



City of Los Banos

At the Crossroads of California

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AGENDA

CITY COUNCIL MEETING

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

OCTOBER 19, 2005

If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office @ (209) 827-7000 at least 48 hours prior to the meeting.

The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.

Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria de la ciudad al (209) 827-7000 a lo menos de 48 horas previas de la junta.

La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.

1. **CLOSED SESSION. 6:00 PM**
(Members of the public may address the City Council on the following closed session items. Speakers are limited to a five (5) minute presentation. Detailed guidelines are posted on the Council Chamber informational table.)
 - A. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: 720 Bluff Drive, APN 083-290-017; Agency Negotiator: City Manager & Public Services Director; Negotiating Parties: City of Los Banos and Lorraine Carrasquillo; Under Negotiation: Purchase Price and Terms of Sale.
 - B. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: 1339 Place Road, APN 083-130-045; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and Richard L. & Tina Bohr, DBA Rick's Auto Body; Under Negotiation: Purchase Price and Terms of Sale.
 - C. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: 1849 E. Pacheco Blvd, APN 083-130-044; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and San Joaquin Hay Growers Association; Under Negotiation: Purchase Price and Terms of Sale.

- D. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: 1743 Highway 152, APN 083-130-017; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and Ralph D. Espinosa, Trustee of the Ralph D. Espinosa, Trust of 2005; Under Negotiation: Purchase Price and Terms of Sale.**
- E. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: South 11th Street, APN 083-120-012; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and Steven R. Thornton and Rommell Von Kreling and Becker, Inc.; Under Negotiation: Purchase Price and Terms of Sale.**
- F. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: South 11th Street, APN 083-110-012; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and California Public School District Financing Authority (Los Banos High School District); Under Negotiation: Purchase Price and Terms of Sale.**
- G. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: Mercey Springs Road, APN 083-120-028; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and Alfred C. Lewis, et al Lewis Estates, LLC; Under Negotiation: Purchase Price and Terms of Sale.**
- H. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: Mercey Springs Road, APN 083-120-013; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and Maureen P. Thiercof and Pamela Ann Overstreet; Under Negotiation: Purchase Price and Terms of Sale.**
- I. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: Mercey Springs Road, APN 083-120-015; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and Paul M. Lewis, Ida Toscano, Frank C. Lewis and Angelina Brazil Lewis, as Trustees of the Frank C. Lewis and Angelina Brazil Lewis Trust; Under Negotiation: Purchase Price and Terms of Sale.**
- J. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: Mercey Springs Road, APN 083-120-016; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and Thomas M. Lewis; Under Negotiation: Purchase Price and Terms of Sale.**

- K. Conference with Real Property Negotiators – Pursuant to Government Code 54956.8. Property Identification: Mercey Springs Road, APN 083-120-014; Agency Negotiator: City Manager & City Attorney; Negotiating Parties: City of Los Banos and Lewis Estates, LLC; Under Negotiation: Purchase Price and Terms of Sale.**

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- 2. CALL TO ORDER. 7:00 PM**
- 3. ROLL CALL: Council Members Balatti, Jones, McAdam, Pruitt, Mayor Amabile**
- 4. APPROVAL OF AGENDA.**
- 5. PUBLIC FORUM: Members of the public may address the City Council on any item of public interest that is within the jurisdiction of the City Council; includes agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation. Detailed guidelines are posted on the Council Chamber informational table.**
- 6. APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda will be voted on in one motion unless removed from the calendar by a Council Member.)**
- A. Minutes for the September 21, 2005 Meeting.**
Recommendation: Approve the minutes as submitted.
- B. Minutes for the September 26, 2005 Adjourned Meeting.**
Recommendation: Approve the minutes as submitted.
- C. Minutes for the October 5, 2005 Meeting.**
Recommendation: Approve the minutes as submitted.
- D. Check Register for #86457 - #86833 in the Amount of \$1,757,679.93.**
Recommendation: Approve the check register as submitted.
- E. Quarterly Investment Report for the Period Ending September 30, 2005.**
Recommendation: Accept the report as submitted.
- F. Progress Payment No. 2 to Harry Bunfill Urethane Roofing in the Amount of \$35,316.00 for in Kind Roofing for City of Los Banos**

Facilities: City Hall Building, Police Annex Building, Police Station, Animal Shelter Building, Fires Station No. 1, and Public Works Office Building.

Recommendation: Approve the progress payment as submitted

- G. Progress Payment No. 3 to Harry Bunfill Urethane Roofing in the Amount of \$19,440.00 for in Kind Roofing for City of Los Banos Facilities: City Hall Building, Police Annex Building, Police Station, Animal Shelter Building, Fires Station No. 1, and Public Works Office Building.**

Recommendation: Approve the progress payment as submitted

- H. Street Closure Request for the Henry Miller Plaza Dedication being held on October 29, 2005 – H Street between 5th & 7th Streets from 2:00 p.m. to 7:00 p.m.**

Recommendation: Approve the road closure request as submitted.

- I. Resolution No. 4653 – Accepting Final Tract Map #2001-02 and Accompanying Subdivision Improvement Agreement (Mission Village South Subdivision).**

Recommendation: Approve the resolution as submitted

- J. Resolution No. 4654 – Accepting Reciprocal Easement Agreement for the Stonecreek Commercial Shopping Center (Peggy DeGregori).**

Recommendation: Approve the resolution as submitted

- K. Resolution No. 4655 – Approving Boundary Map and Declaring its Intention to Annex Property to the City of Los Banos Community Facilities District 2002-01 (Public Safety Services) and to Levy a Special Tax Therein to Finance Certain Public Safety Services in and for Such Community Facilities District.**

Recommendation: Approve the resolution as submitted

- 7. CONSIDERATION OF ONE VOICE LEGISLATIVE PROGRAM FUNDING REQUEST FROM MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) IN THE AMOUNT OF \$6,472.**

Recommendation: Direction from Council regarding funding request.

- 8. ADVISEMENT OF PUBLIC NOTICES. (One Report)**

- 9. CITY MANAGER REPORT.**

- 10. MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) REPORT.**

11. CITY COUNCIL REPORTS.

A. Council Member Balatti

B. Council Member Jones

C. Council Member Pruitt

D. Mayor Pro Tem McAdam

E. Mayor Amabile

12. MISCELLANEOUS INFORMATION IN COUNCIL PACKET, NO ACTION NECESSARY.

13. ADJOURNMENT.

A. Adjourn to Tuesday, October 25, 2005 at 6:00 p.m. in the Council Chambers, 520 J Street, Los Banos, California to Attend a Workshop to Discuss the Upcoming Wastewater Treatment Plant Expansion.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Lucille L. Mallonee, City Clerk

Dated this 14th day of October 2005