

**CITY OF LOS BANOS
REDEVELOPMENT AGENCY MEETING
JUNE 18, 2003**

The Redevelopment Agency of the City of Los Banos met on the above given date. Mayor Amabile called the meeting to order at the hour of 7:02 p.m.

PLEDGE OF ALLEGIANCE: To the flag was led by Police Chief Knapp

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

APPROVAL OF THE AGENDA: City Manager Rath stated that he would like to add a closed session, to confer with legal counsel regarding Affordable Housing potential litigation.

Motion by McAdam, seconded by Smith and carried, the agenda was then approved with the added closed session 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 CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO 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 Burnett-Hampson, seconded by Smith items on the consent agenda were approved by the affirmative vote of all Agency Members present. This includes minutes for the meeting of May 21, 2003.

STAFF REPORTS: None

CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL – AFFORDABLE HOUSING – POTENTIAL LITIGATION. (GOVERNMENT CODE SECTION 54956.8) City Manager Rath requested that this closed session item be held at the end of the City Council Meeting with another closed session item. By consensus, the Agency Members agreed to hold this closed session along with the other closed session item.

ADJOURNMENT: The meeting was adjourned at the hour of 7:06 p.m. to Wednesday, July 9, 2003 at 5:30 p.m., in the Council Chambers, 520 J Street, Los Banos, California to hold a Public Hearing regarding the Coalition for Better Housing.

The next Redevelopment Agency meeting is June 18, 2003.

* The Redevelopment Agency Board came out of closed session at the hour of 12:00 a.m. with no action being taken, advisement to staff only on the Affordable Housing – Potential Litigation item.

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 video and/or audiotapes kept as a permanent record.

APPROVED:

Michael S. Amabile, Chairman

ATTEST:

Lucille L. Mallonee, Secretary

**CITY OF LOS BANOS
REDEVELOPMENT AGENCY ADJOURNED MEETING
JULY 9, 2003**

PUBLIC HEARING – REGARDING THE COALITION FOR BETTER HOUSING. Due to various project details that need to be resolved before proceeding forward with the project proposal from the Coalition for Better Housing, this adjourned Redevelopment Agency Meeting was not held. No Agency Board Members were present.

APPROVED:

Michael S. Amabile, Chairman

ATTEST:

Lucille L. Mallonee, Secretary

**CITY OF LOS BANOS
CITY COUNCIL MEETING
JUNE 18, 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 7:06 p.m.

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

APPROVAL OF AGENDA: Motion by Burnett-Hampson, seconded by Smith to move item 8 (Final Development Plan – Los Banos Family Apartments; Resolution No. 4426, Approving the Los Banos Family Apartments Final Development Plan) to be presented before the public hearings, item 7. The motion carried by the affirmative vote of all Council members present.

Motion by McAdam, seconded by Smith to approve the agenda as amended. The motion carried by the affirmative vote of all Council Members present.

PRESENTATIONS – PROCLAMATION . Mayor Amabile presented a proclamation recognizing June 22-28, 2003 as Amateur Radio Week. John Benka accepted the proclamation on behalf of the Amateur Radio operators in town and thanked the city Council for the recognition. Mr. Benka invited all to attend the Field Day Show to be held on June 27, 2003 at Pacheco Park.

PRESENTATIONS – LOS BANOS POLICE DEPARTMENT COMMUNITY ORIENTED POLICING ACADEMY. At this time, a brief video clip was presented pertaining to the Los Banos Police Department's Community Oriented Policing Academy. Sergeant Reed from the Los Banos Police Department explained the academy and thanked the City Council, City Manager and Police Chief for their support of the program. City Manager Rath stated that the next session will begin in the fall. He also stated that interested parties should contact the Police Department or keep an eye out for advertisements.

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. NORM DONOVON, 112 Tangelo, thanked the City Council, Mayor Amabile and Supervisor O'Banion for attending the Flag Day Ceremony presented by the Los Banos Elks Lodge and stated that he would like to speak during the public hearing regarding the proposed apartments on Nantes; REY REYNA, the City's Spanish speaking interpreter, spoke in Spanish explaining the public forum process; BLANCHE WILLIAMS, 836 J Street, spoke regarding the State of California's budget and how it affects all of us at a local level. She stated that she is very concerned about the State budget and urged all to contact Assembly Member Matthews and Senator Denham to express concerns regarding State budget issues;

SANDY LEMAS, 320 Crescent Drive, spoke about the new recycling program to be held on the 4th Saturday of every month at New Beginnings Church. She also stated how upset and disappointed she was at the recent Los Banos High School graduation ceremony due to rudeness of the audience, and the behavior at the ceremony was unacceptable. She thanked Police Chief Knapp for a great Sober Grad; ROBERT ARCHULETA, 1793 Place Road, inquired as to why the request for a stop sign at Place Road and St. Patrick's was denied by the Traffic Safety Committee, because he is very concerned about the intersection and feels the stop sign is needed; BRIAN HANSEN, 1865 Scripps Drive, had a question about item 8 not being a public hearing and wanted to know if he would have the chance to speak. Mayor Amabile stated that a public hearing was not required for item 8 but Mr. Hansen would have a chance to make comments; PETER HERZOG, from Clovis, stated that he too is confused about item 8 and would like to chance to comment on item 8. No one else came forward to speak.

APPROVAL OF CONSENT AGENDA. Motion by Smith, 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 June 4, 2003; minutes for the adjourned meeting of June 9, 2003; Bills & Claims in the amount of \$908,577.18 warrants # 67294 – 67598; Request to Hold Block Party – 500 Block of 6th Street on July 4, 2003; Request to Hold Block Party – 100 Block of Driftwood Court on July 4, 2003; Denial of Claim with Referral to Adjustor – Omar Rodriguez; Progress Payment No. 7 for Well No. 15 Building & Pumping Facilities. Contractor: Tri-Technic, Inc; Resolution No. 4418 – Authorizing the City Manager to File Transportation Enhancement Activities (TEA) Exchange Funds Claim for Fiscal Year 2003-2003; Resolution No. 4419 – Authorizing the City Manager to File Regional Surface Transportation Program (RSTP) Exchange Funds Claim for Fiscal Year 2002-2003; Resolution No. 4420 – Accepting Public Improvements for Northgate at Regency Park II, Unit 2; and Resolution No. 4421 – Accepting Final Tract Map #2001-01, Unit 1 and Accompanying Subdivision Improvement Agreement. (Mission Village North). The motion carried by the affirmative vote of all Council Members present.

FINAL DEVELOPMENT PLAN – LOS BANOS FAMILY APARTMENTS; RESOLUTION NO. 4426 – APPROVING THE LOS BANOS FAMILY APARTMENTS FINAL DEVELOPMENT PLAN. Community Development Director Miller reported that staff is requesting this item be continued to the July 9, 2003 special meeting of the Redevelopment Agency and City Council. He then explained the project that would provide for the development of 143 affordable multi-family units on approximately 8.4 acres of property, between Ward and Place Roads, south of Highway 152.

There was Council Member discussion regarding how far the proposed project was from the houses to the west, access to the project, industrial use, density of the area to the south, construction of Commerce Road and it being the only access road off Ward. Mayor Amabile pointed out that no decision will be made on this item at this meeting, because it is being continued to a special meeting to be held on July 9, 2003.

At this time, the Mayor allowed those to make public comments regarding this proposed project. ROBERT ARCHULETTA spoke in opposition of the proposed plan because it will be managed by a firm from the Los Angeles area; WILLIAM YORK, 1848 St.

Patrick's Drive, spoke in opposition of the proposed project because the traffic conditions would get worse; CHRIS WAGNER, 1720 Humboldt Court, spoke in opposition of the proposed plan because of traffic concerns; REVEREND BRIAN CARR, 1729 Mills Drive, spoke in opposition to proposed project because he feels that it will not help the community but create new problems in the area; BENITA HOWARD, 1726 Claremont spoke in opposition to the proposed project and feels additional schools not low income housing needs to be built; HEIDI NIEMIN, 1874 Chapman Drive, spoke in opposition to the proposed project and feels it should be located in a different site; GARY WAGNER, 1720 Humboldt Court, spoke in opposition of the proposed plan because the zone density is too high for the area and pedestrians crossing the highway and will be very dangerous; BRIAN HANSEN, 1865 Scripps, spoke in opposition of the project and does not want to live in an area where there is low income housing; APRIL ROBLEDO, 444 Muscat, spoke in opposition of the project because of the issues of the overcrowded schools and the need for additional school and how this development would add to the school issues. No one else came forward to speak.

Mayor Amabile stated that he appreciates all the comments made, adding that the City is very concerned about the different elements in the community, schools, affordable housing, parks, etc. He noted that this project is just a proposal, the City has not yet decided to go forward with this project, and they are just trying to do what is best for the community as a whole, because affordable housing is much needed in the community.

There was Council Member discussion regarding how this project will be funded through the Redevelopment Agency and there would be certain stipulations to be met, affordable housing projects having standards and guidelines that must be maintained, getting together as a neighborhood group to talk about issues, and traffic concerns for Place Road, low income not always meaning blithe, not putting all low income housing in one spot, and the low income units currently being run throughout the City that you may not be aware of and are very well maintained and serving a need for this community, and how the City and School District and working together to figure out a way to put the school issues behind them.

Motion by Burnett-Hampson, seconded by McAdam to continue this item to the special meeting to be held on July 9, 2003 at 5:30 p.m. The motion carried by the affirmative vote of all Council Members present.

PUBLIC HEARING – COMCAST FRANCHISE SERVICE. City Manager Rath reported that in preparation for negotiations for when the Comcast agreement is up for renewal in January 2004, we are required to conduct a public hearing to seek community input. He then introduced Christine Walter, Director of Government Affairs for the Central California Region for Comcast, and she spoke regarding the status of the cable system upgrade on schedule to be completed by the end of December. She encouraged anyone who has a complaint or comments about the cable issues to please contact.

At this time, the public hearing was opened. NORM DONOVON, is upset that the community of Los Banos is not getting as many channels as other communities but yet are paying the same price and then he wanted to know why the completion date keeps being pushed back; JERRY GIESEL, spoke regarding the Comcast agreement, urged council to not agree to anything but the best and encourage Comcast to keep a local

customer service office, he would like to see more channels that are equal to other communities, penalties for non compliance for quality of service, and public access channels; BLANCHE WILLIAMS, 836 J Street, spoke regarding the reception of cable and how she would like to see more public access channels. No one else came forward to speak so the public hearing was closed.

There was Council Member discussion regarding the frequency of disruption, notice matters, the company who does the noticing, a recent postcard advertisement being misleading, and wanting a comparison to Merced/Atwater and why they have more channels for the same fee as Los Banos. City Manager Rath highlighted a letter from Dave Anderson regarding cable issues.

No action required, this was just an opportunity to accept public input regarding the cable services.

PUBLIC HEARING – ANNEXATION #98-02, PRE-ZONE #2002-02, & VESTING TRACT MAP #98-03. (VINEYARD 19 – RANCHWOOD); RESOLUTION NO. 4422, APPROVING ANNEXATION #98-02, VESTING TENTATIVE TRACT MAP #98-03, PRE-ZONE #2002-02; ORDINANCE NO. 998 – ADDING SECTION 9-3.2399. TO CHAPTER 3, TITLE 9 OF THE LOS BANOS MUNICIPAL CODE TO PRE-ZONE FROM COUNTY A-1 (GENERAL AGRICULTURAL) TO P-D (PLANNED DEVELOPMENT). (FIRST READING & INTRODUCTION)

PUBLIC HEARING – ANNEXATION #98-02, GENERAL PLAN AMENDMENT #2003-02, PRE-ZONE #2002-02 & VESTING TENTATIVE TRACT MAP #98-02. (ORCHARD TERRACE II – RANCHWOOD); RESOLUTION NO. 4423 – APPROVING ANNEXATION #98-02, GENERAL PLAN AMENDMENT #2003-02, ZONE CHANGE (PRE-ZONE) #2002-02, AND VESTING TENTATIVE TRACT MAP #98-02; ORDINANCE NO. 999 – ADDING SECTION 9-3.2399. TO CHAPTER 3, TITLE 9 OF THE LOS BANOS MUNICIPAL CODE TO PRE-ZONE FROM COUNTY A-1 (GENERAL AGRICULTURAL) TO R-1 (LOW DENSITY RESIDENTIAL) (FIRST READING & INTRODUCTION).

Community Development Director Miller reported on the proposed Annexation #98-02 and the associated general plan amendment, pre-zone designations, and vesting tract maps for Vineyard 19 and Orchard Terrace II; applicant for both items is Ranchwood Homes Corp. Assistant Planner Purciel reported in greater detail on both projects, specifically noting the zoning, land use designations, general plan designations, examples each project, drainage issues, park upgrades, and proposed concrete block wall. He added that staff is requesting approval of both the resolution and introduction of both ordinances.

Community Development Director Miller then noted that letters of opposition were received regarding the Orchard Terrace project from Manuel Alexandre, Gene Brandi, and Fisher Research. Mr. Miller noted that as part of Planning Commission hearing process letters from Georgia Abert were received opposing the multi family project. Staff has since contacted the applicant regarding possibly revising the plans to eliminate a multi family lay out, which they have agreed to do.

Mayor Amabile stated that he received a petition of 240 signatures opposing the proposed project and ask that they be enter into record and a letter received through email from Richard Broadhead opposing the proposed project because of traffic issues.

Kate Sadler, representing Ranchwood Homes Corp, reported on the proposal made to eliminate the multi family units with single-family residential units. Randy Odell, engineer who prepared application for Ranchwood Homes Corp, stated that he would be happy to answer any technical questions and displayed boards showing the newly proposed single-family units. He also explained the park conceptual plan and the different aspects of the project.

There was Council Member discussion regarding drainage ditches, agricultural drainage, pipe drains, replacing drains, if a separate drainage would be used for the new development, how to maintain the small time feel of Los Banos as we continue to grow, general plan stating that we are committed to making transition to agriculture land in a permutable way, what makes this project unique.

At this point Community Development Director explained the specifics of the project in greater detail.

At this time, the public hearing was opened. NORM DONOVON, 112 TANGELO, spoke in opposition to both the Orchard Park project and the Vineyard 19 project; PAUL ALDERETE, Superintendent of the Los Banos Unified School District, thanked the City Council for their support on working with the school district on school issues and then commented on the current financial situation, overcrowding, how to finance the schools that we need to build, poll surveys done in the community by the school district, need for jobs, unemployment being very low. He opposes the proposed project because he feels it does not meet the design standards set by Council and he does not support this project; SHARON KNUDSEN, 178 Spumonte Avenue, spoke in opposition of the proposed projects and does not feel that "single" families are living in the single family units and she too is concerned about the schools being overcrowded; GEORGIA ABERT, 20176 Overland, stated that she would be happy with houses next door instead of the proposed apartments and was concerned because the map shows a middle school right where her house sits. She spoke in opposition of putting in an apartment complex and thanked Ranchwood Homes Corp for revising the plan; DANNY SILVA, 15381 Nantes, stated that he wished the two projects would have not been presented together because it causes some confusion and he spoke in opposition of the Vineyards 19 project because he feels it is not appropriate for what is being proposed; JODY TORRES, 584 Cabernet Street, stated that she is concerned about the park near Cabernet because it was suppose to be a nice park but has not turned out to be so; DOUG EISENMISE, Overland, spoke in opposition of the project because of drainage issues and would like to see larger lots so that people are living on top of each other and would like to keep a nice rural feel to this town; BRENDA PETERSON, 128 Chianti Court, stated she would like to see 1 to 2 acre parcels in the area rather than single family homes. Also stated she would like to see the agriculture preserved in our community, BILL BAFUNNA, 14235 South Nantes Avenue, spoke in opposition of the project because he is concerned with associated drainage and traffic issues; MARTHA, 151 Riesling, stated that she was just notified yesterday of this issue and spoke in

opposition of any kind of a construction of apartments in this proposed area; PAT MCANDREW, 121 Driftwood Court, spoke in opposition of the proposed apartment complex to be built because of all the traffic problems it will create; JERRY CORTEZ, 20081 Overland, spoke in opposition of the proposed apartments because of parking issues and the apartments would face directly in his yard. No one came forward to speak so the public hearing was closed.

Community Development Director Miller addressed the issues raised during the public hearing as it pertains to traffic issues, the general plan, changes in land use designation, location of a middle school, Birchwood Park, park at Stonewood and Vineyard, growth rate, truck parking, and fencing. Public Works Director DeSa spoke regarding the drainage issues, well water, the San Luis drain and CCID, and the history of the drainage plan in the City. Greg Hostetler, owner and developer of Ranchwood Homes Corp, thanked the City Council for the opportunity to speak before them and commended them for selecting a local attorney as their new city attorney. Mr. Hostetler than gave a brief history of how these projects all came about. He understands the concerns made by those during the public hearing and he plans to address each one. Mr. Hostetler that requested that he would like to bring this project back at a later date for consideration showing the single-family home proposal instead of the apartment complex as previously laid out. Community Development Director stated that he needed direction from Council on what they wanted to do.

There was Council Member discussion regarding not feeling comfortable approving the projects without seeing a revision, having time to study the layout before making a decision, entering into annexation agreements, not fair to developer to go forward without having everything all drawn out,, design standards, and having a standardized way of evaluating projects that would guide the developer, City staff and council on moving through the annexation process.

Motion by Hudak, seconded by McAdam to continue consideration of Annexation #98-02, Pre-Zone #2202-02 & Vesting Tract Map #98-03 (Vineyard 19 – Ranchwood) to the July 16, 2003 City Council Meeting. The motion carried by the affirmative vote of all Council Members present.

Motion by Hudak, seconded by McAdam to continue consideration of Annexation #98-02, General Plan Amendment #2003-02, Zone Change (Pre-Zone) #2002-02 and Vesting Tentative Tract Map #98-02 (Orchard Terrace II – Ranchwood) to the July 16, 2003 City Council Meeting. The motion carried by the affirmative vote of all Council Members present.

PUBLIC HEARING – DEVELOPMENT AGREEMENT – MAGNOLIA GROVE – RANCHWOOD. (CONTINUE PUBLIC HEARING TO JULY 2, 2003 CITY COUNCIL MEETING) Community Development Director Miller briefly explained the proposed magnolia Grove Development Agreement with Ranchwood and stated that that staff would like to continue this item to the July 2, 2003 City Council Meeting because the noticing was not done correctly. He recommended that the public hearing be opened and then continued to the July 2, 2003 meeting.

At this time the public hearing was opened. No one came forward to speak.

Motion by Hudak, seconded by Smith to continue the public hearing to July 2, 2003. The motion carried at by the affirmative vote of all Council Members present.

PUBLIC HEARING – 2003-2004 FISCAL YEAR BUDGET; RESOLUTION NO. 4424 – SETTING THE TAX RELATED APPROPRIATION LIMIT IN COMPLIANCE WITH PROPOSITION 111 FOR FISCAL YEAR 2003-2004 APPROPRIATION LIMIT; RESOLUTION NO. 4425 – ADOPTING FISCAL YEAR 2003-2004 BUDGET INCLUDING EMPLOYEE’S SALARY & BENEFIT SCHEDULES. Finance Director Wall reported on the 2003-2004 fiscal year budget process and the steps necessary for adoption as it pertains to the 2003-2004 Appropriation Limitations.

At this time, the public hearing was opened to accept input concerning the appropriation limitation for the 2003-2004 fiscal year. No one came forward so the public hearing was closed.

Motion by Smith, seconded by Hudak to adopt Resolution No. 4424, setting the tax related Appropriation Limit in compliance with Proposition 111 for Fiscal Year 2003-2004 Appropriation Limit and selection of the California Per Capita Personal Income for the inflation factor and select the City population for the population factor. The motion carried by the affirmative action of all Council Members present. Finance Director Wall reviewed the 2003-2004 fiscal year budget information as it pertains to revenues, expenditures, reserve funds, budget percentages, fund balances, new positions, salary schedules, and benefits.

Mayor Amabile commented on the reserve balance that the City has worked hard to achieve and the City is, on a regular basis, sending letters to legislature asking them not to take away any more money from the cities. He commented on the last financial audit conducted and the auditor made no comments or suggestions made for changes to the way the City is run.

At this time, the public hearing was opened to solicit input on the proposed budget for the 2003-2004 fiscal year. No one came forward to speak so the public hearing was closed.

Motion by Smith, seconded by Hudak to adopt Resolution No. 4425, adopting Fiscal Year 2003-2004 Budget including Employee’s Salary & Benefit Schedules. The motion carried by the affirmative action of all Council Members present.

REQUEST TO AMEND THE MASTER BUILDING PERMIT ALLOCATION PLAN FOR RANCHWOOD HOME CORP DEVELOPMENT AGREEMENT. City Manager Rath reported on the history of how the Development Agreement with Ranchwood Home Corp was developed as it pertains to the Master Building Permit Allocation Plan.

There was Council Member discussion regarding the number of permits to be added and not going past the 5% growth.

Motion by McAdam, seconded by Smith to direct staff to bring back agreement to amend the Master Building Permit Allocation Plan for Ranchwood Homes Corp

Development Agreement. The motion carried by the affirmative action of all Council Members present.

ADVISEMENT OF PUBLIC NOTICES. (1 Report) Community Development Director Miller reported that a Public Hearing will be held at the Planning Commission meeting on June 25, 2003 at 7:00 p.m. to consider a proposal by Frank Barghoorn for a Use Permit to allow live entertainment in conjunction with a restaurant. The subject property is zoned H-C (Highway Commercial) and is located at 2160 Pacheco Boulevard.

There was Council Member discussion regarding the noticing, noise level, and music to be played into the night.

M.C.A.G. REPORT: Mayor Amabile reported that the next MCAG meeting will be on June 19, 2003 and items to be discussed are the transportation fee being considered for the countywide improvements, election of the Governing Board for 2003-2004, approval of the Final Bicycle Plan, and the grand opening of new Transit Transpo Building.

CITY MANAGER REPORTS: Nothing to report.

CITY COUNCIL REPORTS.

COUNCIL MEMBER HUDAK: Inquired about the status with CalTrans on the signal light at Ward Road and Highway 152 and about the new airport location. City Manager Rath stated that staff is moving forward with the airport proposal.

COUNCIL MEMBER McADAM: Reported that he was encouraged to see how many people reacted to the projects on the agenda tonight and it was great to see and hear what they want. He then reminded all about the 4th of July festivities being held at the Fairgrounds at 5 pm instead of all day event.

COUNCIL MEMBER SMITH: Stated that Frankie Souza had passed away this week and that he gave a lot to the City over the years as an employee and a citizen and always had a smile. He will be missed and she sent condolences to his wife, Barbara, and the whole family.

MAYOR PRO TEM BURNETT-HAMPSON: Reported that June 20, 2003 representatives from the City will be meeting with the Miller family regarding the proposed Henry Miller statute and would like to convey to the family that there is a sentiment among us that a fitting tribute would be for the family to construct a facility that would be beneficial to the community as a whole.

MAYOR AMABILE: Reported that on June 16, 2003 Soroptimist honored him with plaque for helping and representing them throughout the year and he wanted to thank Soroptimist for that recognition. He then reported on the Flag Day Ceremony pm June 18, 2003 which was excellent and very well attended, and also the dedication of the new flag pole at the VFW on June 14, 2003 and pointed out what a great service the veterans do for the community of Los Banos. He reported on the scout meeting held to discuss the situation and the different options. He then asked that the Traffic Safety

Committee look at the traffic situation on Dove and Quail Streets and if there are any new ideas to slow down traffic.

At the hour of 11:21 a.m. in memory of Frankie Souza, the meeting was adjourned to closed session to confer with legal counsel regarding potential litigation as it pertains to annexations.

CLOSED SESSION – CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION – ANNEXATIONS. (GOVERNMENT CODE SECTION 54956.9) No action taken advisement to staff only.

ADJOURNMENT. The meeting was adjourned at the hour of 12:00 a.m.

The next regular City Council Meeting is July 2, 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