

**CITY OF LOS BANOS  
REDEVELOPMENT AGENCY MEETING  
JANUARY 15, 2003**

The Redevelopment Agency of the City of Los Banos met on the above given date; Chairman Amabile called the meeting to order at the hour of 7:03 p.m.

**PLEDGE OF ALLEGIANCE:** To the flag was led by Police Commander Knapp.

**ROLL CALL -- MEMBERS OF THE AGENCY PRESENT:** Burnett-Hampson, Hudak, Smith, McAdam and Chairman Amabile.

**APPROVAL OF THE AGENDA:** On motion by Smith, seconded by Burnett-Hampson and carried, the agenda was then approved by the affirmative vote of all Agency Members present.

**PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE AGENCY ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE AGENCY; 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.** No one came forward to speak.

**APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda will be voted on in one motion unless removed from the calendar by an Agency Member.)** On motion by Smith, seconded by Hudak, items on the consent agenda were approved by the affirmative vote of all Agency Members present. This included minutes for the continued meeting of January 2, 2003; Quarterly Investment Reports for the period ending December 31, 2002; and Resolution No. 2003-01 – Relating to the Annual Adoption of the Investment Policy.

**OWNER PARTICIPATION AGREEMENT – LORENZO TOVAR.** Associate Planner Tai reported that Mr. Lorenzo Tovar, owner of Cecilia's Market and Deli located at 455 H Street, is requesting Redevelopment Agency assistance for the development of the market and deli. He is asking for a Dollar for Jobs Loan in the amount of \$7,926, Traffic Impact Fee Loan in the amount of \$23,206, and a reimbursement cash grant for façade improvements in the amount of 50% of the improvement cost or \$12,500 whichever is less. Staff is recommending approval and execution of the Owner Participation Agreement between Mr. Tovar and the Los Banos Redevelopment Agency.

There was discussion among Agency Members regarding facade treatment, color palate, this project being a good example to follow which will hopefully encourage others to upgrade older building in the downtown area, and job creation.

Motion by McAdam, seconded by Burnett-Hampson approve the Owner Participation Agreement by and between the City of Los Banos Redevelopment Agency and Mr. Lorenzo Tovar providing Redevelopment Agency assistance and authorize the

Executive Director to execute on behalf of the Agency. The motion carried by the affirmative vote of all Agency Members present.

**STAFF REPORTS:** None

**ADJOURNMENT:** There being no further business, the meeting was adjourned at the hour of 7:13 p.m.

**ACTION MINUTES** – These minutes are prepared to depict action taken for agenda items presented to the Agency Members. For greater detail of this meeting refer to the video and/or audiotapes kept as a permanent record.

APPROVED:

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MICHAEL S. AMABILE  
CHAIRMAN

ATTEST:

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LUCILLE L. MALLONEE  
SECRETARY

**CITY OF LOS BANOS  
CITY COUNCIL MEETING  
JANUARY 15, 2003**

The City Council of the City of Los Banos met on the above given date; Mayor Amabile called the meeting to order at the hour of 7:14 p.m.

**ROLL CALL – MEMBERS OF THE CITY COUNCIL PRESENT:** Burnett-Hampson, Hudak, McAdam, Smith and Mayor Amabile.

**APPROVAL OF AGENDA:** Motion by Smith, seconded by Hudak to approve the agenda as submitted. The motion carried by the affirmative vote of all Council 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.** SANDY LEMAS, representing Soroptimist, reported on the recycling awareness campaign that her group is promoting and stated that they continue to host recycling days on the second Saturday of every month. Soroptimist is trying to get more youth groups involved in the recycling programs and thanked all who do recycle. ANDREW MACHADO, 1041 Jackson Avenue, stated that he was present to promote and invite the community to Mr. McNally's AP government class project presentation to be held on January 17, 2002 from 3:15 p.m. to 5:30 p.m. at the Los Banos Arts Center. JILL POSEY had some questions about the proposed statue of Henry Miller. Mayor Amabile stated that the statute has not been commissioned yet and the Council is still working on the concept. Mayor Pro Tem Burnett-Hampson stated that there was an article in the local newspaper that was somewhat misleading and wanted to clarify that miniature statute – marquette would be commissioned just to see what it would look like, no commitment yet for Council.

**APPROVAL OF CONSENT AGENDA.** Motion by Burnett-Hampson, seconded by Hudak and carried, items on the consent agenda were approved by the affirmative vote of all Council Members present, as follows: Minutes for the meeting of January 2, 2003; Minutes for the adjourned meeting of January 6, 2003; Bills & Claims in the amount of \$1,275,655.00 warrants #64009 – 64247; Denial of Claim with Referral to Adjustor – Richard Anduha; Progress Payment No. 4 for Well No. 15 Building & Pumping Facilities. Contractor: Tri-Technic, Inc; Quarterly Investment Reports for the period ending December 31, 2002; Resolution No. 4375 – Relating to the Annual Adoption of the Investment Policy; Resolution No. 4376 – Accepting Final Tract Map No. 99-01, Unit 2. (Verona Subdivision); Resolution No. 4377 – Accepting Public Improvements for Verona, Phase II Subdivision; and Resolution No. 4378 – Amending the City's Conflict of Interest Code

**CDBG CHILDCARE DEVELOPMENT CENTER GRANT STATUS.** Public Services Director Sousa reported that this is an information item only. He stated that he had come before Council for funding authorization for a CDBG Childcare Development Center Grant and is now informing the Council that staff will be delay submitting the application for one year. This is being done because of the uncertainty with funding sources because of the State's budget status. Staff would like to postpone applying for the grant funding and regroup and resubmit in 2004. He added that this would be just a delay not an end to the project, because a childcare center is much needed in the community. He stated that staff will continue to pursue these and all other appropriate available funding sources throughout the year. Mayor Amabile inquired if there was more than one funding cycles. Public Services Director Sousa stated that there are 2 funding cycles and the City has already received the funding to get the plans drawn up. Community Development Director Miller stated that he has been in contact with MCAG about proceeding with a housing rehab grant application because the childcare project has been delayed. Mayor Amabile stated that he was glad to see the more grant funding for housing, but sad to see the day care center go for now. He added that the State budget situation is very serious and could affect all cities, counties, and schools.

**ORDINANCE NO. 992 – ADDING SECTION 9-3.2399 TO CHAPTER 3, TITLE 9 OF THE LOS BANOS MUNICIPAL CODE TO REZONE FROM LM (LIGHT MANUFACTURING) TO P-D (PLANNED DEVELOPMENT). (LOS BANOS INDUSTRIAL PARK) (SECOND READING & ADOPTION).** Community Development Director Miller stated that staff is recommending second reading and adoption of Ordinance No. 992. It was introduced at the January 2, 2003 City Council meeting.

Motion by McAdam, seconded by Burnett-Hampson to waive the second reading of Ordinance No. 992, Adding Section 9-3.2399 to Chapter 3, Title 9 of the Los Banos Municipal Code to Rezone from LM (Light Manufacturing) to P-D (Planned Development). The motion carried by the affirmative vote of all Council Members present.

Motion by McAdam, seconded by Burnett-Hampson to adopt Ordinance No. 992, Adding Section 9-3.2399 to Chapter 3, Title 9 of the Los Banos Municipal Code to Rezone from LM (Light Manufacturing) to P-D (Planned Development). The motion carried by a Roll Call Vote: AYES: Burnett-Hampson, Hudak, McAdam, Smith, Mayor Amabile; NOES: None; ABSENT: None.

**ORDINANCE NO. 993 – ADDING SECTION 9-32399. TO CHAPTER 3, TITLE 9 OF THE LOS BANOS MUNICIPAL CODE TO REZONE FROM R-1 (LOW DENSITY RESIDENTIAL) TO P-D (PLANNED DEVELOPMENT). (MILES & CINA SORENSON) (FIRST READING & INTRODUCTION).** Community Development Director Miller stated that at the regular City Council meeting of December 18, 2002 the Sorensen Zone Change and General Plan Amendment were considered and approved and staff is bringing forth Ordinance No. 993 for a first reading and introduction.

Motion by McAdam, seconded by Burnett-Hampson to waive the first reading of Ordinance No. 993, Adding Section 9-32399.\_\_\_\_ to Chapter 3, Title 9 of the Los Banos Municipal Code to Rezone from R-1 (Low Density Residential) to P-D (Planned Development). The motion carried by the affirmative vote of all Council Members present.

Motion by McAdam, seconded by Burnett-Hampson to introduce Ordinance No. 993, Adding Section 9-32399.\_\_\_\_ to Chapter 3, Title 9 of the Los Banos Municipal Code to Rezone from R-1 (Low Density Residential) to P-D (Planned Development). The motion carried by the following Roll Call Vote: AYES: Burnett-Hampson, Hudak, McAdam, Smith, Mayor Amabile; NOES: None; ABSENT: None.

**PUBLIC HEARING – EAST CENTER AREA PLAN (SOUTHSIDE RANCH LLC) – RESOLUTION NO. 4379 – APPROVING THE EAST CENTER AVENUE AREA PLAN AND MITIGATED NEGATIVE DECLARATION.**

Community Development Director Miller reported that the East Center Avenue Area Plan is for the property located south and west of the existing Cresthills subdivision, east of Center Avenue and north of Pioneer Road. This area encompasses approximately 110 acres and the Area Plan describes the proposed land uses and conceptual development within this planning boundary. The Area Plan also establishes the parameters for the circulation elements, neighborhood amenities, streetscape treatments and major infrastructure. During the public hearing before the Planning Commission several people provided comments regarding the nature of the development. Surrounding properties owners were concerned about the land uses and the eventual product type that may be built within this area plan. Other owners expressed that they did not want to be included in the annexation (Vierra property). Also during the public hearing the Whitehurst family commented on the City's requirements with respect to storm drainage improvements and the Superintendent of Los Banos Unified School District expressed objections to the approval of the area plan citing potential impacts on the School district as a result of additional development. The Planning Commission did recommend approval of the Area Plan to the City Council with the following conditions: that the boundaries for the annexation be reviewed with respect to the Vierra family's request to be excluded; that the density considerations discussed be for the Lewis property be reviewed; and that the designation of storm drainage/park basins be considered. Staff has submitted a revision that indicates two future park/basin sites within the project boundary in order that adequate drainage can be provided consistent with the proposed City of Los Banos Master Storm Drain Plan requirements. Staff does not object to the exclusion of the Vierra property from the annexation but feels that for planning purposes it should be incorporated and remain the Area Plan document.

Mayor Amabile asked Community Development Director Miller to explain why the City Council is requiring these area plans and the benefits to having an area plan. Community Development Director Miller in detail explained the reasoning behind the area plans and the benefits they bring along.

Dennis Soares, representing Ranchwood Homes, thanked Community Development Director Miller for his detailed presentation of the proposal. Mr. Soares stated that he

was present to ask the city Council for their support of the project, he has been working with staff on an area plan that he feels will be beneficial to the whole community.

At this time the public hearing was opened. ANTHONY WHITEHURST, representing the Whitehurst family, stated that he was concerned with the requirements with respect to storm drainage improvements and that future development would not compromise the sewer capacity. FRANK VIERRA, 19976 Pioneer Road, stated that he would prefer to not be annexed into the City limits and wants to remain in the county and remain in agriculture. KEN CRABTREE, from Fresno, stated that he spoke before the Planning Commission and is concerned that the local people are being priced out of the market and would like to see a somewhat conventional subdivision with single family homes instead of an apartment complex. He also stated that he is concerned over the storm drain issue and urged the City Council to take their time on deciding on this important issue. DENNIS AREAIS, Los Banos Unified School Board Member, commended Community Development Director Miller on his staff report and wanted to know what the City was going to do about the children. No one has spoken about how this affects the children in our community and the schools they attend. The current developer fees are barely enough to keep the school district in portables at schools. He feels the City needs to put projects on hold until we find a solution to coming up with the money the school district needs. PAUL ALDERETE, Superintendent of the Los Banos Unified School District, stated that he appreciates the area plan concept and feels it will be good tool for the City. He does not support this project concept and feels that any future development would bring the school district even further in the hole. DENNIS SOARES, Ranchwood Homes, stated that this is just a time to discuss the land use and that they are not addressing the annexation at this time. He feels that schools should not be discussed at City Council level. Ranchwood Homes supports the local schools and has tried to reach an agreement with the school district in the past. No one else came forward to speak and the public hearing was closed.

Community Development Director Miller stated that staff received a letter from the California Building Industry Association describing what they have done in regards to the school issues. Council Member Hudak inquired as to how big the Vierra property is. Community Development Director stated that it was 24 acres, which is about 20% of project. Mayor Pro Tem Burnett-Hamspen inquired as to the area plan is approved that would still leave the City will all their options and the Vierra's with all their options. Community Development Director stated that yes that was the case.

There was a lengthy discussion among Council Members regarding how the Parks & Recreation Commission play into this proposal, naming of connecting streets and keeping the street names consistent, traffic going into Cresthills subdivision and Presidential estates and traffic mitigations, the Meza property, potential school sites, concern with parks being used as basin, parks being proposed on Merced County property, not rushing forward with this until we are comfortable with it, taking time make sure we are getting the best that we can get, concern that the proposed lots are too small making the homes smaller, concern about circulation problems, traffic getting even worse in the area, a property owner who would like not to be annexed, mitigation coming first and then the development, traffic circulation plan needing to be addressed

further, having all projects zoned P-D and having the flexibility, this being a land use discussion not a school issue, smart growth principals, liking the mixed lot sizes, does not like the idea of a gated community, concern with the size of the sidewalks, masonry wall, and begin to community centers and joint facilities.

Mayor Amabile stated that this area plan follows our general plan which was adopted in 1997. He wanted to reiterate that there are absolutely not entitlements on the area plans and this is not a proposal to rezone the property. The proposed area plan follows the general plan and would be a tool for the City and future developers to use. Council Member Smith stated that the area plan concept is the way to go, but this is our first area plan and feels that the Council Members are not quite comfortable with it now. Community Development Director Miller stated that staff can address the comments made and bring back to Council for review at a later date. City Attorney Germino stated that the Council would need to make a motion to refer back to staff for revisions and bring back for Council approval.

Motion by Hudak seconded by Smith to direct staff to put together comments made by Council and bring back for further review. The motion carried by the affirmative vote of all Council Members present.

**PUBLIC HEARING – VILLAGES @ STONECREEK (STONECREEK PROPERTIES) - RESOLUTION NO. 4380 – APPROVING THE VILLAGE AT STONECREEK PRELIMINARY AND FINAL DEVELOPMENT PLAN, VESTING TENTATIVE TRACT MAP AND NEGATIVE DECLARATION; ORDINANCE NO. 994 – ADDING SECTION 9-32399. TO CHAPTER 3, TITLE 9 OF THE LOS BANOS MUNICIPAL CODE TO REZONE FROM U (UNCLASSIFIED) TO P-D (PLANNED DEVELOPMENT). (FIRST READING & INTRODUCTION)**

Community Development Director Miller reported that this project proposal includes the development of 160 single family detached residential units and 256 multifamily units on approximately 54 acres generally south of Highway 152 and west of Ortigalita Road. The developer has requested a Planned Development designation to accomplish this mixed use development and incorporate alternative design standards for the street system and lot layout. The Planning Commission approved this recommendation at their meeting of January 8, 2003 with the added condition requiring the developer to accommodate existing drainage patterns and irrigation delivery systems as part of the project development to insure the maintenance of those facilities for the existing agricultural use in the area. The Superintendent of the Los Banos Unified School District expressed opposition to the rezone due to the potential increased demand for school facilities and requested that additional mitigation be required of the developer.

There was a lengthy discussion among the Council Members regarding the traffic signalization, Badger Flat connection to Cardoza Road, how long it would take to put in a signal light, timeframe on the project., potential accidents at the intersection at Ortigalita & Highway 152, parks in the area, connectivity in the proposed neighborhood, open space, wanting more parks, K Street confusion, street names, and parking canopies.

At this time the public hearing was opened. ANDRES SOARES, 1232 California Street and Los Banos Unified School District Board member stated that this is exactly the forum for school issues, adding that the schools are impacted by growth. She is opposed to this stage of development for this project and feels this is not just a school district problem it is a community problem. PAUL ALDERETE, Superintendent of the Los Banos Unified School District Board, stated that school district staff is making some progress with the developers and will be meeting with Mr. Anderson next week, with plans to meet with Ranchwood in the future. He is concerned about the whole concern of the system and would like to ask developers to insure that we have the schools for the proposed projects. He heard the same concerns tonight as he did at the Planning Commission meeting and does not feel it is a complete project and ready for approval. LARRY ANDERSON, Stonecreek Properties, stated that he has been building houses since 1987 and feels the project before you tonight is the best project he's had designed. It is well within the City's general plan, addresses the annexation issues, green space concept, bike paths, traffic circulation, and street lighting. He is also concerned with the prices of homes in Los Banos and feels that these homes will be affordable to most. JOHN TATES, Stonecreek Properties, addressed the open park space issues and the pocket parks being proposed. He feels they are meeting their parks requirements and that there is connectivity within the project. No one else came forward to speak and the public hearing was closed. No one else came forward to speak and the public hearing was closed.

Mayor Pro Tem Burnett-Hampson inquired if the city is legally required to address school issues. City Attorney Germino stated that State has issued an enactment on subdivision fees and there are caps; that is where mitigation comes into play. You would need to work with the developer to get the mitigated measures that you need and legally you can only require what the State allows you to collect. He noted that you can be concerned but you can not require what the State sets as its standard. She then inquired as to if we can base our decision on school issues. City Attorney Germino stated that you can not base your decision of school issues, State law states that you can not use it as a basis for denial.

There was a lengthy discussion among Council Members regarding the school board feeling we are against them – the City definitely supports the school and will do anything we can, not liking the designs of the houses, issues with all the plans looking the same, looking like another track home development, seeing another concept with more options and variety in the design, not being comfortable with the park concept of the proposed project, seeing a redesign of the park area, bike paths not being a park, park being dedicated outside the project does not seem right, moving forward and working together with the Los Banos Unified School Board on the important issues for the community, looking at the idea of joint use of facility, having staff review the concerns and bring back to council for consideration at a later date.

Motion by Smith seconded by Hudak to continue this item to the February 5, 2003 City Council Meeting. The motion was seconded by Hudak and carried by the affirmative vote of all Council Members present.

**ADVISEMENT OF PUBLIC NOTICES. (5 Reports)** Community Development Director Miller reported that there will be a Public Hearing before the Planning Commission on January 22, 2003 to consider a request by Los Banos Alta Vista, LLC to subdivide 5.02 acres into 62 residential lots limited to occupancy by persons 55 years of age or older. The subject site is zone R-2/PD (Medium Density/Planned Development) and is located at on the south side of Willmott Avenue, west of Seventh Street, east of Toscano Court, and north of C Street. Community Development Director Miller reported that there will be a Public Hearing before the Planning Commission on January 22, 2003 to consider a request by Reid Lerner to rezone four parcels from C-2 (General Commercial) to PD (Planned Development) and a use permit to allow the off-sale of alcohol in conjunction with a deli/retail store. The subject site is located on the south side of H Street at its western intersection with Texas Avenue. Community Development Director Miller reported that there will be a Public Hearing before the Planning Commission on January 22, 2003 to consider a request by Scott and Sidney Emerson for a Site Plan Review to allow an 891 square foot addition to an existing 1,975 square foot doctor's office. The subject site is zoned C-N (Neighborhood Commercial) and is located at 1030 West I Street, at the intersection with West K Street. Community Development Director Miller reported that there will be a Public Hearing before the Planning Commission on January 22, 2003 to consider a request by Joe Rocha for a Site Plan Review to allow construction of nine apartment units on a 15,799 square foot parcel. The subject site is zone R-3 (High Density Residential) and is located on the south side of West I Street, approximately 360 feet west of Linda Vista Drive. Community Development Director Miller reported that there will be a Public Hearing before the Planning Commission on January 22, 2003 to consider a request by Joe Rocha to allow construction of eight apartment units on 13,924 square foot parcel. The subject site is zoned R-3 (High Density Residential) and is located on the north side of West J Street, approximately 270 feet west of Linda Vista Drive.

**M.C.A.G. REPORTS:** Mayor Amabile reported that the next MCAG meeting is January 16, 2003 here in the Los Banos City Council Chambers at 3:00 p.m. and the meeting is open to the public and encouraged all to attend. Items to be discussed will be purchase of a passenger bus, recycling public education plan, CalTrans update, Atwater/Merced Castle highway, and the Regional Transportation Impact Fee.

### **CITY STAFF REPORTS**

**CITY ENGINEER:** Nothing to report.

**CITY ATTORNEY:** Nothing to report.

**CITY MANAGER:** Reported that the Governor of California is having difficulty balancing the proposed state budget and is proposing to take away the VLF taxes from local government. Staff will be bringing back a resolution for Council consideration to support legislation to bring money back to local government and to not lose 10% of our general fund. The proposed budget cuts will also affect the City's Redevelopment Agency funding is still unknown and will be a big cut to that budget also. He reported that the new Snow Goose Park restroom facility was vandalized and burned, which

amounted to several thousand dollars of damage. Staff is continuing to work on vandalism in our community. Mayor Amabile asked staff to look into installing cameras in our parks to catch people doing things that they shouldn't be doing.

## **MEMBERS OF THE CITY COUNCIL REPORTS**

**COUNCIL MEMBER HUDAK:** Reported how much he liked the picture in picture feature that Starlight Video was using when videotaping of the Council meeting. He asked staff when it applies to a project to also work with developers on water right transfers, which can be very important.

**COUNCIL MEMBER McADAM:** Reported that the next MCEDCO meeting would be the Annual Luncheon on January 30<sup>th</sup> Merced, with awards to be presented. Asked that the Traffic Safety Committee take look at the 4<sup>th</sup> & I Street intersection. Police Chief Knapp stated that the City has a new process for assessing all stop sign requests and he will bring it up to the Traffic Safety Committee at their next meeting.

**COUNCIL MEMBER SMITH:** Nothing to report.

**MAYOR PRO TEM BURNETT-HAMPSON:** Asked that the Traffic Safety Committee also take a look at the intersection of Place Road and St. Patrick's. Police Chief Knapp stated that it has been reviewed in the past, but he will bring it before the Traffic Safety Committee at their next meeting. She then inquired as to when the carob tree removal project would begin. Public Services Director Sousa stated that they will begin the removal project on Sunday, January 19, 2003. She then reminded all about the march beginning at City Hall at 11:00 a.m. on Monday, January 20, 2003 in honor of Martin Luther King, Jr. Day.

**MAYOR AMABILE:** Reported that the Firemen Appreciation Dinner was held on January 13, 2003 and was very successful. He then stated what a wonderful dinner the family and friends of Opal Sanders held for her in honor of her 90<sup>th</sup> birthday. He reported that the next LAFCO meeting is January 23, 2003. He stated that the meeting is open to the public and invited all to attend. He then reminded all to attend Mr. McNally's AP Government Class presentation on January 17, 2003 at the Arts Council. He stated that February 5, 2003 beginning at 7:00 p.m. he would be presenting the State of the City address, which will be live and interactive with a question and answer session. He then wanted to thank all who spoke their opinions during the public hearings, he feels it is vital to the way government works for all to have the opportunity to speak.

**CLOSED SESSION: PUBLIC EMPLOYMENT – CITY ATTORNEY SELECTION. (Government Code Section 54957).** No action taken, advisement only.

**ADJOURNMENT.** The meeting was adjourned at the hour of 11:35 p.m. The next regular City Council Meeting is February 5, 2003.

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

**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 video and/or audiotapes kept as a permanent record.

APPROVED:

MICHAEL S. AMABILE, MAYOR

ATTEST:

LUCILLE L. MALLONEE, CITY CLERK