

**CITY OF LOS BANOS
CITY COUNCIL / REDEVELOPMENT AGENCY MEETING MINUTES
OCTOBER 3, 2007**

ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the City Council. For greater detail of this meeting refer to the electronic media (video, DVD and/or audiotapes) kept as a permanent record.

The following closed session items were held prior to the City Council Meeting:

CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO GOVERNMENT CODE SECTION 54957.6. AGENCY DESIGNATED REPRESENTATIVES: CITY MANAGER, CITY ATTORNEY, POLICE CHIEF, HUMAN RESOURCES DIRECTOR; EMPLOYEE ORGANIZATION: LOS BANOS POLICE DISPATCHERS/COMMUNITY SERVICES OFFICERS ASSOCIATION. No action taken, advisement to staff only.

CONFERENCE WITH LEGAL COUNCIL – EXISTING LITIGATION PURSUANT TO SUBDIVISION (A) OF SECTION 54956.9 OF THE GOVERNMENT CODE. ONE (1) CASE, IN RE: U.S. LAND AND CATTLE COMPANY, (DEBTOR IN POSSESSION) U.S. BANKRUPTCY COURT, EASTERN DISTRICT OF CALIFORNIA, SACRAMENTO DIVISION NO. 06-24478-B-11. Redevelopment Manager Post presented the staff report. asking for the City Council to approve the settlement agreement with US Land & Cattle Company, repaying \$48,000 in exchange for the building and the deed back to the City of Los Banos.

Motion by Villalta, seconded by Sousa to give the City Manager approval to execute a settlement agreement with US Land & Cattle Company, repaying \$48,000 in exchange for the building and the deed back to the City of Los Banos. The motion carried by the affirmative action of all City Council/Redevelopment Agency Members present.

CALL TO ORDER: Mayor Jones called the City Council/Redevelopment Agency Meeting to order at the hour of 7:01 p.m.

PLEDGE OF ALLEGIANCE. Police Commander Brizzee led the pledge of allegiance.

ROLL CALL – MEMBERS OF THE CITY COUNCIL / REDEVELOPMENT AGENCY PRESENT: Anna Brooks, Tom Faria, Joe Sousa, Mike Villalta and Tommy Jones

STAFF MEMBERS PRESENT: City Attorney Vaughn, City Clerk/Human Resources Director Mallonee, City Manager Rath, City Treasurer/Chief Financial Office Wall, Fire Chief Guintini, Police Commander Brizzee, Public Works Director/City Engineer Chisam, Redevelopment Manger Post, Planning Manager LeVan, Public Works Operations manager Pimentel, Translator Reyna

CONSIDERATION OF APPROVAL OF AGENDA: Motion by Brooks, seconded by Faria to approve the agenda as submitted. The motion carried by the affirmative action of all City Council/Redevelopment Agency Members present.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE COUNCIL ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A THREE (3) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE.

Redevelopment Manager Post spoke regarding people making changes and asked Tag Soares, Rusty Connell, James Lemon, and David Gould to come forward to receive recognition for their downtown improvements and presented each of them with a pyramid of recognition; JACQUELINE LAWRENCE spoke regarding her plans for a homeless telethon and spoke regarding the homeless living at the Wal-Mart parking lot; KEITH SNOW, Los Banos, spoke regarding a homeless shelter, handicapped ramps, teachers, Los Banos Unified School District, jobs for the kids, and dinners for the seniors; ED AMARAL, Los Banos, invited the Council and community to the Our Lady of Fatima Celebration beginning October 5, 2007 and lasting nine days; MARTIN MILOSEVICH, Los Banos, inquired as to answers to his questions regarding installing a pool on his residence as it pertains to allowing a 3 foot setback instead of the 5 foot setback requirement and how he would like to apply for a variance of the requirement; JOYCE LEE, with SHOUT Arts, spoke regarding the program; MONICA ANDERSON spoke regarding the SHOUT program and noted their website www.shoutabout.com; KEITH GRONIGA, Los Banos Chamber of Commerce, spoke regarding the upcoming Street Faire, thanked the City for the presentations to the downtown businesses, ribbon cutting at noon at Dr. Soares' office and an open house later that night, ribbon cutting at Joe Gutierrez's State Farm office tomorrow too, reminded all about the Street Fair on October 5, 2007, and to not forget the Rotary Club Pancake Breakfast on October 5, 2007; JOE COX, Los Banos, spoke regarding the dedication of the Submarine Memorial at the Merced College Los Banos Campus and invited all to attend October 13, 2007; GENEVA BRETT, Co Chair of the Centennial Celebration Wild West Weekend Event apologized for the scheduling conflicts and read another poem regarding the event by Big John and spoke regarding the upcoming events; MR. YORK, Los Banos, spoke regarding the Sundowner contest that will decide the top gun of the world; no one else came forward to speak and the public forum was closed.

CONSIDERATION OF APPROVAL OF CONSENT AGENDA. There was Council Member and staff discussion regarding items 7E – Progress Payment No. 1 and 2 for Construction of the CCID Canal Pedestrian Bridge Project to Clark Bros. Inc in the amount of \$144,438.12; 7L – City Council Resolution No. 4926 – Accepting Dedication for Parcel Map No. 2007-07, Generally Located on the South East Corner of Highway 152 and Ortigalita Road, APN 083-030-046. (Applicant: PMB Development); 7N – Redevelopment Agency Resolution No. 2007-11 – Approving the Purchase of the Real Property Located at the Northwest Corner of F & 9th Streets, Los Banos, California (APNs 025-102-006 & 007) Cassinerio Family, LLC.

Council Member Villalta requested that item 71 – City Council Resolution No. 4923 – Approving the Professional Service Agreement with the Consultant Dyett & Bhatia to Prepare the Zoning & Subdivision Code Update be pulled from consideration on the consent agenda and voted on separately because the bids received are so far apart and feels that staff should re-bid the project and be more specific on a new Request for Proposals.

Motion by Brooks, seconded by Sousa to approve the consent agenda as submitted, with the removal of item 71 – City Council Resolution No. 4923 – Approving the Professional Service Agreement with the Consultant Dyett & Bhatia to Prepare the Zoning & Subdivision Code Update as follows: Minutes for the September 17, 2007 Adjourned City Council / Redevelopment Agency Meeting; Check Register for #102495 - #102811 in the Amount of \$694,915.66; Street Closure Request from the Los Banos Chamber of Commerce to Close Off 6th Street between K Street and H Street from 5:00 a.m. to 5:00 p.m. on October 6, 2007 for the Downtown Fall Street Faire; Progress Payments No. 25, 11, and 1 for Professional Services related to the Wastewater Treatment Plant Expansion Project, totaling \$10,376.81, to Erler & Kalinowski, Inc. (EKI); Progress Payments No. 1 and 2 for Construction of the CCID Canal Pedestrian Bridge Project to Clark Bros. Inc. in the amount of \$144,438.12; Progress Payment No. 3 for Construction of the Highway 152 and Place Road Widening and Signal Light Project to Teichert Construction in the amount of \$82,801.54; Request to Authorize City Staff Participation in the Census Local Update of Census Address (LUCA) Program and for the Mayor to Sign the Required Documents for Entry into this Program; Authorization to Purchase Two (2) Police Motorcycles through the State Pooling System Purchase Program not to exceed \$28,000 each; ~~City Council Resolution No. 4923 – Approving the Professional Service Agreement with the Consultant Dyett & Bhatia to Prepare the Zoning & Subdivision Code Update~~; City Council Resolution No. 4924 – Amending Division 4, Salary Schedule Relating to Changes Associated with Section E – Information Technology, to Include an Information Technology Assistant; City Council Resolution No. 4925 – Amending Division 4, Salary Schedule Relating to Changes Associated with Section F – Public Works, to Include an Assistant City Engineer Position and to Amend the Assistant Public Works Director’s Salary Range; City Council Resolution No. 4926 – Accepting Dedication for Parcel Map No. 2007-07, Generally Located on the South East Corner of Highway 152 and Ortigalita Road, APN 083-030-046. (Applicant: PMB Development); City Council Resolution No. 4927 – Approving Amendments to the Home Housing Rehabilitation/Income Reuse Program Guidelines; Redevelopment Agency Resolution No. 2007-11 – Approving the Purchase of the Real Property Located at the Northwest Corner of F & 9th Streets, Los Banos, California (APNs 025-102-006 & 007) Cassinerio Family, LLC. The motion carried by the affirmative action of all City Council/ Redevelopment Agency Members present.

CITY COUNCIL RESOLUTION NO. 4923 – APPROVING THE PROFESSIONAL SERVICE AGREEMENT WITH THE CONSULTANT DYETT & BHATIA TO PREPARE THE ZONING & SUBDIVISION CODE UPDATE. There was Council Member discussion regarding the bid process for this item and it being a very important document for the City. Council Member Villalta stated that he is not in support of approving this item because he feels that this is not fair, the bids are too far apart for him to approve, and feels staff needs to look into it more. Council Member Sousa

stated that he is totally confident in awarding the bid as requested by staff. Mayor Pro Tem Brooks inquired as to why Council Member Villalta is concerned with awarding this bid when he had no problem awarding the recycling bid when there too was a big difference. Council Member Villalta stated that he does not feel the Request for Proposal was correct.

Motion by Sousa, seconded by Brooks to approve City Council Resolution No. 4923 – Approving the Professional Service Agreement with the Consultant Dyett & Bhatia to Prepare the Zoning & Subdivision Code Update. The motion carried by the affirmative action of all City Council/ Redevelopment Agency Members present, Noes: Villalta.

PRESENTATION BY DISTRICT ATTORNEY LARRY MORSE II REGARDING LAW ENFORCEMENT. City Manager Rath stated that this item is being continued to the October 17, 2007 City Council Meeting.

PUBLIC HEARING – CONSIDERATION OF A FINAL DEVELOPMENT PLAN NO. 2006-12 AND DEVELOPMENT AGREEMENT FOR QUAIL MEADOWS AT STONECREEK. THE SITE IS ABOUT SEVENTY-SIX (76) ACRES WITHIN THE STONECREEK AREA PLAN, SOUTH OF PACHECO BOULEVARD BETWEEN BADGER FLAT ROAD AND LOS BANOS CREEK, APNS 083-040-007, 083-040-008, 083-040-050, 083-040-051, AND 083-020-032. APPLICANT: STONECREEK PROPERTIES; ORDINANCE NO. 1060 – AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY FOR THAT CERTAIN DEVELOPMENT PROJECT KNOWN AS QUAIL MEADOWS AT STONECREEK. (FIRST READING & INTRODUCTION); CITY COUNCIL RESOLUTION NO. 4921 – APPROVING OF THE QUAIL MEADOWS AT STONECREEK FINAL DEVELOPMENT PLAN NO. 2006-12. (CONTINUED FROM SEPTEMBER 19, 2007) Planning Manager LeVan presented the staff report, which included a PowerPoint presentation.

The public hearing was opened. TOM TERPSTRA, Stonecreek Properties, spoke in support of approval of the Final Development Plan and Development Agreement (DA) as submitted and respectfully disagrees with staff recommendation of denial. He spoke to Mr. Sadler's issues have nothing to do with what is being presented for approval, does not think that the deviations are in opposition with the General Plan, he feels it is consistent with the conceptual concept of an area plan, primary concern of staff has to do with parcels A, B, C and he noted that there is a process in place to address staff's concerns for these parcels, and spoke to adding a condition of an area plan amendment at the time lots A, B, C are developed. He then spoke to the requested language addition to the DA that is over and above the 50 bonus units, owners of the church parcel have not yet signed the DA; KEN SADLER, Los Banos, stated that Stonecreek will apply for an amendment for removing the path through his property and stated that he is now not in opposition of this project approval. No one came forward to speak and the public hearing was closed.

There was Council Member discussion regarding how many permits could be issued in any one year, what would be the most that could be pulled in a year. City Attorney Vaughn spoke referring to the resolution and explained the reasoning behind the resolution, the commitment of permits on the books, and a difference of opinion on what 750 permit maximum means.

There was additional Council Member discussion regarding the area plan, and the A B C parcels, how the connection is disappearing and wanting to see the connections addressed, how the trail along the creek is vital to the area, parkland removal can be made up somewhere else, concerns with the mall park and church, permit allocations and bonus permits, allocating permits on office buildings should not be permitted. City Attorney Vaughn stated that this is all connected in one tentative map and can not be split apart.

There was more Council Member and staff discussion regarding if the developer could start the building of the office building.

Public Works Director/City Engineer Chisam spoke regarding possibly of a provision to allow the office space to move forward. Mr. Terpstra stated that the original Planning Commission staff report and City Council staff report is correct and they would be willing to submit an amended area plan to address the City Council's concerns. Planning Manager LeVan spoke to planning designations.

There was more Council Member discussion regarding if the developer could start the building of the office building, wanting to see a whole plan, needing assurance that this is something we should be doing, stating so in an agreement, wanting to remove the 75 additional permits, and the need to discuss the issue of development incentives.

City Attorney Vaughn spoke regarding the project history going back to 2005.

Mr. Terpstra stated that he is okay with language change but would like the additional permits to remain.

Motion by Faria, seconded by Brooks to waive the first reading of Ordinance No. 1060 - Authorizing the Mayor to Execute a Development Agreement on behalf of the City for that Certain Development Project known as Quail Meadows at Stonecreek. The motion carried by the affirmative action of all City Council/Redevelopment Agency Members present.

Motion by Faria, seconded by Brooks, to introduce Ordinance No. 1060 - Authorizing the Mayor to Execute a Development Agreement on behalf of the City for that Certain Development Project known as Quail Meadows at Stonecreek. The motion carried by the following roll call vote: AYES: Brooks, Faria, Sousa, Villalta, Jones; NOES: None; ABSENT: None.

Approval of City Council Resolution No. 4921 – Approving of the Quail Meadows at Stonecreek Final Development Plan No. 2006-12 was continued to the October 17, 2007 City Council Meeting.

PUBLIC HEARING – CONSIDERATION OF AMENDMENTS TO TITLE 10, PARKS & RECREATION, CHAPTERS 2, OF THE LOS BANOS MUNICIPAL CODE “WATER CONSERVATION IN LANDSCAPING” IN ITS ENTIRETY AND ADD CHAPTER 3 RELATING TO “COMMUNITY PRESERVATION”; ORDINANCE NO. 1059 – AMENDING TITLE 10, CHAPTER 2 OF THE LOS BANOS MUNICIPAL CODE “WATER CONSERVATION IN LANDSCAPING” IN ITS ENTIRETY AND ADD CHAPTER 3 RELATING TO “COMMUNITY PRESERVATION” (FIRST READING & INTRODUCTION); CITY COUNCIL RESOLUTION NO. 4928 – ADOPTING PROCEDURES FOR LANDSCAPE PLAN REVIEW, SCHEDULE OF FEES, GUIDELINES FOR PREPARATION OF LANDSCAPE DOCUMENT, TREE LIST, AND TWELVE LANDSCAPE STANDARD PLANS. Public Works Director/City Engineer Chisam presented the staff report.

There was Council Member discussion regarding the vacant building monitoring fee, if 60 days be changed, residential standards, vacant residential properties, concerns that we will have to wait a lot longer than we should to handle nuisance properties, establishing ownership and if we have to establish ownership of these homes before we do the abatement, assessing the charges to the property, concerns with timelines, if the fees are enough, if we could go to 15 work days (Monday-Friday) that would be better instead of 30 days for the appeal process, adding backyard landscaping requirements, residential design standards, dealing with noisy situations, construction site dirt piles, stockpile permits, how to define substantial economic hardship, and the section on graffiti.

City Attorney Vaughn reminded the City Council that there are private property rights to deal with, along with due process, noticing, and abatement nuisances.

The public hearing was opened. TOM KALJIAN, Los Banos, spoke regarding a number of foreclosures he is handling and hopes that these penalties are not too severe for the lenders to handle when trying to turn the homes around. No one else came forward to speak and the public hearing was closed.

Motion by Villalta, seconded by Sousa to waive the first reading of Ordinance No. 1059 - Amending Title 10, Chapter 2 of the Los Banos Municipal Code “Water Conservation in Landscaping” in its Entirety and Add Chapter 3 Relating to “Community Preservation” with the change of 30 days of appeal to be 15 work days (Monday-Friday). The motion carried by the affirmative action of all City Council/Redevelopment Agency Members present.

Motion by Villalta, seconded by Brooks to introduce Ordinance No. 1059 - Amending Title 10, Chapter 2 of the Los Banos Municipal Code “Water Conservation in Landscaping” in its Entirety and Add Chapter 3 Relating to “Community Preservation”

with the change of 30 days of appeal to be 15 work days (Monday-Friday). The motion carried by the following roll call vote: AYES: Brooks, Faria, Sousa, Villalta, Jones; NOES: None; ABSENT: None.

Approval of City Council Resolution No. 4928 – Adopting Procedures for Landscape Plan Review, Schedule of Fees, Guidelines for Preparation of Landscape Document, Tree List, and Twelve Landscape Standard Plans was continued to the October 17, 2007 City Council Meeting.

PUBLIC HEARING – CONSIDERATION OF THE CITY OF LOS BANOS 2007-08 DISADVANTAGED BUSINESS ENTERPRISE PROGRAM UPDATE; CITY COUNCIL RESOLUTION NO. 4929 – ADOPTING THE 2007-08 DISADVANTAGED BUSINESS ENTERPRISE (DBE) PROGRAM UPDATE FOR CITY OF LOS BANOS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF FEDERAL REGULATIONS. Public Works Operations Manager Pimentel presented the staff report.

The public hearing was opened. No one came forward to speak and the public hearing was closed.

Motion by Faria, seconded by Sousa to adopt City Council Resolution No. 4929 – Adopting the 2007-08 Disadvantaged Business Enterprise (DBE) Program Update for city of Los Banos in Accordance with the Requirements of the Code of Federal Regulations. The motion carried by the affirmative action of all City Council/Redevelopment Agency Members present.

CONSIDERATION OF ADOPTION OF THE WASTEWATER STRATEGIC PLAN AND IMPLEMENTATION OF PHASE I; CITY COUNCIL RESOLUTION NO. 4930 – AUTHORIZING ADOPTING THE CITY OF LOS BANOS WASTEWATER STRATEGIC PLAN AND IMPLEMENTING PHASE I OF THE STRATEGIC PLAN. Public Works Director/City Engineer Chisam presented the staff report.

There was Council Member discussion regarding overhaul of our existing system, maintenance that has to be done, associated rate structure, making sure that development pays its own way, acquiring the property to make this plan work, and this is an opportune time to move forward.

Motion by Faria, seconded by Sousa to adopt City Council Resolution No. 4930 – Authorizing Adopting the City of Los Banos Wastewater Strategic Plan and Implementing Phase I of the Strategic Plan. The motion carried by the affirmative action of all City Council/Redevelopment Agency Members present.

PUBLIC WORKS CAPITAL PROJECT REPORT FOR OCTOBER 2007. Assistant Public Works Director Hutsell presented the staff report.

There was Council Member discussion regarding having documentation be brought to the City Council to deal with overages, purchasing and contracting ordinance to be brought forward within a month or two, concrete aprons metal fencing, hoping the changes orders slow down and be able to minimize the change orders, reasons for some of the change orders, safety concerns, wanting a clear picture of the projects before we approve the projects, dealing with the unknowns, and making it known how much of the project money is from grants,

Motion by Brooks, seconded by Sousa to establish a Capital Projects Committee of City staff and two City Council Members and have staff work on establishing the Committee. The motion carried by the affirmative action of all City Council/Redevelopment Agency Members present.

CONSIDERATION OF APPOINTMENT TO COMMEMORATIVE STREET NAME COMMITTEE. Motion by Sousa, seconded by Villalta to name the following people to the Commemorative Street Name Committee: Greg Martin, Keith Snow, Joe Gutierrez, Diana Ingram Shirley Napolitano, Melvin & Lucy Whittle, Pasquel Mandivi, Monica Anderson, Council Member Joe Sousa, and Council Member Tom Faria. The motion carried by the affirmative action of all City Council/Redevelopment Agency Members present.

REDEVELOPMENT AGENCY UPDATE. Redevelopment Manager Post spoke regarding a Feasibility Study Grant, Tule Elk Tours, new tenants in the City's Business Incubator and the need for a larger incubator, a trip to San Francisco with Council Member Sousa October 10-11, 2007 with Council Member Sousa, attending a trade show October 14-17, 2007, letter from Tom Kaljian regarding improvements to a building located at 900 Block of 6th Street requesting an opportunity to make a presentation to the Redevelopment Agency to request assistance for the improvements, Charles Guest from OurLosBanos.com and his community calendar, and the 270 commuter surveys collected that she will report back to the City Council at a later date.

ADVISEMENT OF PUBLIC NOTICES (THREE TWO REPORTS) Planning Manager LeVan reported that a Public Hearing will be held at the Planning Commission Meeting on October 10, 2007 at 7:00 p.m. to consider a Use Permit for the construction of a 150 foot public safety communications tower for the City of Los Banos Fire Department. The project is located at Fire Station No. 1, 333 Seventh Street, APN 025-082-002.

Planning Manager LeVan reported that a Public Hearing will be held at the Planning Commission Meeting on October 10, 2007 and at the City Council Meeting on October 17, 2007 to consider a Use Permit for an alcohol license in conjunction with a restaurant located at 650 I Street.

CITY MANAGER/EXECUTIVE DIRECTOR REPORT. Spoke regarding the good news regarding moving forward with funding for the community center.

CITY COUNCIL / REDEVELOPMENT AGENCY MEMBER REPORTS.

TOM FARIA: Spoke regarding the Drifters Concert last week, the Henry Miller Wild West Weekend and the events going on, United States Submarine Memorial event being held on October 13, 2007 at Merced College Los Banos Campus, Adult Art Show being held October 6-7, 2007, Joe Gutierrez's open house for his improved insurance building, Dr. Trajan Soares open house of his improved insurance building, the new Mediterranean Restaurant Downtown, the new Italian Restaurant downtown, the Redevelopment Agency efforts downtown, and feels it may be time to revisit the permit allocation process.

JOE SOUSA: Thanked the Arts Council for hosting the Children's Art Exhibition last weekend, spoke regarding the website ourlosbanos.com developed by Charles Guest which is a wealth of information and a link to the Wild West Weekend events noting that there is lots to do in Los Banos, attending a bond meeting at the Los Banos Unified School District to discuss a proposed new bond issue for a new high school, congratulated the downtown project recipients downtown, Joe Gutierrez's renovations on his facility are to be commended, the Rotary Breakfast being held this weekend in conjunction with the Street Faire, the dedication on behalf of the Submarine Veterans Memorial Event held on October 13, 2007 adding that we should be grateful for what they have done, he also spoke regarding instituting a library fee for our community to enhance what we have and plan for our future.

MIKE VILLALTA: Spoke regarding the upcoming Rotary Pancake Breakfast being held on October 5, 2007, the St. Johns Lutheran Church Smorgasbord being held on October 9, 2007, the upcoming Wild West Weekend events, the FIFE Dinner being held on October 13, 2007, Soroptimist Tea from 6-9 pm on October 19, 2007, the Adult Art Show this weekend and the Kids Art Show that happened last weekend, the Downtown Design Standards, the upcoming Our Lady of Fatima Celebration being held at the DES Hall which was started in 1946, the business owner and their buildings renovations recognized earlier this evening, the need for a community calendar and maybe ourlosbanos.com is the solution, and the Submarine Veterans Memorial event held at Merced College.

ANNA BROOKS: Spoke regarding recently attending Mr. Boucher and Mr. Walsh's 8th grade classes to speak and listen about what the kids wrote her about their wants for our community, the Salute to Seniors Fair was fantastic, and how thankful she is for the veterans.

TOMMY JONES: Thanked staff for all their hard work, thanked the City Council for trying to stick to the 5 minute rule, thanked Mr. Faria for all his work on the Drifters Concert, how he attended a recently Dos Palos City Council Meeting to repay his bet for losing the Los Banos/Dos Palos High School Football game, the upcoming Wild West Weekend events, the Submarine Veterans Event, thanked Council Members for going out on the site visits, and made note of the downtown improvements.

