foot self-storage facility consisting of five (5) buildings ranging from 6,506 square feet to 33,742 square feet to be built in two (2) phases. Option 2 – A 121 truck and trailer parking facility including a proposed 4,000 square foot shop and future expansion of an additional 4,000 square foot to be built in two (2) phases; and

WHEREAS, on August 28, 2019, the City of Lathrop Planning commission adopted Resolution No. 19-10 to approve a one (1) year time extension for the previously approved SPR-16-73. This approval extended the life of SPR-16-73 to October 12, 2020; and

WHEREAS, the conditions of approval associated with the entitlement of the project required the installation of frontage improvements along Yosemite Avenue, including but not limited to curb, gutter, sidewalk, landscaping, and streetlights. The work was done under Encroachment Permit No 2021-19 (EP 21-19); and

WHEREAS, staff has inspected the public improvements associated with EP 21-19, as listed in Attachment "C", and the City Engineer has deemed them complete and in compliance with the approved plans and specification; and

WHEREAS, Bajwa Transportation LLC (Bajwa) has submitted a one-year warranty bond equal to 10% of the completed construction costs, along with lien releases for the improvements proposed for acceptance. Upon acceptance, the performance bond will be released and replaced with the warranty bond. The bonds associated with the improvements proposed for acceptance are detailed in Table 1 below:

Table 1

Description	Performance Bond	Warranty Bond Number & Amount
Encroachment Permit 21-19	72370026 $54,023	67581157 $4,761.30

; and

WHEREAS, staff has inspected the public improvements associated with EP 21-19 listed in the GASB 34 Report and they have been deemed complete and in accordance with the approved plans and specifications by the City Engineer; and

WHEREAS, Bajwa has provided unconditional lien releases and a one-year maintenance bond for the completed improvements. Staff recommends that the City Council accept the public improvements listed in Attachment "C"; and

WHEREAS, the one-year warranty bond covers any repairs or replacements that become necessary during the one-year period, beginning with this acceptance, due to defective materials or workmanship in connection with the completed improvements; and

WHEREAS, the Gateway Business Park City Services Capital Facilities District 2021-1 has been established to fund City maintenance and operating costs within the Gateway Development area.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop does hereby accept the public improvements associated with EP No. 2019-19, located at 4100 W. Yosemite Avenue, from Bajwa Transportation LLC, and authorize staff to release the performance bond.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 8th day of September 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:

Salvador Navarrete
City Attorney

ATTACHMENT
" B "



DRAWN:	JTS
DATE:	7/28/25
SCALE:	NONE
JOB #:	1021
DWG:	1021-VIC

VICINITY MAP

FRONTAGE IMPROVEMENT PLANS
FOR BAJWA TRANSPORTATION
TRUCK PARKING

LATHROP CALIFORNIA

ASSOCIATED ENGINEERING GROUP
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com

ATTACHMENT "C"

ASSOCIATED ENGINEERING GROUP

4100 Yosemite Avenue
BAJWA TRANSPORTATION TRUCK PARKING
GASB 34 Report
July 28, 2025

Construction Costs

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1.	Mobilization	1	LS	$2,000.00	$2,000.00
2.	Sawcut Existing Pavement	180	LF	$3.00	$540.00
3.	Remove Existing Pavement	385	SF	$1.26	$485.00
4.	Install Curb Inlet	1	EA	$3,000.00	$3,000.00
5.	Install 18" P.P. Storm Drain Line	18	LF	$80.00	$1,440.00
6.	Install Headerboard	16	LF	$7.81	$125.00
7.	Install 6" Curb	13	LF	$20.00	$260.00
8.	Install 6" Curb and Gutter	108	LF	$30.51	$3,295.00
9.	Install Sidewalk	993	SF	$6.00	$5,958.00
10.	Install Driveway	415	SF	$23.00	$9,545.00
11.	Pave with 4" A.C. Over 6" A.B.	555	SF	$4.01	$2,225.00
12.	Microsurfacing	7,265	SF	$0.36	$2,648.00
13.	Erosion and Sediment Control Measures	1	LS	$1,434.00	$1,434.00
14.	Truncated Dome Tiles, Striping and Signage	1	LS	$1,000.00	$1,000.00
15.	Install Street Light (and appurtenant items; interconnect to circuit)	1	LS	$6,658.00	$6,658.00
				SUBTOTAL:	$40,613.00

Soft Costs

1.	Civil Improvement Design and Plans (Engineering)	1	LS	$7,000.00	$7,000.00
				SUBTOTAL:	$7,000.00
				TOTAL:	$47,613.00

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025, CITY COUNCIL REGULAR MEETING

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

RECOMMENDATION: **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**

SUMMARY:

The proposed Final Map for Tract 4247 Unit 4 (Tract 4247), included as Attachment "E", is within the West Village District of Phase 2 for the River Islands Project. Tract 4247 will be the fourth tract map within the West Village area. River Islands Development Area 1, LLC (River Islands) is proposing fifty-seven (57) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommend City Council approve the proposed Final Map for Tract 4247, to be recorded pursuant to the terms of the Escrow Instructions, included as Attachment "D", and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 1, LLC, by Resolution, included as Attachment "A".

BACKGROUND:

On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On November 14, 2022, City Council approved Tract 4149 West Village Large Lot Final Map (LLFM) to create 34 undevelopable parcels. On December 20, 2023, the City of Lathrop Planning Commission approved the West Village Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards.

The land for the proposed Final Map for Tract 4247 is within the geographic boundaries of VTM 6716, LLFM 4149, and the West Village Neighborhood.

As required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements. Construction of the public improvements associated with Tract 4247 are substantially complete. Performance and labor & materials securities have been provided with the SIA for Tract 4247 that guarantees the unfinished improvements as detailed in Table 1.

Table 1 – Bond Values

Unfinished Improvement Total:	$293,440
Performance Security (110% of Unfinished Improvements) Bond No. 0869577	$322,784
Labor & Materials Security (50% of Performance Security) Bond No. 0869577	$161,392

Potential acceptance of the public improvements will be processed by staff at a later date. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond.

Tract 4247 will need to be annexed into the City of Lathrop CFD No. 2023-1 for maintenance purposes in 2024 as well as CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA).

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City's subdivision ordinance as listed below:

Documents	**Status**
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Required
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Required
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8. Approval of 3rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9. Allocation of Water and Sewer capacity	Completed
10. Recommendation for approval from Stewart Tract Design Review Committee	Completed

11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Tract 4247 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Pending Approval
Fees	**Status**
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

There is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City's maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

A. 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

B. Vicinity Map – Tract 4247 Unit 4

C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 1, LLC, a Delaware limited liability company, for Tract 4247 Unit 4

D. Escrow Instructions for Final Map Tract 4247 Unit 4
Annexation into City of Lathrop CFD 2023-1 (B2 of Attachment "D")

E. Final Map – Tract 4247 Unit 4

APPROVALS

Veronica Albarran
Assistant Engineer — 09/02/2025 Date

FOR
Brad Taylor
City Engineer — 9.2.2025 Date

Thomas Hedegard
Deputy City Manager — 9/3/2025 Date

Michael King
Assistant City Manager — 9.2.2025 Date

Salvador Navarrete
City Attorney — 9.2.2025 Date

FOR SJS
Stephen Salvatore
City Manager — 9/3/2025 Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP 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

WHEREAS, on June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716; and

WHEREAS, on November 14, 2022, City Council approved a Large Lot Final Map (LLFM) Tract 4149 to create 34 undevelopable parcels; and

WHEREAS, on December 20, 2023, Planning Commission approved the West Village Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

WHEREAS, the land for the proposed Final Map for Tract 4247 Unit 4 (Tract 4247) is within the geographic boundaries of VTM 6716, LLFM Tract 4205, and the West Village Neighborhood; and

WHEREAS, as required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements; and

WHEREAS, River Islands Development Area 1, LLC (River Islands) provided performance and labor & material securities with the SIA for Tract 4247 that guarantees the unfinished improvements for West Village in the amount as follows:

Unfinished Improvement Total:	$293,440
Performance Security (110% of Unfinished Improvements) Bond No. 0869577	$322,784
Labor & Materials Security (50% of Performance Security) Bond No. 0869577	$161,392

; and

WHEREAS, potential acceptance of the public improvements will be processed by staff at a later date and when the unfinished improvements are completed. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond; and

WHEREAS, Tract 4247 needs to be annexed into three different CFDs for maintenance purposes. Staff recommends that Council approve Annexation into City of Lathrop CFD 2023-1. Additional CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA) are recorded and included as part of the Escrow Instructions; and

WHEREAS, River Islands Development Area 1, LLC must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that approves and accepts the following actions:

1. The Final Map for Tract 4247 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized in substantially the form attached to the September 8, 2025 staff report once the terms and conditions of the Escrow Instructions, included as Attachment "D" to the City Manager's Report, are met.

2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development Area 1, LLC in substantially the form as attached to the September 8, 2025 staff report.

3. Annexation into the City of Lathrop Community Facilities District No. 2023-1 (river Islands Public Services and Facilities) in substantially the form as attached to the September 8, 2025 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 8th day of September 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

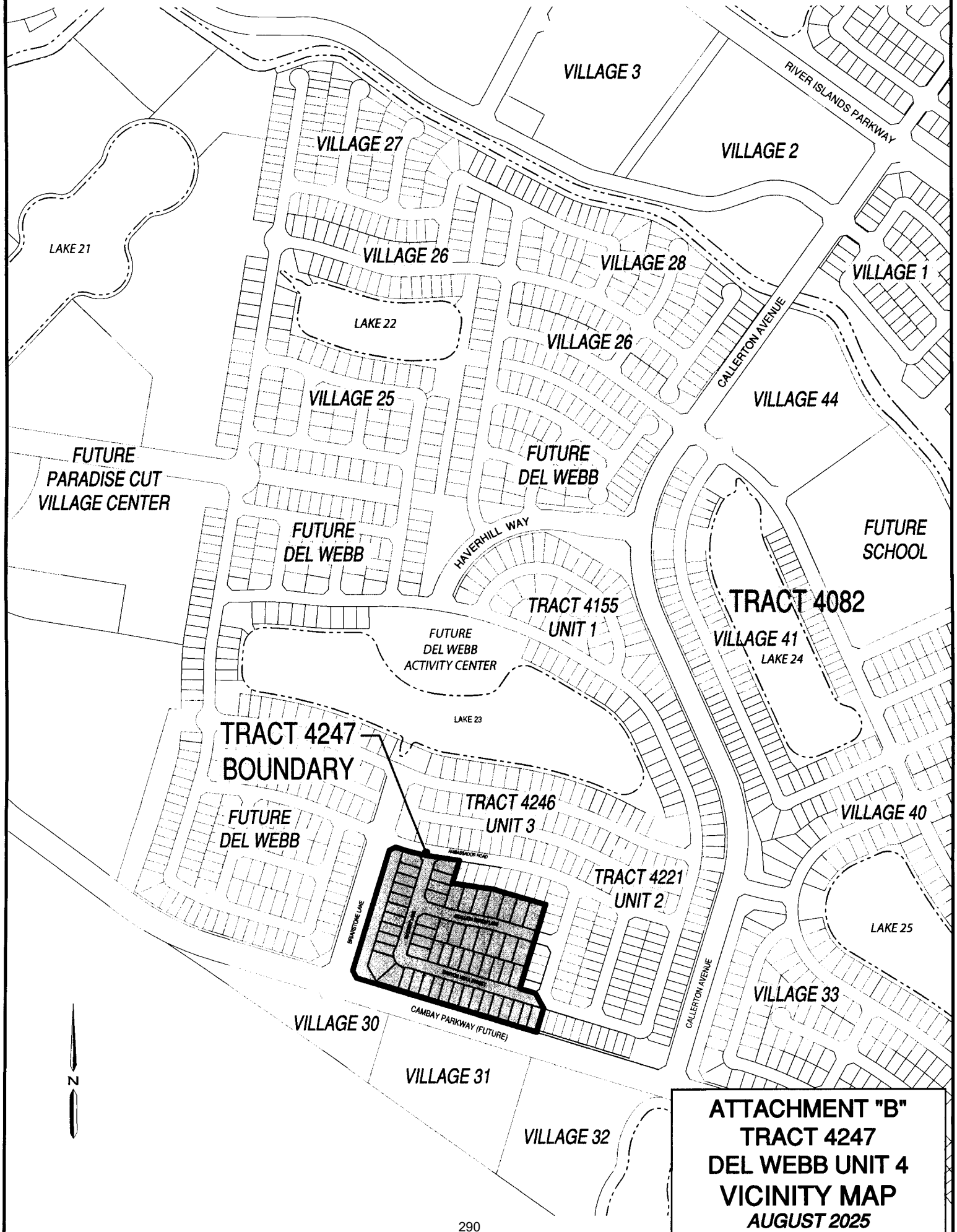
Paul Akinjo, Mayor

ATTEST:

Teresa Vargas
City Clerk

APPROVED AS TO FORM:

Salvador Navarrete
City Attorney



ATTACHMENT "B"
TRACT 4247
DEL WEBB UNIT 4
VICINITY MAP
AUGUST 2025

ATTACHMENT "C"

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

RIVER ISLANDS DEVELOPMENT AREA 1, LLC,

DELAWARE LIMITED LIABILITY COMPANY

FOR TRACT 4247 UNIT 4 57 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **8th day of September 2025**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 1, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4247 Unit 4 (Tract 4247). However, SUBDIVIDER has completed a significant portion of the public infrastructure improvements associated with Tract 4247 located within the West Village District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for Tract 4247, in the amount shown in Section 8 of this agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4247 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4247. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4247 are required security as outlined in this Agreement.

NOW THEREFORE in consideration of CITY'S pending approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER'S construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its

sole cost and expense, the Improvements for all of the lots within the West Village neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above referenced improvement plans and specifications, the improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4247, or September 8, 2026, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the West Village Unit 4 entire area to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one-year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, or fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements,

SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

The CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by the CITY, in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4247 as included and described in Exhibit "D" of this Agreement. Performance and Labor & Material securities have been provided in the amount shown in Table 1 below. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

Table 1 – Bond Values

Unfinished Improvement Total:	$293,440
Performance Bond (Bond No. 0869577):	$322,784
Labor & Materials Bond (Bond No. 0869577):	$161,392

9. Any alteration(s) made to the plans and specifications, which are a part of this Agreement, or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

10. Neither the CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

11. Neither the CITY nor any of its officers, employees, or agents, shall be liable to the SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement.

12. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or

any of SUBDIVIDER'S contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER'S performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

13. Neither SUBDIVIDER nor any of SUBDIVIDER'S agents, contractors or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement.

14. Prior to acceptance of the Improvements by the City Council, the SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. The SUBDIVIDER'S obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. The CITY and SUBDIVIDER have formed Community Facilities Districts to finance maintenance and improvements. The CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by the CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

15. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by the CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

16. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer, on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by the CITY.

17. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors,

executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

18. The SUBDIVIDER shall, at the SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state and federal laws, whether or not said laws are expressly stated in this Agreement.

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4247.

20. The following miscellaneous provisions are applicable to this Agreement:

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed

falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4247 UNIT 4
EXHIBIT B TRACT 4247 UNIT 4 AREA
EXHIBIT C CITY INSURANCE REQUIREMENTS
EXHIBIT D WEST VILLAGE UNIT 4 UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 8th day of September 2025, at Lathrop, California.

ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

BY: _____
Teresa Vargas Date
City Clerk

CITY OF LATHROP, a
municipal corporation of the
State of California

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY: _____ 9.2.2025
Salvador Navarrete Date
City Attorney

SUBDIVIDER

River Islands Development Area 1, LLC,
a Delaware limited liability company

BY: _____
Susan Dell'Osso
President

EXHIBIT "A"

FINAL MAP - TRACT 4247 UNIT 4

EXHIBIT "A"

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4247, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 4", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT–OF–WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS ALLOWAY LANE, CANYON VISTA STREET, AND STALLION RANCH LANE AS SHOWN ON THIS FINAL MAP.

2. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

3. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. PARCEL A TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 208, 211, 226, 229 AND 264 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ////////// AS SHOWN ON THIS FINAL MAP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024–079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.
BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____,2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4247, RIVER ISLANDS – PHASE 2, WEST VILLAGE UNIT 4", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE ___ DAY OF _____, 2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 208, 211, 226, 229 AND 264 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL //////////, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND WALL EASEMENTS, THE DEDICATION IN FEE OF PARCEL A, THE DEDICATION OF THE GROUND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALLOWAY LANE, CANYON VISTA STREET, AND STALLION RANCH LANE AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66464(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON–EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023–045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

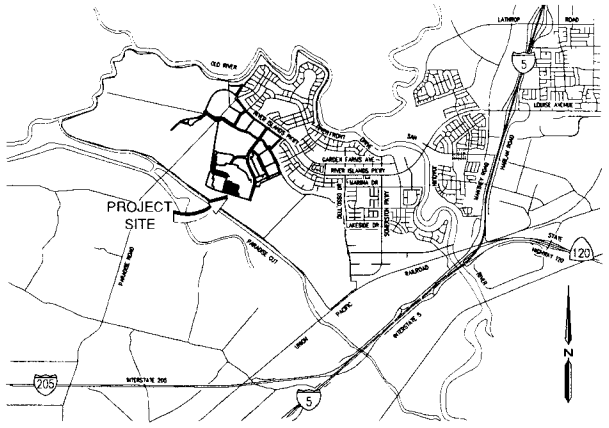
ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21–4908.

DATED THIS_____ DAY OF _____, 2025.

_____
RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4247, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 4", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS_____ DAY OF _____, 2025.

_____
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER * BRAD R. TAYLOR * C 92823 CIVIL STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: $ _____

_____ BY: _____
STEVE BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR–RECORDER–COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

300

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4247, RIVER ISLANDS – PHASE 2, WEST VILLAGE UNIT 4", CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

PROFESSIONAL LAND SURVEYOR · DARRYL A. ALEXANDER · No. L 5071 · STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON SEPTEMBER 1, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

DYLAN CRAWFORD, P.L.S. NO 7788

PROFESSIONAL LAND SURVEYOR · DYLAN CRAWFORD · No. 7788 · STATE OF CALIFORNIA

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4247, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 4, CONTAINS 57 RESIDENTIAL LOTS WITH A TOTAL OF 8.837 ACRES, MORE OR LESS, PARCEL A CONTAINING 1.345 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 2.576 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4247 AREA SUMMARY	
LOTS 208 THROUGH 264	8.837 AC±
PARCEL A	1.345 AC±
STREET DEDICATIONS	2.576 AC±
TOTAL	12.758 AC±

3.1. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023876-LR, (VERSION 1) DATED JUNE 5, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

REFERENCES

(R1) TRACT 4149, RIVER ISLANDS–PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 M&P 52)

(R2) TRACT 4155, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 1 FINAL MAP, FILED MARCH 29, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 87, S.J.C.R. (44 M&P 87)

(R3) PARCEL MAP 23–02–PM, RIVER ISLANDS–PHASE 2, FILED DECEMBER 5, 2023, IN BOOK 27 OF MAPS AND PLATS, PAGE 81, S.J.C.R. (27 M&P 81)

(R4) TRACT 4221, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 2, FILED OCTOBER 30, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 132, S.J.C.R. (44 M&P 132)

(R5) TRACT 4246, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 3, FILED APRIL 2, 2025, IN BOOK 44 OF MAPS AND PLATS, PAGE 151, S.J.C.R. (44 M&P 151)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001–01046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE NON–EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023–045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4247 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS FOLLOWS:

1) PARCEL A FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC.

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

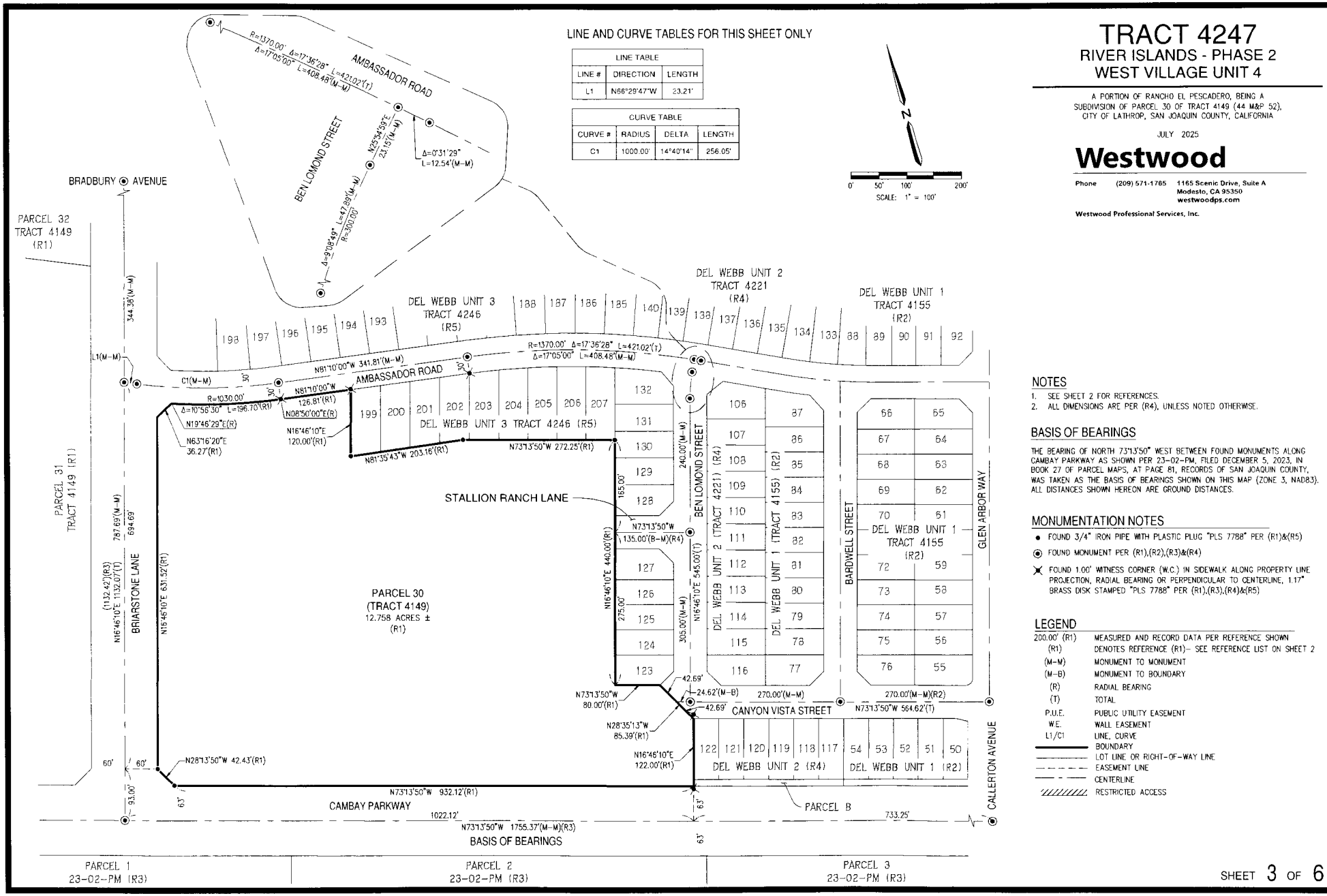
Phone (209) 571-1785 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

LINE AND CURVE TABLES FOR THIS SHEET ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N66°29'47"W	23.21'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1000.00'	14°40'14"	256.05'



NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. ALL DIMENSIONS ARE PER (R4), UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS

THE BEARING OF NORTH 73°13'50" WEST BETWEEN FOUND MONUMENTS ALONG CAMBAY PARKWAY AS SHOWN PER 23-02-PM, FILED DECEMBER 5, 2023, IN BOOK 27 OF PARCEL MAPS, AT PAGE 81, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

MONUMENTATION NOTES

- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)&(R5)
- ◉ FOUND MONUMENT PER (R1),(R2),(R3)&(R4)
- ✕ FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1),(R3),(R4)&(R5)

LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DENOTES REFERENCE (R1)– SEE REFERENCE LIST ON SHEET 2
(M–M)	MONUMENT TO MONUMENT
(M–B)	MONUMENT TO BOUNDARY
(R)	RADIAL BEARING
(T)	TOTAL
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WALL EASEMENT
L1/C1	LINE, CURVE
———	BOUNDARY
———	LOT LINE OR RIGHT-OF-WAY LINE
– – – –	EASEMENT LINE
— – —	CENTERLINE
//////////	RESTRICTED ACCESS

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

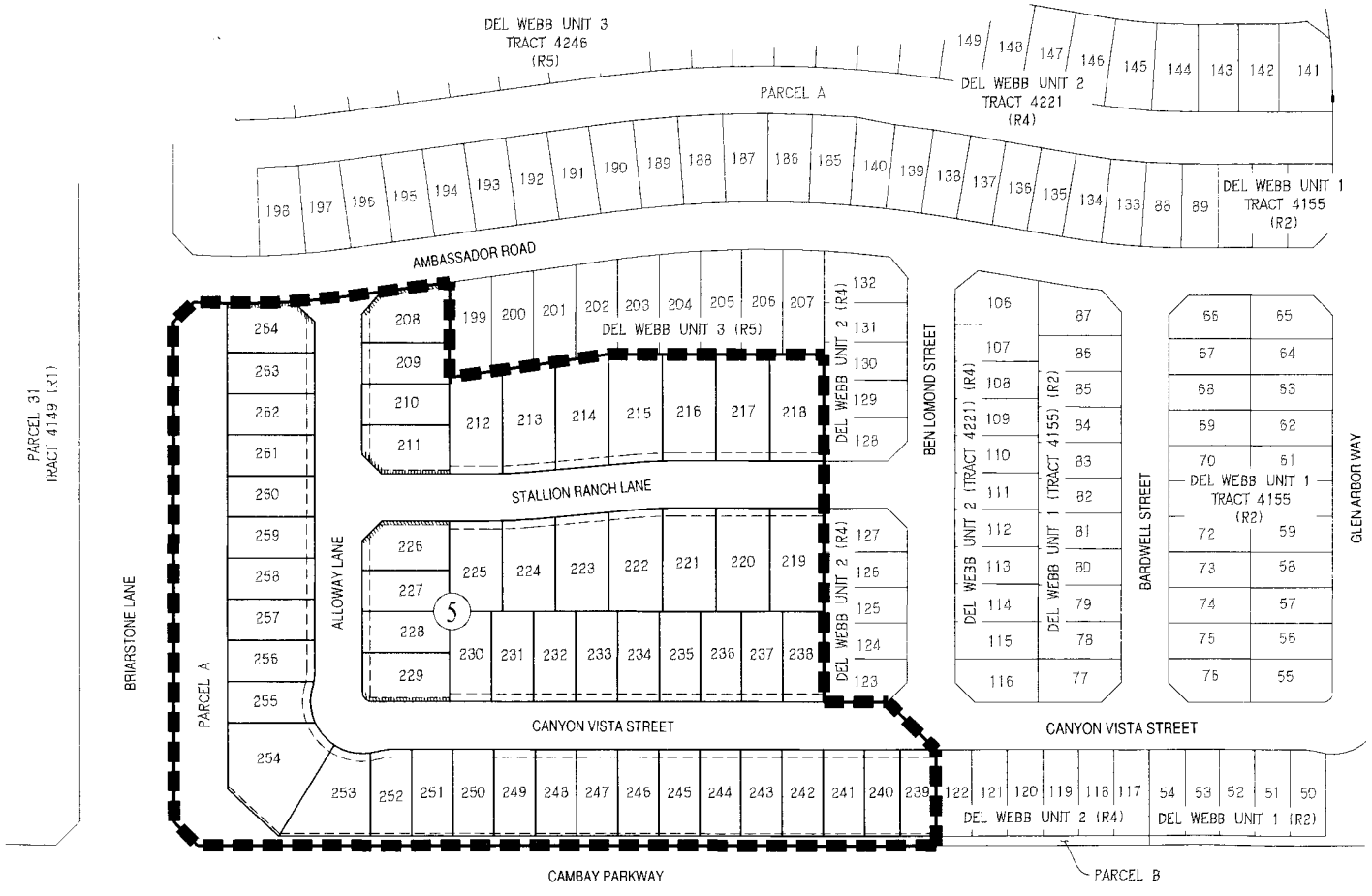
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

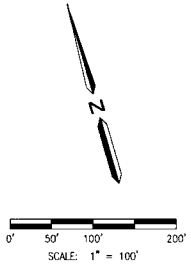
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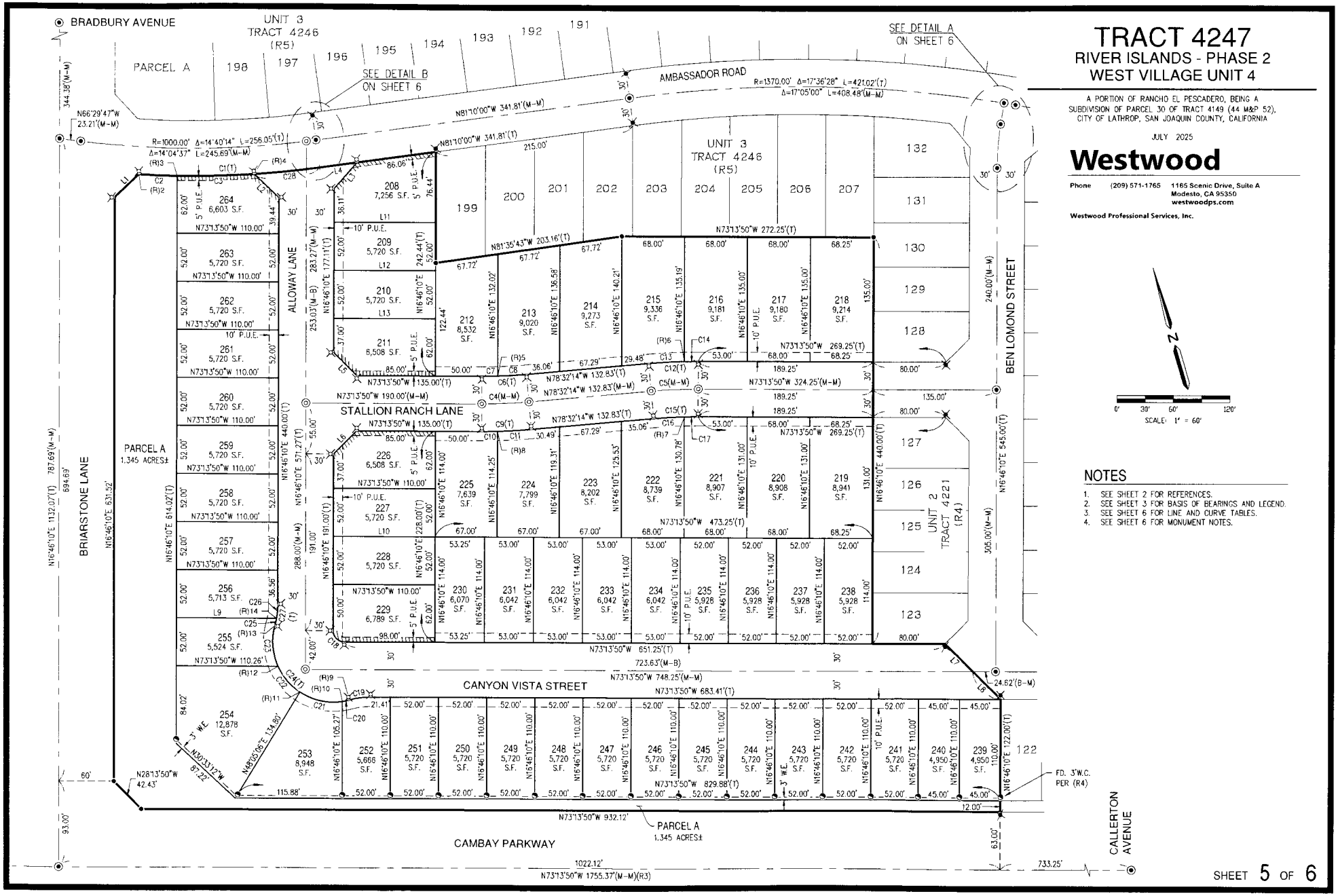


SHEET INDEX



LEGEND

- BOUNDARY
- LOT LINE
- EASEMENT
- (5) SHEET NUMBER
- SHEET LIMIT LINE
- RESTRICTED ACCESS



TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

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NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 6 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR MONUMENT NOTES.

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

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LINE AND CURVE TABLES FOR SHEET 5 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N63°16'20"E	36.27'
L2	N30°12'33"W	36.55'
L3	N57°48'05"E	37.72'
L4	N81°10'00"W	40.74'
L5	N28°13'50"W	35.36'
L6	N61°46'10"E	35.36'
L7	N28°35'13"W	42.69'
L8	N28°35'13"W	42.69'
L9	N73°13'50"W	108.62'
L10	N73°13'50"W	110.00'
L11	N73°13'50"W	110.00'
L12	N73°13'50"W	110.00'
L13	N73°13'50"W	110.00'

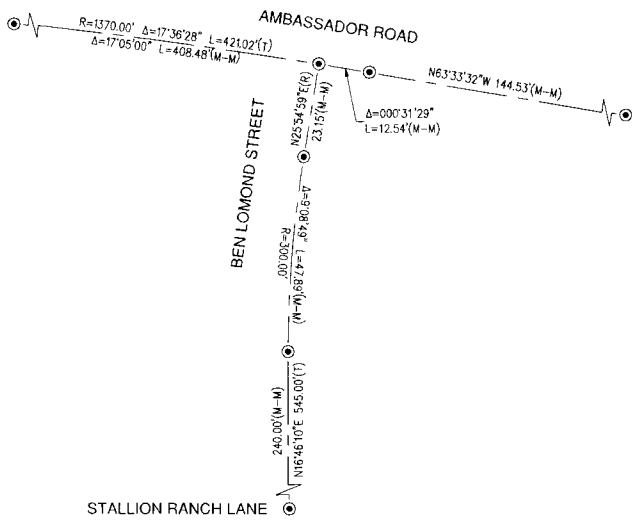
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1030.00'	10°56'30"	196.70'
C2	1030.00'	2°19'37"	41.83'
C3	1030.00'	4°38'08"	83.33'
C4	550.00'	5°18'24"	50.94'
C5	550.00'	5°18'24"	50.94'
C6	520.00'	5°18'24"	48.16'
C7	520.00'	1°52'24"	17.00'
C8	520.00'	3°25'59"	31.16'
C9	580.00'	5°18'24"	53.72'
C10	580.00'	1°40'47"	17.00'
C11	580.00'	3°37'37"	36.72'
C12	580.00'	5°18'24"	53.72'
C13	580.00'	3°49'29"	38.72'
C14	580.00'	1°28'55"	15.00'
C15	520.00'	5°18'24"	48.16'
C16	520.00'	3°39'13"	33.16'
C17	520.00'	1°39'11"	15.00'
C18	12.00'	90°00'00"	18.85'
C19	87.00'	15°26'05"	23.44'
C20	65.50'	6°39'10"	7.61'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	65.50'	41°55'57"	47.94'
C22	65.50'	32°38'34"	37.32'
C23	65.50'	39°38'28"	45.32'
C24	65.50'	120°52'10"	138.18'
C25	87.00'	5°12'37"	7.91'
C26	87.00'	10°13'28"	15.53'
C27	87.00'	15°26'05"	23.44'
C28	1030.00'	3°58'45"	71.53'

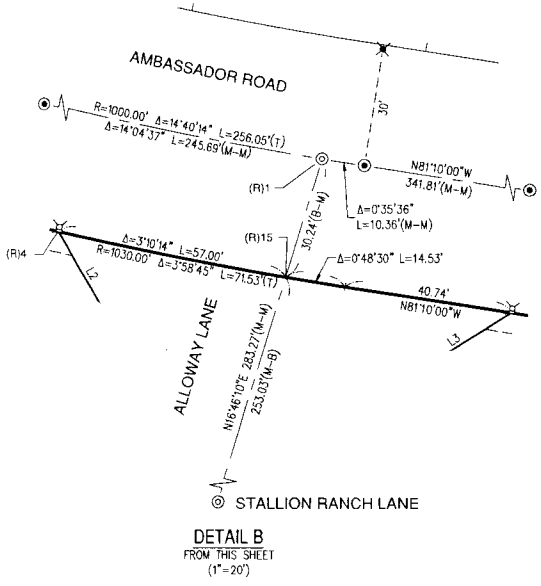
RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N9°25'36"E
(R)2	N19°46'29"E
(R)3	N17°28'52"E
(R)4	N12°48'44"E
(R)5	N14°53'46"E
(R)6	N15°17'15"E
(R)7	N15°06'59"E
(R)8	N15°05'24"E
(R)9	N1°20'05"E
(R)10	N7°59'16"E
(R)11	N49°55'13"E
(R)12	N82°33'47"E
(R)13	N57°47'45"W
(R)14	N63°00'22"W
(R)15	N9°38'30"E

MONUMENTATION NOTES

- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- o SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- ◔ SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R1),(R2),(R3)&(R4)
- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)&(R5)
- ┬ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⋇ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ✕ FOUND 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1),(R3)(R4)&(R5)



DETAIL A
FROM SHEET 5
(1"=20')



DETAIL B
FROM THIS SHEET
(1"=20')

EXHIBIT "B"

TRACT 4247 UNIT 4 AREA

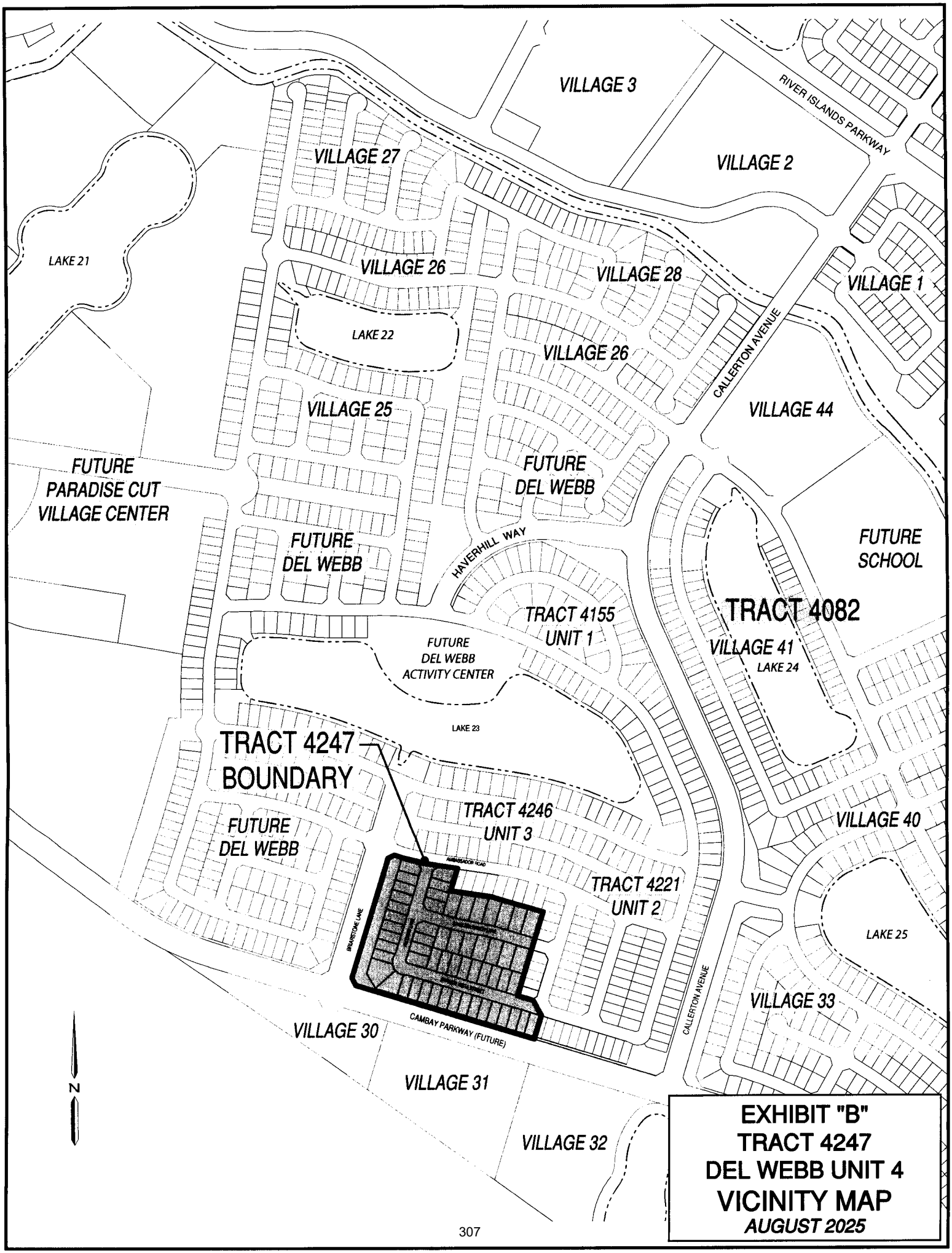


EXHIBIT "B"
TRACT 4247
DEL WEBB UNIT 4
VICINITY MAP
AUGUST 2025

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least $1,000,000 for each occurrence and $2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that "the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, "the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage." The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

e. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.

RIVEISL-01 LENGLISH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : United Specialty Insurance Company — 12537
INSURED River Islands Development Area 1, LLC 73 W. Stewart Rd. Lathrop, CA 95330	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR	X		ATN2418343P	3/19/2024	3/19/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 0
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Tract 4247

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents. 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium

CERTIFICATE HOLDER

City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE [redacted]

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POLICY NUMBER: ATN2418343P

COMMERCIAL GENERAL LIABILITY
CG 20 12 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:
City of Lathrop its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

   However:

   a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

   b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

   a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or

   b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

© Insurance Services Office, Inc., 2012

Policy# ATN2418343P

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART,** and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

a. **(1)** The Additional Insured is a Named Insured under such other insurance;

and

(2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:

(i) apply on a primary and non-contributory basis; and

(ii) would not seek contribution from any other insurance available to the additional insured.

or

b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

Name Of Person(s) Or Organization(s)
As Required By Written Contract, Fully Executed Prior To The Named Insured's Work.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Policy: ATN2418343P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

SCHEDULE

Name and Address of Other Person/Organization	Number of Days Notice
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	**30**

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

EXHIBIT "D"

WEST VILLAGE UNIT 4

UNFINISHED IMPROVEMENTS AND

FULL IMPROVEMENTS COST ESTIMATE

6200 Stoneridge Mall Rd. Suite 330
Pleasanton, CA 94588

main (925) 223-8340

Westwood

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4 - TRACT 4247
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 19, 2025
Job No.: 25504-86

Item	Description	Quantity	Unit	Unit Price	Amount
1	Soundwall *(0% Completion)*	917	LF	$ 320.00	$ 293,440.00
				TOTAL COST TO COMPLETE	**$ 293,440.00**

Notes:

1) Estimate for cost to complete based on contractor's note for West Village Unit 4 as of date 8/19/2025

westwoodps.com
(888) 937-5150

6200 Stoneridge Mall Rd. Suite 330
Pleasanton, CA 94588

main (925) 223-8340

Westwood

DRAFT ENGINEER'S OPINION OF PROBABLE COST
PHASE 2 WEST VILLAGE
TRACT 4247 (57 LOTS)
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 20, 2025
Job No.: 25504-86

Item	Description	Quantity	Unit		Unit Price		Amount
	ROADWAY						
1	Fine Grading	112,300	SF	$	0.45	$	50,535.00
2	4.5" AC Paving	57,600	SF	$	2.25	$	129,600.00
3	8" Aggregate Base	57,600	SF	$	1.20	$	69,120.00
4	Vertical Curb and Gutter *(with AB cushion)*	530	LF	$	15.00	$	7,950.00
5	Rolled Curb and Gutter *(with AB cushion)*	3,110	LF	$	15.00	$	46,650.00
6	Concrete Sidewalk	18,300	SF	$	5.00	$	91,500.00
7	Driveway Approach	57	EA	$	600.00	$	34,200.00
8	Handicap Ramps	2	EA	$	2,500.00	$	5,000.00
9	Survey Monuments	6	EA	$	300.00	$	1,800.00
10	Traffic Signing & Striping	1,880	LF	$	5.00	$	9,400.00
11	Dewatering *(budget)*	1,880	LF	$	100.00	$	188,000.00
	Subtotal Roadway					$	633,755.00
	STORM DRAIN						
12	15" Storm Drain Pipe *(polypropylene)*	200	LF	$	18.00	$	3,600.00
13	18" Storm Drain Pipe *(polypropylene)*	210	LF	$	20.00	$	4,200.00
14	24" Storm Drain Pipe *(polypropylene)*	690	LF	$	31.00	$	21,390.00
15	30" Storm Drain Pipe *(polypropylene)*	370	LF	$	45.00	$	16,650.00
16	Catch Basins *(type I inlet over type I manhole base)*	9	EA	$	2,800.00	$	25,200.00
17	Catch Basins *(type I inlet over type II manhole base)*	3	EA	$	5,000.00	$	15,000.00
18	Manholes *(type I)*	1	EA	$	3,000.00	$	3,000.00
	Subtotal Storm Drain					$	89,040.00
	SANITARY SEWER						
19	8" Sanitary Sewer Pipe	1,650	LF	$	28.00	$	46,200.00
20	Manholes	6	EA	$	4,000.00	$	24,000.00
21	Sewer Service	57	EA	$	600.00	$	34,200.00
	Subtotal Sanitary Sewer					$	104,400.00
	WATER SUPPLY						
22	8" Water Line *(including all appurtenances)*	1,890	LF	$	32.00	$	60,480.00
23	GV	3	EA	$	1,550.00	$	4,650.00
24	Water Service	57	EA	$	2,000.00	$	114,000.00
25	Fire Hydrants	5	EA	$	4,000.00	$	20,000.00
	Subtotal Water Supply					$	199,130.00

6200 Stoneridge Mall Rd. Suite 330
Pleasanton, CA 94588

main (925) 223-8340

Westwood

Item	Description	Quantity	Unit	Unit Price	Amount
	MISCELLANEOUS				
26	Soundwall	917	LF	$ 320.00	$ 293,440.00
	Subtotal Miscellaneous				$ 293,440.00
				SUBTOTAL CONSTRUCTION COST	**$ 1,319,765.00**
				20% CONTINGENCY	**$ -**
				TOTAL CONSTRUCTION COST (nearest $1,000)	**$ 1,320,000.00**

Notes:

1) Unit prices are based on estimated current construction costs and no provision for inflation is included.
2) This estimate does not include surveying, engineering, clearing, grading, erosion control, landscaping, irrigation, or street trees.

ATTACHMENT
"D"

JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)

September 8, 2025

Via Email and Hand Delivery

Old Republic Title Company
1215 W. Center Street, Suite 103
Manteca, CA 95337
Attn: Lori Richardson

Re: Recordation of Final Map 4247; Escrow No. 1214023876

Dear Lori:

This letter constitutes the joint escrow instructions ("***Escrow Instructions***") of River Islands Development Area 1, LLC, a Delaware limited liability company ("***RIDA3***") and the City of Lathrop ("***City***") in connection with the above-referenced escrow ("***Escrow***"). The Escrow was opened in connection with recordation of the above-referenced final map ("***Final Map***"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "***Transaction***." Old Republic Title Company is referred to as "you" or "***ORTC***."

A. Date for Closings

The Final Map will be recorded at the time designated by RIDA3 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2025, at the time designated in writing by RIDA3, subject to satisfaction of the conditions set forth below (each a "***Closing***"). If the Final Map has not been recorded by June 30, 2026, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Document

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA3 for recordation in the Official Records of San Joaquin County, California ("***Official Records***").

B.1. One original Final Map for Tract 4247, executed and acknowledged by the City (provided to title by City).

B.2. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation No. 17 (provided to title by City).

B.3. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (provided to title by RIDA3).

B.4. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) (provided to title by RIDA3).

The documents listed in Items B.1, B.2, B.3 and B.4 above are referred to as the "***Recordation Documents***." The Recordation Documents shall be recorded in the order

referred to above. The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

Prior to recording the Recordation Documents, please confirm that you have received copies or originals of the following documents: (i) Unanimous Approval of Annexation to a Community Facilities District and Related Matters, City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities); (ii) Consent to, and Ballot in favor of, Annexation of Real Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance) and (iii) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services). The original City of Lathrop Unanimous Approval must be delivered to the City of Lathrop. The original Consents and Ballots for River Islands Public Financing Authority CFD Nos. 2013-1 and Island Reclamation District No. 2013-1 must be delivered to Jeanne Zolezzi at Herum\Crabtree\Suntag, 5757 Pacific Ave., Suite 222, Stockton, CA 95207. Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Cindy Yan at Goodwin Consulting Group, cindy@goodwinconsultinggroup.net, Susan Dell'Osso (sdellosso@riverislands.com) and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of the amendments to notices of special tax that are recorded as part of the Recordation Documents.

C. Funds and Settlement Statement

You also have received, or will receive from RIDA3, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA3 and City ("***Settlement Statement***"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA3.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **$49,437.25**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "***Sierra Club Agreement***"), constituting the amount of **$3,875.00** multiplied by **12.758** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

The amounts set forth in Section C are referred to as the "***Closing Funds***."

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdellosso@riverslands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Brad Taylor (btaylor@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us, and have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;

D.2. You have not received any instructions contrary to these Escrow Instructions;

D.3. The Recordation Document and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

D.4 You are prepared to record the Recordation Document, as designated, release funds in accordance with the Settlement Statement and complete the Transaction in compliance with these Escrow Instructions;

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Brad Taylor at the email addresses set forth above; and

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Brad Taylor to record the Recordation Document and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Document to be recorded;

E.2. Record the Recordation Document in the Official Records;

E.3. Pay the costs associated with the Transaction;

E.4. Refund any funds delivered to you by RIDA3 that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development Area 1, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso (sdellosso@riverslands.com), Debbie Belmar (dbelmar@riverislands.com), Brad Taylor (btaylor@ci.lathrop.ca.us), Stephanie Rosillo-Silva (srosillo@ci.lathrop.ca.us), Monica Garcia (mgarcia@ci.lathrop.ca.us), Teresa Vargas (tvargas@ci.lathrop.ca.us), Sarah Pimentel (spimentel@ci.lathrop.ca.us), and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction;

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Development Area 1, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

(A) a certified copy of the Recordation Document, showing all recording information of the Recordation Document; and

(B) a certified copy of the final Settlement Statement.

F. Additional Instructions

When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Stephen J. Salvatore Date	Susan Dell'Osso 8/25/2025 Date
City Manager	President
City of Lathrop	River Islands Development Area 1, LLC

JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA3 and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIDA3 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:

City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Recorded for the benefit of the City of Lathrop
pursuant to Government Code Section 27383

SEVENTEENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

City of Lathrop
Community Facilities District No. 2023-1
(River Islands Public Services and Facilities #2)
Annexation No. 17

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Lathrop (the "City"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying principal and interest on bonds, the proceeds of which are being used to finance the acquisition and construction of all or a portion of the public facilities authorized to be funded by the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) (the "CFD"), and to pay costs of the public services and facilities authorized to be funded by the CFD, both as described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on June 28, 2023 as Document No. 2023-050810 (the "Original Notice"), and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Notice of Special Tax Lien, to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference.

This Seventeenth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on April 19, 2023, in Book 7 of Maps of Assessment and Community Facilities Districts at Page 55 (Document No. 2023-030264), in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 1 of the community facilities district, as described in the

Rate and Method of Apportionment of Special Tax attached as Exhibit B to the Notice of Special Tax Lien, with the maximum special tax rates identified in Exhibit B hereto.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Seventeenth Amendment to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the Authority are as set forth in Exhibit A hereto which is by this reference made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property or interests therein subject to the special tax lien, interested persons should contact the Finance Director, City of Lathrop, 390 Towne Centre Drive, Lathrop, California 95330; Telephone: (209) 941-7320.

Dated: _____, 2025.

By: _____
Teresa Vargas, City Clerk,
City of Lathrop

EXHIBIT A

CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. 17
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND
WITHIN ANNEXATION NO. 17 TO CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
RIVER ISLANDS DEVELOPMENT AREA 1, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-610-30, 213-610-31

EXHIBIT B

CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. 17

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Services Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	$432.29 per SFD Lot	$205.02 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	$349.02 per SFD Lot	$165.53 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	$320.21 per SFD Lot	$151.87 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	$272.18 per SFD Lot	$129.09 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	$252.96 per SFD Lot	$119.97 per SFD Lot
Single Family Attached Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Multi-Family Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Non-Residential Property	Not Applicable	$0.00 per Non-Residential Square Foot	$0.00 per Non-Residential Square Foot

* ***On July 1, 2023, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.***

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Facilities Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	$0.00 per SFD Lot	$227.27 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	$0.00 per SFD Lot	$183.49 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	$0.00 per SFD Lot	$168.34 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	$0.00 per SFD Lot	$143.09 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	$0.00 per SFD Lot	$132.99 per SFD Lot
Single Family Attached Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Multi-Family Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Non-Residential Property	Not Applicable	$0.00 per Non-Residential Square Foot	$0.00 per Non-Residential Square Foot

** On July 1, 2023, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters

CITY OF LATHROP
Community Facilities District No. 2023-1
(River Islands Public Services and Facilities #2)

To the Honorable City Council,
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of River Islands Development Area 1, LLC, the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Lathrop, Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2)" (the "CFD"), and it states as follows:

1. **Property Owner.** This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property.

2. **Approval of Annexation.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services and facilities (the "Services and Facilities") described in Exhibit A hereto and made a part hereof.

3. **Approval of Special Tax and the Facilities and Services.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services and Facilities, according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as Exhibit B and made a part hereof (the "Rate and Method"). Exhibit B includes the cost estimate for the Facilities and Services. The Property is being annexed into Tax Zone 1 of the CFD with the maximum special tax rates identified in Exhibit C hereto. The City will create a special account into which the Special Taxes will be deposited, when collected. The City will prepare the annual report required by Government Code Section 50075.3.

4. **Approval of the Appropriations Limit.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.

5. **Waivers and Vote**. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIIIA of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. **Recordation of Amendment to Notice of Special Tax Lien.** The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of San Joaquin, State of California on June 28, 2023, as Document No. 2023-050810 in the Office of the County Recorder of the County of San Joaquin. The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the office of the County Recorder of the County of San Joaquin an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. **Authority Warranted**. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property.

8. **Due Diligence and Disclosures.** The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. **Agreements.** The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. **The Property.** The Property is identified as follows:

Assessor's Parcel No. 213-610-30, 213-610-31

Property Address: N/A

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Tax Zone #: 1

Property Owner

RIVER ISLANDS DEVELOPMENT
AREA 1, LLC
a Delaware limited liability company

By: _____
Name: Susan Dell'Osso
Title: President

Notice Address:

River Islands Development Area 1, LLC
73 W. Stewart Rd.,
Lathrop, CA 95330

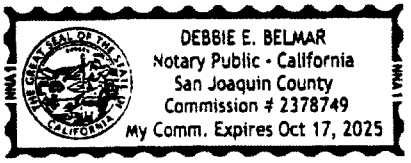
(Attach acknowledgment)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)

On August 27, 2025, before me, Debbie E. Belmar, a Notary Public, personally appeared Susan Dell'Osso, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Debbie E. Belmar
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

☐ Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____
_____

☐ Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____
_____

EXHIBIT A

CITY OF LATHROP
Community Facilities District No. 2023-1
(River Islands Public Services and Facilities #2)

DESCRIPTION OF AUTHORIZED SERVICES AND FACILITIES

Services

The services to be funded, in whole or in part, by the community facilities district (CFD) include all direct and incidental costs related to providing public services and maintenance of public infrastructure within the River Islands area including the area initially included in the CFD, as well as any future annexation area of the CFD and areas adjacent to the foregoing. More specifically, the services shall include, but not be limited to: (i) police protection services, including City contracts with the San Joaquin Sheriff's Office or other police services providers, or costs of a City police department if and when one is established, (ii) maintenance of open space, including trails and habitat areas, with services to include, but not be limited to, irrigation and vegetation control; (iii) maintenance of roads and roadways, with services to include, but not be limited to, regularly scheduled street sweeping, repair of public streets, striping of streets and repair and repainting of sound walls and other appurtenances; (iv) storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, (v) landscaping in public areas and in the public right of way along public streets, including, but not limited to, irrigation, tree trimming and vegetation maintenance and control; and (vi) any other public services authorized to be funded under Section 53313 of the California Government Code that are not already funded by another community facilities district on the property within the CFD.

The CFD may fund any of the following related to the services described in the preceding paragraph: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. The services to be financed by the CFD are in addition to those provided in the territory of the CFD before the date of formation of the CFD and will not supplant services already available within that territory when the District is created.

Facilities

The CFD may also fund all or any portion of the costs of the following facilities to be located within or in the vicinity of the CFD:

Roadway and related improvements, including, but not limited to, construction of the roadways currently identified on Vesting Tentative Map No. 3694 as Stewart Road, Golden Valley Parkway, South River Islands Parkway, North River Islands Parkway, Broad Street, Commercial Street, J8 Street, B5 Street, B6 Street and Cl Street, as well as other backbone and

arterial streets, including, but not limited to, grading, fill, pavement section, curb gutter and sidewalk, joint trench, water, sewer, reclaimed water, storm drainage, and other utility improvements necessary for, or incidental to, road construction. Roadway improvements may also include landscaping, street lights and signage, and traffic signals and striping.

Bradshaw's Crossing Bridge improvements, including, but not limited to, design, construction, utility connections, mitigation payments, right-of-way acquisition, and other improvements required for, or incidental to, construction of the bridge.

Water infrastructure, including, but not limited to, tanks, pump stations, distribution lines, and other improvements necessary for, or incidental to, the delivery of potable or reclaimed water.

Sewer infrastructure, including, but not limited to, treatment facilities, sanitary sewer collection lines and force mains, effluent holding and storage, pump stations, lift stations, and other improvements necessary for, or incidental to, the delivery of sanitary sewer service.

Public landscaping and recreational features along rivers, lakes, within parks, and along and including pathways.

Offsite public infrastructure, including, but not limited to, the extension of sanitary sewer lines and payment of license fees (e.g., to Caltrans or UPRR) and any other incidental fees or exactions.

The facilities authorized to be funded by the CFD shall include the costs of design, engineering, surveys, reports, environmental mitigation, soils testing, permits, plan check, inspection fees, impact fees, insurance, construction management, and any other costs or appurtenances related to any of the foregoing.

Administrative Expenses

The administrative expenses to be funded by the CFD include the direct and indirect expenses incurred by the City of Lathrop (City) in carrying out its duties with respect to the CFD including, but not limited to, the levy and collection of the special taxes, the fees and expenses of attorneys, any fees of the County of San Joaquin related to the CFD or the collection of special taxes, an allocable share of the salaries of any City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the CFD or the services authorized to be financed by the CFD, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the CFD.

Other

The incidental expenses that may be funded by the CFD include, in addition to the administrative expenses identified above, the payment or reimbursement to the CFD of all costs associated with the establishment and ongoing administration of the CFD.

EXHIBIT B

CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Special Taxes applicable to each Assessor's Parcel in the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) shall be levied and collected according to the tax liability determined by the City or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate rate and method of apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: expenses of the City in carrying out its duties with respect to the CFD, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its legal counsel, costs related to annexing property into the CFD, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes and this RMA, costs associated with foreclosure and collection of delinquent Special Taxes and all other costs and expenses of the City and County in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this RMA.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on a County Assessor's Parcel map with an assigned County Assessor's Parcel number.

"Authorized Facilities" means the public facilities authorized to be financed, in whole or in part, by Facilities Special Taxes collected within the CFD, pursuant to the documents adopted by the City Council at CFD Formation.

"Authorized Services" means those services that are authorized to be funded by Services Special Taxes collected within the CFD, pursuant to the documents adopted by the City Council at CFD Formation.

"CFD" means the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2).

"CFD Formation" means the date on which the Resolution of Formation to form the CFD was adopted by the City Council.

"City" means the City of Lathrop.

"City Council" means the City Council of the City of Lathrop.

"County" means the County of San Joaquin.

"Developed Property" means, in any Fiscal Year, the following:

- for Single Family Detached Property, all Parcels of Taxable Property for which a Final Map was recorded on or prior to June 30 of the preceding Fiscal Year
- for Multi-Family Property and Single Family Attached Property, all Parcels of Taxable Property for which a building permit for new construction of a residential structure was issued on or prior to June 30 of the preceding Fiscal Year
- for Non-Residential Property, all Parcels of Taxable Property for which a building permit for new construction of a structure was issued on or prior to June 30 of the preceding Fiscal Year.

"Development Agreement" means the 2003 Amended and Restated Development Agreement dated February 4, 2003 and recorded on March 31, 2003 in the San Joaquin County Recorder's Office as Document No. 2003-069319, as has been amended and as may be amended in the future.

"Escalation Factor" means, in any Fiscal Year, the lesser of (i) the increase from the prior Fiscal Year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers, or (ii) four percent (4%). The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2022 to April 2023.

"Facilities Special Tax" means a special tax levied in any Fiscal Year after the Trigger Event has taken place to pay the Facilities Special Tax Requirement.

"Facilities Special Tax Requirement" means the amount necessary in any Fiscal Year after the Trigger Event to pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds.

"Final Map" means a final map, or portion thereof, approved by the City and recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq)

that creates SFD Lots. The term "Final Map" shall not include any large lot subdivision map, Assessor's Parcel Map, or subdivision map or portion thereof, that does not create SFD Lots, including Assessor's Parcels that are designated as remainder parcels.

"Fiscal Review Process" means the River Islands Annual Fiscal Review Process, which is required pursuant to the Development Agreement, and which process is described in detail in Exhibit B of the Development Agreement.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"**Maximum Facilities Special Tax**" means the greatest amount of Facilities Special Tax that can be levied on a Parcel in any Fiscal Year after the Trigger Event, as determined in accordance with Section C below.

"**Maximum Services Special Tax**" means the greatest amount of Services Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Section C below.

"Maximum Special Taxes" means, collectively, the Maximum Facilities Special Tax and the Maximum Services Special Tax that can be levied on a Parcel in any Fiscal Year.

"Multi-Family Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit has been issued or is expected to be issued for construction of a residential structure with five or more Units that share a single Assessor's Parcel number, are offered for rent to the general public, and cannot be purchased by individual homebuyers.

"Non-Residential Property" means all Assessor's Parcels of Taxable Property for which a building permit was or is expected to be issued for an office, commercial, retail, industrial or mixed-use building, as determined by the City.

"Non-Residential Square Footage" means the net leasable square footage used by or designated for non-residential uses within a building as reflected on the condominium plan, site plan, building permit for new construction, or other such document. If a structure on a Parcel of Non-Residential Property includes Units, such Units shall be categorized and taxed as Residential Property, and the square footage of such Units shall not be counted as Non-Residential Square Footage for purposes of determining the Maximum Special Taxes pursuant to Section C below.

"Proportionately" means, for the Services Special Tax, that the ratio of the actual Services Special Tax levied in any Fiscal Year to the Maximum Services Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Developed Property. For the Facilities Special Tax, "Proportionately" means that the ratio of the actual Facilities Special Tax levied in any Fiscal Year to the Maximum Facilities Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels of Developed Property.

"Public Property" means any property within the boundaries of the CFD that is owned by or irrevocably offered for dedication to the federal government, State of California, County, City, or other local governments or public agencies.

"Residential Property" means, collectively, Single Family Detached Property, Single Family Attached Property, and Multi-Family Property. If a building includes both Units and Non-Residential Square Footage, the Units within the building shall be categorized as Residential Property for purposes of this RMA.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Services Special Tax" means a special tax levied in any Fiscal Year to pay the Services Special Tax Requirement.

"Services Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Services Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from the collection of delinquent Services Special Taxes and associated penalties and interest.

"SFD Lot" means an individual residential lot, identified and numbered on a recorded Final Map, on which a building permit was or is permitted to be issued for construction of a single family detached unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the unit), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 4125.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a Unit that does not share a common wall with another Unit. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this RMA.

"Special Taxes" means, collectively, the Facilities Special Tax and the Services Special Tax.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of the CFD which are not exempt from the Special Taxes pursuant to law or Section F below.

"Tax Zone" means a mutually exclusive geographic area within which Special Taxes may be levied pursuant to this RMA. ***All of the property within the CFD at the time of CFD Formation is within Tax Zone 1.*** Additional Tax Zones may be created when property is annexed to the CFD, and separate Maximum Special Taxes shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established

when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

"Unanimous Approval Form" means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of Special Taxes against his/her Parcel or Parcels pursuant to this RMA.

"Trigger Event" will be deemed to have occurred in any Fiscal Year if, on or before June 30 of the prior Fiscal Year, the City has made a finding that, for the third year in a row, the Fiscal Review Process has demonstrated that fiscal surpluses will be generated to the City's general fund from development within the River Islands Master Plan area, and, as part of the Fiscal Review Process in each of the prior three years, the Services Special Tax revenue factored into the fiscal analysis was based on the Services Special Tax being levied at only 47.43% of the Maximum Services Special Tax that could have been levied in each of those three years. Once the Trigger Event has occurred, the reduced Services Special Taxes and the Facilities Special Taxes determined for each Tax Zone pursuant to Section C shall be the applicable Maximum Special Taxes in all future Fiscal Years regardless of the results of future Fiscal Review Processes.

"Unit" means a single family detached unit or an individual unit within a duplex, triplex, halfplex, fourplex, condominium, townhome, live/work, or apartment structure.

B. DATA FOR ADMINISTRATION OF SPECIAL TAXES

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Developed Property within the CFD. The Administrator shall also determine: (i) within which Tax Zone each Parcel is located; (ii) which Parcels of Developed Property are Residential Property and Non-Residential Property; (ii) the Non-Residential Square Footage of buildings on each Parcel of Non-Residential Property; (iii) for Single Family Detached Property, the square footage of each SFD Lot, (iv) by reference to the condominium plan, site plan, or other document, the number of Units on each Parcel of Single Family Attached Property and Multi-Family Property; (v) whether the Trigger Event has occurred; and (vi) the Services Special Tax Requirement and, if the Trigger Event has occurred, the Facilities Special Tax Requirement for the Fiscal Year. To determine the square footage of each Parcel of Single Family Detached Property, the Administrator shall reference Assessor's Parcel Maps or, if the square footage is not yet designated on such maps, the small lot subdivision map recorded to create the individual lots.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new parcels created by the parcel map, and (iii) a building permit was issued on or prior to June 30 of the prior Fiscal Year for development on one or more of the newly-created parcels, the Administrator shall calculate the Special Taxes for Units and/or Non-Residential Square Footage within the subdivided area and levy such Special Taxes on the master Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAXES

1. Services Special Tax, Tax Zone 1

Table 1 below identifies the Maximum Services Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event. A different Maximum Services Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

TABLE 1
MAXIMUM SERVICES SPECIAL TAX
TAX ZONE 1

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	$432.29 per SFD Lot	$205.02 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	$349.02 per SFD Lot	$165.53 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	$320.21 per SFD Lot	$151.87 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	$272.18 per SFD Lot	$129.09 per SFD Lot
Single Family Detached Property	Less than 4,000 SqFt	$252.96 per SFD Lot	$119.97 per SFD Lot
Single Family Attached Property	Not Applicable	$ 0.00 per Unit	$ 0.00 per Unit
Multi-Family Property	Not Applicable	$ 0.00 per Unit	$ 0.00 per Unit
Non-Residential Property	Not Applicable	$0.00 per Non-Residential Square Foot	$0.00 per Non-Residential Square Foot

*** On July 1, 2023 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by the Escalation Factor.**

2. Facilities Special Tax, Tax Zone 1

Table 2 below identifies the Maximum Facilities Special Tax for Developed Property within Tax Zone 1 both before and after the Trigger Event; a different Maximum Facilities Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

TABLE 2
MAXIMUM FACILITIES SPECIAL TAX
TAX ZONE 1

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	$ 0.00 per SFD Lot	$227.27 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	$ 0.00 per SFD Lot	$183.49 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	$ 0.00 per SFD Lot	$168.34 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	$ 0.00 per SFD Lot	$143.09 per SFD Lot
Single Family Detached Property	Less than 4,000 SqFt	$ 0.00 per SFD Lot	$132.99 per SFD Lot
Single Family Attached Property	Not Applicable	$ 0.00 per Unit	$ 0.00 per Unit
Multi-Family Property	Not Applicable	$ 0.00 per Unit	$ 0.00 per Unit
Non-Residential Property	Not Applicable	$0.00 per Non-Residential Square Foot	$0.00 per Non-Residential Square Foot

*** On July 1, 2023 and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in Table 2 above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.**

3. Maximum Special Taxes for Mixed-Use Buildings

If, in any Fiscal Year, the Administrator determines that a Parcel of Developed Property is built or proposed to be built with both Units and Non-Residential Square Footage, the Maximum Special Taxes for the Parcel shall be the sum of (i) the aggregate Maximum Special Taxes for all Units on the Parcel, and (ii) the Maximum Special Taxes determined for all of the Non-Residential Square Footage on the Parcel.

4. Reduction of the Maximum Special Taxes

If, in any Fiscal Year, the City determines pursuant to the Fiscal Review Process that the Maximum Special Taxes within one or more Tax Zones should be reduced, the Maximum Special Taxes within the Tax Zones may be reduced without a vote of the qualified CFD electors. An Amended Notice of Special Tax Lien reflecting the reduced Maximum Special Taxes shall be recorded against the Parcels within such Tax Zones.

D. METHOD OF LEVY OF THE SPECIAL TAXES

1. Services Special Tax

Each Fiscal Year, the Administrator shall determine the Services Special Tax Requirement for the Fiscal Year, and the Services Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Services Special Tax, or (ii) the Proportionately determined percentage of the Maximum Services Special Tax required to generate the Services Special Tax Requirement, whichever is less.

2. Facilities Special Tax

Each Fiscal Year after the Trigger Event, the Administrator shall determine the Facilities Special Tax Requirement for the Fiscal Year, and the Facilities Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Facilities Special Tax, or (ii) the Proportionately determined percentage of the Maximum Facilities Special Tax required to generate the Facilities Special Tax Requirement, whichever is less.

E. MANNER OF COLLECTION OF SPECIAL TAXES

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the City may directly bill, collect at a different time or in a different manner, and/or collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied for thirty (30) Fiscal Years, beginning the first Fiscal Year after the Trigger Event has taken place. Under no circumstances may the Facilities Special Tax on a Parcel in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. The Services Special Tax may be levied and collected in perpetuity.

F. EXEMPTIONS

No Special Taxes shall be levied on Public Property or any other Parcels in the CFD that are not Residential Property or Non-Residential Property, as defined herein.

G. INTERPRETATION OF SPECIAL TAX FORMULA

The City may interpret, clarify, and/or revise this RMA to correct any inconsistency, vagueness or ambiguity as it relates to the Special Tax rates, the method of apportionment, the classification of properties or any definition applicable to the CFD, by resolution or ordinance. The City, upon the request of an owner of land within the CFD which is not Developed Property, may also amend this RMA in any manner acceptable to the City, by resolution or ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within the CFD, provided such amendment only affects such owner's land.

EXHIBIT C

CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. 17

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Services Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	$432.29 per SFD Lot	$205.02 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	$349.02 per SFD Lot	$165.53 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	$320.21 per SFD Lot	$151.87 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	$272.18 per SFD Lot	$129.09 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	$252.96 per SFD Lot	$119.97 per SFD Lot
Single Family Attached Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Multi-Family Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Non-Residential Property	Not Applicable	$0.00 per Non-Residential Square Foot	$0.00 per Non-Residential Square Foot

** On July 1, 2023, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.*

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Facilities Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	$0.00 per SFD Lot	$227.27 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	$0.00 per SFD Lot	$183.49 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	$0.00 per SFD Lot	$168.34 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	$0.00 per SFD Lot	$143.09 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	$0.00 per SFD Lot	$132.99 per SFD Lot
Single Family Attached Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Multi-Family Property	Not Applicable	$0.00 per Unit	$0.00 per Unit
Non-Residential Property	Not Applicable	$0.00 per Non-Residential Square Foot	$0.00 per Non-Residential Square Foot

* *On July 1, 2023, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

ATTACHMENT "E"

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4247, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 4", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT–OF–WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS ALLOWAY LANE, CANYON VISTA STREET, AND STALLION RANCH LANE AS SHOWN ON THIS FINAL MAP.

2. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

3. A NON–EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. PARCEL A TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 208, 211, 226, 229 AND 264 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ////////// AS SHOWN ON THIS FINAL MAP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ _____
NAME: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024–079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2025.
BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN)

ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4247, RIVER ISLANDS – PHASE 2, WEST VILLAGE UNIT 4", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE ___ DAY OF _____, 2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 208, 211, 226, 229 AND 264 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL //////////, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND WALL EASEMENTS, THE DEDICATION IN FEE OF PARCEL A, THE DEDICATION OF THE GROUND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALLOWAY LANE, CANYON VISTA STREET, AND STALLION RANCH LANE AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66464(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON–EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023–045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

_____
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN)

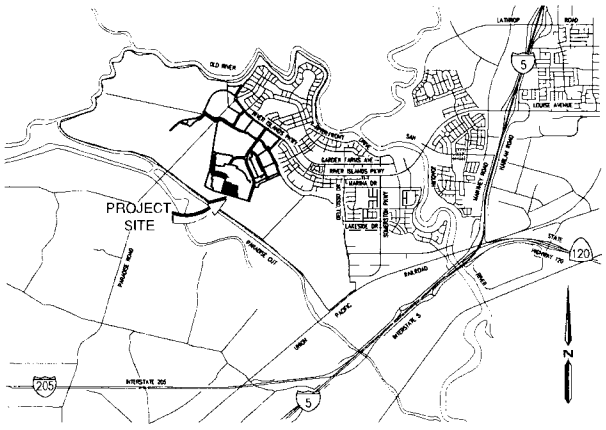
ON _____, 2025 BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21–4908.

DATED THIS_____ DAY OF _____, 2025.

_____
RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4247, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 4", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS_____ DAY OF _____, 2025.

REGISTERED PROFESSIONAL ENGINEER
BRAD R. TAYLOR
C 92823
CIVIL
STATE OF CALIFORNIA

_____
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: $ _____

_____ BY: _____
STEVE BESTOLARIDES ASSISTANT/DEPUTY RECORDER
ASSESSOR–RECORDER–COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A
Modesto, CA 95350
westwoodps.com

Westwood Professional Services, Inc.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4247, RIVER ISLANDS – PHASE 2, WEST VILLAGE UNIT 4", CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

PROFESSIONAL LAND SURVEYOR · DARRYL A. ALEXANDER · No. L 5071 · STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON SEPTEMBER 1, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 1, 2026, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2025.

DYLAN CRAWFORD, P.L.S. NO 7788

PROFESSIONAL LAND SURVEYOR · DYLAN CRAWFORD · No. 7788 · STATE OF CALIFORNIA

RECITALS

1. RIGHT TO FARM STATEMENT:
   PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.000.008 AND DATED DECEMBER 17, 2018, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4247, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 4, CONTAINS 57 RESIDENTIAL LOTS WITH A TOTAL OF 8.837 ACRES, MORE OR LESS, PARCEL A CONTAINING 1.345 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 2.576 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4247 AREA SUMMARY	
LOTS 208 THROUGH 264	8.837 AC±
PARCEL A	1.345 AC±
STREET DEDICATIONS	2.576 AC±
TOTAL	12.758 AC±

3.1. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023876–LR, (VERSION 1) DATED JUNE 5, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

REFERENCES

(R1) TRACT 4149, RIVER ISLANDS–PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 M&P 52)

(R2) TRACT 4155, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 1 FINAL MAP, FILED MARCH 29, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 87, S.J.C.R. (44 M&P 87)

(R3) PARCEL MAP 23–02–PM, RIVER ISLANDS–PHASE 2, FILED DECEMBER 5, 2023, IN BOOK 27 OF MAPS AND PLATS, PAGE 81, S.J.C.R. (27 M&P 81)

(R4) TRACT 4221, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 2, FILED OCTOBER 30, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 132, S.J.C.R. (44 M&P 132)

(R5) TRACT 4246, RIVER ISLANDS–PHASE 2, WEST VILLAGE UNIT 3, FILED APRIL 2, 2025, IN BOOK 44 OF MAPS AND PLATS, PAGE 151, S.J.C.R. (44 M&P 151)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001–01046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE NON–EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023–045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4247 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS FOLLOWS:

1) PARCEL A FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC.

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

345

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

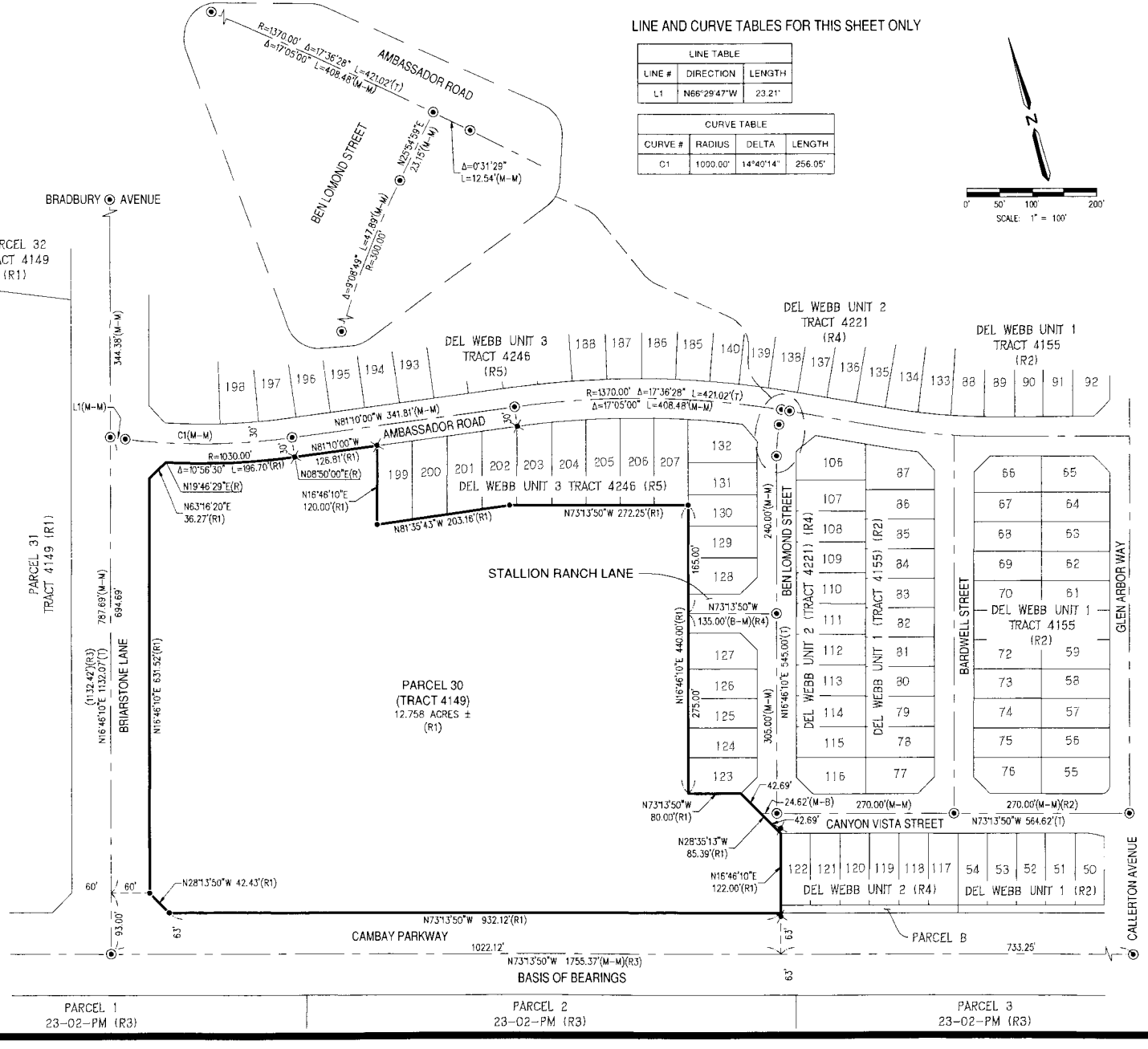
Westwood Professional Services, Inc.

LINE AND CURVE TABLES FOR THIS SHEET ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N66°29'47"W	23.21'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1000.00'	14°40'14"	256.05'

SCALE: 1" = 100'



NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. ALL DIMENSIONS ARE PER (R4), UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS

THE BEARING OF NORTH 73°13'50" WEST BETWEEN FOUND MONUMENTS ALONG CAMBAY PARKWAY AS SHOWN PER 23-02-PM, FILED DECEMBER 5, 2023, IN BOOK 27 OF PARCEL MAPS, AT PAGE 81, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

MONUMENTATION NOTES

- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)&(R5)
- ◉ FOUND MONUMENT PER (R1),(R2),(R3)&(R4)
- ✕ FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1),(R3),(R4)&(R5)

LEGEND

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DENOTES REFERENCE (R1)– SEE REFERENCE LIST ON SHEET 2
(M–M)	MONUMENT TO MONUMENT
(M–B)	MONUMENT TO BOUNDARY
(R)	RADIAL BEARING
(T)	TOTAL
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WALL EASEMENT
L1/C1	LINE, CURVE
———	BOUNDARY
———	LOT LINE OR RIGHT-OF-WAY LINE
– – – –	EASEMENT LINE
—·—	CENTERLINE
////////	RESTRICTED ACCESS

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

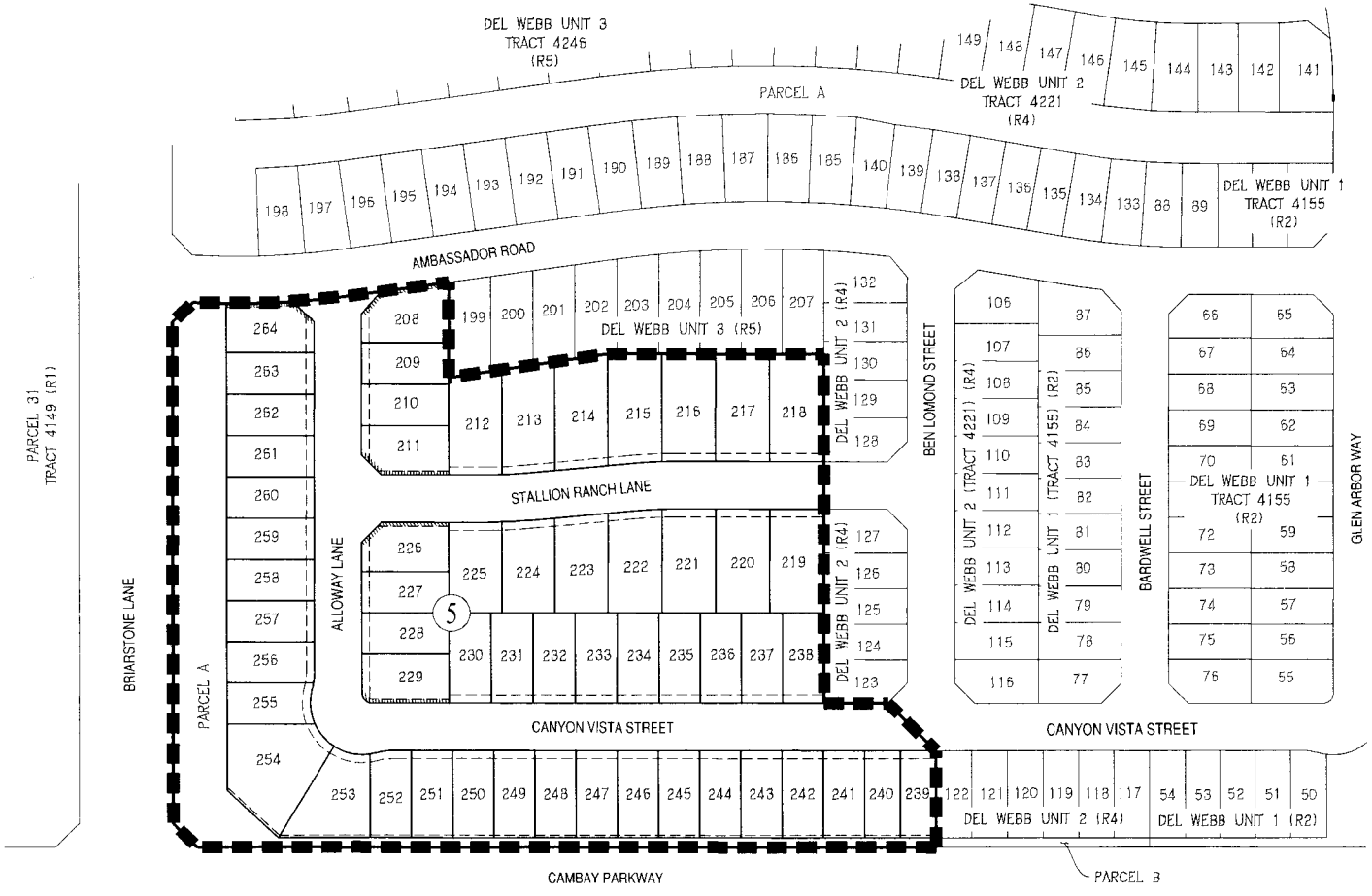
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

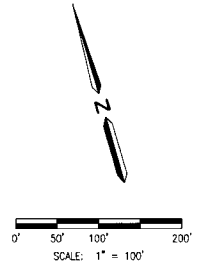
Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

Westwood Professional Services, Inc.

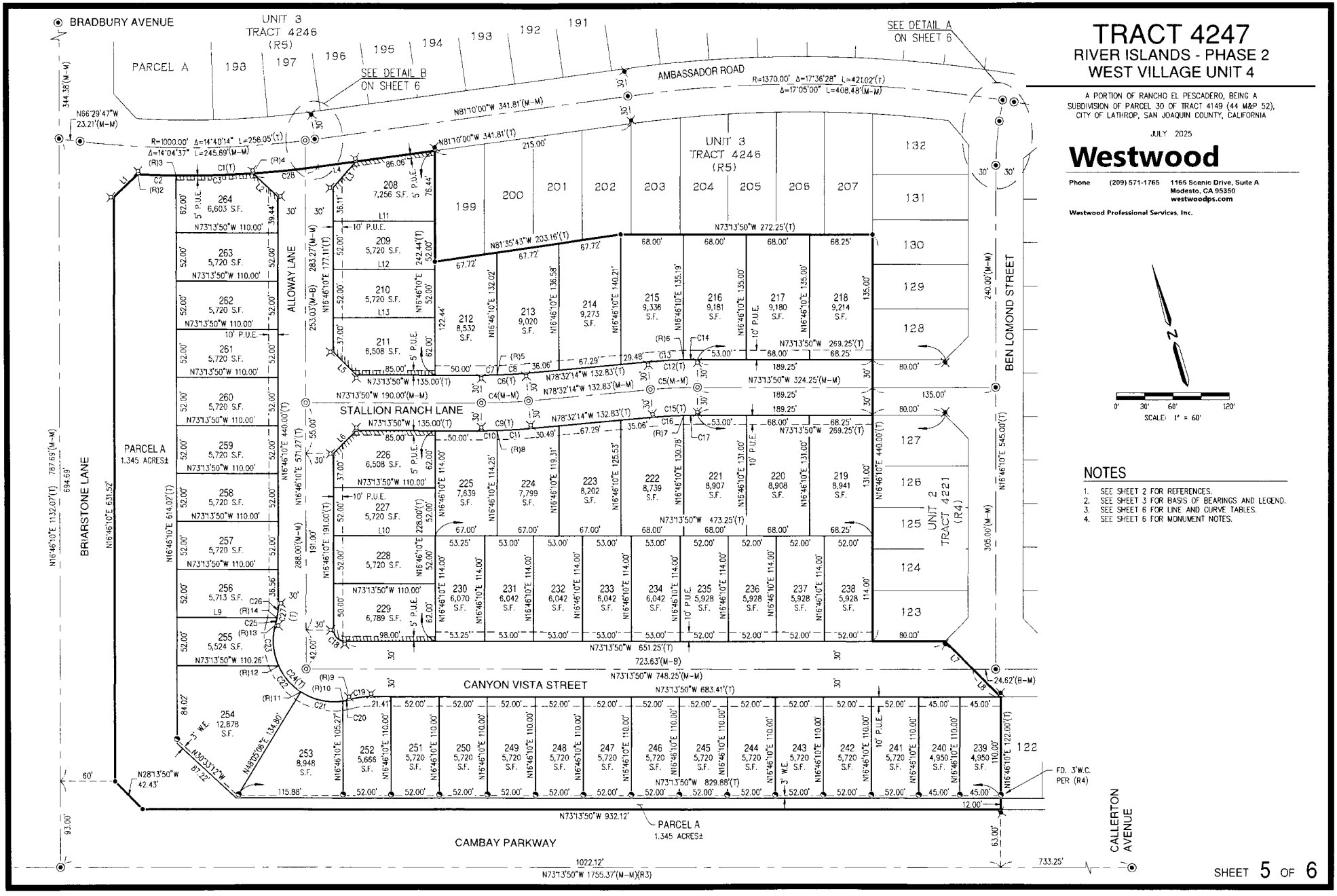


SHEET INDEX



LEGEND

- BOUNDARY
- LOT LINE
- EASEMENT
- (5) SHEET NUMBER
- SHEET LIMIT LINE
- RESTRICTED ACCESS



TRACT 4247

RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

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westwoodps.com

Westwood Professional Services, Inc.

NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 6 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR MONUMENT NOTES.

LINE AND CURVE TABLES FOR SHEET 5 ONLY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N63°16'20"E	36.27'
L2	N30°12'33"W	36.55'
L3	N57°48'05"E	37.72'
L4	N81°10'00"W	40.74'
L5	N28°13'50"W	35.36'
L6	N61°46'10"E	35.36'
L7	N28°35'13"W	42.69'
L8	N28°35'13"W	42.69'
L9	N73°13'50"W	108.62'
L10	N73°13'50"W	110.00'
L11	N73°13'50"W	110.00'
L12	N73°13'50"W	110.00'
L13	N73°13'50"W	110.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1030.00'	10°56'30"	196.70'
C2	1030.00'	2°19'37"	41.83'
C3	1030.00'	4°38'08"	83.33'
C4	550.00'	5°18'24"	50.94'
C5	550.00'	5°18'24"	50.94'
C6	520.00'	5°18'24"	48.16'
C7	520.00'	1°52'24"	17.00'
C8	520.00'	3°25'59"	31.16'
C9	580.00'	5°18'24"	53.72'
C10	580.00'	1°40'47"	17.00'
C11	580.00'	3°37'37"	36.72'
C12	580.00'	5°18'24"	53.72'
C13	580.00'	3°49'29"	38.72'
C14	580.00'	1°28'55"	15.00'
C15	520.00'	5°18'24"	48.16'
C16	520.00'	3°39'13"	33.16'
C17	520.00'	1°39'11"	15.00'
C18	12.00'	90°00'00"	18.85'
C19	87.00'	15°26'05"	23.44'
C20	65.50'	6°39'10"	7.61'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	65.50'	41°55'57"	47.94'
C22	65.50'	32°38'34"	37.32'
C23	65.50'	39°38'26"	45.32'
C24	65.50'	120°52'10"	138.18'
C25	87.00'	5°12'37"	7.91'
C26	87.00'	10°13'28"	15.53'
C27	87.00'	15°26'05"	23.44'
C28	1030.00'	3°58'45"	71.53'

RADIAL BEARINGS	
LINE #	DIRECTION
(R)1	N9°25'36"E
(R)2	N19°48'29"E
(R)3	N17°26'52"E
(R)4	N12°48'44"E
(R)5	N14°53'46"E
(R)6	N15°17'15"E
(R)7	N15°06'59"E
(R)8	N15°05'24"E
(R)9	N1°20'05"E
(R)10	N7°59'16"E
(R)11	N49°55'13"E
(R)12	N82°33'47"E
(R)13	N57°47'45"W
(R)14	N63°00'22"W
(R)15	N9°38'30"E

TRACT 4247
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 4

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 30 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2025

Westwood

Phone (209) 571-1765 1165 Scenic Drive, Suite A Modesto, CA 95350 westwoodps.com

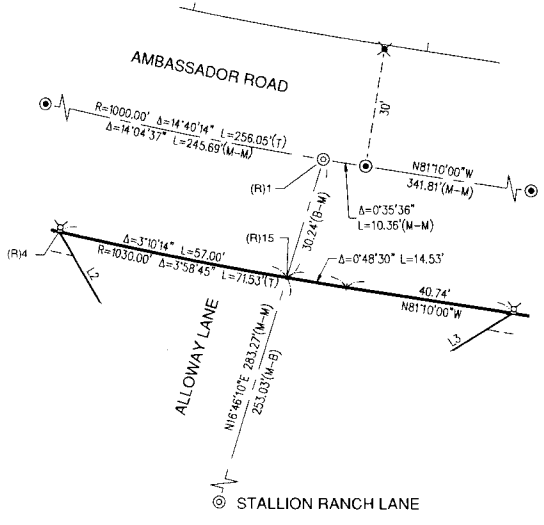
Westwood Professional Services, Inc.

MONUMENTATION NOTES

- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ○ SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- ◔ SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R1),(R2),(R3)&(R4)
- ● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)&(R5)
- ⊤ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⋇ SET 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ✕ FOUND 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1),(R3)(R4)&(R5)



DETAIL A
FROM SHEET 5
(1"=20')



DETAIL B
FROM THIS SHEET
(1"=20')

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ITEM 5.1

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **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**

RECOMMENDATION: **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**

SUMMARY:

Every three years, the State of California Building Standards Commission adopts new construction regulations substantially based on nationally published model codes. Collectively, these State regulations are known as the California Building Standards Code (California Code of Regulations (CCR), Title 24). On July 1, 2025, the California Building Standards Commission published the 2025 edition of the California Building Standards Code. The 2025 California Building Standards Code will apply to any building or structure for which an application for a building permit is made on or after January 1, 2026.

The construction regulations contained in the 2025 California Building Standards Code govern building, electrical, plumbing, mechanical, and other aspects of building construction. These codes are revised every three years to reflect new technologies and enhance life-safety and property protection.

In order to maintain compliance with State regulations, staff is requesting Council to consider the proposed amendment to Title 15 of the Lathrop Municipal Code.

BACKGROUND:

Every three years the California Building Standards Commission publishes editions of the California Building Standards Code (California Code of Regulations (CCR), Title 24).

On July 1, 2025, the California Building Standards Commission published the 2025 edition of the California Building Standards Code. The 2025 California Building Standards Code will apply to any building or structure for which an application for a building permit is made on or after January 1, 2026.

The State of California allows local municipalities to modify the state adopted building standards to make them more restrictive (not less), provided findings are made that the proposed modifications are necessary due to special local climatic, geological, or topographical conditions that affect the health, welfare, and safety of residents. The proposed ordinance does not include amendments requiring local climatic, geological, or topographical findings in the City of Lathrop.

REASON FOR RECOMMENDATION:

Approval of the Ordinance will ensure consistency of the City of Lathrop's Building, Electrical, Mechanical, Plumbing, Historical building, and Existing Building Codes with state standards and ensure that City codes provide additional protection for the health, welfare, and safety of residents required due to local climatic, geological, and topographical conditions.

FISCAL IMPACT:

None

ATTACHMENTS:

A. Ordinance to Amend Title 15 ("Buildings and Construction") of the Lathrop Municipal Code to Incorporate 2025 California Building Standards Code
   - Exhibit A: Chapter 15.00. Scope and Administration Adopted
   - Exhibit B: Chapter 15.02. California Administration Code Adopted
   - Exhibit C: Chapter 15.04. California Building Code Adopted
   - Exhibit D: Chapter 15.06. California Residential Code Adopted
   - Exhibit E: Chapter 15.08. California Electrical Code Adopted
   - Exhibit F: Chapter 15.10. California Mechanical Code Adopted
   - Exhibit G: Chapter 15.12. California Plumbing Code Adopted
   - Exhibit H: Chapter 15.14. California Energy Code Adopted
   - Exhibit I: Chapter 15.18. California Fire Code Adopted
   - Exhibit J: Chapter 15.20. California Existing Building Code Adopted
   - Exhibit K: Chapter 15.22. California Green Building Code Adopted
   - Exhibit L: Chapter 15.24. California Housing Code Adopted

APPROVALS:

Ed Short
Chief Building Official — Date: 8-28-2025

Cari James
Finance Director — Date: 9/2/2025

Michael King
Assistant City Manager — Date: 9.2.2025

Salvador Navarrete
City Attorney — Date: 9.2.2025

Stephen J. Salvatore
City Manager — Date: 9/3/2025

ORDINANCE NO. 25-

AN ORDINANCE 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

EFFECTIVE JANUARY 1, 2026

WHEREAS, Chapter 4 of Part 2.5 of Division 13 of the California Health and Safety Code, commencing with Section 18935, establishes a process for the California Building Standards Commission to develop, adopt and implement a statewide California Building Standards Code; and

WHEREAS, Section 17922 of the California Health and Safety Code provides that such standards shall be adopted by reference except for any additions made by the State Department of Housing and Community Development and shall impose substantially the same requirements as uniform codes identified in subdivision (a) of Section 17922; and

WHEREAS, subdivision (c) of Section 17922 of the California Health and Safety Code provides that local use zone requirements, local fire zones, building setback, side and rear yard setback requirements and property line requirements are left entirely to local jurisdictions; and

WHEREAS, Section 17958.5 of the California Health and Safety Code provides that except for certain noise standards set forth in Section 17922.6, a city may change the requirements of the California Building Standards Code including, but not limited to, green building standards as it determines are reasonably necessary based on local climatic, geological or topological conditions but only pursuant to Section 17958.7; and

WHEREAS, pursuant to Section 17958.7 of the California Health and Safety Code, a city may make such local changes but only if it makes the express findings regarding local climatic, geological or topographical conditions and files same with the California Building Standards Commission; and

WHEREAS, administrative amendments and amendments to provisions not regulating buildings used for human habitation do not require findings; and

WHEREAS, this Ordinance contains no such findings regarding climatic, geological and/or topographical conditions; and

WHEREAS, the City Clerk will file this Ordinance and findings with the California Building Standard Commission after adoption; and

WHEREAS, this Ordinance is exempt to CEQA review because pursuant to subdivision (b) (3) of Section 15061 of the CEQA Guidelines (14 CCR 15061), CEQA

applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, because the adoption of this Ordinance does not have a significant effect on the environment, this Ordinance is within exemption of CEQA.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Lathrop does hereby approve amendments to Title 15 ("Building and Construction") of the Lathrop Municipal Code, as follows:

Section 1. On January 1, 2026, Chapters 15.00, 15.02, 15.04, 15.06, 15.08, 15.10, 15.12, 15.14, 15.18, 15.20, 15.22, 15.24, of the City of Lathrop Municipal Code are hereby amended as shown in Exhibits A-L.

Section 2. Duty of Care. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clauses thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional or invalidity of any sections, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. Effective Date. This Ordinance shall take effect on the 1st day of January 2026 after passage thereof.

Section 5. Publication. This Ordinance shall be published in accordance with the provisions of Government Code Section 36933 of the Government Code.

THIS ORDINANCE was introduced at a regular meeting of the City Council of the City of Lathrop on the 8th day of September 2025, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the _____ day of _____, 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas
City Clerk

APPROVED AS TO FORM:

_____
Salvador Navarrete
City Attorney

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT A

Title 15. Buildings and Construction

Chapter 15.00. SCOPE AND ADMINISTRATION ADOPTED

§ 15.00.010. Adoption by ~~r~~Reference.

In the "~~2022~~ 2025 **California Building Code** (CBC)" (Part 2 of the Title 24 of the **California Code of Regulations**), Chapter 1, Division II–Scope and Administration is adopted by reference and shall apply to all the ~~2022~~ 2025 **California Building Standards Code** and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.00.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Building Code** and appendices for the name of the city adopting such code, and wherever the word "city" as "~~j~~jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

§ 15.00.030. Omissions, ~~a~~Amendments, and ~~a~~Additions to the ~~2022~~ 2025 CBC.

Section 113 of the ~~2022~~ 2025 **California Building Standards Code** (Means of Appeals) as is adopted by the ~~c~~City of Lathrop be amended to read as follows:

Section 113 BOARD OF APPEALS

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application or interpretations of city of Lathrop Municipal Code, Title 15, there shall be and is hereby created a Building Life Safety Appeals Board, hereafter known also as the Local Appeals Board, consisting of members qualified by experience and/or training as set forth in ~~15.00.130(C)~~ 15.00.030 to pass upon matters pertaining to building construction, building service equipment, property maintenance, housing standards and fire regulations and who are not employees of the City. The Building Official shall be an ex officio member and shall act as secretary to the Local Appeals Board relative to appeals for the City of Lathrop Municipal Code, Title 15, except as to the Fire Code and the Fire Chief shall be an ex officio member and shall act as secretary to the ~~b~~Board relative to appeals for the Fire Code. The Local Appeals Board shall be appointed by the City Manager. The Board may adopt rules of procedure for conducting its business and shall render all decisions in writing to the appellant with a duplicate copy to the Building Official or the Fire Chief as is appropriate. Appeals to the Local Appeals Board shall be processed in accordance with the provisions and procedures contained in Title 15 of this Code.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly

interpreted, the provisions of this code do not fully apply or an ~~equally good~~ equivalent or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

113.3 Qualifications. The Local Appeals Board shall consist of five individuals, one from each of the following:

(1) A retired or currently active registered design professional with architectural or structural engineering experience or a builder or superintendent of building construction with at least ten years' experience, five of which shall have been in responsible charge of work.

(2) A person with experience in dealing with the disabled community or who has been a community advocate for the disabled community or is a disabled person with a minimum of 5 years' experience in the area of disabled access requirements.

(3) A retired or currently active registered design professional with mechanical and plumbing engineering experience or a mechanical contractor or a plumbing contractor with at least ten years' experience, five of which shall have been in responsible charge of work.

(4) A retired or currently active registered design professional with electrical engineering experience or an electrical contractor with at least ten years' experience, five of which shall have been in responsible charge of work.

(5) A retired or currently active registered design professional with fire protection engineering experience or a fire protection contractor with at least ten years' experience, five of which shall have been in responsible charge of work.

113.4 Alternate members. The governing body shall appoint two alternate members who shall be called by the board chairperson to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

113.5 Chairperson. The board shall annually select one of its members to serve as chairperson.

113.6 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.

113.7 Appeals. Any person, firm or corporation may register an appeal with the Local Appeals Board for review of any decision of the Building Official about Title 15, provided that the Appeal is made in writing within 30 days of receipt of notice and is accompanied with the administrative fee specified in the City's fee schedule for an appeal. All appeals where notices declaring structures or equipment "Dangerous" must be submitted within 10 days of receipt of notice.

113.8 Conditions. Any person shall be permitted to appeal a decision of the Building Official or Fire Chief to the Local Appeals Board when it is claimed that any one more of the following conditions exists.

(1) The true intent of Title 15, as described in those codes has been incorrectly interpreted.

(2) A provision in Title 15 does not apply.

(3) A decision is arbitrary as it applies to alternatives, new materials or interpretations of this Title 15.

(4) Request for appeals action ratification. For the purposes of this chapter, "Request for Ratification" shall mean actions required under **California Building Code** Division I Section 1.9.1.5. A written request by the Building Official that the Board approve a proposed solution based upon a finding of "unreasonable hardship" as that term is used in Title 24 of the **California Code of Regulations**.

(5) The Board must have approved a Request for Ratification, prior to the approval of plans or issuance of a permit, which requires a finding of unreasonable hardship from an appeal to the Building Official.

(6) The Building Official shall place any appeal consisting of a request for ratification to determine an unreasonable hardship on the Board's Agenda in compliance with provisions contained in ~~15.00.040~~ 15.00.030.

113.9 Decisions. The Board shall not render any decision allowing a proposed design solution unless, after the hearing, it finds on the basis of substantial evidence that:

(1) The proposed design is satisfactory and complies with the intent of this chapter; and

(2) The proposed design meets the requirements of Title 24.

(3) Board decisions overruling the Building Official's decisions shall require four votes. Board decisions ratifying the Building Official's requests for ratification shall require three votes.

(4) Should the Board render a decision contrary to that of the Building Official, then the decision of Board shall be deemed the decision of the Building Official or Fire Chief.

113.10 Decisions Findings and Order.

(1) The decision of the Board shall be final and conclusive.

(2) The findings and order of the Board shall include the following notice: Notice to Parties:

The time within which judicial review must be sought to review this decision is governed by the provisions of California Code of Civil Procedure Section 1094.6.

(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT B

Title 15. Buildings and Construction

Chapter 15.02. CALIFORNIA ADMINISTRATIVE CODE ADOPTED

§ 15.02.010. Title.

This title shall be known and may be cited as the "Lathrop Building Standards Code" or "LBSC." The Lathrop Building Standards Code consists of the **California Building Standards Code**, as codified in Title 24 of the **California Code of Regulations**.
(Ord. 25-___ § _)

§ 15.02.020. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 **California Administrative Code**" (Part 1 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.02.030. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Building Code** and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT C

Title 15. Buildings and Construction

Chapter 15.04. CALIFORNIA BUILDING CODE ADOPTED

§ 15.04.010. Adoption by ~~r~~Reference.

A. The "~~2022~~ 2025 **California Building Code** (CBC)" (Part 2 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.

B. Adoption of Certain ~~2022~~ 2025 CBC Appendix Chapters. The following chapters and appendices of the ~~2022~~ 2025 **California Building Code** are adopted by the city of Lathrop, as amended by Section **15.04.030** of this chapter:

1. Appendix J (Grading);

2. Appendix H (Signs).

The remaining appendices are not adopted.
(Ord. 25-___ § _)

§ 15.04.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Building Code** and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

§ 15.04.030. Omissions, ~~a~~Amendments, and ~~a~~Additions to the ~~2022~~ 2025 CBC Appendix J.

Section J101 (General) shall be amended as follows:

J101.1 Scope. The provisions of this chapter apply to grading, excavation and earthwork construction, including sills and embankments in the City of Lathrop except in Reclamation District 2062. Where conflicts occur between the technical requirements of this chapter and the geotechnical report the geotechnical report shall govern.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT D

Title 15. Buildings and Construction

Chapter 15.06. CALIFORNIA RESIDENTIAL CODE ADOPTED

§ 15.06.010. Adoption by ~~r~~Reference.

A. The "~~2022~~ 2025 California Residential Code (CRC)" (Part 2.5 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.

B. Adoption of Certain ~~2022~~ 2025 CRC Appendix Chapters. The following chapters and appendices of the ~~2022~~ 2025 California Residential Code are adopted by the ~~c~~City of Lathrop, ~~as amended by Section 15.06.030 of this chapter:~~ in their entirety:

1. Appendix ~~AH~~ BF (Patio Covers);
2. Appendix ~~AJ~~ BO (Existing Buildings and Structures);
3. Appendix ~~AK~~ BG (Sound Transmission).

The remaining appendices are not adopted.
(Ord. 25-___ § _)

§ 15.06.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Building Code** and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT E

Title 15. Buildings and Construction

Chapter 15.08. CALIFORNIA ELECTRICAL CODE ADOPTED

§ 15.08.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Electrical Code (CEC)" (Part 3 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.08.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Electrical Code for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT F

Title 15. Buildings and Construction

Chapter 15.10. CALIFORNIA MECHANICAL CODE ADOPTED

§ 15.10.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Mechanical Code (CMC)" (Part 4 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.10.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Mechanical Code for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT G

Title 15. Buildings and Construction

Chapter 15.12. CALIFORNIA PLUMBING CODE ADOPTED

§ 15.12.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Plumbing Code (CPC)" (Part 5 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
No appendices are adopted.
(Ord. 25-___ § _)

§ 15.12.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Plumbing Code and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT H

Title 15. Buildings and Construction

Chapter 15.14. CALIFORNIA ENERGY CODE ADOPTED

§ 15.14.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 **California Energy Code** (CEC)" (Part 6 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.14.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the **California Energy Code** for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT I

Title 15. Buildings and Construction

Chapter 15.18. CALIFORNIA FIRE CODE ADOPTED

§ 15.18.010. Adoption by ~~r~~Reference.

A. The "~~2022~~ 2025 California Fire Code (CFC)" (Part 9 of the Title 24 of the California **Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.

B. Adoption of Certain ~~2022~~ 2025 CFC Appendix Chapters. The following appendices of the ~~2022~~ 2025 California Fire Code are adopted by the city of Lathrop, ~~as amended by Section **15.12.010** of this chapter:~~ in their entirety:

1. Appendix B (Fire-Flow Requirements For Buildings);
2. Appendix C (Fire Hydrant Locations and Distribution);
3. Appendix D (Fire Apparatus Access Roads).

The remaining appendices are not adopted.
(Ord. 25-___ § _)

§ 15.18.020. Application to ~~c~~City.

The name "City of Lathrop" is inserted in any and all blank spaces provided in the California Fire Code and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop. (Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT J

Title 15. Buildings and Construction

Chapter 15.20. CALIFORNIA EXISTING BUILDING CODE ADOPTED

§ 15.20.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Existing Building Code (CEBC)" which includes "California Historical Code" and "California Reference Standards" (Part 8, 10 and 12 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.20.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Existing Building Code for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT K

Title 15. Buildings and Construction

Chapter 15.22. CALIFORNIA GREEN BUILDING CODE ADOPTED

§ 15.22.010. Adoption by ~~r~~Reference.

The "~~2022~~ 2025 California Green Building Code (CGBC)" (Part 11 of the Title 24 of the **California Code of Regulations**) is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.22.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Green Building Code for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop.
(Ord. 25-___ § _)

Language Removed will be shown in RED STRIKETHROUGH
Revised Language will be shown in BLUE UNDERLINE
Added Language will be shown in GREEN UNDERLINE

EXHIBIT L

Title 15. Buildings and Construction

Chapter 15.24. CALIFORNIA HOUSING CODE ADOPTED

§ 15.24.010. Adoption by ~~r~~Reference.

The "~~2021~~ 2024 International Property Maintenance Code (IPMC)" is adopted by reference and made part of the municipal code of the ~~c~~City of Lathrop as if fully set forth herein.
(Ord. 25-___ § _)

§ 15.24.020. Application to ~~c~~City.

The name "~~c~~City of Lathrop" is inserted in any and all blank spaces provided in the California Housing Code and appendices for the name of the city adopting such code, and wherever the word "city" as "jurisdiction" appears in the ~~c~~Code or is otherwise used, it shall mean and refer to the ~~c~~City of Lathrop. (Ord. 25-___ § _)

§ 15.24.030. Omissions, ~~a~~Amendments, and ~~a~~Additions to the ~~2021~~ 2024 IPMC.

Chapter 1 Scope and Administration.

Add: Section ~~[A] 111.10~~ 109.10 (Substandard Building). As defined in **Health and Safety Code** Section 17922.

Chapter 2 Definitions.

Add: Section 202 Substandard Building. As defined in Health and Safety Code Section 17902.3.
(Ord. 25-___ § _)

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **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**

RECOMMENDATION: **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**

SUMMARY:

In order to maintain compliance with State Law, staff is requesting the addition of Chapter 15.32 Electric Vehicle Charging Stations (EVCS) to the Lathrop Municipal Code. This Section establishes an expedited, streamline permitting process for EVCS permit applications under State mandated time limits.

BACKGROUND:

Chapter 15.32 Electric Vehicle Charging Stations of the City of Lathrop Municipal Code would be adopted to set forth a streamline permitting process that allows for expedited administrative approval of EVCS permit applications through an expedite eligibility checklist.

The State of California mandated in Sections 65850.7 and 65850.71 of the Government Code that jurisdictions shall administratively approve EVCS permit applications, as long as there is no specific, adverse impact upon public health or safety. Assembly Bill 1236 was adopted to require local agencies to adopt an ordinance that creates an expedited and streamline permitting process for EVCS. Assembly Bill 970 was adopted and added to the requirements of this ordinance, that requires cities to review EVCS permit applications under strict time limits and to deem applications approved if action is not taken within those timelines.

This proposed Ordinance is intended to fully implement and comply with the requirements of AB 1236 and AB 970, and would establish procedures for electronic submittal, a publicly available submittal checklist for expedited permitting, strict permit review timelines, limited conditions for denial, and other requirements to streamline the approval process for EVCS projects.

REASON FOR RECOMMENDATION:

Approval of the Ordinance will ensure compliance with State Law to establish an expedited, streamline permitting process for EVCS, and aligns with the State of California and the City of Lathrop's desire to encourage and facilitate the development of electric vehicle charging infrastructure by reducing administrative barriers.

FISCAL IMPACT:

None

ATTACHMENTS:

A. 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
    - Exhibit A: Chapter 15.32. Electric Vehicle Charging Stations

APPROVALS:

Ed Short — 8-28-2025
Ed Short
Chief Building Official — Date

Cari James — 9/2/2025
Cari James
Finance Director — Date

Michael King — 9.2.2025
Michael King
Assistant City Manager — Date

Salvador Navarrete — 9-2-2025
Salvador Navarrete
City Attorney — Date

Stephen J. Salvatore FOR SJS — 9/3/2025
Stephen J. Salvatore
City Manager — Date

ORDINANCE NO. 25-

AN ORDINANCE 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

WHEREAS, the State of California has identified the widespread deployment of electric vehicle charging infrastructure as essential to the State's goals for reducing greenhouse gas emissions and promoting cleaner transportation alternatives; and

WHEREAS, the State of California adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamline permitting process for electric vehicle charging stations (EVCS); and

WHEREAS, the State of California adopted Assembly Bill 970, which requires cities to review EVCS permit applications under strict time limits and to deem applications approved if action is not taken within those timelines; and

WHEREAS, the City of Lathrop desires to encourage and facilitate the development of electric vehicle charging infrastructure by reducing administrative barriers and complying with all enforced and applicable state laws; and

WHEREAS, the City acknowledges the transition to zero-emission vehicles and supporting EV adoption through responsive and efficient permitting practices; and

WHEREAS, Sections 65850.7 and 65850.71 of the Government Code mandates that jurisdictions shall administratively approve EVCS applications through a ministerial process, unless the installation would have a specific, adverse impact upon public health or safety that cannot be mitigated; and

WHEREAS, this Ordinance is intended to fully implement and comply with the requirements of Assembly Bill 1236 and Assembly Bill 970 and any guidance provided by the Governor's Office of Business and Economic Development; and

WHEREAS, this Ordinance establishes procedures for electronic submittal, a publicly available submittal checklist for expedited permitting, strict permit review timelines, limited conditions for denial, and other requirements to streamline the approval process for EVCS projects; and

WHEREAS, this Ordinance contains no such findings regarding climatic, geological and/or topographical conditions; and

WHEREAS, the City Clerk will file this Ordinance and findings with the California Building Standard Commission after adoption; and

WHEREAS, this Ordinance is exempt to CEQA review because pursuant to subdivision (b) (3) of Section 15061 of the CEQA Guidelines (14 CCR 15061), CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, because the adoption of this Ordinance does not have a significant effect on the environment, this Ordinance is within exemption of CEQA.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Lathrop does hereby approve the addition of Chapter 15.32 of Title 15 ("Building and Construction") of the Lathrop Municipal Code, as follows:

Section 1. Chapter 15.32 entitled "Electric Vehicle Charging Systems (EVCS) of the City of Lathrop Municipal Code is hereby added as shown in Exhibit A.

Section 2. Duty of Care. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. Severability. If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clauses thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional or invalidity of any sections, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 4. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 5. Publication. This ordinance shall be published in accordance with the provisions of Government Code Section 36933 of the Government Code.

THIS ORDINANCE was introduced at a regular meeting of the City Council of the City of Lathrop on the 8th day of September 2025, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on the _____ day of _____, 2025 by the following vote, to wit:

AYES:

NOES:

ABSENT:

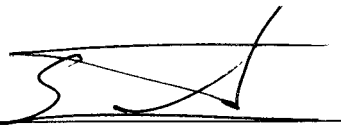
ABSTAIN:

_____
Paul Akinjo, Mayor

ATTEST:

_____
Teresa Vargas
City Clerk

APPROVED AS TO FORM:



Salvador Navarrete
City Attorney

EXHIBIT A

PROPOSED CHAPTER

Title 15. Buildings and Construction
Chapter 15.32. ELECTRIC VEHICLE CHARGING SYSTEMS (EVCS)

§ 15.32.010. Authority—Purpose—Applicability.

A. Authority. This chapter is adopted under the authority of **Government Code** Section 65850.7.

B. Purpose. The purpose of this chapter is to adopt an expedited, streamlined permitting process for electric vehicle charging stations (EVCS).

C. Applicability. This chapter applies to the permitting of electric vehicle charging stations installed in commercial and residential applications.

(Ord. 25-___ § _)

§ 15.32.020. Definitions.

The following words and phrases as used in this chapter are defined as follows:

"Electronic Submittal" means the utilization of one or more of the following:

1. The City's online portal;
2. The Internet;
3. Facsimile.

"Electric Vehicle " means the following:

1. An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current.
2. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles

For the purposes of this chapter, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

"Electric Vehicle Charging Station (EVCS)" means the following:

1. Any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this Chapter, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

"Specific, Adverse Impact" means the following:

1. A significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(Ord. 25-___ § _)

§ 15.32.030. Expedited Permitting Process

A. Consistent with Section 65850.7 of the Government Code, the Building Official shall develop and implement an expedited, streamline permitting process for electric vehicle charging stations, and shall adopt a checklist of all requirements with which electric vehicle charging stations shall comply in order to be eligible for expedited review.

B. The expedited, streamline permitting process and checklist may refer to the recommendations contained in the current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" as published by the Governor's Office of Planning and Research.

C. The City's adopted checklist shall be published on the City's website.

(Ord. 25-___ § _)

§ 15.32.040. Requirements for Expedited Review and Inspections

A. Application. An applicant for an electric vehicle charging system shall submit an electronic submittal containing a building permit application on the form provided by the City, accompanied by plans that reflect compliance with each item of information listed in the electric vehicle charging system checklist. Both the application and checklist are available online.

A permit application that satisfies the information requirements in the City's adopted checklist, as determined by the Building Official, and shows no specific, adverse impacts upon public health or safety, shall be deemed complete and be promptly processed for approval. Permit issuance will commence once all permit processing and inspection fees are paid by the applicant.

Upon receipt of an incomplete application, the Building Official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

Where it is found that the installation of an electric vehicle charging station will have a specific, adverse impact on public health or safety, the Building Official may require conditions for the installation of the electric vehicle charging station to mitigate a specific, adverse impact on public health or safety, consistent with Government Code Section 65850.7.

B. Inspection. When a building permit is issued for a electric vehicle charging system, inspections will be performed in an efficient and timely manner and should include consolidated inspections where possible; inspection measures taken should be consistent with all applicable laws, codes and standards to ensure the electric vehicle charging system is properly and safely installed.

(Ord. 25-___)

PROPOSED CHAPTER

§ 15.32.050. Electric Vehicle Charging Station Installation Requirements

A. All electric vehicle charging stations shall meet all applicable health and safety standards and the requirements imposed by the State and the City, local Fire Department, and servicing electric utility companies regarding safety and reliability.

B. Electric vehicle charging stations shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

C. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

D. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code and the California Green Building Code. Electric vehicle charging equipment shall be considered a continuous load.

E. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building Code or California Residential Code, as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

F. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each EVSE space served by the ALMS in accordance with requirements of the California Green Building Code.

G. The electric vehicle charging requirements set forth herein are intended to reflect the electric vehicle charging requirements set forth in the most current California Building Standards Code, Title 23 of the California Code of Regulations. State Law shall govern in the event of any inconsistency relating to electric vehicle charging requirements between the most current California Building Standards Code and this Chapter.

(Ord. 25-___ §_)

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CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **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**

RECOMMENDATION: **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**

SUMMARY:

The City Council reviews the performance of the three (3) City Council appointed officials, City Manager, City Attorney and Police Chief, each year in July pursuant to the Council's written procedures.

On July 14, 2025, and August 11, 2025, Regular City Council Meetings, the parties met in closed session for their performance discussions as required. The City Council completed the annual performance evaluations for the City Manager, City Attorney and Police Chief on August 11, 2025, and approved amendments to the employment contracts of the City Manager and City Attorney and a one-time performance bonus for City Manager, City Attorney and Police Chief

Tonight's action formalizes the approval of the City Council action taken on August 11, 2025. Amendments to the Employment Contracts for City Manager and City Attorney and a Resolution authorizing a one-time performance bonus of 3% of gross salary for the City Manager, City Attorney and Police Chief have been prepared in accordance with the direction by a majority of the City Council and are recommended for adoption by the City Council.

REASON FOR RECOMMENDATION:

As directed by prior Council consensus, it is recommended that the City Council of the City of Lathrop hereby approve Amendment No. 7 to the City Manager Employment Agreement, Amendment No. 5 to the City Attorney Employment Agreement and a one-time performance bonus of 3% of gross salary to the City Manager, City Attorney and Police Chief.

FISCAL IMPACT:

The one-time performance bonus of 3% of gross salary for the City Manager, City Attorney and Police Chief is estimated to be approximately $26,181 and will be paid out within each department's operating budget.

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The Department budgets will be evaluated during the Fiscal Year mid-year process, and staff will request an amendment should it be needed at that time. The one-time performance bonus breakdown is depicted in the table listed below.

Appointed Position	One-time Performance Bonus
City Manager	$9,258
City Attorney	$8,628
Police Chief	$8,295
Total	**$26,181**

ATTACHMENTS:

A. Resolution Approving Amendments to Employment Agreements
B. Amendment No. 7 to the City Manager Employment Agreement
C. Amendment No. 5 to the City Attorney Employment Agreement

APPROVALS:

Signed by:
Marcie Scott
3699610E15BF428...
Marcie Scott, HR Consultant

9/2/2025
Date

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Attachment A

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING AMENDMENT NUMBER SEVEN TO THE CITY MANAGER EMPLOYMENT AGREEMENT, AMENDMENT NUMBER FIVE TO THE CITY ATTORNEY AGREEMENT AND A ONE-TIME COMPENSATION BONUS TO THE CITY MANAGER, CITY ATTORNEY AND POLICE CHIEF

WHEREAS, the City Council reviews the performance of the three Council appointed officials, City Manager, City Attorney and Police Chief, each year in July pursuant to the Council's written procedures; and

WHEREAS, at the July 14, 2025 and August 11, 2025, regular City Council meetings, the parties met in closed session for their performance discussions as required; and

WHEREAS, the City Council completed the annual performance evaluations for the City Manager, City Attorney and Police Chief on August 11, 2025, and approved amendments to the employment contracts of the City Manager and City Attorney and a one-time performance bonus for City Manager, City Attorney and Police Chief; and

WHEREAS, tonight's action formalizes the approval of the City Council action taken on August 11, 2025; and

WHEREAS, Amendments to the Employment Contracts for City Manager and City Attorney and a Resolution authorizing a one-time performance bonus for the City Manager, City Attorney and Police Chief have been prepared in accordance with the direction by a majority of the City Council and are recommended for adoption by the City Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop hereby approves Amendment Number Seven (7) to the City Manager Employment Agreement, Amendment Number Five (5) to the City Attorney Employment Agreement and a one-time performance bonus of 3% of gross salary to the City Manager, City Attorney and Police Chief.

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The foregoing resolution was passed and adopted this 8th day of September 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

DocuSigned by:
Michael G. Colantuono
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Michael G. Colantuono, Special Counsel

Amendment Seven to Employment Agreement for City Manager Stephen J. Salvatore

EMPLOYEE

By: _____
Stephen J. Salvatore

Date: _____

CITY OF LATHROP

By: _____
Paul Akinjo, Mayor

Date: _____

APPROVED AS TO FORM:

DocuSigned by:
Michael G. Colantuono
2DFD0B76110B4AA...
Michael G. Colantuono, Special Counsel

ATTEST:

_____
Teresa Vargas, City Clerk/Government Services Director

Attachments:
Exhibit "A" – Employment Agreement for Stephen J. Salvatore effective September 17, 2012
Exhibit "B" – Amendment Number One to Employment Agreement dated August 17, 2015
Exhibit "C" – Amendment Number Two to Employment Agreement dated November 19, 2018
Exhibit "D" – Amendment Number Three to Employment Agreement dated August 8, 2022
Exhibit "E" – Amendment Number Four to Employment Agreement dated August 14, 2023
Exhibit "F" – Amendment Number Five to Employment Agreement dated December 11, 2023
Exhibit "G" – Amendment Number Six to Employment Agreement dated September 9, 2024

Docusign Envelope ID: E1B64ABE-CA24-4C14-B9AB-5E75C32D067D

Amendment Number Seven to Employment Agreement Between the City of Lathrop and Stephen J. Salvatore September 8, 2025

The original Employment Agreement between the City of Lathrop and Stephen J. Salvatore, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for services of City Manager on or about September 17, 2012.

On or about August 17, 2015, the City Council unanimously agreed to renew and extend the Employment Agreement (Amendment Number One) attached and hereto incorporated herein as Exhibit "B".

On or about November 19, 2018 the City Council approved Amendment Number Two, attached and incorporated herein as Exhibit "C".

On or about August 8, 2022 the City Council approved Amendment Number Three, attached and incorporated herein as Exhibit "D".

On or about August 14, 2023 the City Council approved Amendment Number Four, attached and incorporated herein as Exhibit "E".

On or about December 11, 2023, the Council approved Amendment Number Five, attached and incorporated herein as Exhibit "F".

On or about September 9, 2024, the Council approved Amendment Number Six, attached and incorporated herein as Exhibit "G".

The City Council hereby approves an amendment to strike Section 5 Automobile Allowance language and replace with new Section 5 language below.

Section 5: Use of City Pool Vehicle

Employee shall have the option for use of, or assignment of, a City pool vehicle for the regular course and scope of his duties. Normal off duty usage of the City vehicle is anticipated due to the significant amount of time expected from the City Manager outside of his normal work hours. The car allowance stipend of $450 per month shall be pro-rated through August 31, 2025. Effective September 1, 2025 Employee shall receive $450 per month to offset any tax liability resulting from the City pool vehicle benefit.

Unless specifically stated above, no other changes to the original agreement (or Amendments) are intended by this Amendment.

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT ("Contract") is made and entered into this 17 day of September, 2012, by and between the City of Lathrop, California, a general law city organized under the laws of the State of California, hereinafter called "Employer," and Stephen J. Salvatore, an individual, hereinafter called "Employee," and is effective as of September 17, 2012 ("Effective Date").

The parties agree as follows:

SECTION 1. DUTIES.

Employer hereby employs Employee as City Manager to perform the functions and duties specified in the laws of the State of California, the Municipal Code of the City of Lathrop, and the Ordinances and Resolutions of the City of Lathrop, and to perform such other legally permissible and proper duties and functions as the City Council shall from time to time assign.

SECTION 2. TERM.

A. The term of this Contract shall initially be for three (3) years, commencing as of the Effective Date, and shall be automatically renewed and extended for additional three (3) year periods at the end of each three year period, unless either party shall provide written notice of non-renewal at least ninety (90) days prior to the end of the period in which notice is given.

B. Nothing in this Contract shall prevent, limit, or otherwise interfere with the right of Employee to resign as City Manager or as an employee of the City at any time for any reason.

C. Employee shall remain in the exclusive employ of Employer, and shall neither accept other employment nor become employed by any other employer except upon written approval of Employer.

D. The term "employed" shall not be construed to include occasional teaching, writing, speaking, or consulting performed during Employee's time off.

E. Employee's initial date of hire was January 1, 2008, but this Agreement is effective as the Effective Date specified above.

SECTION 3. SALARY.

Employer agrees to pay Employee, commencing with the Effective Date for his duties, the base annual salary of one hundred and seventy one thousand one hundred thirty one dollars

($171,131) payable in installments at the same time and in the same manner as other Employees of the Employer are paid.

On the one (1) year anniversary of the Effective Date, the City Council shall conduct an annual performance evaluation. This evaluation shall be completed as a joint effort between Employee and Employer. If desired, an outside facilitator, to be mutually agreed upon by Employer and Employee, and at Employer's sole cost, may be utilized. On the subsequent anniversaries, Employer may grant merit increases to the base annual salary and provide other benefits to Employee under this Contract at their discretion.

SECTION 4. **HOURS OF WORK.**

It is recognized that Employee must devote a great deal of time outside normal office hours to business of Employer. To that end, Employee will be granted management leave at a rate of four (4) weeks of management leave per calendar year. Management leave is fully credited on January 1st of each year.

SECTION 5. **AUTOMOBILE ALLOWANCE.**

Employer shall receive an a automobile allowance of $450.00 per month for the general business use of his personal vehicle; however, Employer shall also reimburse Employee at the IRS standard mileage rate for any business use of his personal vehicle for any single business trip totaling more than 100 miles.

SECTION 6. **TERMINATION.**

This Contract shall terminate upon the occurrence of any of the following events:

A. The death of Employee.

B. The dissolution or bankruptcy of Employer.

C. The disability of Employee, as defined herein.

D. The majority of the City Council of Employer votes to terminate the Employee at a duly authorized meeting. Except for non-renewal of contract pursuant to 2A, the Employer however shall not terminate Employee within a "cooling off" period of ninety (90) days either before or after an election for which a City Council Member is elected.

E. If the Employer, citizens or legislature act or acts to amend any provision of applicable law that substantially changes the role, powers, duties, authority, or responsibilities of the Employee, the Employee shall have the right to declare that such amendments constitute termination.

F. If the Employer reduces the base salary, compensation or any other financial benefit of the Employee, unless any such reduction is pursuant to a City wide furlough program, such action shall constitute a breach of this Contract and will be regarded as termination.

G. If the Employee resigns following an offer to accept resignation, by majority of the City Council of Employer, then the Employee may declare a termination as of the date of the requested resignation.

H. Breach of contract declared by either party with a thirty (30) day cure period for either Employee or Employer to be provided. Written notice of a breach of contract shall be provided.

I. Conviction of Employee of any public offense that is a felony, and/or involves moral turpitude, and /or the punishment for which includes a prohibition of holding public employment.

SECTION 7. CONFIDENTIALITY.

Unless the Employee expressly requests otherwise in writing, the evaluation of the Employee during his service as City Manager shall at all times be conducted in closed session of the City Council and shall be considered confidential to the full extent permitted by law. Nothing herein shall prohibit the Employer or the Employee from sharing the content of Employee's evaluation with their respective legal counsel.

SECTION 8. SEVERANCE P AY.

If this Contract is terminated pursuant to Section 6, Paragraph B, D, E, F, G or City breach of Contract, Employer shall pay severance to Employee in the amount of six (6) months' salary. Instead of six of severance pay in accordance with this Section, Employee may elect to treat the non-renewal of the Contract (as described in herein and in Section 2) as a termination that entitles him to three (3) months' severance pay in addition to regular pay during the 90 day notice period of non-renewal referenced in Section 2A.

If this contract is terminated for any reason specified herein, Employee shall be paid for all accrued and unused sick leave, vacation time, paid holidays; and the value of all benefits including employer's contribution to PERS, Health Insurance allowance, and car allowance. Severance will be paid in one payment within 30 days of termination.

SECTION 9. NOTICE TO RESIGN

Employee may terminate this Contract by providing written notice to the City at least thirty (30) days prior to the effective date of resignation. The Employer shall have no further obligation to provide payments and benefits to Employee for his service as City Manager after the effective date of the resignation except for all accrued and unused management leave, sick leave and vacation time. The City requests that Employee provide six (6) to twelve (12) months advance notice in the event that he determines to retire from service.

SECTION 10. INDEMNIFICATION.

Employer shall defend, save harmless and indemnify Employee in accordance with Division 3.6 of the California Government Code, commencing with section 810.

SECTION 11. BONDING.

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

SECTION 12. DISABILITY, ADJUSTMENTS, HEALTH AND LIFE INSURANCE, COST-OF-LIVING, VACATION AND SICK LEAVE.

Unless otherwise specifically provided herein, all provisions of the Municipal Code and regulations and rules of Employer relating to vacation and sick leave, retirement system contributions, holidays and other fringe benefits and working conditions as they now exist or hereafter may be amended also shall apply to Employee as they would to other unrepresented employees of the Employer. An annual cost of living increase adjustment shall be applied to the base annual salary going forward to Employee as established for all other non-represented employees. Additionally, Employee will accrue vacation and sick leave at a rate as outlined in the City's Administrative Policies Manual based on his initial hire date.

SECTION 13. RETIREMENT.

Employer shall pay Employee's contribution to the Public Employees Retirement System in accordance with adopted policies of Employer.

SECTION 14. NOTICES.

Notices pursuant to this Contract shall be in writing given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

(1) Employer — Mayor, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA
(2) Employee — At his address as reflected in his personnel records of the City.

Alternatively, notices required pursuant to this Contract may be personally served in the same manner as is applicable to civil judicial process. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

SECTION 15. GENERAL PROVISIONS.

A. The text herein shall constitute the entire Contract between the parties.

B. If any provision, or any portion thereof, contained in this Contract is held unconstitutional, invalid or unenforceable, the remainder of this Contract, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the City of Lathrop has caused this Contract to be signed and executed in its behalf by its Mayor and duly attested by its City Clerk, and the Employee has signed and executed this Contract, both in duplicate, the day and year first above written.

EMPLOYEE

By: _____
Stephen J. Salvatore

Date: 9/12/12

CITY OF LATHROP

_____
J Chaka Santos, Mayor

Date: 9/17/12

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

ATTEST:

_____
Mitzi Ortiz, City Clerk

Amendment Number One to Employment Agreement between
The City of Lathrop and Stephen J. Salvatore
August 17, 2015

The original Employment Agreement between the City of Lathrop and Stephen J. Salvatore, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for the services of City Manager on or about September 17, 2012.

The City Council has met and unanimously agreed to renew and extend this Employment Agreement pursuant to the conditions as described in Section 2 of the Employment Agreement.

IN WITNESS WHEREOF the City of Lathrop has caused this Amendment No. 1 to be signed and executed in its behalf by its Mayor and duly attested by its City Clerk, and the employee has signed and executed this Amendment both in duplicate.

EMPLOYEE

By: _____
Stephen J. Salvatore

Date: 8.17.15

CITY OF LATHROP

_____
Sonny Dhaliwal, Mayor

Date: 9/17/15

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

ATTEST:

_____
Teresa Vargas, City Clerk

Attachment: Exhibit A – Employment Agreement for Stephen J. Salvatore effective September 17, 2012

Amendment Number Two to Employment Agreement Between the City of Lathrop and Stephen J. Salvatore November 19, 2018

The original Employment Agreement between the City of Lathrop and Stephen J. Salvatore, attached hereto and incorporated herein as Exhibit "A", was entered into between he parties for services of City Manager on or about September 17, 2012.

On or about August 17, 2015, the City council unanimously agreed to renew and extend the Employment Agreement pursuant to the conditions as described in Section 2 of the Employment Agreement, attached hereto and incorporated herein as Exhibit "B". In addition, the Employment Agreement automatically renewed for an additional 3 years in September 2018.

The City Council has met and with a vote of 4-0, with Councilmember Dresser absent, approves the following amendment to the Employment Agreement, effective November 19, 2018:

1. Increase current base annual salary by 5%;
2. Up to forty (40) hours of sick leave can be cashed out annually; and
3. Employer will contribute $2,179 per month towards the Employee's health, dental and vision insurance benefits, and any such increases to benefits provided to other management employees.

Unless specifically stated above, no other changes to the original agreement (or Amendment One) are intended by this Agreement.

EMPLOYEE

By: _____
Stephen J. Salvatore

Date: 11·19·18

CITY OF LATHROP

By: _____
Sonny Dhaliwal, Mayor

Date: 11/19/18

APPROVED AS TO FORM:

_____
Salvador Navarrete, City Attorney

ATTEST:

_____
Teresa Vargas, City Clerk

Attachments:

Exhibit "A" – Employment Agreement for Stephen J. Salvatore effective September 17,2012
Exhibit "B" – Amendment Number One to Employment Agreement dated August 17, 2015

Amendment Number Three to Employment Agreement Between the City of Lathrop and Stephen J. Salvatore
August 8, 2022

The original Employment Agreement between the City of Lathrop and Stephen J. Salvatore, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for services of City Manager on or about September 17, 2012.

On or about August 17, 2015, the City Council unanimously agreed to renew and extend the Employment Agreement (Amendment Number One) attached and hereto incorporated herein as Exhibit "B".

On or about November 19, 2018 the City Council approved Amendment Number Two, attached and incorporated herein as Exhibit "C".

The City Council hereby approves a performance-based increase in the City Manager's current base salary of 6% , effective July 11, 2022.

Unless specifically stated above, no other changes to the original agreement (or Amendments) are intended by this Amendment.

EMPLOYEE

By: _____
Stephen J. Salvatore

Date: 8/8/22

CITY OF LATHROP

By: _____
Sonny Dhaliwal, Mayor

Date: 8/8/22

APPROVED AS TO FORM:

Michael G. Colantuono
Special Counsel

ATTEST:

_____
Teresa Vargas, City Clerk / Government Services Director

Attachments:
Exhibit "A" – Employment Agreement for Stephen J. Salvatore effective September 17, 2012
Exhibit "B" – Amendment Number One to Employment Agreement dated August 17, 2015
Exhibit "C" – Amendment Number Two to Employment Agreement dated November 19, 2018

Amendment Number Four to Employment Agreement Between the City of Lathrop and Stephen J. Salvatore August 14, 2023

The original Employment Agreement between the City of Lathrop and Stephen J. Salvatore, attached and incorporated herein as Exhibit "A," was entered into between the parties for services of City Manager on or about September 17, 2012.

On or about August 17, 2015, the City Council approved Amendment Number One to the Employment Agreement, which is attached and incorporated herein as Exhibit "B."

On or about November 19, 2018, the City Council approved Amendment Number Two, which is attached and incorporated herein as Exhibit "C."

On or about August 8, 2022, the City Council approved Amendment Number Three, which is attached and incorporated herein as Exhibit "D."

The City Council hereby approves an amendment to the first paragraph of Section 8 of the Employment Agreement to read as follows:

> If this Contract is terminated pursuant to Section 6, Paragraph B, D, E, F, G, or City breach of Contract, Employer shall pay severance to Employee in the amount of twelve (12) months of salary. Instead of twelve months of severance pay in accordance with this Section, Employee may elect to treat the non-renewal of the Contract (as described in Section 2) as a termination that entitles him to nine (9) months of severance pay in addition to regular pay during the 90 day notice period of non- renewal referenced in Section 2A. This provision shall be limited by the requirements of Government Code sections 53260 and 53621.

Unless specifically stated above, no other changes to the original agreement (or Amendments) are intended by this Amendment.

EMPLOYEE

By: _____
Stephen J. Salvatore

Date: 8.15.23

CITY OF LATHROP

By: _____
Paul Akinjo, Vice Mayor

Date: 8/14/23

APPROVED AS TO FORM:

_____
Special Counsel

ATTEST:

Teresa Vargas, City Clerk/Government Services Manager

Attachments:
Exhibit "A" – Employment Agreement for Stephen J. Salvatore effective September 17, 2012
Exhibit "B" – Amendment Number One to Employment Agreement dated August 17, 2015
Exhibit "C" – Amendment Number Two to Employment Agreement dated November 19, 2018
Exhibit "D" – Amendment Number Three to Employment Agreement dated August 8, 2022

Amendment Number Five to Employment Agreement between
The City of Lathrop and Stephen J. Salvatore
December 11, 2023

The original Employment Agreement between the City of Lathrop and Stephen J. Salvatore, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for the services of City Manager on or about September 17, 2012.

On or about August 17, 2015, the City Council approved Amendment Number One to the Employment Agreement, which is attached and incorporated herein as Exhibit " B."

On or about November 19, 2018, the City Council approved Amendment Number Two, which is attached and incorporated herein as Exhibit " C."

On or about August 8, 2022, the City Council approved Amendment Number Three, which is attached and incorporated herein as Exhibit" D."

On or about August 14, 2023, the City Council approved Amendment Number Four, which is attached and incorporated herein as Exhibit" E."

The City Council hereby approves an amendment to the second paragraph of Section 8 of the Employment Agreement to read as underlined below:

If this contract is terminated for any reason specified herein, Employee shall be paid for all accrued and unused sick leave, vacation time, paid holidays; and the value of all benefits including employer's contribution to PERS, Health Insurance allowance, and car allowance. Severance will be paid in one payment within 30 days of termination. <u>Employee shall cash out 14 hours per pay period of accrued unused sick leave, so long as the accrued sick leave balance remains at a minimum of 160 hours. Increments of less than 14 hours above 160 hours of accrued sick leave will not be cashed out.</u>

Unless specifically stated above, no other changes to the original agreement (or Amendments) are intended by this Amendment.

EMPLOYEE

By: _____
Stephen J. Salvatore

Date: 12/11/23

CITY OF LATHROP

_____
Sonny Dhaliwal, Mayor

Date: 12/11/23

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

ATTEST:

Teresa Vargas, City Clerk

Attachments:
Exhibit "A"— Employment Agreement for Stephen J. Salvatore effective September 17, 2012
Exhibit "B"— Amendment Number One to Employment Agreement dated August 17, 2015
Exhibit "C"— Amendment Number Two to Employment Agreement dated November 19, 2018
Exhibit "D"— Amendment Number Three to Employment Agreement dated August 8, 2022
Exhibit "E"— Amendment Number Four to Employment Agreement dated August 14, 2023

Exhibit G to Attachment B

Amendment Number Six to Employment Agreement Between the City of Lathrop and Stephen J. Salvatore, City Manager
September 9, 2024

The original Employment Agreement between the City of Lathrop and Stephen J. Salvatore, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for services of City Manager on or about September 17, 2012.

On or about August 17, 2015, the City Council unanimously agreed to renew and extend the Employment Agreement (Amendment Number One) attached and hereto incorporated herein as Exhibit "B".

On or about November 19, 2018 the City Council approved Amendment Number Two, attached and incorporated herein as Exhibit "C".

On or about August 8, 2022 the City Council approved Amendment Number Three, attached and incorporated herein as Exhibit "D".

On or about August 14, 2023 the City Council approved Amendment Number Four, attached and incorporated herein as Exhibit "E".

On or about December 11, 2023 the City Council approved Amendment Number Five, attached and incorporated herein as Exhibit "F".

The Council hereby approves a merit increase of 3% to base salary effective July 6, 2024.

Unless specifically stated above, no other changes to the original agreement (or Amendments) are intended by this Amendment.

EMPLOYEE

By: _____
Stephen J. Salvatore

Date: 9.9.24

CITY OF LATHROP

By: _____
Sonny Dhaliwal, Mayor

Date: 9/9/2024

APPROVED AS TO FORM:

DocuSigned by:
MICHAEL G COLANTUONO
2DFD0B76110B4AA...
Michael G. Colantuono, Special Counsel

ATTEST:

Teresa Vargas
Teresa Vargas, City Clerk/Government Services Director

Attachments:
Exhibit "A" – Employment Agreement for Stephen J. Salvatore effective September 17, 2012
Exhibit "B" – Amendment Number One to Employment Agreement dated August 17, 2015
Exhibit "C" – Amendment Number Two to Employment Agreement dated November 19, 2018
Exhibit "D" – Amendment Number Three to Employment Agreement dated August 8, 2022
Exhibit "E" – Amendment Number Four to Employment Agreement dated August 14, 2023
Exhibit "F" – Amendment Number Five to Employment Agreement dated December 11, 2023

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Attachment C

Amendment Number Five to Employment Agreement Between the City of Lathrop and Salvador V. Navarrete, City Attorney September 8, 2025

The original Employment Agreement between the City of Lathrop and Salvador V. Navarrete, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for services of City Attorney on or about January 14, 2008.

On or about November 19, 2018 the City Council unanimously approved Amendment Number One, attached herein as Exhibit "B".

On or about August 8, 2022 the City Council approved Amendment Number Two, attached herein as Exhibit "C".

On or about August 14, 2023 the City Council approved Amendment Number Three, attached herein as Exhibit "D".

On or about September 9, 2024 the City Council approved Amendment Number Four, attached herein as Exhibit "E".

The City Council hereby approves an amendment to strike Section 5 Automobile Allowance language and replace with new Section 5 language below.

Section 5: Use of City Pool Vehicle

Employee shall have the option for use of, or assignment of, a City pool vehicle for the regular course and scope of his duties. Normal off duty usage of the City vehicle is anticipated due to the significant amount of time expected from the City Attorney outside of his normal work hours. The annual car allowance stipend of $5,400 shall be pro-rated through August 31, 2025. Effective September 1, 2025 Employee shall receive $450 per month to offset any tax liability resulting from the City pool vehicle benefit.

Unless specifically stated above, no other changes to the original agreement (or Amendments) are intended by this Amendment.

EMPLOYEE

By: _____
Salvador V. Navarrete

Date: _____

CITY OF LATHROP

By: _____
Paul Akinjo, Mayor

Date: _____

Amendment Number Five to City Attorney Employment Agreement

APPROVED AS TO FORM:

DocuSigned by:
Michael G. Colantuono
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Michael G. Colantuono, Special Counsel

ATTEST:

_____

Teresa Vargas, City Clerk/Government Services Manager

Attachments:
Exhibit "A" – Employment Agreement for Salvador V. Navarrete effective January 14, 2008
Exhibit "B" – Amendment Number One to Employment Agreement dated November 19, 2018
Exhibit "C" – Amendment Number Two to Employment Agreement dated August 8, 2022
Exhibit "D" – Amendment Number Three to Employment Agreement dated August 14, 2023
Exhibit "E" – Amendment Number Four to Employment Agreement dated September 9, 2024

EMPLOYMENT CONTRACT

THIS EMPLOYMENT CONTRACT ("Contract") is made and entered into this 11th day of December, 2007, by and between the City of Lathrop, California, a general law city organized under the laws of the State of California, hereinafter called "Employer," and Salvador V. Navarrete, an individual, hereinafter called "Employee," and is effective as of January 14, 2008 ("Effective Date").

The parties agree as follows:

SECTION 1. DUTIES.

A. General.

Employer hereby employs Employee as City Attorney to perform the functions and duties specified in the laws of the State of California, the Municipal Code of the City of Lathrop, and the Ordinances and Resolutions of the City of Lathrop, and to perform such other legally permissible and proper duties and functions as the City Council shall from time to time assign.

B. Description of Duties.

In amplification of Section 1A. of the Contract, Employee shall serve as general counsel and chief legal advisor to employer, and perform all legal duties for Employer, except

(i) When, in the opinion of Employer, it would be more appropriate to hire outside specialist counsel. In such event, Employee shall assist Employer in selecting such outside specialist counsel. Such outside specialist counsel may serve in lieu of Employee on any particular matter, or may assist Employee; or

(ii) When counsel for Employer is otherwise provided, as in the case of counsel provided by insurers in connection with various insurance policies held by Employer, or provided by the Risk Management Authority of which Employer is a member; or

(iii) When a conflict exists such that Employee is prohibited by law or rules of professional conduct from representing or advising Employer.

C. In further amplification of Section 1.A. of this contract, Employee shall, unless excused by Employer, attend all meetings of the City Council and the Planning Commission of the City of Lathrop, and meetings of such other Boards or Commissions of the City as the City Council may, from time to time, direct.

D. In further amplification of Section 1.A of this Contract, it is recognized and agreed that Employee reports to the City Council of Employer, and not to the City Manager of Employer, but Employee will co-ordinate with the City Manager of Employer to ensure the legal needs of Employer are met. Employee shall operationally be considered a department head with all the rights, duties and obligations thereof.

SECTION 2. TERM.

A. The term of this Contract shall initially be for five (5) years, commencing as of the Effective Date, and shall be automatically renewed and extended for an additional five (5) year period at the end of each renewal and extension period, unless either party shall provide written notice of non-renewal at least ninety (90) days prior to the end of the period in which notice is given. In the event Employer declares its intention not to renew and extend this Contract, then Employee, while continuing to perform all of his duties hereunder, may undertake the pursuit of new employment opportunities.

B. Nothing in this Contract shall prevent, limit, or otherwise interfere with the right of Employee to resign at any time for any reason.

C. Notwithstanding any other provision in this Section 2, this Contract may be earlier terminated in accordance with Section 7 of this Contract

D. Employee shall remain in the exclusive employ of Employer, and shall neither accept other employment nor become employed by any other employer except upon written approval of Employer.

E. The term "employed" shall not be construed to include occasional teaching, writing, speaking, or consulting performed during Employee's time off.

SECTION 3. DISABILITY.

If Employee shall, for whatever reason, become incapable of performing any of the essential functions of City Attorney, even with reasonable accommodation by Employer, either

1. Permanently, or

2. For a period exceeding the period of leave available to the Employee under the Family Medical Leave Act or the California Family Rights Act, or accrued sick leave, whichever is longer, then Employee shall be deemed to have suffered a disability. Employer and Employee agree that the time period specified in this paragraph 2 is a reasonable accommodation by Employer, and that granting longer time would be an undue hardship on Employee.

SECTION 4. SALARY.

Employer agrees to pay Employee, effective January 14, 2008, for his duties, a base annual salary of one hundred fifty thousand dollars ($150,000) payable in installments at the same time and in the same manner as other Employees of the Employer are paid.

The City Council shall conduct an annual performance evaluation within fifteen (15) days of January 14th each year commencing in 2009. This evaluation shall be completed as a joint effort between Employee and Employer. If desired, an outside facilitator, to be mutually agreed upon by Employer and Employee, and at Employer's sole cost, may be utilized. Upon satisfactory completion of this annual performance review, Employer may grant merit increases to the base salary and other benefits to provide to Employee under this Contract. Any such modifications shall be in writing and signed by Employee and Employer.

SECTION 5. HOURS OF WORK.

It is recognized that Employee must devote a great deal of time outside normal office hours to business of

Employer. To that end, Employee will be granted fifteen (15) days of management leave per calendar year. Management leave is fully credited on January 1st of each year and cannot be cashed out or rolled over.

SECTION 6. AUTOMOBILE ALLOWANCE.

Employer shall receive an automobile allowance of $450.00 per month for the general business use of his personal vehicle; however, Employer shall also reimburse Employee at the IRS standard mileage rate for any business use of his personal vehicle for any single business trip totaling more than 100 miles.

SECTION 7. TERMINATION

This Contract shall terminate upon the occurrence of any of the following events:

A. The death of Employee.

B. The dissolution or bankruptcy of Employer.

C. The disability of Employee, as defined in Section 3 of this Contract.

D. The majority of the City Council of Employer votes to terminate the Employee at a duly authorized meeting.

E. If the Employer, citizens or legislature act or acts to amend any provision of applicable law that substantially changes the role, powers, duties, authority, or responsibilities of the Employee, the Employee shall have the right to declare that such amendments constitute termination.

F. If the Employer reduces the base salary, compensation or any other financial benefit of the Employee, unless it is applied in no greater percentage than the average reduction of all department heads, such action shall constitute a breach of this Contract and will be regarded as termination.

G. If the Employee resigns following an offer to accept resignation, or a suggestion that Employee resign, whether formal or informal, by any member of the City Council of Employer acting as representative of the majority of the City Council, then the Employee may declare a termination as of the date of the suggestion.

H. Breach of contract declared by either party with a thirty (30) day cure period for either Employee or Employer to be provided. Written notice of a breach of contract shall be provided.

I. Conviction of Employee of any public offense that is a felony, and/or involves moral turpitude, and/or the punishment for which includes a prohibition of holding public employment.

SECTION 8. CONFIDENTIALITY

A. Unless the Employee expressly requests otherwise in writing, the evaluation of the Employee shall at all times be conducted in closed session of the City Council and shall be considered confidential to the maximum and full extent permitted by law. Nothing herein shall prohibit the Employer or the Employee from sharing the content of the City Attorney's evaluation with their respective legal counsel.

B. In the event of termination or resignation, the Employer and Employee agree not to make comments or statements about each other and shall respond to inquiries by only confirming that such termination or resignation occurred. In addition, the Employer and Employee agree not to discuss the circumstances surrounding employment and termination with any person other than their respective legal counsel, including but not limited to members of the media, public, and City staff.

SECTION 9. SEVERANCE PAY

If this Contract is terminated because of the reasons specified in Section 7.C, 7.D, 7.E, 7.F, 7.G, or an uncured breach by Employer pursuant to 7.H, Employer shall pay severance pay to Employee up to a maximum of nine (9) months' salary. Employee may elect to treat the non-renewal of the Contract (as described in Section 2.A) as a termination that entitles him to severance pay in accordance with this Section. A severance bank of six (6) months pay is granted on the 61st day after the Effective Date of this Contract. Employee thereafter shall earn one (1) additional month of severance per year of service, not to exceed a combined total of nine (9) months severance.

If Employee is terminated by the Employer within the three (3) months preceding or following a General Election where one or more City Council seats are contested on the ballot of such election (the "election cool-off period"), then Employee will be granted an additional three (3) months severance (salary only – no payout on additional benefits or leave accruals) to the severance bank currently earned.

If this contracted is terminated for any reason specified in Section 7 within the first 60 days of employment, Employee will receive three (3) months of severance pay.

If this contract is terminated for any reason specified in Section 7, Employee shall be paid for all accrued and unused sick leave, vacation time, paid holidays; and the cash value of all benefits including employer's contribution to PERS, Health Insurance allowance, and car allowance. Severance will be paid in monthly installments equal in number to the number of months' severance due employee pursuant to this Section.

SECTION 10. NOTICE TO RESIGN

Employee may terminate this Contract by providing written notice to the City at least thirty (30) days prior to the effective date of resignation. The City shall have no further obligation to provide payments and benefits after the effective date of the resignation. The City requests that Employee provide six (6) to twelve (12) months advance notice in the event that he determines to retire from service.

SECTION 11. VACATION AND SICK LEAVE.

Employee will accrue vacation at a rate of fifteen (15) days per year. Up to forty (40) hours of unused vacation hours earned may be cashed out. Employee will accrue ninety-six (96) hours of sick leave per year. Up to forty (40) hours of sick leave can be cashed out annually after Employee accrues ninety-six (96) hours. There is no cap on accrual.

SECTION 12. DISABILITY, COST-OF-LIVING ADJUSTMENTS, HEALTH AND LIFE INSURANCE.

Employee shall be provided the same disability, COLA adjustments (beginning with 2008 adjustment), health, dental, vision and life insurance benefits that are presently provided to other management employees of Employer and any such increases to benefits will not require City Council action to be effective. Employer will contribute $1,620 per month towards Employee's cafeteria plan.

SECTION 13. RETIREMENT.

Employer shall pay Employee's contribution to the Public Employees Retirement System in accordance with adopted policies of Employer.

SECTION 14. DUES AND SUBSCRIPTIONS.

Employer shall budget and pay for the professional dues and subscriptions of Employee necessary for his continuation and full participation in national, regional, state and local associations and organizations necessary

and desirable for his continued professional participation, growth and advancement and for the good of Employer.

SECTION 15. PROFESSIONAL DEVELOPMENT.

A. Employer shall budget for and pay the travel and subsistence expenses of Employee for professional official travel, meetings and occasions (maximum of three annually) adequate to continue the professional development of Employee and to adequately pursue necessary official and other functions for Employer, including but not limited to the League of California Cities and such other national, regional, state and local governmental groups and committees thereof of which Employee may serve as a member. Employer shall budget and pay for the travel and subsistence expense of Employee for short courses, institutes and seminars necessary for her professional development and for the good of the Employer.

SECTION 16. REIMBURSEMENT OF EXPENSES.

To the extent Employee necessarily incurs expenses in the performance of her duties, Employee will receive prompt reimbursement therefore. Employee shall submit a claim form to Employer in the form and manner required of any employee. The requirement for a claim form shall apply to mileage reimbursement under Section 6 of this Contract.

SECTION 17. INDEMNIFICATION.

Employer shall defend, save harmless and indemnify Employee in accordance with Division 3.6 of the California Government Code, commencing with section 810.

SECTION 18. BONDING.

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

SECTION 19. OTHER TERMS AND CONDITIONS OF EMPLOYMENT.

Unless otherwise specifically provided herein, all provisions of the Municipal Code and regulations and rules of Employer including but not limited to those relating to vacation and sick leave, retirement system contributions, holidays and other fringe benefits and working conditions, as they now exist or hereafter may be amended also shall apply to Employee as they would to other unrepresented employees of the Employer.

SECTION 20. NOTICES.

Notices pursuant to this Contract shall be in writing given by deposit in the custody of the United State Postal Service, postage prepaid, addressed as follows:

(1) Employer: Mayor, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330
(2) Employee: Salvador V. Navarrete,

Alternatively, notices required pursuant to this Contract may be personally served in the same manner as is applicable to civil judicial process. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

SECTION 21. GENERAL PROVISIONS.

A. The text herein shall constitute the entire Contract between the parties.

B. If the Employee dies prior to the expiration of the term of employment, any monies that may be due to him from Employer under this Agreement as of the date of his death shall be paid to his beneficiaries or personal representatives.

C. This Contract shall become effective on the date first written above.

D. If any provision, or any portion thereof, contained in this Contract is held unconstitutional, invalid or unenforceable, the remainder of this Contract, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the City of Lathrop has caused this Contract to be signed and executed in its behalf by its Mayor and duly attested by its City Clerk, and the Employee has signed and executed this Contract, both in duplicate, the day and year first above written.

"EMPLOYER"
CITY OF Lathrop

By: _____
Kristy Sayles, Mayor

ATTEST:

_____
Rick Caldeira, City Clerk

APPROVED AS TO FORM:

_____
JOHN W. STOVALL, Interim City Attorney

"EMPLOYEE"

_____
Salvador V. Navarrete

Amendment Number One to Employment Agreement Between the City of Lathrop and Salvador V. Navarrete November 19, 2018

The original Employment Agreement between the City of Lathrop and Salvador V. Navarrete, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for services of City Attorney on or about January 14, 2008.

The Employment Agreement has automatically renewed in January of 2013 and January of 2018 pursuant to the conditions as described in Section 2 of the Employment Agreement, attached hereto and incorporated herein as Exhibit "B".

The City Council has met and with a vote of 4-0, with Councilmember Dresser absent, approves the following amendment to the Employment Agreement, effective November 19, 2018:

1. Increase current base salary by 5%; and
2. If Employee resigns his position, he will be paid for all accrued and unused management leave, sick leave and vacation time.

Unless specifically stated above, no other changes to the original agreement (or Amendment One) are intended by this Agreement.

EMPLOYEE

By:_____
Salvador V. Navarrete

Date: 11-19-18

CITY OF LATHROP

By:_____
Sonny Dhaliwal, Mayor

Date: 11/19/18

APPROVED AS TO FORM:

See page 2

ATTEST:

Teresa Vargas, City Clerk

Attachments:

Exhibit "A" – Employment Agreement for Salvador V. Navarrete effective January 14, 2008.

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Amendment Number One to Employment Agreement Between the City of Lathrop and Salvador V. Navarrete November 19, 2018

The original Employment Agreement between the City of Lathrop and Salvador V. Navarrete, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for services of City Attorney on or about January 14, 2008.

The Employment Agreement has automatically renewed in January of 2013 and January of 2018 pursuant to the conditions as described in Section 2 of the Employment Agreement, attached hereto and incorporated herein as Exhibit "B".

The City Council has met and with a vote of 4-0, with Councilmember Dresser absent, approves the following amendment to the Employment Agreement, effective November 19, 2018:

1. Increase current base salary by 5%; and
2. If Employee resigns his position, he will be paid for all accrued and unused management leave, sick leave and vacation time.

Unless specifically stated above, no other changes to the original agreement (or Amendment One) are intended by this Agreement.

EMPLOYEE

By:_____
Salvador V. Navarrete

Date:_____

CITY OF LATHROP

By:_____
Sonny Dhaliwal, Mayor

Date:_____

APPROVED AS TO FORM:

11/20/18
Michael G. Colantuono, Special Counsel

ATTEST:

_____
Teresa Vargas, City Clerk

Attachments:
Exhibit "A" – Employment Agreement for Salvador V. Navarrete effective January 14, 2008.

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Amendment Number Two to Employment Agreement Between the City of Lathrop and Salvador V. Navarrete
August 8, 2022

The original Employment Agreement between the City of Lathrop and Salvador V. Navarrete, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for services of City Attorney on or about January 14, 2008.

On or about November 19, 2018 the City Council unanimously approved Amendment Number One, attached herein as Exhibit "B".

The City Council hereby approves a performance-based increase to current base salary of 5% effective July 11, 2022.

Unless specifically stated above, no other changes to the original agreement (or Amendments) are intended by this Amendment.

EMPLOYEE

By: _____
Salvador V. Navarrete

Date: 8/8/22

CITY OF LATHROP

By: _____
Sonny Dhaliwal, Mayor

Date: 8/8/22

APPROVED AS TO FORM:

Michael G. Colantuono
Special Counsel

ATTEST:

_____
Teresa Vargas, City Clerk/Government Services Director

Attachments:
Exhibit "A" – Employment Agreement for Salvador V. Navarrete effective January , 2008
Exhibit "B" – Amendment Number One to Employment Agreement dated November 19, 2018

Amendment Number Three to Employment Agreement Between the City of Lathrop and Salvador V. Navarrete
August 14, 2023

The original Employment Agreement between the City of Lathrop and Salvador V. Navarrete, attached and incorporated herein as Exhibit "A," was entered into between the parties for services of City Attorney on or about January 14, 2008.

On or about November 19, 2018, the City Council approved Amendment Number One, which is attached and incorporated herein as Exhibit "B."

On or about August 8, 2022, the City Council approved Amendment Number Two, which is attached and incorporated herein as Exhibit "C."

The City Council hereby approves an amendment to the first paragraph of Section 9 to read as follows:

> If this Contract is terminated because of the reasons specified in Section 7. C, 7. D, 7. E, 7. F, 7. G, or an uncured breach by Employer pursuant to 7. H, Employer shall pay severance pay to Employee of twelve (12) months of salary. Employee may elect to treat the non-renewal of the Contract (as described in Section 2.A) as a termination that entitles him to severance pay in accordance with this Section. This provision shall be limited by the requirements of Government Code sections 53260 and 53621.

The City Council hereby further approves the deletion of the third paragraph of Section 9.

Unless specifically stated above, no other changes to the original agreement (or Amendments) are intended by this Amendment.

EMPLOYEE

By: _____
Salvador V. Navarrete

Date: 8-14-2023

CITY OF LATHROP

By: _____
Paul Akinjo, Vice Mayor

Date: 8/14/23

APPROVED AS TO FORM:

_____
Special Counsel

ATTEST:



Teresa Vargas, City Clerk/Government Services Manager

Attachments:
Exhibit "A" – Employment Agreement for Salvador V. Navarrete effective January , 2008
Exhibit "B" – Amendment Number One to Employment Agreement dated November 19, 2018
Exhibit "C" – Amendment Number Two to Employment Agreement dated August 8, 2022

Exhibit E to Attachment C

Amendment Number Four to Employment Agreement Between the City of Lathrop and Salvador V. Navarrete, City Attorney
September 9, 2024

The original Employment Agreement between the City of Lathrop and Salvador V. Navarrete, attached hereto and incorporated herein as Exhibit "A", was entered into between the parties for services of City Attorney on or about January 14, 2008.

On or about November 19, 2018 the City Council unanimously approved Amendment Number One, attached herein as Exhibit "B".

On or about August 8, 2022 the City Council approved Amendment Number Two, attached herein as Exhibit "C".

On or about August 14, 2023 the City Council approved Amendment Number Three, attached herein as Exhibit "D".

The City Council hereby approves a merit increase of 3% to base salary effective July 6, 2024.

Unless specifically stated above, no other changes to the original agreement (or Amendments) are intended by this Amendment.

EMPLOYEE

By: _____
Salvador V. Navarrete

Date: 9-9-2024

CITY OF LATHROP

By: _____
Sonny Dhaliwal, Mayor

Date: 9/9/2024

APPROVED AS TO FORM:

DocuSigned by:
MICHAEL G COLANTUONO
2DFD0B7611084AA...
Michael G. Colantuono, Special Counsel

ATTEST:

_____
Teresa Vargas, City Clerk/Government Services Director

Attachments:
Exhibit "A" – Employment Agreement for Salvador V. Navarrete effective January 14, 2008
Exhibit "B" – Amendment Number One to Employment Agreement dated November 19, 2018
Exhibit "C" – Amendment Number Two to Employment Agreement dated August 8, 2022
Exhibit "D" – Amendment Number Three to Employment Agreement dated August 14, 2023

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CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **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**

RECOMMENDATION: **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**

SUMMARY:

In June 2023, City Council adopted their Biennial Budget for fiscal years 2023/24 and 2024/25 by Resolution No. 23-5322. Staff has continued to present Council budget updates through the formal Mid-Year and Year-End reviews and budget amendments. At the end of Year 2 of the biennial budget, the General Fund unallocated fund balance on June 30, 2025 was estimated at $8.7 million. Higher than projected property and sales tax collections combined with lower than budgeted expenditures due to operational efficiencies and salary savings from vacant positions have resulted in a General Fund surplus at the end of fiscal year (FY) 2024/25.

Staff recommends applying approximately $8.4 million in FY 24/25 surplus funds to the following:

- Transfer $1.0 million to the Landscape Reserves to replace funds that were used throughout FY24/25. These funds provide funding for citywide landscape improvement projects.
- Transfer $3.9 million to the Fiscal Stabilization Reserve to plan for future economic uncertainties. These funds combine with unallocated reserves to meet the council fund balance reserve guidelines.
- Transfer $2.2 million to the Corporation Yard Reserves
- Transfer $1 million to CIP GG26-01 Corporation Yard Improvement for a covered storage building. The City's police fleet and large equipment have grown significantly over the past five years, requiring an area to safely store the City's assets. This building will accommodate recent and anticipated growth in the City's ability to keep equipment, materials and personnel out of the elements.

With the proposed uses of the fund balance unassigned reserves, the estimated General Fund balance at June 30, 2025 is $8.8 million or 22% of actual operating expenditures. This balance combined with the proposed balance of $5.75 million set aside in the Fiscal Stabilization reserves brings the General Fund reserves available for emergency to $14.55 million or 36% of actual operating expenditures. The City's Fund Balance Reserve Policy Adopted via Council Resolution states that "The City Council will approve any fund balance between 10% and 50% of Adjusted Appropriations as part of the Annual Budget resolution."

Staff is proposing fiscal year 2024/25 budget amendments in the following departments: City Manager $25,222, City Clerk $33,605, Human Resources $100,201, and Finance $91,545. The proposed adjustment in the City Manager's department is to account for an increase in employee benefits approved in 2024. The City Clerks department's increase is due to increases in OPEB trust liability, medical benefits and compensated absences. Human Resources had an increase due to growth in citywide General Liability, property and vehicle insurance. The Finance department had an increase in banking fees, which is a result of accepting building payments online.

The remaining proposed budget amendments for fiscal year's 2024/25 and 2025/26 are clean up entries to account for unanticipated CFF reimbursements and CIP projects carryovers.

In addition, the Public Works Department is recommending amending the job descriptions for the Maintenance Worker I/II/III and Utility Maintenance Supervisor positions.

BACKGROUND:

In June 2023, City Council adopted their Biennial Budget for fiscal years 2023/24 and 2024/25 by Resolution No. 23-5322. Staff presented to Council updates on the budget during the Mid-Year and Year-End Budget reviews. At the end of Year 2 the projected (unaudited) General Fund Balance at June 30, 2025 was estimated at $8.7 million. At year-end, revenues and expenditures are again reviewed and amendments are proposed as needed. After conducting a thorough review, the City received higher than expected property and sales tax collections combined with lower than projected expenditures due to operational efficiencies and salary savings from vacant positions resulted in a General Fund surplus at fiscal year-end.

Staff recommends applying approximately $8.4 million in FY 24/25 surplus funds to designated unfunded liability accounts as identified in the General Fund Reserves/ Fund Balance Section below.

GF Reserves/ Fund Balance:

Staff recommends applying approximately $8.4 million in FY 24/25 surplus funds to the following:

- Transfer $1.0 million to the Landscape Reserves to replace funds that were used throughout FY24/25. These funds provide funding for citywide landscape improvement projects.
- Transfer $3.9 million to the Fiscal Stabilization Reserve to plan for future economic uncertainties. These funds combine with unallocated reserves to meet the council fund balance reserve guidelines.

- Transfer $2.2 million to the Corporation Yard Reserves
- Transfer $1 million to CIP GG26-01 Corporation Yard Improvement for a covered storage building. The City's police fleet and large equipment have grown significantly over the past five years, requiring an area to safely store the City's assets. This building will accommodate recent and anticipated growth in the City's ability to keep equipment, materials and personnel out of the elements.

With the proposed uses of the fund balance unassigned reserves, the estimated General Fund balance on June 30, 2025 is $8.8 million or 22% of actual operating expenditures. This balance combined with the proposed balance of $5.75 million set aside in the Fiscal Stabilization reserves brings the General Fund reserves available for emergency to $14.55 million or 36% of actual operating expenditures. The City's Fund Balance Reserve Policy Adopted via Council Resolution states that "The City Council will approve any fund balance between 10% and 50% of Adjusted Appropriations as part of the Annual Budget resolution."

Staff is proposing fiscal year 2024/25 budget amendments in the following departments: City Manager $25,222, City Clerk $33,605, Human Resources $100,201, and Finance $91,545. The proposed adjustment in the City Manager's department is to account for an increase in employee benefits approved in 2024. The City Clerks department's increase is due to increases in OPEB trust liability, medical benefits and compensated absences. Human Resources had an increase due to growth in citywide General Liability, property and vehicle insurance. The Finance department had an increase in banking fees, which is a result of accepting building payments online.

The remaining proposed budget amendments for fiscal year's 2024/25 and 2025/26 are clean up entries to account for unanticipated CFF reimbursements and CIP projects carryovers

Year-End Transfer Requests

As part of the Biennial Budget process approved by Council in June 2023, a mid-cycle review is conducted on the second year's programmed allocations (Year 2 or FY 2025). The Year-End Budget Report includes budget transfers reflecting transfers between funds to accommodate changes to Capital Improvement Projects (CIP's) revenues, expenses and staffing in the fiscal plan.

Job Description Amendments

- **Maintenance Worker I/II/III (Attachment B and Attachment C):** Amend the Maintenance Worker series to include responsibilities if assigned to support the Utility Operations. Utilities staff have identified a need for maintenance support which does not include the need for the certifications required by the Utility Operators. This will provide an additional entry level opportunity in the Utility Operations Division.

- **Utility Maintenance Supervisor (Attachment D):** In evaluating the needs of the Utility Division, staff is recommending that the Utility Maintenance Supervisor job description be updated to better reflect the needs of the Division. Additionally, the salary grade should be moved from Grade 61 to Grade 69. There is no budget amendment being requested for this change. The current Utility Plant Supervisor is retiring in November 2025, upon his retirement, the position will be filled as a Utility Maintenance Supervisor.

REASON FOR RECOMMENDATION:

The recommended FY 2024/25 budget amendments result from changes in estimates and activity through June 30, 2025, and are necessary in order for the City to meet auditing and budgetary requirements.

In addition, setting aside funds in the areas identified and their respective reserve accounts will allow the City to be proactive in its approach to these areas without affecting its structure and core services.

FISCAL IMPACTS:

The FY 2024/25 and FY 2025/26 budget amendments are as follows:

FISCAL YEAR 2024/25		
REVENUE – BUDGET AMENDMENTS [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
Measure K	2110-80-00-332-01-00	$8,191
Measure K – Congestion Relief	2110-80-00-332-01-10	(33,833)
CFD 2023-1 – RI Services	2641-50-55-355-01-00	49,513
DOJ – COPS – Equipment Program	2220-40-16-331-02-01	94,664
DOJ – COPS – Equipment Program	2220-40-50-333-02-01	(50,000)
DOJ – COPS – State AB1913	2220-40-16-331-02-02	100,000
DOJ – COPS – State AB1913	2220-40-50-333-02-00	(100,000)
191801 – Developer	4010-89-99-371-91-00	178,000
191201 – Developer	4080-89-99-371-91-00	47,500
192039 – Developer	4210-89-99-371-91-00	13,000
CIP PS1404 – Developers	2710-80-00-372-01-00	272,325
	Revenue Total:	**$579,360**
EXPENDITURE – BUDGET AMENDMENTS [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
General Fund – City Manager	1010-11-20-410-11-00	$19,070
General Fund – City Manager	1010-11-20-440-90-00	6,152
General Fund – City Clerk	1010-12-10-410-11-00	30,149
General Fund – City Clerk	1010-12-10-440-90-00	3,456

General Fund – Central Services	1010-14-40-440-31-00	100,201
General Fund – Finance	1010-15-10-440-10-00	91,545
2315 Fund – ULOP RD-17 Levee	2315-50-10-420-01-00	1,754,003
West/Central CFF Fund – Reimbursement	2320-80-00-440-50-00	700,000
2520 Fund – Street Lighting District	2520-50-14-430-49-00	24,161
CFD 2023-1 Fund – River Islands	2641-50-55-420-01-00	1,405
CFD 2023-1 Fund – River Islands	2641-50-55-420-04-00	1,814
CFD 2023-1 Fund – River Islands	2641-50-55-440-10-00	509
CIP PS14-04 – Developers	3310-80-00-420-12-00	272,325
Park-in-Lieu CFF Fund – Reimbursement	3410-80-00-440-50-00	2,739,800
191801 – Developer	4010-89-99-420-01-00	178,000
191201 – Developer	4080-89-99-450-41-00	47,500
192039 – Developer	4210-89-99-371-91-00	13,000
Sewer/Recycled CFF Fund – Reimbursement	6030-80-00-440-50-00	3,111,700
	Expenditure Total:	**$9,094,790**

TRANSFER IN – BUDGET AMENDMENTS [Increase/(Decrease)]

Source	GL Account	Amount
CIP PS1404 – Developers	3310-99-00-393-00-00	$272,325
	Transfer In Total:	**$272,325**

TRANSFER OUT – BUDGET AMENDMENTS [Increase/(Decrease)]

Source	GL Account	Amount
CIP PS2217 – TDA	2140-99-00-990-90-10	$134
CIP PS2217 – Measure K	2110-99-00-390-90-10	(134)
CIP PS1404 – Developers	2710-99-00-990-90-10	272,325
	Transfer Out Total:	**$272,325**

FUND BALANCE RESERVES – BUDGET AMENDMENTS [Increase/(Decrease)]

Source	GL Account	Amount
General Fund – Landscape Reserves	1010-251-07-00	$1,000,000
General Fund – Fiscal Stabilization Reserves	1010-251-08-00	3,9000,000
General Fund – Corporation Yard Reserves	1010-251-10-00	2,200,000
	Fund Balance Reserves Total:	**$7,100,000**

FISCAL YEAR 2025/26		
REVENUE – BUDGET AMENDMENTS (YEAR 1) [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
DOJ – COPS – Equipment Program	2220-40-16-331-02-01	$50,000
DOJ – COPS – Equipment Program	2220-40-50-333-02-01	(50,000)
DOJ – COPS – State AB1913	2220-40-16-331-02-02	100,000
DOJ – COPS – State AB1913	2220-40-50-333-02-00	(100,000)
	Revenue Total:	**$0**

EXPENDITURE – BUDGET AMENDMENTS (YEAR 1) [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
Measure C Fund -	1060-19-10-420-32-00	$25,000
Measure C Fund -	1060-19-10-430-20-00	6,000
Measure C Fund -	1060-19-10-430-26-00	2,000
Measure C Fund -	1060-19-10-430-49-00	2,500
Measure C Fund -	1060-19-10-430-50-00	40,000
CIP GG26-01 – GF	3010-80-00-420-12-00	1,000,000
CIP GG21-13 – City Services	3010-80-00-420-12-00	(700,591)
CIP GG26-01 – City Services	3010-80-00-420-12-00	700,591
CIP GG22-03 – Measure C	3010-80-00-420-12-00	(62,239)
CIP GG26-02 – Measure C	3010-80-00-420-12-00	62,239
CIP GG26-03 – Measure C	3010-80-00-450-12-00	(58,933)
CIP GG22-35 – GF	3010-80-00-420-12-00	(45,513)
CIP GG26-04 – GF	3010-80-00-430-37-00	45,513
CIP GG26-06 – GF	3010-80-00-420-72-00	(103,372)
	Expenditure Total:	**$913,195**
TRANSFER IN – BUDGET AMENDMENTS (YEAR 1) [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
CIP GG26-01 – GF	3010-99-00-393-00-00	$1,000,000
CIP GG21-13 – City Services	3010-99-00-393-00-00	(700,591)
CIP GG21-13 – City Services	3010-99-00-393-00-00	700,591
CIP GG22-03 – Measure C	3010-99-00-393-00-00	(62,239)
CIP GG26-02 – Measure C	3010-99-00-393-00-00	62,239
CIP GG22-35 – GF	3010-99-00-393-00-00	($45,513)
CIP GG26-04 – GF	3010-99-00-393-00-00	45,513
	Transfer In Total:	**$1,000,000**
TRANSFER OUT – BUDGET AMENDMENTS (YEAR 1) [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
CIP GG26-01 – GF	1010-99-00-393-00-00	$1,000,000
	Transfer Out Total:	**$1,000,000**

All proposed FY 2024/25 expenditure adjustments have an offsetting revenue stream; therefore, there is no impact to the projected ending fund balance.

ATTACHMENTS:

A. Resolution Approving the Fiscal Year 2024/25 Year-End Budget Report and Related Amendments for Fiscal Years 2024/25 and FY 2025/26.
B. Amended Job Description Maintenance Worker I/II
C. Amended Job Description Maintenance Worker III
D. Amended Job Description Utility Maintenance Supervisor
E. Amended Grade Step Table 09/08/2025

APPROVALS:

Sandra Frias
Accounting Manager
9/4/25
Date

Juliana Burns
Director of Human Resources
9/4/25
Date

Cari James
Director of Finance
9/4/2025
Date

Thomas Hedegard
Deputy City Manager
9/4/2025
Date

Michael King
Assistant City Manager
9.4.2025
Date

Salvador Navarrete
City Attorney
9.4.2025
Date

FOR
Stephen Salvatore
City Manager
9.4.2025
Date

RESOLUTION NO. 25-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE THE FISCAL YEAR 2024/25 YEAR-END BUDGET REPORT AND RELATED AMENDMENTS TO FISCAL YEARS 2024/25 AND 2025/26 BUDGET AND AMEND JOB DESCRIPTIONS AND GRADE STEP TABLE

WHEREAS, the City Council of the City of Lathrop adopted the 2023/24 and 2024/25 Expenditure Budget on June 3, 2023, by Resolution No. 23-5322; and

WHEREAS, the City Council of the City of Lathrop has amended the 2024/25 Fiscal Year Expenditure Budget in subsequent actions during the fiscal year; and

WHEREAS, City Staff have proposed amendments to revenues and expenditures to more accurately project estimates for activity in the General Fund and certain other funds; and

WHEREAS, at the end of Year 2 of the biennial budget, the General Fund unallocated fund balance on June 30, 2025 was estimated to be $8.8 million; and

WHEREAS, higher than projected property and sales tax collections combined with lower than budgeted expenditures due to operational efficiencies and salary savings from vacant positions have resulted in a General Fund surplus at the end of fiscal year 2024/25; and

WHEREAS, the Public Works Department has evaluated the needs of the Utility Division and recommends amending the job descriptions of the Maintenance Worker I/II/III and Utility Maintenance Supervisor positions and moving the Utility Maintenance Supervisor from Grade 61 to Grade 69.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Lathrop does hereby approves the year-end budget amendments to the Fiscal Year 2024/25 and 2025/26 Operating Budget as shown below and provided in the City Manager's Report that accompanied this resolution; and

FISCAL YEAR 2024/25 **REVENUE – BUDGET AMENDMENTS** **[Increase/(Decrease)]**		
Source	**GL Account**	**Amount**
Measure K	2110-80-00-332-01-00	$8,191
Measure K – Congestion Relief	2110-80-00-332-01-10	(33,833)
CFD 2023-1 – RI Services	2641-50-55-355-01-00	49,513
DOJ – COPS – Equipment Program	2220-40-16-331-02-01	94,664
DOJ – COPS – Equipment Program	2220-40-50-333-02-01	(50,000)
DOJ – COPS – State AB1913	2220-40-16-331-02-02	100,000
DOJ – COPS – State AB1913	2220-40-50-333-02-00	(100,000)
191801 – Developer	4010-89-99-371-91-00	178,000

191201 – Developer	4080-89-99-371-91-00	47,500
192039 – Developer	4210-89-99-371-91-00	13,000
CIP PS1404 – Developers	2710-80-00-372-01-00	272,325
	Revenue Total:	**$579,360**
EXPENDITURE – BUDGET AMENDMENTS [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
General Fund – City Manager	1010-11-20-410-11-00	$19,070
General Fund – City Manager	1010-11-20-440-90-00	6,152
General Fund – City Clerk	1010-12-10-410-11-00	30,149
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General Fund – Finance	1010-15-10-440-10-00	91,545
2315 Fund – ULOP RD-17 Levee	2315-50-10-420-01-00	1,754,003
West/Central CFF Fund – Reimbursement	2320-80-00-440-50-00	700,000
2520 Fund – Street Lighting District	2520-50-14-430-49-00	24,161
CFD 2023-1 Fund – River Islands	2641-50-55-420-01-00	1,405
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CIP PS14-04 – Developers	3310-80-00-420-12-00	272,325
Park-in-Lieu CFF Fund – Reimbursement	3410-80-00-440-50-00	2,739,800
191801 – Developer	4010-89-99-420-01-00	178,000
191201 – Developer	4080-89-99-450-41-00	47,500
192039 – Developer	4210-89-99-371-91-00	13,000
Sewer/Recycled CFF Fund – Reimbursement	6030-80-00-440-50-00	3,111,700
	Expenditure Total:	**$9,094,790**
TRANSFER IN – BUDGET AMENDMENTS [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
CIP PS1404 – Developers	3310-99-00-393-00-00	$272,325
	Transfer In Total:	**$272,325**
TRANSFER OUT – BUDGET AMENDMENTS [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
CIP PS2217 – TDA	2140-99-00-990-90-10	$134
CIP PS2217 – Measure K	2110-99-00-390-90-10	(134)
CIP PS1404 – Developers	2710-99-00-990-90-10	272,325
	Transfer Out Total:	**$272,325**
FUND BALANCE RESERVES – BUDGET AMENDMENTS [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
General Fund – Landscape Reserves	1010-251-07-00	$1,000,000

General Fund – Fiscal Stabilization Reserves	1010-251-08-00	3,9000,000
General Fund – Corporation Yard Reserves	1010-251-10-00	2,200,000
	Fund Balance Reserves Total:	**$7,100,000**

FISCAL YEAR 2025/26		
REVENUE – BUDGET AMENDMENTS (YEAR 1) [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
DOJ – COPS – Equipment Program	2220-40-16-331-02-01	$50,000
DOJ – COPS – Equipment Program	2220-40-50-333-02-01	(50,000)
DOJ – COPS – State AB1913	2220-40-16-331-02-02	100,000
DOJ – COPS – State AB1913	2220-40-50-333-02-00	(100,000)
	Revenue Total:	**$0**

EXPENDITURE – BUDGET AMENDMENTS (YEAR 1) [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
Measure C Fund -	1060-19-10-420-32-00	$25,000
Measure C Fund -	1060-19-10-430-20-00	6,000
Measure C Fund -	1060-19-10-430-26-00	2,000
Measure C Fund -	1060-19-10-430-49-00	2,500
Measure C Fund -	1060-19-10-430-50-00	40,000
CIP GG26-01 – GF	3010-80-00-420-12-00	1,000,000
CIP GG21-13 – City Services	3010-80-00-420-12-00	(700,591)
CIP GG26-01 – City Services	3010-80-00-420-12-00	700,591
CIP GG22-03 – Measure C	3010-80-00-420-12-00	(62,239)
CIP GG26-02 – Measure C	3010-80-00-420-12-00	62,239
CIP GG26-03 – Measure C	3010-80-00-450-12-00	(58,933)
CIP GG22-35 – GF	3010-80-00-420-12-00	(45,513)
CIP GG26-04 – GF	3010-80-00-430-37-00	45,513
CIP GG26-06 – GF	3010-80-00-420-72-00	(103,372)
	Expenditure Total:	**$913,195**
TRANSFER IN – BUDGET AMENDMENTS (YEAR 1) [Increase/(Decrease)]		
Source	**GL Account**	**Amount**
CIP GG26-01 – GF	3010-99-00-393-00-00	$1,000,000
CIP GG21-13 – City Services	3010-99-00-393-00-00	(700,591)
CIP GG21-13 – City Services	3010-99-00-393-00-00	700,591
CIP GG22-03 – Measure C	3010-99-00-393-00-00	(62,239)
CIP GG26-02 – Measure C	3010-99-00-393-00-00	62,239
CIP GG22-35 – GF	3010-99-00-393-00-00	($45,513)
CIP GG26-04 – GF	3010-99-00-393-00-00	45,513
	Transfer In Total:	**$1,000,000**
TRANSFER OUT – BUDGET AMENDMENTS (YEAR 1)		

[Increase/(Decrease)]		
Source	**GL Account**	**Amount**
CIP GG26-01 – GF	1010-99-00-393-00-00	$1,000,000
	Transfer Out Total:	**$1,000,000**

NOW, THEREFORE, BE IT FURTHER RESOLVED, the City Council of the City of Lathrop does hereby approve amending the job descriptions of the Maintenance Worker I/II/III and the Utility Maintenance Supervisor positions and moving the Utility Maintenance Supervisor from Grade 61 to Grade 69.

The foregoing resolution was passed and adopted this 8th day of September 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Akinjo, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:

Salvador Navarrete, City Attorney

CITY OF LATHROP
MAINTENANCE WORKER I/II

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under general supervision, depending on assigned Department/Division learns to perform and performs the full array of routine and complex tasks and duties assigned to classes within the Maintenance Worker series, including skilled and semi-skilled work in streets, storm drain basins, lift stations, parks, buildings and public facilities; assists other Public Works and or Parks & Recreation crews when assigned; demonstrates a full understanding of all applicable policies, procedures and work methods associated with assigned duties; performs other related duties as required.

DISTINGUISHING CHARACTERISTICS:

Maintenance Worker I

The **Maintenance Worker I** is the entry-level class in the Maintenance Worker series that allows the incumbent to develop journey level knowledge and abilities. Initially, depending on Department/Division assignments, incumbents perform skilled work under immediate supervision; incumbents perform the routine and less complex assignments within an established procedural framework, where there are minimal consequences of error, including a wide variety of maintenance and construction tasks in streets, parks, buildings, ~~and~~ public facilities, and utilities. Incumbents are expected to perform the full scope of assigned duties. This classification is alternatively staffed with Maintenance Worker II and incumbents may advance to the higher level after gaining experience, and demonstrating a level of proficiency that meets the qualifications of the higher-level classification.

Maintenance Worker II

The **Maintenance Worker II** is the journey level class in the Maintenance Worker series. Depending on Department/Division assignments, incumbents are expected to independently perform the full scope of assigned duties. Incumbents perform a full range of duties related to the operation, maintenance and repair of the City's streets, parks, buildings, ~~and~~ public facilities, and utilities. This classification differs from the next lower classification of Maintenance Worker I by the greater complexity of the assignments received, and the greater independence with which an incumbent is expected to operate. This classification is distinguished from the next higher classification of Maintenance Worker III in that the latter is an advanced journey level class responsible for the most difficult and complex skilled and semi-skilled work within the assigned Department/Division.

SUPERVISION RECEIVED/EXERCISED:

Depending on assigned Department/Division receives direction and reports to the Director of Public Works or the Director of Parks & Recreation or his/her designee. If the Department/Division has a dedicated Maintenance Services Supervisor, incumbents may receive direction and report to this position. Incumbents in this class do not exercise supervision over lower level classes.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

- Performs maintenance, repair, construction, and installation work in streets, parks, buildings, ~~and~~ public facilities, and utilities; inspects assigned areas and corrects and/or reports safety hazards; participates in traffic control activities at the work site.

- Assists other Public Works maintenance units when required/or assigned; performs tree trimming, graffiti removal and traffic control; operates trucks, loaders, backhoes, boom trucks and other light and heavy duty maintenance and construction equipment; maintains and cleans assigned vehicles and equipment; operates a variety of hand and power tools; inspects tools and equipment for safety and mechanical defects; assists with City sponsored functions; works with a variety of outside contractors; responds to after hours call-outs as assigned.

- Demonstrates a full understanding of applicable policies, procedures and work methods associated with assigned duties; may provide training to lower level staff; responds to questions and concerns from the general public; provides customer services and information, as is appropriate, and resolves public service complaints.

- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City management and staff, and the public.

- Responsible for maintaining hazardous materials and supply inventory in an organized, clean, and safe configuration; provides inventory reports on a monthly basis for budgeting purposes and regulatory reporting.

- Conduct daily/weekly/monthly, etc. inspections of the facility, including all hazardous materials.

- Perform ongoing maintenance, complete corrective actions to maintain waste facilities and equipment in safe working condition in accordance with Permit conditions.

- Follow procedures for waste management and hazardous material or chemical handling, including sampling, weighing, and storing chemical containers; provides reports on a monthly basis for regulatory reporting.

- Follow prescribed safety procedures and comply with state and federal laws regulating hazardous materials handling, hazardous waste management, and proper disposal methods.

- Participate in hazardous material and waste management training and professional development activities, including necessary certification.

- Assists with assigned Capital Improvement Projects as it relates to work in streets, storm drain basins, lift stations, parks, buildings and public facilities.

- Performs other duties as assigned.

- **When assigned to Roads & Streets**: Performs skilled and semi-skilled street maintenance tasks involving the repair, maintenance and construction of curbs, gutters, sidewalks, streets, roadways, storm drains, pavement, and related facilities; removes debris from roads, drains, pedestrian walkways and public areas; performs weed abatement and graffiti removal; assists in the installation, maintenance and inspection of City signs, road markings, striping, and delineators; performs concrete sidewalk, curb, gutter, and ramp installation and repair; performs temporary and permanent pothole repairs and crack sealing; paints curbs; installs and repairs guardrails and barricades; mows and abates weeds on rights-

of-way; sprays herbicides; conducts litter removal throughout the City.

- **When assigned to Buildings and Public Facilities**: Performs the full range of custodial duties, including vacuuming, mopping, waxing and buffing floors; shampoos carpets; washes windows and performs miscellaneous custodial duties; performs interior and exterior painting and staining; performs maintenance, diagnostic and minor carpentry, plumbing and electrical work; assists in the assembly and moving of office furniture and equipment.

- **When assigned to Parks**: Performs skilled and semi-skilled maintenance, repair, construction and installation work in parks, landscape areas, and recreational facilities; cleans and maintains grounds, paved areas, paths and walkways; picks up trash and litter; opens, cleans and maintains all restrooms; installs, repairs and maintains irrigation systems; adjusts, repairs and replaces timing mechanisms; inspects park facilities and materials as assigned to ensure equipment is ready for public use; performs weed control, shrub planting and trimming; mixes and applies herbicides and pesticides in a safe manner; operates and maintains a variety of hand and power landscaping tools and equipment.

- **When assigned to Utilities:** Performs skilled and semi-skilled maintenance, repair, construction and installation work of the sanitary sewer, storm collection and water distribution systems and related facilities including fire hydrants and backflow prevention devices; cleans and maintains sewer lines, storm lines, water lines, valves, hydrants and lift stations; locates and repairs water leaks, damaged lines and valves; locates and marks underground utility infrastructure according to USA/811 guidelines and color codes; installs shoring and related safety equipment; pours and finishes concrete; operates and maintains a variety of hand and power tools and equipment including hydrovactors, hydrocleaners, and closed circuit televising equipment.

PHYSICAL, MENTAL AND ENVIRONMENTAL WORKING CONDITIONS:

Position requires sitting, standing, walking on level and slippery surfaces, reaching, twisting, turning, kneeling, bending, stooping, squatting, crouching, grasping and making repetitive hand movement in the performance of daily duties. The position also requires both near and far vision when inspecting work and operating assigned equipment. The need to lift, carry and push tools, equipment and supplies weighing 25 pounds or more is also required. Additionally, the incumbent in this outdoor position works in all weather conditions, including wet, hot and cold. The incumbent may use chemicals, which may expose the employee to fumes, dust, and air contaminants, and be exposed to mechanical and electrical hazards. The nature of the work also requires the incumbent to climb ladders, work at heights over 10 feet, use power and noise producing tools and equipment, drive motorized vehicles and heavy equipment, and work in heavy vehicle traffic conditions. The incumbent may be required to respond to after hours emergency call-outs and perform routine standby duties.

Some of these requirements may be accommodated for otherwise qualified individuals requiring and requesting such accommodations.

QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification.)*

Education and/or Experience:

Any combination of education and experience that has provided the knowledge, skills and abilities necessary for a **Maintenance Worker I/II.** A typical way of obtaining the required qualifications is to possess the equivalent of:

Maintenance Worker I
A high school diploma or equivalent. One year of experience in construction, maintenance or landscape work is desirable.

Maintenance Worker II
In addition to the above, one year of experience in construction and maintenance of streets, parks, ~~or~~ buildings, or utilities equivalent to that of a Maintenance Worker I with the City of Lathrop, and a high school diploma or equivalent.

License/Certificate:

Possession of a valid class C California driver's license.

Training Requirements:

All Classes
- Initial training- CA Title 22 Hazardous Waste Generator Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour).
    - Annual Refresher - CA Title 22 Hazardous Waste Generator Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour).

- CPR/First Aid/AED, Blood Borne Pathogens

- Defensive Driving Course

- Traffic Control/Flagger

When Assigned to Parks

- Playground Inspection Training Certification Courses
- PAPA - Pesticide Application Certification/Review, CA. Department of Pesticide Regulation Training
- Certified Irrigator Repair Certificate

When Assigned to Buildings and Public Facilities

- General Electrical Workshop Course - Basics to Troubleshooting

When Assigned to Roads & Streets

- PAPA - Pesticide Application Certification/Review, CA. Department of Pesticide Regulation Training
- Certified Irrigator Repair Certificate

When Assigned to Utilities

- Possession of a class B California driver's license is desirable.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position. The level and scope of the knowledge and abilities listed below vary between the I and II levels.)*

Knowledge of:

Modern practices, techniques and materials used in maintenance, construction, mechanics and repair of streets, parks, buildings, ~~and~~ grounds and utilities; operational characteristics of standard construction and maintenance tools and equipment; traffic control methods and regulations; practices, procedures and materials used in weed and pest abatement; safety requirements for operation of trucks and other equipment; applicable federal, state and local laws, codes and regulations; methods and techniques of scheduling work assignments; basic principles of mathematics and record keeping; occupational hazards and standard safety practices.

Ability to:

Perform maintenance, repair and installation of asphalt, signs, concrete and irrigation systems; operate a variety of tools and equipment used in maintenance and construction; operate hand and power tools competently and safely; perform heavy manual labor; respond to after hours call-outs as assigned; work independently and as part of a team; make sound decisions within established guidelines; follow written and oral directions; observe safety principles and work in a safe manner; communicate clearly and concisely, both orally and in writing; establish and maintain effective working relationships.

Skill to:

Safely and effectively, operate a variety of maintenance and construction equipment, tools and materials; operate an office computer and a variety of software applications.

Historical Data:
Amended by Resolution(s) 20-4814, 25-___
Bargaining Unit: SEIU

CITY OF LATHROP
MAINTENANCE WORKER III

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under general supervision, depending on assigned Department/Division performs the full array of duties assigned to the Maintenance Worker series, including the most difficult and complex skilled and semi-skilled work in streets, storm drain basins, lift stations, parks, buildings and public facilities; assists other Public Works and or Parks & Recreation crews when assigned; demonstrates a full understanding of all applicable policies, procedures and work methods associated with assigned duties; serves as technical expert in assigned field providing customer service to the public and other departments; provides responsible professional assistance to the Director of Public Works, the Director of Parks & Recreation or his/her designee; performs other related duties as required.

DISTINGUISHING CHARACTERISTICS:

The **Maintenance Worker III** is the advanced journey level classification in the Maintenance Worker series. Depending on Department/Division assignments, incumbents perform skilled work in the construction, maintenance and repair of streets, parks, buildings, ~~and~~ public facilities and utilities, and provide lead direction and training to assigned crews. This classification is distinguished from the next higher classification of Maintenance Services Supervisor in that the latter is a supervisory level class responsible for overseeing an assigned maintenance function within the Department/Division.

SUPERVISION RECEIVED/EXERCISED:

Depending on assigned Department/Division receives direction and reports to the Director of Public Works or the Director of Parks & Recreation or his/her designee. If the Department/Division has a dedicated Maintenance Services Supervisor, incumbents may receive direction and report to this position. Incumbents in this class do not routinely exercise supervision over lower level classes; may oversee work assignments performed by contract/contractor.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

- Assists is planning, coordinating, prioritizing, and participates in the work assigned to the maintenance division responsible for the construction, maintenance and repair of streets, parks, buildings, ~~and~~ public facilities, and utilities; operates and inspects City streets, parks and facilities to identify maintenance needs; assists in the development and implements project assignments; provides expert level assistance to maintenance staff in troubleshooting and performing the more complex maintenance and repair activities.

- Assists assigned Supervisor with evaluating projects and equipment needs, and in developing work methods and procedures; assists in prioritizing requests for service and scheduling work; assists in the development of plans to meet future service needs.

- Ensures the quality and safety of work assignments in progress and upon completion; conducts daily inspections of work in progress; provides leadership, instruction and training to improve work standards, methods and procedures.

- Serves as technical expert and participates in the operation and upkeep of construction and maintenance equipment and/or machinery, including construction vehicles, power tools and equipment; assists in the training of new staff; ensures adherence to safe work methods, procedures and practices; conducts and participates in safety meetings; identifies training opportunities and needs for assigned Department/Division; makes recommendations to higher level staff.

- Investigates service requests and complaints made by the public; works with appropriate City staff to resolve issues; explains priorities, programs and policies to the public when required; responds to emergency calls from the public and other agencies, and takes appropriate action.

- Demonstrates a full understanding of applicable policies, procedures and work methods associated with assigned duties; evaluates assigned work projects; estimates time, materials and equipment necessary for the successful completion of the project; acquires necessary resources as is appropriate; prepares and maintains records of labor, equipment and material used; writes reports and correspondence on work performed.

- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City management and staff, and the public.

- Responsible for maintaining hazardous materials and supply inventory in an organized, clean, and safe configuration; provides inventory reports on a monthly basis for budgeting purposes and regulatory reporting.

- Conduct daily/weekly/monthly, etc. inspections of the facility, including all hazardous materials.

- Perform ongoing maintenance, complete corrective actions to maintain waste facilities and equipment in safe working condition in accordance with Permit conditions.

- Follow procedures for waste management and hazardous material or chemical handling, including sampling, weighing, and storing chemical containers; provides reports on a monthly basis for regulatory reporting.

- Follow prescribed safety procedures and comply with state and federal laws regulating hazardous materials handling, hazardous waste management, and proper disposal methods.

- Participate in hazardous material and waste management training and professional development activities, including necessary certification.

- Assists with assigned Capital Improvement Projects as it relates to work in streets, storm drain basins, lift stations, parks, buildings and public facilities.

- Performs other duties as assigned.

- **When assigned to Roads & Streets**: Performs high level skilled street maintenance tasks involving the repair, maintenance and construction of curbs, gutters, sidewalks, streets, roadways, storm drains, pavement, and related facilities; removes debris from roads, drains, pedestrian walkways and public

areas; performs weed abatement and graffiti removal; assists in the installation, maintenance and inspection of City signs, road markings, striping, and delineators; performs concrete sidewalk, curb, gutter, and ramp installation and repair; performs temporary and permanent pothole repairs and crack sealing; paints curbs; installs and repairs guardrails and barricades; mows and abates weeds on rights-of-way; sprays herbicides; conducts litter removal throughout the City.

- **When assigned to Buildings and Public Facilities**: Performs the full range of custodial duties, including vacuuming, mopping, waxing and buffing floors; shampoos carpets; washes windows and performs miscellaneous custodial duties; performs interior and exterior painting and staining; performs maintenance, diagnostic and minor carpentry, plumbing and electrical work; assists in the assembly and moving of office furniture and equipment.

- **When assigned to Parks**: Performs high level skilled maintenance, repair, construction and installation work in parks, landscape areas, and recreational facilities; cleans and maintains grounds, paved areas, paths and walkways; picks up trash and litter; opens, cleans and maintains all restrooms; installs, repairs and maintains irrigation systems; adjusts, repairs and replaces timing mechanisms; inspects playground materials as assigned to ensure equipment is ready for public use; performs weed control, shrub planting and trimming; mixes and applies herbicides and pesticides in a safe manner; operates and maintains a variety of hand and power landscaping tools and equipment.

- **When assigned to Utilities:** Performs high level skilled maintenance, repair, construction and installation work of the sanitary sewer, storm collection and water distribution systems and related facilities including fire hydrants and backflow prevention devices; cleans and maintains sewer lines, storm lines, water lines, valves, hydrants and lift stations; locates and repairs water leaks, damaged lines and valves; locates and marks underground utility infrastructure according to USA/811 guidelines and color codes; installs shoring and related safety equipment; pours and finishes concrete; operates and maintains a variety of hand and power tools and equipment including hydrovactors, hydrocleaners, and closed circuit televising equipment.

PHYSICAL, MENTAL AND ENVIRONMENTAL WORKING CONDITIONS:

Position requires sitting, standing, walking on level and slippery surfaces, reaching, twisting, turning, kneeling, bending, stooping, squatting, crouching, grasping, and making repetitive hand movement in the performance of daily duties. The position also requires both near and far vision when inspecting work and operating assigned equipment. The need to lift, carry and push tools, equipment and supplies weighing 25 pounds or more is also required. Additionally, the incumbent in this outdoor position works in all weather conditions, including wet, hot and cold. The incumbent may use cleaning and lubricating chemicals which may expose the employee to fumes, dust and air contaminants, and may be exposed to mechanical hazards. The nature of the work also requires the incumbent to climb ladders, use power and noise producing tools and equipment, enter confined spaces, drive motorized vehicles and heavy equipment, work in heavy vehicle traffic conditions and often work with constant interruptions. The incumbent may be required to respond to after hours emergency call-outs and perform routine standby duties.

Some of these requirements may be accommodated for otherwise qualified individuals requiring and requesting such accommodations.

QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification.)*

Education and/or Experience:

Any combination of education and experience that has provided the knowledge, skills and abilities necessary for a **Maintenance Worker III**. A typical way of obtaining the required qualifications is to possess the equivalent of three years of increasingly responsible experience in the construction, repair and maintenance of streets, parks, ~~or~~ buildings, ~~and~~ grounds or utilities, and a high school diploma or equivalent.

License/Certificate:

Possession of, or ability to obtain, a valid class C California driver's license. For some vehicles, possession of a class B California driver's license might be required. Possession of a Pesticide Applicator's certificate issued by the state of California is desirable.

Training Requirements:

All Classes

- Initial training- CA Title 22 Hazardous Waste Generator Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour).
    - Annual Refresher - CA Title 22 Hazardous Waste Generator Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour).

- CPR/First Aid/AED, Blood Borne Pathogens

- Defensive Driving Course

- Traffic Control/Flagger

When Assigned to Parks

- Playground Inspection Training Certification Courses
- PAPA - Pesticide Application Certification/Review, CA. Department of Pesticide Regulation Training
- Certified Irrigator Repair Certificate

When Assigned to Buildings and Public Facilities

- General Electrical Workshop Course - Basics to Troubleshooting

When Assigned to Roads & Streets

- PAPA - Pesticide Application Certification/Review, CA. Department of Pesticide Regulation Training
- Certified Irrigator Repair Certificate

When Assigned to Utilities

- Possession of a Class B California driver's license is highly desirable.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position.)*

Knowledge of:

Modern principles, practices, techniques and materials used in the maintenance, construction and repair of streets, parks, building, ~~and~~ grounds and utilities; operational characteristics of specialized construction and maintenance tools and equipment; characteristics and safe application methods of herbicides and pesticides; principles and practices of project development and cost estimating; applicable federal, state and local laws, codes and regulations; methods and techniques of scheduling work assignments; basic principles of mathematics and record keeping; occupational hazards and standard safety practices.

Ability to:

Oversee, lead and perform construction, maintenance and repair activities related to the City's streets, parks, buildings, ~~and~~ grounds, and utilities; safely operate a variety of tools and equipment used in construction and maintenance activities; estimate time and materials for completion of projects; read and interpret blueprints; work independently in the absence of supervision; perform the more complex and difficult maintenance activities; perform heavy manual labor; plan, organize and direct the work of subordinate staff; respond to after hours call-outs as assigned; work independently and as part of a team; make sound decisions within established guidelines; follow written and oral directions; observe safety principles and work in a safe manner; communicate clearly and concisely, both orally and in writing; establish and maintain effective working relationships.

Skill to:

Safely and effectively, operate a variety of maintenance and construction equipment, tools and materials; operate an office computer and a variety of software applications.

Historical Data:
Amended by Resolution(s) 20-4814, 25-___
Bargaining Unit: SEIU

CITY OF LATHROP

UTILITY MAINTENANCE SUPERVISOR

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under general direction of the Public Works Utility Operations Superintendent, or designee, supervises, coordinates, directs and evaluates the work of staff involved in the operation, maintenance and repair of the City's water distribution, wastewater collection, ~~and~~ storm drain and reclaimed water systems; plans, organizes, coordinates and directs the operations and maintenance of the City's water treatment plant, water distribution, sewer collection, recycled water, storm drain system, facilities and related appurtenances in compliance with state and federal requirements; conducts inspections of plant and equipment; prepares a variety of maintenance records and reports; responsible for completion of water analysis and lab work; assists in the research and implementation of new programs; ensures safe work practices, work quality and accuracy; maintains appropriate work records which may include time cards and work orders; serves as a technical resource for assigned staff; performs other related duties as required.

DISTINGUISHING CHARACTERISTICS:

The **Utility Maintenance Supervisor** is the supervisory level classification responsible for overseeing ~~an~~ all~~assigned~~ maintenance functions within the Public Works Utility ~~Department~~Division. The incumbent is responsible for planning and scheduling staff assignments, and monitoring work production. The incumbent provides ongoing monitoring of service delivery, and responds to customer complaints and concerns. Incumbents provide first-line supervision, training and technical assistance to assigned operations staff. Duties and responsibilities are broad in scope and are carried out with considerable independence within the framework of established policies, procedures and guidelines. Work and results are reviewed through conferences, inspection and analysis of records, reports, and plant performance. The work of this class involves significant accountability and independent decision-making responsibilities. This classification is distinguished from the next higher classification Public Works Utility Operations Superintendent in that the latter is responsible for the management of multiple operational and maintenance units within the Department.

SUPERVISION RECEIVED/EXERCISED:

Receives general direction from the ~~Public Works~~Utility Operations Superintendent, or designee. Exercises direct and indirect supervision over assigned staff.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

- Plans, prioritizes, assigns, supervises and reviews the work of staff involved in the operation, maintenance and repair of water delivery, wastewater collection ~~and~~ storm drain and recycled water systems; implements safety programs and ensures safe work practices, work quality and accuracy; oversees and monitors activities performed by outside contractors.

- Participates in the development and implementation of goals, objectives, policies and procedures;

evaluates work methods and procedures for improving unit performance and meeting goals; ensures that goals are achieved; assists in the research and implementation of new programs.

- Participates in the selection and training of ~~Utility Maintenance~~assigned personnel; assumes responsibility for motivating and evaluating assigned personnel; and provides or arranges for necessary training~~; initiates discipline procedures as is appropriate~~.

  - Develops and monitor schedules, methods for procedures for performing assigned duties; conducts daily inspections of work in progress; monitors work activities to ensure safe work practices, work quality and customer service; ensures compliance with applicable rules, policies and procedures; maintains appropriate work records and documents; prepares statistical and/or analytical reports on operations as necessary.

  - Participates in the development of the utility maintenance budget; assists in monitoring the approved budget; coordinates with outside vendors for various supplies and services; oversees and maintains the inventory, maintenance and operating condition of departmental tools, equipment and supplies; requisitions and orders needed materials, parts and equipment.

  - Evaluates and recommends work projects and activities, including installing and repairing water lines, sewer lines, lift stations and storm drains; ensures regular monitoring of all well sites, booster pumps and lift stations; supervises and participates in the operation of construction and maintenance equipment and/or machinery including construction vehicles, power tools and related equipment.

  - Participates in all Utility Maintenance activities, including installing, inspecting and repairing water lines, sewer lines, lift stations and storm drains; ensures regular monitoring of all well sites, booster pumps and lift stations; supervises and participates in the operation of construction and maintenance equipment and/or machinery including construction vehicles, power tools and related equipment.

  - Maintains compliance with Hazardous Waste and Hazardous Material regulatory compliance, monitoring, training and reporting.

  - Responsible for support of the water operations as it relates to the water distribution systems which includes meeting water demands, monitoring water pressures, ensuring availability of fire flows, providing desired and minimum chlorine residuals.

  - In the absence of the Utility Operations Superintendent, may provide oversight of the Cross Connection Control Program.

  - Prepares, submits, and maintains a variety of regulatory sampling, reporting, and related documentation.

  - Daily monitoring of water operations ~~using~~by reviewing field data from the Supervisory Control and Data Acquisition (SCADA) system~~, review of field data~~, laboratory water quality results, water operation reports and checklists generated by staff.

  - Coordinate water deliveries with South San Joaquin Irrigation District

  - Monitor and confirm scheduling of routine maintenance and maintenance oversight and advisement.

- Educates and enforces staff compliance with Departmental/City/State/Federal policies, procedures, regulatory requirements, and safety practices.

- Conducts inspections of distribution and treatment facilities and systems; evaluates plant conditions; identifies and determines maintenance requirements.
- Monitors and ensures facilities, systems, and equipment are safely and properly maintained in accordance with all applicable regulatory requirements.

- Observes and assesses operational practices; recommends and implements changes necessary to improve operational effectiveness and/or efficiency.

- Addresses and responds to customer service questions, inquiries and concerns; establishes and maintains a customer service orientation within the Unit.

- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City management and staff, and the public.
- Other duties as assigned.

PHYSICAL, MENTAL, AND ENVIRONMENTAL WORKING CONDITIONS:

Position requires sitting, standing, walking on level and slippery surfaces, reaching, twisting, turning, kneeling, bending, stooping, squatting, crouching, grasping, and making repetitive hand movement in the performance of daily duties. The position also requires both near and far vision when inspecting work and operating assigned equipment. The need to lift, carry and push tools, equipment and supplies weighing 25 pounds or more is also required. Additionally, the incumbent in this outdoor position works in all weather conditions, including wet, hot and cold. The incumbent may use cleaning and lubricating chemicals which may expose the employee to fumes, dust and air contaminants, and may be exposed to mechanical hazards. The nature of the work also requires the incumbent to climb ladders, use power and noise producing tools and equipment, enter confined spaces, drive motorized vehicles and heavy equipment, work in heavy vehicle traffic conditions and often work with constant interruptions. The incumbent may be required to respond to after-hours emergency callouts and perform routine standby duties.

Some of these requirements may be accommodated for otherwise qualified individuals requiring and requesting such accommodations.

QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification.)*

Education and/or Experience:

Any combination of education and experience that has provided the knowledge, skills, and abilities necessary for a **Utility Maintenance Supervisor.** A typical way of obtaining the required qualifications is to possess the equivalent of five years of increasingly responsible experience in municipal utilities maintenance and a high school diploma or equivalent. Two years of lead or supervisory experience is highly desirable. Supplemental coursework or specialized training in water distribution and/or wastewater collection systems is desirable.

License/Certificate:

Possession of, and ~~or~~ ability to ~~obtain~~maintain the following certifications: ~~, a~~

- ~~v~~Valid Class C California driver's license (a valid Class B California driver's license is highly desirable)~~.~~
- ~~Possession of, or ability to obtain, a~~ Water Distribution Operator~~,~~ - Grade 3~~III~~ certificate issued by the State of California ~~and a~~
- Water Treatment Operator - ~~,~~ Grade ~~III~~ 3 certificate issued by the State of California ~~Department of Health Services, and a~~
- Collection System Maintenance – ~~,~~ Grade 1~~e III~~ certificate issued by the California Water Environment Association (CWEA) ~~and a~~
- Cross Connection Control Specialist certificate issued by the CA-NV American Water Works Association.

Backflow Prevention Assembly Tester certificate issued by the CA-NV American Water Works Association is desirable.

Training Requirements:

- Initial training - CA Title 22 Hazardous Waste Generator Training (4 hour), DOT Hazmat Shipper Function Specific Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour), HAZWOPER Initial Training (4024 hour), HAZWOPER Supervisor Training (8 hour).
- Annual Refresher - CA Title 22 Hazardous Waste Generator Training (4 hour), Site Specific Emergency Response Contingency Plan Action Guide Training (2 hour), HAZCOM Training (2 hour), HAZWOPER Refresher Training (8 hour).
- Refresher - DOT Hazmat Shipper Function Specific Training (4 hour) required every 3 years.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position.)*

Knowledge of:

Modern principles and practices of water, ~~and~~ wastewater, stormwater and recycled water systems operation, maintenance and repair; operational characteristics of specialized construction and maintenance tools and equipment; characteristics of electrical control systems, pumps and SCADA control programs; principles and practices of project development and cost estimating; principles and practices of budget development and administration; methods and techniques of supervision, training and motivation; applicable federal, state and local laws, codes and regulations; methods and techniques of scheduling work assignments; basic principles of mathematics and record keeping; occupational hazards and standard safety practices; municipal accounting and budgetary systems; principles and techniques of effective supervision and performance evaluation.

Ability to:

Supervise and direct the operations and activities of assigned staff ~~Maintenance Units~~ in the Public Works Utilities ~~Department~~Division; plan, organize and direct the work of subordinate staff; safely operate a variety of tools and equipment used in system operation and maintenance; estimate time and materials for completion of projects; coordinate and conduct training programs for staff' respond to issues and concerns from the community; respond to after-hours callouts as assigned; work independently and as part of a team; make sound decisions within established guidelines; follow written and oral directions; observe safety principles and work in a safe manner; communicate clearly and concisely, both orally and in writing; establish and maintain effective working relationships with city staff and the general public; evaluate operations for effectiveness and efficiency; recommend appropriate changes for improvement; preparation of reports and maintenance records.

Skill to:

Safely and effectively operate a variety of maintenance and construction equipment, tools and materials, including a computer and a variety of software applications such as SCADA.

Historical Data:
Updated June 2007
Amended by Resolution 25-___
Bargaining Unit: LMCEA

*FOR REFERENCE USE ONLY

CITY OF LATHROP
GRADE-STEP TABLE
Eff. 9/8/2025

Adopted by Resolution No. 25-____

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
20			hourly	$ 17.0784	$ 17.9324	$ 18.8291	$ 19.7705	$ 20.7590
			bi-weekly	1,366	1,435	1,506	1,582	1,661
			monthly	2,960	3,108	3,264	3,427	3,598
			annual	35,523	37,299	39,165	41,123	43,179
21			hourly	$ 17.5054	$ 18.3809	$ 19.2996	$ 20.2646	$ 21.2780
			bi-weekly	1,400	1,470	1,544	1,621	1,702
			monthly	3,034	3,186	3,345	3,513	3,688
			annual	36,411	38,232	40,143	42,150	44,258
22			hourly	$ 17.9425	$ 18.8398	$ 19.7816	$ 20.7707	$ 21.8090
			bi-weekly	1,435	1,507	1,583	1,662	1,745
			monthly	3,110	3,266	3,429	3,600	3,780
			annual	37,320	39,187	41,146	43,203	45,363
23			hourly	$ 18.3916	$ 19.3112	$ 20.2768	$ 21.2909	$ 22.3549
			bi-weekly	1,471	1,545	1,622	1,703	1,788
			monthly	3,188	3,347	3,515	3,690	3,875
			annual	38,254	40,167	42,176	44,285	46,498
24			hourly	$ 18.8517	$ 19.7942	$ 20.7836	$ 21.8228	$ 22.9139
			bi-weekly	1,508	1,584	1,663	1,746	1,833
			monthly	3,268	3,431	3,602	3,783	3,972
			annual	39,211	41,172	43,230	45,392	47,661
25			hourly	$ 19.3229	$ 20.2886	$ 21.3030	$ 22.3684	$ 23.4870
			bi-weekly	1,546	1,623	1,704	1,789	1,879
			monthly	3,349	3,517	3,693	3,877	4,071
			annual	40,192	42,200	44,310	46,526	48,853
26			hourly	$ 19.8059	$ 20.7962	$ 21.8358	$ 22.9275	$ 24.0739
			bi-weekly	1,584	1,664	1,747	1,834	1,926
			monthly	3,433	3,605	3,785	3,974	4,173
			annual	41,196	43,256	45,418	47,689	50,074
27	RECREATION LEADER	UNREP	hourly	$ 20.3009	$ 21.3159	$ 22.3820	$ 23.5012	$ 24.6761
	FLEET ATTENDANT	UNREP	bi-weekly	1,624	1,705	1,791	1,880	1,974
			monthly	3,519	3,695	3,880	4,074	4,277
			annual	42,226	44,337	46,555	48,883	51,326
28			hourly	$ 20.8083	$ 21.8487	$ 22.9413	$ 24.0883	$ 25.2930
			bi-weekly	1,665	1,748	1,835	1,927	2,023
			monthly	3,607	3,787	3,976	4,175	4,384
			annual	43,281	45,445	47,718	50,104	52,609
29			hourly	$ 21.3287	$ 22.3952	$ 23.5148	$ 24.6905	$ 25.9252
			bi-weekly	1,706	1,792	1,881	1,975	2,074
			monthly	3,697	3,882	4,076	4,280	4,494
			annual	44,364	46,582	48,911	51,356	53,924
30			hourly	$ 21.8618	$ 22.9549	$ 24.1026	$ 25.3077	$ 26.5731
			bi-weekly	1,749	1,836	1,928	2,025	2,126
			monthly	3,789	3,979	4,178	4,387	4,606
			annual	45,473	47,746	50,133	52,640	55,272
31			hourly	$ 22.4085	$ 23.5286	$ 24.7053	$ 25.9403	$ 27.2375
			bi-weekly	1,793	1,882	1,976	2,075	2,179
			monthly	3,884	4,078	4,282	4,496	4,721
			annual	46,610	48,939	51,387	53,956	56,654
32	OFFICE ASSISTANT I	SEIU	hourly	$ 22.9686	$ 24.1169	$ 25.3230	$ 26.5886	$ 27.9184
	SENIOR RECREATION LEADER	SEIU	bi-weekly	1,837	1,929	2,026	2,127	2,233
			monthly	3,981	4,180	4,389	4,609	4,839
			annual	47,775	50,163	52,672	55,304	58,070
33			hourly	$ 23.5428	$ 24.7199	$ 25.9558	$ 27.2538	$ 28.6164
			bi-weekly	1,883	1,978	2,076	2,180	2,289
			monthly	4,081	4,285	4,499	4,724	4,960
			annual	48,969	51,417	53,988	56,688	59,522
34			hourly	$ 24.1313	$ 25.3381	$ 26.6051	$ 27.9354	$ 29.3318
			bi-weekly	1,931	2,027	2,128	2,235	2,347
			monthly	4,183	4,392	4,612	4,842	5,084
			annual	50,193	52,703	55,339	58,106	61,010
35	OFFICE ASSISTANT II	SEIU	hourly	$ 24.7349	$ 25.9713	$ 27.2698	$ 28.6332	$ 30.0650
			bi-weekly	1,979	2,078	2,182	2,291	2,405
			monthly	4,287	4,502	4,727	4,963	5,211
			annual	51,449	54,020	56,721	59,557	62,535

*FOR REFERENCE USE ONLY

CITY OF LATHROP
GRADE-STEP TABLE
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Adopted by Resolution No. 25-____

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
36			hourly	$ 25.3532	$ 26.6206	$ 27.9519	$ 29.3492	$ 30.8168
			bi-weekly	2,028	2,130	2,236	2,348	2,465
			monthly	4,395	4,614	4,845	5,087	5,342
			annual	52,735	55,371	58,140	61,046	64,099
37	SPECIAL ASSISTANT	SEIU	hourly	$ 25.9867	$ 27.2860	$ 28.6504	$ 30.0831	$ 31.5870
	ANIMAL CENTER ASSISTANT	SEIU	bi-weekly	2,079	2,183	2,292	2,407	2,527
			monthly	4,504	4,730	4,966	5,214	5,475
			annual	54,052	56,755	59,593	62,573	65,701
38			hourly	$ 26.6368	$ 27.9684	$ 29.3666	$ 30.8349	$ 32.3769
			bi-weekly	2,131	2,237	2,349	2,467	2,590
			monthly	4,617	4,848	5,090	5,345	5,612
			annual	55,405	58,174	61,082	64,137	67,344
39			hourly	$ 27.3025	$ 28.6677	$ 30.1008	$ 31.6061	$ 33.1860
			bi-weekly	2,184	2,293	2,408	2,528	2,655
			monthly	4,732	4,969	5,217	5,478	5,752
			annual	56,789	59,629	62,610	65,741	69,027
40			hourly	$ 27.9854	$ 29.3846	$ 30.8537	$ 32.3962	$ 34.0159
			bi-weekly	2,239	2,351	2,468	2,592	2,721
			monthly	4,851	5,093	5,348	5,615	5,896
			annual	58,210	61,120	64,176	67,384	70,753
41	ADMINISTRATIVE ASSISTANT I	SEIU	hourly	$ 28.6847	$ 30.1189	$ 31.6249	$ 33.2061	$ 34.8662
	MAINTENANCE WORKER I	SEIU	bi-weekly	2,295	2,410	2,530	2,656	2,789
	WATER METER READER I	SEIU	monthly	4,972	5,221	5,482	5,756	6,043
	RECREATION COORDINATOR I	SEIU	annual	59,664	62,647	65,780	69,069	72,522
42	CUSTOMER SERVICE REPRESENTATIVE I	SEIU	hourly	$ 29.4016	$ 30.8718	$ 32.4158	$ 34.0363	$ 35.7385
			bi-weekly	2,352	2,470	2,593	2,723	2,859
			monthly	5,096	5,351	5,619	5,900	6,195
			annual	61,155	64,213	67,425	70,795	74,336
43	POLICE OFFICER TRAINEE	NON-SWORN	hourly	$ 30.1364	$ 31.6438	$ 33.2258	$ 34.8871	$ 36.6313
	POLICE RECORDS ASSISTANT I	SEIU	bi-weekly	2,411	2,532	2,658	2,791	2,931
			monthly	5,224	5,485	5,759	6,047	6,349
			annual	62,684	65,819	69,110	72,565	76,193
44	INFORMATION SYSTEMS TECHNICIAN	SEIU	hourly	$ 30.8901	$ 32.4348	$ 34.0566	$ 35.7594	$ 37.5474
			bi-weekly	2,471	2,595	2,725	2,861	3,004
			monthly	5,354	5,622	5,903	6,198	6,508
			annual	64,251	67,464	70,838	74,379	78,099
45	ADMINISTRATIVE ASSISTANT II	SEIU	hourly	$ 31.6623	$ 33.2455	$ 34.9079	$ 36.6533	$ 38.4860
	MAINTENANCE WORKER II	SEIU	bi-weekly	2,533	2,660	2,793	2,932	3,079
	RECREATION COORDINATOR II	SEIU	monthly	5,488	5,763	6,051	6,353	6,671
	WATER METER READER II	SEIU	annual	65,858	69,151	72,608	76,239	80,051
46	POLICE RECORDS ASSISTANT II	SEIU	hourly	$ 32.4542	$ 34.0767	$ 35.7804	$ 37.5698	$ 39.4480
			bi-weekly	2,596	2,726	2,862	3,006	3,156
			monthly	5,625	5,907	6,202	6,512	6,838
			annual	67,505	70,879	74,423	78,145	82,052
47	ADMINISTRATIVE ASSISTANT III	SEIU	hourly	$ 33.2651	$ 34.9288	$ 36.6750	$ 38.5086	$ 40.4341
	ADMINISTRATIVE TECHNICIAN I	SEIU	bi-weekly	2,661	2,794	2,934	3,081	3,235
	HUMAN RESOURCES TECHNICIAN	SEIU	monthly	5,766	6,054	6,357	6,675	7,009
	PERMIT TECHNICIAN I	SEIU	annual	69,191	72,652	76,284	80,098	84,103
48	MAINTENANCE WORKER III	SEIU	hourly	$ 34.0971	$ 35.8021	$ 37.5918	$ 39.4713	$ 41.4452
	SOLID WASTE & RESOURCE CONSERVATION COORDINATOR	SEIU	bi-weekly	2,728	2,864	3,007	3,158	3,316
			monthly	5,910	6,206	6,516	6,842	7,184
			annual	70,922	74,468	78,191	82,100	86,206
49	CUSTOMER SERVICE REPRESENTATIVE II	SEIU	hourly	$ 34.9494	$ 36.6968	$ 38.5320	$ 40.4587	$ 42.4815
	PROPERTY AND EVIDENCE TECHNICIAN	SEIU	bi-weekly	2,796	2,936	3,083	3,237	3,399
			monthly	6,058	6,361	6,679	7,013	7,363
			annual	72,695	76,329	80,147	84,154	88,361
50	ENGINEERING TECHNICIAN I	SEIU	hourly	$ 35.8231	$ 37.6143	$ 39.4951	$ 41.4697	$ 43.5433
	PLANNING TECHNICIAN I	SEIU	bi-weekly	2,866	3,009	3,160	3,318	3,483
			monthly	6,209	6,520	6,846	7,188	7,548
			annual	74,512	78,238	82,150	86,257	90,570
51	ADMINISTRATIVE TECHNICIAN II	SEIU	hourly	$ 36.7189	$ 38.5552	$ 40.4826	$ 42.5069	$ 44.6320
	PERMIT TECHNICIAN II	SEIU	bi-weekly	2,938	3,084	3,239	3,401	3,571
	SENIOR ADMINISTRATIVE ASSISTANT	LMCEA	monthly	6,365	6,683	7,017	7,368	7,736
	SENIOR CUSTOMER SERVICE REP	SEIU	annual	76,375	80,195	84,204	88,414	92,835

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CITY OF LATHROP
GRADE-STEP TABLE
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Adopted by Resolution No. 25-____

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
52	ACCOUNTANT I	SEIU	hourly	$ 37.6367	$ 39.5183	$ 41.4944	$ 43.5690	$ 45.7475
	BUILDING INSPECTOR I	SEIU	bi-weekly	3,011	3,161	3,320	3,486	3,660
	COMMUNITY SERVICE OFFICER I	SEIU	monthly	6,524	6,850	7,192	7,552	7,930
	HR ANALYST I	LMCEA	annual	78,284	82,198	86,308	90,624	95,155
	UTILITY OPERATOR I	SEIU						
53	CONSTRUCTION INSPECTOR I	SEIU	hourly	$ 38.5778	$ 40.5062	$ 42.5315	$ 44.6583	$ 46.8915
	POLICE RECORDS SUPERVISOR	LMCEA	bi-weekly	3,086	3,240	3,403	3,573	3,751
	LEGAL SECRETARY	LMCEA	monthly	6,687	7,021	7,372	7,741	8,128
			annual	80,242	84,253	88,465	92,889	97,534
54	ENGINEERING TECHNICIAN II	SEIU	hourly	$ 39.5420	$ 41.5192	$ 43.5949	$ 45.7749	$ 48.0637
	EXECUTIVE ASSISTANT	LMCEA	bi-weekly	3,163	3,322	3,488	3,662	3,845
	PLANNING TECHNICIAN II	SEIU	monthly	6,854	7,197	7,556	7,934	8,331
			annual	82,247	86,360	90,677	95,212	99,972
55	BUILDING INSPECTOR II	SEIU	hourly	$ 40.5307	$ 42.5572	$ 44.6851	$ 46.9191	$ 49.2651
	COMMUNITY SERVICE OFFICER II	SEIU	bi-weekly	3,242	3,405	3,575	3,754	3,941
	PERMIT TECHNICIAN III	SEIU	monthly	7,025	7,377	7,745	8,133	8,539
	PLANS EXAMINER I	SEIU	annual	84,304	88,519	92,945	97,592	102,471
	SENIOR ACCOUNTING TECHNICIAN	SEIU						
56	ACCOUNTANT II	SEIU	hourly	$ 41.5440	$ 43.6210	$ 45.8022	$ 48.0925	$ 50.4968
	CRIME & INTELLIGENCE ANALYST	SEIU	bi-weekly	3,324	3,490	3,664	3,847	4,040
	CROSS CONNECTION CONTROL SPECIALIST	SEIU	monthly	7,201	7,561	7,939	8,336	8,753
	DEPUTY CITY CLERK	LMCEA	annual	86,412	90,732	95,269	100,032	105,033
	HR ANALYST II	LMCEA						
	MANAGEMENT ANALYST I (CONFIDENTIAL)	LMCEA						
	UTILITY OPERATOR II	SEIU						
57	CONSTRUCTION INSPECTOR II	SEIU	hourly	$ 42.5824	$ 44.7115	$ 46.9473	$ 49.2943	$ 51.7593
	CUSTOMER SERVICE SUPERVISOR	LMCEA	bi-weekly	3,407	3,577	3,756	3,944	4,141
	LEGAL ASSISTANT	LMCEA	monthly	7,381	7,750	8,138	8,544	8,972
	PARKS & RECREATION SUPERVISOR	LMCEA	annual	88,571	93,000	97,650	102,532	107,659
58	ASSISTANT PLANNER	SEIU	hourly	$ 43.6470	$ 45.8294	$ 48.1209	$ 50.5266	$ 53.0533
	JUNIOR ENGINEER	SEIU	bi-weekly	3,492	3,666	3,850	4,042	4,244
	SENIOR ENGINEERING TECHNICIAN	SEIU	monthly	7,565	7,944	8,341	8,758	9,196
	ELECTRICIAN / INSTRUMENT TECH	SEIU	annual	90,786	95,325	100,091	105,095	110,351
59	BUILDING INSPECTOR III	SEIU	hourly	$ 44.7382	$ 46.9751	$ 49.3238	$ 51.7897	$ 54.3796
	CHIEF UTILITY OPERATOR	SEIU	bi-weekly	3,579	3,758	3,946	4,143	4,350
	COMMUNITY SERVICE OFFICER III	SEIU	monthly	7,755	8,142	8,549	8,977	9,426
	LANDSCAPE & IRRIGATION SPECIALIST	LMCEA	annual	93,055	97,708	102,593	107,722	113,110
	MAINTENANCE SERVICES SUPERVISOR	LMCEA						
	PLANS EXAMINER II	SEIU						
60			hourly	$ 45.8569	$ 48.1497	$ 50.5571	$ 53.0850	$ 55.7391
	EXECUTIVE ASSIST TO THE CHIEF OF POLICE	LMCEA	bi-weekly	3,669	3,852	4,045	4,247	4,459
	EXECUTIVE ASSIST TO THE CITY MANAGER	LMCEA	monthly	7,949	8,346	8,763	9,201	9,661
	GIS/CAD ENGINEERING TECHNICIAN	SEIU	annual	95,382	100,151	105,159	110,417	115,937
	INFORMATION SYSTEMS ENGINEER I	LMCEA						
	MANAGEMENT ANALYST II (CONFIDENTIAL)	LMCEA						
61	CONSTRUCTION INSPECTOR III	SEIU	hourly	$ 47.0030	$ 49.3534	$ 51.8207	$ 54.4119	$ 57.1325
	POLICE SERVICES MANAGER	LMCEA	bi-weekly	3,760	3,948	4,146	4,353	4,571
			monthly	8,147	8,555	8,982	9,431	9,903
			annual	97,766	102,655	107,787	113,177	118,836
62	WW TREATMENT PLANT SUPERVISOR	LMCEA	hourly	$ 48.1781	$ 50.5872	$ 53.1163	$ 55.7724	$ 58.5607
			bi-weekly	3,854	4,047	4,249	4,462	4,685
			monthly	8,351	8,768	9,207	9,667	10,151
			annual	100,210	105,221	110,482	116,007	121,806

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GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
63	ASSOCIATE PLANNER	SEIU	hourly	$ 49.3827	$ 51.8518	$ 54.4445	$ 57.1663	$ 60.0246
	SENIOR BUILDING INSPECTOR	SEIU	bi-weekly	3,951	4,148	4,356	4,573	4,802
	UTILITY OPERATOR III	SEIU	monthly	8,560	8,988	9,437	9,909	10,404
			annual	102,716	107,852	113,244	118,906	124,851
64	ASSISTANT ENGINEER	SEIU	hourly	$ 50.6170	$ 53.1477	$ 55.8054	$ 58.5959	$ 61.5254
	ANIMAL CENTER MANAGER	LMCEA	bi-weekly	4,049	4,252	4,464	4,688	4,922
	COMPLIANCE ENGINEER	SEIU	monthly	8,774	9,212	9,673	10,157	10,664
	PROPERTY AND EVIDENCE MANAGER	LMCEA	annual	105,283	110,547	116,075	121,879	127,973
	STREETS AND OPERATIONS MANAGER	LMCEA						
	UTILITY & REVENUE SERVICES MANAGER	LMCEA						
65	BUDGET MANAGER	LMCEA	hourly	$ 51.8826	$ 54.4770	$ 57.2005	$ 60.0606	$ 63.0638
	POLICE OFFICER	SWORN	bi-weekly	4,151	4,358	4,576	4,805	5,045
	SENIOR ACCOUNTANT	LMCEA	monthly	8,993	9,443	9,915	10,411	10,931
			annual	107,916	113,312	118,977	124,926	131,173
66			hourly	$ 53.1797	$ 55.8385	$ 58.6306	$ 61.5620	$ 64.6406
			bi-weekly	4,254	4,467	4,690	4,925	5,171
			monthly	9,218	9,679	10,163	10,671	11,204
			annual	110,614	116,144	121,952	128,049	134,452
67	COMMUNITY SERVICES SUPERVISOR	LMCEA	hourly	$ 54.5091	$ 57.2348	$ 60.0963	$ 63.1016	$ 66.2561
	CYBER SECURITY OFFICER	LMCEA	bi-weekly	4,361	4,579	4,808	5,048	5,300
	GIS ADMINISTRATIVE ENGINEER	LMCEA	monthly	9,448	9,921	10,417	10,938	11,484
	HUMAN RESOURCES MANAGER	EXEMPT	annual	113,379	119,048	125,000	131,251	137,813
	INFORMATION SYSTEMS ENGINEER II	LMCEA						
	PARKS AND RECREATION MANAGER	LMCEA						
	SENIOR MANAGEMENT ANALYST	LMCEA						
	SPECIAL DISTRICTS MANAGER	LMCEA						
68	PERMIT AND PLAN CHECK SUPERVISOR	LMCEA	hourly	$ 55.8717	$ 58.6656	$ 61.5987	$ 64.6787	$ 67.9128
	POLICE CORPORAL	SWORN	bi-weekly	4,470	4,693	4,928	5,174	5,433
			monthly	9,684	10,169	10,677	11,211	11,772
			annual	116,213	122,024	128,125	134,532	141,259
69	SENIOR PLANNER	LMCEA	hourly	$ 57.2686	$ 60.1321	$ 63.1389	$ 66.2957	$ 69.6103
	UTILITY PLANT SUPERVISOR	LMCEA	bi-weekly	4,581	4,811	5,051	5,304	5,569
	UTILITY MAINTENANCE SUPERVISOR	**LMCEA**	monthly	9,927	10,423	10,944	11,491	12,066
			annual	119,119	125,075	131,329	137,895	144,789
70	ASSOCIATE ENGINEER	SEIU	hourly	$ 58.7006	$ 61.6357	$ 64.7171	$ 67.9532	$ 71.3507
			bi-weekly	4,696	4,931	5,177	5,436	5,708
			monthly	10,175	10,684	11,218	11,779	12,367
			annual	122,097	128,202	134,612	141,343	148,409
71	INFORMATION SYSTEMS ENGINEER III	LMCEA	hourly	$ 60.1683	$ 63.1763	$ 66.3352	$ 69.6517	$ 73.1344
	PARKS AND REC SUPERINTENDENT	LMCEA	bi-weekly	4,813	5,054	5,307	5,572	5,851
			monthly	10,429	10,951	11,498	12,073	12,677
			annual	125,150	131,407	137,977	144,875	152,120
72	POLICE SERGEANT	SWORN	hourly	$ 61.6723	$ 64.7558	$ 67.9937	$ 71.3932	$ 74.9629
	PARKS, STREETS & FACILITIES MAINTENANCE SUPERINTENDENT	LMCEA	bi-weekly	4,934	5,180	5,439	5,711	5,997
			monthly	10,690	11,224	11,786	12,375	12,994
			annual	128,278	134,692	141,427	148,498	155,923
73	ASSISTANT CHIEF BUILDING OFFICIAL	LMCEA	hourly	$ 63.2138	$ 66.3746	$ 69.6935	$ 73.1780	$ 76.8369
			bi-weekly	5,057	5,310	5,575	5,854	6,147
			monthly	10,957	11,505	12,080	12,684	13,318
			annual	131,485	138,059	144,963	152,210	159,821
74	ACCOUNTING MANAGER	LMCEA	hourly	$ 64.7945	$ 68.0341	$ 71.4354	$ 75.0074	$ 78.7576
	CITY CLERK	EXEMPT	bi-weekly	5,184	5,443	5,715	6,001	6,301
			monthly	11,231	11,793	12,382	13,001	13,651
	PRINCIPAL PLANNER	LMCEA	annual	134,773	141,511	148,586	156,015	163,816
	SENIOR CIVIL ENGINEER	LMCEA						
75			hourly	$ 66.4145	$ 69.7350	$ 73.2214	$ 76.8827	$ 80.7267
			bi-weekly	5,313	5,579	5,858	6,151	6,458
			monthly	11,512	12,087	12,692	13,326	13,993
			annual	138,142	145,049	152,300	159,916	167,912

*FOR REFERENCE USE ONLY

CITY OF LATHROP
GRADE-STEP TABLE
Eff. 9/8/2025

Adopted by Resolution No. 25-____

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
76			hourly	$ 68.0744	$ 71.4784	$ 75.0520	$ 78.8048	$ 82.7449
	CONSTRUCTION SUPERINTENDENT	LMCEA	bi-weekly	5,446	5,718	6,004	6,304	6,620
	DEPUTY DIRECTOR OF PARKS, REC & MAINT SERVICES	LMCEA	monthly	11,800	12,390	13,009	13,659	14,342
	FINANCE MANAGER	LMCEA	annual	141,595	148,675	156,108	163,914	172,109
	PROJECT MANAGER	LMCEA						
	UTILITY OPERATIONS SUPERINTENDENT	LMCEA						
77	ASSISTANT CITY ATTORNEY	EXEMPT	hourly	$ 69.7761	$ 73.2652	$ 76.9284	$ 80.7746	$ 84.8136
			bi-weekly	5,582	5,861	6,154	6,462	6,785
			monthly	12,095	12,699	13,334	14,001	14,701
			annual	145,134	152,392	160,011	168,011	176,412
78	DEPUTY FINANCE DIRECTOR	LMCEA	hourly	$ 71.5210	$ 75.0966	$ 78.8517	$ 82.7941	$ 86.9341
			bi-weekly	5,722	6,008	6,308	6,624	6,955
			monthly	12,397	13,017	13,668	14,351	15,069
			annual	148,764	156,201	164,012	172,212	180,823
79	ECONOMIC DEV ADMINISTRATOR LAND DEVELOPMENT MANAGER	LMCEA LMCEA	hourly bi-weekly	$ 73.3089 5,865	$ 76.9740 6,158	$ 80.8233 6,466	$ 84.8642 6,789	$ 89.1073 7,129
			monthly	12,707	13,342	14,009	14,710	15,445
			annual	152,482	160,106	168,112	176,517	185,343

2025 Compensation Limits for Classic and PEPRA Members | CalPERS

80	ASSISTANT COM DEV DIRECTOR CHIEF PLANNING OFFICIAL PRINCIPAL ENGINEER	LMCEA LMCEA LMCEA	hourly bi-weekly monthly annual	$ 75.1414 6,011 13,025 156,294	$ 78.8986 6,312 13,676 164,109	$ 82.8435 6,627 14,360 172,314	$ 86.9856 6,959 15,078 180,930	$ 91.3350 7,307 15,831 189,977
81	CHIEF BUILDING OFFICIAL CHIEF INFORMATION OFFICER POLICE LIEUTENANT	EXEMPT EXEMPT SWORN	hourly bi-weekly monthly annual	$ 77.0203 6,162 13,350 160,202	$ 80.8713 6,470 14,018 168,212	$ 84.9153 6,793 14,719 176,624	$ 89.1608 7,133 15,455 185,454	$ 93.6186 7,489 16,227 194,727
82	ASSISTANT PUBLIC WORKS DIRECTOR	LMCEA	hourly bi-weekly monthly annual	$ 78.9456 6,316 13,684 164,207	$ 82.8933 6,631 14,368 172,418	$ 87.0375 6,963 15,087 181,038	$ 91.3893 7,311 15,841 190,090	$ 95.9592 7,677 16,633 199,595
83	SENIOR CONSTRUCTION MANAGER	LMCEA	hourly bi-weekly monthly annual	$ 80.9194 6,474 14,026 168,312	$ 84.9651 6,797 14,727 176,727	$ 89.2135 7,137 15,464 185,564	$ 93.6737 7,494 16,237 194,841	$ 98.3577 7,869 17,049 204,584
84	POLICE CAPTAIN	SWORN	hourly bi-weekly monthly annual	$ 82.9421 6,635 14,377 172,520	$ 87.0895 6,967 15,096 181,146	$ 91.4437 7,315 15,850 190,203	$ 96.0157 7,681 16,643 199,713	$ 100.8170 8,065 17,475 209,699
85	DIRECTOR OF GOV'T SERV/CITY CLERK DIRECTOR OF HUMAN RESOURCES DIRECTOR OF INFORMATION SYSTEMS DIRECTOR OF PARKS, REC & MAINT SERV	EXEMPT EXEMPT EXEMPT EXEMPT	hourly bi-weekly monthly annual	$ 85.0156 6,801 14,736 176,833	$ 89.2666 7,141 15,473 185,675	$ 93.7299 7,498 16,247 194,958	$ 98.4164 7,873 17,059 204,706	$ 103.3371 8,267 17,912 214,941
86	CITY ENGINEER	EXEMPT	hourly bi-weekly monthly annual	$ 87.1410 6,971 15,104 181,253	$ 91.4983 7,320 15,860 190,317	$ 96.0730 7,686 16,653 199,832	$ 100.8767 8,070 17,485 209,824	$ 105.9206 8,474 18,360 220,315
87	DIRECTOR OF FINANCE	EXEMPT	hourly bi-weekly monthly annual	$ 89.3197 7,146 15,482 185,785	$ 93.7857 7,503 16,256 195,074	$ 98.4751 7,878 17,069 204,828	$ 103.3986 8,272 17,922 215,069	$ 108.5687 8,685 18,819 225,823
88	DIRECTOR OF COMMUNITY DEVELOPMENT DIRECTOR OF PUBLIC WORKS	EXEMPT EXEMPT	hourly bi-weekly monthly annual	$ 91.5527 7,324 15,869 190,430	$ 96.1302 7,690 16,663 199,951	$ 100.9367 8,075 17,496 209,948	$ 105.9836 8,479 18,370 220,446	$ 111.2828 8,903 19,289 231,468
89			hourly bi-weekly monthly annual	$ 93.8416 7,507 16,266 195,191	$ 98.5336 7,883 17,079 204,950	$ 103.4604 8,277 17,933 215,198	$ 108.6335 8,691 18,830 225,958	$ 114.0649 9,125 19,771 237,255
90	DEPUTY CITY MANAGER	EXEMPT	hourly bi-weekly monthly annual	$ 96.1877 7,695 16,673 200,070	$ 100.9968 8,080 17,506 210,073	$ 106.0467 8,484 18,381 220,577	$ 111.3492 8,908 19,301 231,606	$ 116.9166 9,353 20,266 243,187

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CITY OF LATHROP
GRADE-STEP TABLE
Eff. 9/8/2025

Adopted by Resolution No. 25-____

GRADE	CLASSIFICATION	UNIT		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
91	ASSISTANT CITY MANAGER	EXEMPT	hourly	$ 98.5923	$ 103.5216	$ 108.6981	$ 114.1332	$ 119.8397
			bi-weekly	7,887	8,282	8,696	9,131	9,587
			monthly	17,089	17,944	18,841	19,783	20,772
			annual	205,072	215,325	226,092	237,397	249,267
92			hourly	$ 101.0641	$ 106.1179	$ 111.4174	$ 116.9859	$ 122.8351
			bi-weekly	8,085	8,489	8,913	9,359	9,827
			monthly	17,518	18,394	19,312	20,278	21,291
			annual	210,213	220,725	231,748	243,331	255,497
93			hourly	$ 103.5910	$ 108.7618	$ 114.2016	$ 119.9105	$ 125.9119
			bi-weekly	8,287	8,701	9,136	9,593	10,073
			monthly	17,956	18,852	19,795	20,784	21,825
			annual	215,469	226,225	237,539	249,414	261,897
94			hourly	$ 106.1763	$ 111.4876	$ 117.0561	$ 122.9170	$ 129.0588
			bi-weekly	8,494	8,919	9,364	9,833	10,325
			monthly	18,404	19,325	20,290	21,306	22,370
			annual	220,847	231,894	243,477	255,667	268,442
95			hourly	$ 108.8202	$ 114.2601	$ 119.9807	$ 125.9704	$ 132.2759
			bi-weekly	8,706	9,141	9,598	10,078	10,582
			monthly	18,862	19,805	20,797	21,835	22,928
			annual	226,346	237,661	249,560	262,019	275,134
96			hourly	$ 111.5460	$ 117.1263	$ 122.9755	$ 129.1290	$ 135.5866
			bi-weekly	8,924	9,370	9,838	10,330	10,847
			monthly	19,335	20,302	21,316	22,382	23,502
			annual	232,016	243,623	255,789	268,588	282,020

CONTRACT								
	POLICE CHIEF	EXEMPT	annual	$ 276,495				
	CITY ATTORNEY	EXEMPT	annual	$ 287,595				
	CITY MANAGER	EXEMPT	annual	$ 308,616				

Changes

Add:

Utility Maintenance Supervisor - Grade 69

Change:

CITY MANAGER'S REPORT
SEPTEMBER 8, 2025 CITY COUNCIL REGULAR MEETING

ITEM: **MAYOR'S REFERRAL**

RECOMMENDATION: **Appointment of One (1) Member to the Measure C Oversight Committee, with Term Ending, June 30, 2028**

MEASURE C OVERSIGHT COMMITTEE – LMC CHAPTER 3.13.180

The Committee currently has one (1) available vacancy.

- One (1) seat is available with an existing term ending June 30, 2028.

Existing Commissioner	Date of Appointment	Reappointment Date	Term Expiration Date
Michelle Anderson *(Filled unscheduled vacancy left by L. Davis – resigned 1/21/2019)*	3/11/2019	7/11/2022	6/30/2025 (Termed Out)

One (1) application was received.

APPLICANTS FOR CONSIDERATION:

1. Padma Mariam, received 8/20/2025

COMMISSION/COMMITTEE APPLICATION

Applying for: Measure C oversight Committee

Special Requirements:

Youth Advisory Commission: Must be a Lathrop resident between 13 to 18 years of age to serve on this commission.
Senior Advisory Commission: Must be a Lathrop resident 50 years of age or over to serve on this commission.
Planning, Parks & Recreation Commissions, and Measure C Oversight Committee: Must be a Lathrop resident to serve on this commission.

RECEIVED
AUG 20 2025
CITY CLERK

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Name: PADMA MARIAM

Address: [redacted] City: Lathrop Zip: 95330

Telephone (home) [redacted] Telephone (work) [redacted]

Telephone (cell) [redacted] Telephone (other) [redacted]

Email: [redacted] Resident of the City of Lathrop: 3.5 years

Do you have Transportation to attend the Commission meetings and Functions? Yes ● No ○

Background Information:

Are you related to a current City Employee? No

If yes, give name and relationship ____

Employment/Volunteer Information:

Nvidia Inc — 2023- Present
Organization — *Date*

Lathrop — Director, Business Dev & operations
Location — *Position(s)*

Responsibilities/accomplishments: Grow customer base in Western Region, increase Revenue and manage project implementation

OSIsoft — 2018- 2022
Organization — *Date*

San Leandro — Sr. Manager, Technical Support
Location — *Position(s)*

Responsibilities/accomplishments: Work force management, design and execute programs for global Support organization, workforce skill development

Community Activities that you have been involved with (feel free to attach additional pages)

Name of Organization	Position/Responsibilities	Dates
Seva Diwali	Volunteer collected & Distributed food to local food banks	2023 - present
Sankara Eye Foundation	Volunteer Grassroot marketing & fund raising	2003 - 2015

Special Awards or Recognitions you have received: Nominee, Best Manager, Support Oscars; Skillsoft, Customer Service Pacesetter Award Oracle, Now Award Oracle Graduate Fellow, Texas A & M International University.

Educational Information:

Educational Institution	Degree/Diploma/ Current Grade Level	Field	Year
Texas A & M International Univ	Master of Science	Information Systems	1998
Jawaharlal Nehru University	Pre-doctoral	American and West European Studies	1996

Additional Information (*Please provide any other information which you feel would be useful to the City Council in reviewing you application.*)

Please sign and date you application and submit to the Office of the City Clerk at the address below..

Signature

5-19-2025
Date

Parent/Guardian Signature (*Required for Youth Advisory Candidates only*)

City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

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