



# City of Los Banos

At the Crossroads of California

[www.losbanos.org](http://www.losbanos.org)

## AGENDA

### JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**JULY 6, 2011**

*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.*

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*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 Desehabilidad (ADA) de 1990.*

*Any writings or documents provided to a majority of the City Council / Redevelopment Agency regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 520 J Street, Los Banos, California during normal business hours. In addition, such writings and documents may be posted on the City's website at [www.losbanos.org](http://www.losbanos.org).*

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*Cualquier escritura o los documentos proporcionaron a una mayoría del Ayuntamiento / Agencia de Reurbanización con respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina de la Secretaria de la ciudad en City Hall, 520 J Street, Los Banos, California durante horas de oficina normales. Además, tales escrituras y los documentos pueden ser anunciados en el website de la ciudad en [www.losbanos.org](http://www.losbanos.org).*

1. CALL TO ORDER.

**7:00 PM**

2. PLEDGE OF ALLEGIANCE.

3. ROLL CALL:

Faria \_\_\_\_, Silveira \_\_\_\_, Sousa \_\_\_\_, Stone \_\_\_\_, Villalta \_\_\_\_

4. CONSIDERATION OF APPROVAL OF AGENDA.

5. PUBLIC FORUM. (Members of the public may address the City Council / Redevelopment Agency Members on any item of public interest that is within the jurisdiction of the City Council / Redevelopment Agency; 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. CONSIDERATION OF APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda are considered to be routine and will be voted on in one motion unless removed from the Consent Agenda by a City Council / Redevelopment Agency Member.)
  - A. Check Register for #129413 - #129756 in the Amount of \$2,937,798.71.  
*Recommendation: Approve the check register as submitted.*
  - B. Minutes for the May 18, 2011 City Council / Redevelopment Agency Meeting.  
*Recommendation: Approve the minutes as submitted.*
  - C. Minutes for the June 1, 2011 City Council / Redevelopment Agency Meeting.  
*Recommendation: Approve the minutes as submitted.*
  - D. Minutes for the June 15, 2011 City Council / Redevelopment Agency Meeting.  
*Recommendation: Approve the minutes as submitted.*
  - E. Authorizing the City Manager to Sign a Subordination of Deed of Trust for the Community Development Block Grant (CDBG) Rehabilitation Loan #268-02-04, Executed by Manuel E. Alves for 325 K Street, Los Banos, California.  
*Recommendation: Authorize the execution of the deed of trust as submitted.*
  - F. City Council Resolution No. 5335 – Approving a Professional Services Agreement for Plan Review Services and/or Building Inspection Services with Precision Inspection Company, Inc.  
*Recommendation: Adopt the resolution as submitted.*
  - G. City Council Resolution No. 5336 – Approving the Purchase of a Home Located at 459 Winemaker Street with Neighborhood Stabilization Program (NSP) Funding.  
*Recommendation: Adopt the resolution as submitted.*
  - H. City Council Resolution No. 5337 – Approving a Side Letter/Contract Extension through June 30, 2012 by and between the City of Los Banos and the Los Banos Police Dispatchers/Community Services Officers Association.  
*Recommendation: Adopt the resolution as submitted.*

7. PUBLIC HEARING. (If you challenge the proposed action as described herein in court, you may be limited to raising only those issues you or someone else raised at the public hearing described herein or in written correspondence delivered to the City or Redevelopment Agency at, or prior to, the public hearing.)

A. Public Hearing – To Receive Public Comment and Consideration of Adoption of the New Utility Rates for Water, Wastewater and Solid Waste Service Fees.

- 1) City Council Resolution No. 5338 – Amending the Current Billing Procedures for Water, Wastewater Treatment, Wastewater Collection and Disposal, and Solid Waste Rates.
- 2) City Council Resolution No. 5339 – Establishing Rates for Water Service Fees.
- 3) City Council Resolution No. 5340 – Establishing Rates for Wastewater Service Fees.
- 4) City Council Resolution No. 5341 – Establishing Rates for Solid Waste Service Fees.

*Recommendation: Receive staff report, open public hearing, close the public hearing, and adopt the resolutions as submitted.*

B. Public Hearing – To Receive Public Comment and Consideration of an Annexation, Area Plan, General Plan Amendment and Fiscal Studies for Stonecreek North. The Project Site is Approximately 362 Acres Located North of Pacheco Boulevard and West of Badger Flat Road Extending Past the Merced Community College. **(To be Continued)**

*Recommendation: Receive staff report, open public hearing, and continue the item to a date uncertain as requested.*

C. Public Hearing – To Receive Public Comment and Consideration of Amendments to the City Building Codes Ordinance by Adopting by Reference the 2010 California Building Standards Code.

- 1) Ordinance No. 1098 – Adopting by Reference the 2010 Edition of the California Building Code, the 2010 Edition of the California Energy Code, The 2010 Edition of the California Historical Building Code, the 2010 Edition of the California Referenced Standards Code, the 2010 Edition of the California Electrical Code, the 2010 Edition of the California Mechanical Code, the 2010 Edition of the California Administrative Code, The 2010 Edition of the California Existing Building Code, the 2010 Edition of the California Green Building Standards Code, the 2010 Edition of the California Residential Code, the 2010 Edition of the California Plumbing Code, Together with Certain Amendments and

Deletions, and Amending and Reorganizing Title 8 of the Los Banos  
Municipal Code. **(First Reading & Introduction)**

*Recommendation: Receive staff report, open public hearing, and introduce the ordinance as submitted.*

D. **Public Hearing** – To Receive Public Comment and Consideration of Amendments to the City Fire Prevention Code Ordinance by Adopting by Reference the 2010 California Fire Code.

- 1) Ordinance No. 1099 – Adopting by Reference the 2010 Edition of the California Fire Code Together with Certain Amendments and Deletions, and Amending and Reorganizing Title 4 Chapter 3 of the Los Banos Municipal Code. **(First Reading & Introduction)**

*Recommendation: Receive staff report, open public hearing, and introduce the ordinance as submitted.*

8. CONSIDERATION OF REQUEST TO FUND UP TO \$1,000 WORTH OF LEGAL FEES TO THE CALIFORNIA REDEVELOPMENT ASSOCIATION TO BATTLE THE GOVERNOR'S BUDGET, NAMELY ABX1 26 AND ABX1 27.

*Recommendation: Receive staff report and direction from the City Council/Redevelopment Agency on how to proceed.*

9. REDEVELOPMENT AGENCY UPDATE.

10. ADVISEMENT OF PUBLIC NOTICES. (Three Reports)

11. CITY MANAGER / EXECUTIVE DIRECTOR REPORT.

12. CITY COUNCIL / REDEVELOPMENT AGENCY MEMBER REPORTS.

A. Joe Sousa

B. Elizabeth Stone

C. Tom Faria

D. Scott Silveira

E. Mayor Mike Villalta

13. ADJOURNMENT.

- A. Adjourn to 5:30 p.m., Wednesday, July 20, 2011 to Attend a 2009-2010 Fiscal Year Financial Audit Workshop being held in the City Hall Council Chambers, 520 J Street, Los Banos, California.

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

Lucille L. Mallonee, City Clerk

Dated this 30<sup>th</sup> day of June 2011