

**CITY OF LOS BANOS  
CITY COUNCIL / REDEVELOPMENT AGENCY MEETING MINUTES  
APRIL 6, 2011**

***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 (CD and/or audio) kept as a permanent record.*

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

**PLEDGE OF ALLEGIANCE:** Preschoolers from the Los Banos Child Development Center Classroom #2 led the pledge of allegiance and followed by performing a song and dance for the audience.

**ROLL CALL – MEMBERS OF THE CITY COUNCIL / REDEVELOPMENT AGENCY PRESENT:** Tom Faria, Scott Silveira, Joe Sousa, Elizabeth Stone, Mayor Michael Villalta; **ABSENT:** None

**STAFF MEMBERS PRESENT:** City Attorney Vaughn, City Clerk/Human Resources Director Mallonee, City Treasurer/Accountant II Brazil, City Manager Rath, Fire Chief Guintini, Police Chief Brizzee, Public Works Director/City Engineer Fachin, Redevelopment Agency Director Post, Planning Director Fitzgerald, Accounting & Budget Supervisor Williams and Information Technology Director Spalding.

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

**PROCLAMATION RECOGNIZING THE WEEK OF THE YOUNG CHILD.** Mayor Villalta presented the proclamation to the preschoolers in attendance. Carrie St. Marie, Los Banos Child Development Center Site Supervisor, accepted the proclamation and thanked the City Council, parents of the preschoolers, and others for their support.

**PROCLAMATION RECOGNIZING SERGIO DE ALBA.** Mayor Villalta presented the proclamation to Mr. de Alba.

Council Member Sousa spoke of visiting Mr. de Alba's classroom at Miano Elementary School with Council Member Stone and spoke to the outstanding job Mr. de Alba is doing and how much he cares about the children at the school.

Council Member Stone spoke to the visit she made to Mr. de Alba's classroom, the beautiful gardens that he created at his school site, and how his students share the same sense of pride that he does about the gardens.

**PROCLAMATION RECOGNIZING PAST CITY COMMISSIONERS: STEPHEN HAMMOND, PLANNING COMMISSION; ANN MCCAULEY, PLANNING COMMISSION; SHIRLEY NAPOLITANO, PLANNING COMMISSION; JACK AGUILAR, JR., AIRPORT ADVISORY COMMISSION; ARTURO HERRERA, PARK & RECREATION COMMISSION; RAMONA GIULIANI, CULTURE & THE ARTS COMMISSION; REBECCA PALMER, CULTURE & THE ARTS COMMISSION.** Mayor Villalta presented the proclamations recognizing Mr. Hammond for his service on the Planning Commission, Ms. McCauley for her service on the Planning Commission, Mr. Aguilar for his service on the Airport Advisory Commission, Ms. Giuliani for her service on the Culture & the Arts Commission, and Ms. Palmer for her service on the Culture & the Arts Commission. Mayor Villalta noted that Ms. Napolitano and Mr. Herrera were unable to attend the Council meeting this evening.

**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; 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.** RHONDA LOWE, Los Banos, spoke to her delight that the young children led the Council meeting in the pledge of allegiance, thanked the Day 3 Church for offering their building free of cost for the Chamber event, Day 3 Church wanting to honor the business community, the upcoming Los Banos Chamber of Commerce Street Fair on April 16, 2011, the Merced County Spring Fair beginning on April 27, 2011, and encouraged all to attend these community events; Mayor Villalta added that the service that Day 3 Church provided at the event last night was outstanding, how the community came together, and how great they treated the business community; ARKADY FAKTOROVICH, Los Banos, spoke regarding the upcoming Tea Party constitution class on April 7, 2011 at the Miller and Lux building; NIKKI TUFT, Allied Waste Services, reminded the community about the spring clean up/recycling event being held at the Fairgrounds and Ranchwood Park on April 9, 2011 from 7:00 a.m. to 2:00 p.m.; STEVE HAMMOND, Los Banos, announced that Bethel Community Church will be having their first annual blood drive on April 10, 2011 from 12:00 p.m. to 4:00 p.m., thanked the Council for his proclamation, and acknowledged the work and dedication of former fellow Planning Commissioners Erasmo Viveros and Norm Donovan who did not receive a proclamation for their service on the Planning Commission, and thanked staff for all they did supporting him while he served on the Planning Commission. No one else came forward to speak and the public forum was closed.

**CONSIDERATION OF APPROVAL OF CONSENT AGENDA.** Mayor Villalta stated that he would like to remove items 7G – Request to Withdraw Federal Economic Development Administration Business Incubator Application to Develop the Innovation Place Network in the Miller & Lux Building and item 7K – City Council Resolution No. 5310 – Approving the 2011/2012 Transportation Planning Work Program and Comprehensive Planning Work Program and Budget for Merced County Association of Governments (MCAG) and Allocating \$104,530 to the 2011/2012 Fiscal Year for the Annual MCAG Contract for separate discussion and consideration.

Motion by Stone, seconded by Silveira to approve the consent agenda as follows: Check Register for #127683 – #128082 in the Amount of \$1,769,551.54; Minutes for the February 16, 2011 City Council / Redevelopment Agency Meeting; Minutes for the March 17, 2011 Adjourned City Council / Redevelopment Agency Meeting; Minutes for the March 30, 2011 Adjourned City Council / Redevelopment Agency Meeting; Street Closure Request from the Los Banos Chamber of Commerce to Hold the Annual Downtown Spring Street Faire on Saturday, April 16, 2011 from 5:30 a.m. – 5:30 p.m. in the Downtown Area to Close 7<sup>th</sup> and K Streets, 7<sup>th</sup> and J Streets, 5<sup>th</sup> and K Streets, 5<sup>th</sup> and J Streets, and if Vendor Count Warrants it to Additionally Close off 7<sup>th</sup> and I Streets, and 5<sup>th</sup> and I Streets, and to Allow Vendors to be Set Up in the Center of Each Street; Street Closure/Parade Request from the Merced County Spring Fair for the Following Streets to be Closed from Monday, April 25, 2011 to Sunday, May 1, 2011: 3<sup>rd</sup> Street from E Street to D Street, D Street from 3<sup>rd</sup> Street to North Street, North Street from C Street to D Street, F Street from 3<sup>rd</sup> Street to 5<sup>th</sup> Street, 4<sup>th</sup> Street from G Street to F Street and to Allow the May Day Parade on City Streets; ~~Request to Withdraw Federal Economic Development Administration Business Incubator Application to Develop the Innovation Place Network in the Miller & Lux Building~~; City Council Resolution No. 5307 – Increasing the Appropriation Amount for the Edward Byrne, Justice Assistance Grant (JAG) for Revenues in the Amount of \$20,000 and Expenditures in the Amount of \$20,000 for Necessary Radio Equipment; City Council Resolution No. 5308 – Approving the Designation of a Ponderosa Pine Tree at Conte Plaza as a Heritage Tree; City Council Resolution No. 5309 – Authorizing the Public Works Director/City Engineer to Sign the Request for Authorization (RFA) Forms for Federal Funding Including Congestion Mitigation and Air Quality (CMAQ) Funds; ~~City Council Resolution No. 5310 – Approving the 2011/2012 Transportation Planning Work Program and Comprehensive Planning Work Program and Budget for Merced County Association of Governments (MCAG) and Allocating \$104,530 to the 2011/2012 Fiscal Year for the Annual MCAG Contract.~~ The motion carried by the affirmative action of all City Council / Redevelopment Agency Members present.

**REQUEST TO WITHDRAW FEDERAL ECONOMIC DEVELOPMENT ADMINISTRATION BUSINESS INCUBATOR APPLICATION TO DEVELOP THE INNOVATION PLACE NETWORK IN THE MILLER & LUX BUILDING.**

Redevelopment Agency Director Post presented the report.

Council Member Sousa suggested using this building as the business incubator site rather than using the current building located at 1125 Fifth Street in which the City leases from the Arts Council because it would save the City money and allow for more tenants to use the incubator.

Mayor Villalta stated that he would also like to see this suggestion come forward as a future agenda item.

Motion by Silveira, seconded by Stone to approve the Request to Withdraw Federal Economic Development Administration Business Incubator Application to Develop the

Innovation Place Network in the Miller & Lux Building. The motion carried by the affirmative action of all City Council/Redevelopment Agency Members present.

**CITY COUNCIL RESOLUTION NO. 5310 – APPROVING THE 2011/2012 TRANSPORTATION PLANNING WORK PROGRAM AND COMPREHENSIVE PLANNING WORK PROGRAM AND BUDGET FOR MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) AND ALLOCATING \$104,530 TO THE 2011/2012 FISCAL YEAR FOR THE ANNUAL MCAG CONTRACT.**

There was council member discussion and staff regarding Neighborhood Stabilization Program (NSP) funds and how it is spent, a scenario that could occur in case MCAG loses a staff person, paying for the services of a grant writer, the funding MCAG is requesting, and this being a work plan.

Redevelopment Agency Director Post explained what the NSP funds are so that there was no confusion with general fund dollars.

City Manager Rath invited Jesse Brown, MCAG Chief Executive Officer, to come forward and speak regarding this item.

Mr. Brown explained how the MCAG Board operates, spoke of the work program and budget, and stated that the difference from the request submitted last year and the request submitted this year was a \$7,000 reduction or 25% reduction for Los Banos.

City Manager Rath spoke of the work program, being impressed with the grant work done by MCAG and their highly skilled staff, and valuing their expertise.

Mayor Villalta spoke of his concern about a blanket form and would like to be on a “pay as you go” type of program.

Council Member Faria suggested that there may be a chance to keep money in Los Banos and that it would be worth tabling the item until May 4, 2011 so that we can see what will transpire with MCAG’s staff person.

Council Member Stone spoke of the idea behind MCAG being to save money, being tired of the NSP being picked apart as it was very successful with the work done by the Redevelopment Agency and MCAG, not wanting to do anything that would put the NSP funding in jeopardy, the primary purpose is to put lower income families into homes and make them homeowners, and being in favor of adopting this resolution as submitted.

Council Member Sousa spoke of it seeming that every time an item from MCAG is brought forward that there is a concerted effort to stop it and break the relationship that the City has worked hard to build and supports the item as submitted.

Council Member Faria spoke of there being no animosity, the issue being money and money being very tight.

Motion by Faria, seconded by Silveira to table the adoption of City Council Resolution No. 5310 – Approving the 2011/2012 Transportation Planning Work Program and Comprehensive Planning Work Program and Budget for Merced County Association of Governments (MCAG) and Allocating \$104,530 to the 2011/2012 Fiscal Year for the Annual MCAG Contract to the May 4, 2011 City Council/Redevelopment Agency meeting. The motion carried by the following roll call vote: AYES: Faria, Silveira, Villalta; NOES: Sousa, Stone; ABSENT: None.

**PUBLIC HEARING – TO RECEIVE PUBLIC COMMENT AND CONSIDER ADOPTION OF THE 2010/2011 DISADVANTAGED BUSINESS ENTERPRISE PROGRAM UPDATE; CITY COUNCIL RESOLUTION NO. 5311 – ADOPTING THE 2010/2011 DISADVANTAGED BUSINESS ENTERPRISE (DBE) PROGRAM UPDATE FOR THE CITY OF LOS BANOS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF FEDERAL REGULATIONS.** Public Works Director/City Engineer Fachin presented the staff report.

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

Motion by Silveira, seconded by Stone to adopt City Council Resolution No. 5311 – Adopting the 2010/2011 Disadvantaged Business Enterprise (DBE) Program Update for the 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.

**PUBLIC HEARING – TO RECEIVE PUBLIC COMMENT AND CONSIDERATION OF MINOR REVISIONS TO THE RECENTLY ADOPTED ZONING ORDINANCE UPDATE FOR THE CITY OF LOS BANOS; ORDINANCE NO. 1097 – ADOPTING MINOR REVISIONS TO THE RECENTLY ADOPTED COMPREHENSIVE ZONING ORDINANCE UPDATE AMENDING TITLE 9, CHAPTER 3 OF THE LOS BANOS MUNICIPAL CODE. (FIRST READING & INTRODUCTION)** Planning Director Fitzgerald presented the staff report.

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

There was council member and staff discussion regarding the specifications of digital signs and confirmation that staff has not heard from the Federal Transportation Safety Administration regarding sign brightness and other specifications.

Motion by Stone, seconded by Silveira to waive the first reading of Ordinance No. 1097 – Adopting Minor Revisions to the Recently Adopted Comprehensive Zoning Ordinance Update Amending Title 9, Chapter 3 of the Los Banos Municipal Code. The motion carried by the affirmative action of all City Council / Redevelopment Agency Members present.

Motion by Stone, seconded by Silveira to introduce Ordinance No. 1097 – Adopting Minor Revisions to the Recently Adopted Comprehensive Zoning Ordinance Update Amending Title 9, Chapter 3 of the Los Banos Municipal Code by the following roll call vote: AYES: Faria, Silveira, Sousa, Stone, Villalta; NOES: None; ABSENT: None.

**PRESENTATION BY MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) REGARDING SHARED SERVICES.** Jesse Brown, MCAG, presented the staff report.

There was discussion among Council Members, staff, and Mr. Brown regarding what fleet sharing entails and examples of how the shared services would work.

Motion by Silveira, seconded by Stone to direct staff to participate in the study to be conducted by Merced County Association of Governments regarding shared services. The motion carried by the affirmative action of all City Council / Redevelopment Agency Members present.

**CONSIDERATION OF ADOPTION OF CITY COUNCIL RESOLUTION NO. 5312 – AUTHORIZING THE CITY MANAGER TO EXECUTE A MASTER AGREEMENT, FUTURE AGREEMENTS, AND/OR AMENDMENTS THERETO, RELATING TO THE TELE-WORKS AUTOMATED PHONE SYSTEM.** Accounting & Budget Supervisor Williams presented the staff report.

There was council member and staff discussion regarding an emergency service component that can be utilized, vital emergency services, email notification as a free service to citizens, the cost for increasing the minute allotment as the City grows,

Mayor Villalta asked Accounting & Budget Supervisor Williams to come back after the program is instituted and to give an update.

Motion by Silveira, seconded by Stone to adopt City Council Resolution No. 5312 – Authorizing the City Manager to Execute a Master Agreement, Future Agreements, and/or Amendments thereto, Relating to the Tele-Works Automated Phone System. The motion carried by the affirmative action of all City Council / Redevelopment Agency Members present.

**PRESENTATION OF ECONOMIC DEVELOPMENT PLAN.** Redevelopment Agency Director Post presented the staff report, which included a PowerPoint presentation.

There was council member and staff discussion regarding commuter surveys and this being a community project to help the City prosper.

Informational item only, no action taken.

**SUMMARY OF GOVERNOR'S BUDGET PROPOSAL REGARDING REDEVELOPMENT AGENCIES.** Redevelopment Agency Director Post presented the staff report.

Informational item only, no action taken.

**PLANNING COMMISSION APPOINTMENTS.** Motion by Villalta, seconded by Sousa to appoint Vern Hixson and Tracey Rosin to the Planning Commission with the terms expiring December 31, 2011. The motion carried by the affirmative action of all City Council / Redevelopment Agency Members present.

**COUNCIL MEMBER AGENDA REQUESTS. (TO SEE IF THERE IS A MAJORITY CONSENSUS TO HAVE STAFF EXPEND TIME ON THE ISSUE AND TO HEAR IT AT A FUTURE MEETING.)**

**REQUEST FROM COUNCIL MEMBER FARIA TO CONSIDER INITIATING AN INDEPENDENT AND HIGHLY ITEMIZED CASH FLOW ANALYSIS OF THE LOS BANOS REDEVELOPMENT AGENCY.**

Council Member Faria explained the reasons for his request, the need to put suspicions and concerns to rest, and suggested contracting with an independent firm to do a highly specific cash flow analysis of the City of Los Banos and the Redevelopment Agency.

Council Member Stone asked Council Member Faria to elaborate on the suspicions that were mentioned.

Council Member Faria spoke of public concern with expenditures, City employees' salaries having been made quite public due to the publication of their salaries in the newspaper, and the analysis would show all expenditures and put his mind and the public's mind at ease.

Council Member Sousa spoke of budgets being projections, amendments happen routinely, revenue and expenditure reports that are distributed monthly, a highly detailed cash flow analysis will not come cheap, having just talked about how we are trying to spend conservatively, and suggested that if somebody has suspicions about anything then that person should state what they are.

Council Member Faria suggested changing the process for Council Member Agenda Requests to allow Council Members to put an item on the agenda as department heads do.

City Attorney Vaughn clarified the current Council Member Agenda Requests process and explained how staff will expend time researching the subject matter and bring a recommendation to Council if the motion is approved.

There was council member and staff discussion regarding the differences between this request and the reports that are currently available to Council.

There was council member concern about paying an independent source to do something that the City already does.

Motion by Faria, seconded by Silveira to Consider the Initiation of an Independent and Highly Itemized Cash Flow Analysis of the City of Los Banos and Los Banos Redevelopment Agency. After discussion, Council Member Silveira withdrew second; Council Member Faria withdrew motion.

Accounting & Budget Supervisor Williams spoke of the reports that are currently provided to Council on a monthly basis that include actual numbers, the auditor's annual financial reports, and the budget being the only projected numbers.

City Manager Rath proposed that staff bring back all reports that are available to Council and share what the costs are for hiring an independent person to do the cash flow analysis.

Motion by Faria, seconded by Silveira to direct staff to take look at the current cash flow analysis that is provided to Council and bring it back in the form of a report as well as incorporating tonight's discussion and assemble in a user friendly and detailed way to help Council understand the cash flow in the terms that they want to understand it. The motion carried by the following roll call vote: AYES: Faria, Silveira, Villalta; NOES: Sousa, Stone; ABSENT: None.

**REQUEST FROM COUNCIL MEMBER FARIA TO RECONSIDER THE REGIONAL TRANSPORTATION IMPACT FEE (RTIF) RATES AND STRUCTURE.** Council Member Faria spoke of how not all the cities in the County have been depositing funds into the RTIF program and spoke of his concerns not being with Merced County Association of Governments (MCAG) but with the cities that do not participate.

Council Member Sousa spoke of the fee being based on new projects, Livingston who has never participated but is now looking to come into the program, his opinion that there is a concerted effort to get rid of the bypass project, the future of this community relying on the bypass, doing away with the RTIF would result in the disappearance of the bypass funding, and not willing to throw away the community's future for the special interest groups in this community.

Council Member Stone spoke of not being at a point where there is a need to vote on the RTIF again, a fee study done by Goodwin Consulting Group, a fee comparison that showed that the City was consistently among the lowest in development impact fees, lowering fees not being the defining factor of why business would come to this community, does not support the community subsidizing an impact for new business, and the need for developers to pay for the impact they create.

City Manager Rath spoke of how the RTIF contribution issue came up at the MCAG Governing Board meeting two years ago and how some cities are contributing in accordance to ordinances and fee regulations.

Mayor Villalta spoke of cities that have passed ordinances that benefited them regarding the RTIF and their fee deposits, stated that the Los Banos bypass has never

been a first priority when it comes to funding, an upcoming agenda item at the MCAG Governing Board meeting, RTIF funds, the need to reduce this fee, the bypass project already went away, the need for federal funds to build the bypass.

Council Member Sousa spoke of the need to set the record straight about the priority of the bypass project, this agricultural community is dependent on transportation, and the success and prosperity of a business not due to start up fees.

Council Member Silveira suggested tabling this issue to a later date when it is warranted, the need to put a bypass here but it being primarily the State of California's responsibility, the need for more information and a better understanding, and now not being the time to ask staff to expend time on this issue.

Motion by Faria, seconded by Silveira to direct staff to expend time after the budget process is complete to bring back the Reconsideration of the Regional Transportation Impact Fee Rates and Structure item. The motion carried by the following roll call vote: AYES: Faria, Silveira, Villalta; NOES: Sousa, Stone; ABSENT: None.

**REDEVELOPMENT AGENCY UPDATE.** Redevelopment Agency Director Post congratulated Johnny and Linda Andrews as the Merced County Spring Fair Marshals.

**ADVISEMENT OF PUBLIC NOTICES (One Report).** Planning Director Fitzgerald reported that there will be a public hearing at the Planning Commission meeting on April 13, 2011 to consider a use permit to allow the operation of a spray booth for auto restoration at Quistian Auto.

**CITY MANAGER / EXECUTIVE DIRECTOR REPORT.** Spoke regarding the State of California Administration of the Courts' new courthouse prospective location and a tentative meeting regarding the location on April 19, 2011 at 5:00 p.m. at the old Merced College Los Banos Campus on the corner of Mercy Springs Road and Scripps Drive.

### **CITY COUNCIL / REDEVELOPMENT AGENCY MEMBER REPORTS.**

**SCOTT SILVEIRA:** Spoke of tickets available for pre-order for the May Day fair now at discounted prices and the fair kick off dinner on Friday, April 8, 2011.

**JOE SOUSA:** Spoke of honoring several of those who served on City commissions, a few commissioners who had resigned and were not honored with a proclamation including Norm Donovan, Mario Gonzalez and Erasmo Viveros, and stated he would like to add a Council Member Agenda Request item to the agenda for the next City Council/Redevelopment Agency meeting for the issuance of proclamations to these individuals.

**ELIZABETH STONE:** Spoke of attending the Cesar Chavez marching event, being role models for the community, many people watching what Council is doing, being approached by citizens who heard that the Mayor wasn't going to issue a proclamation

to certain past commissioners, and encouraged the community to watch the Council meetings because a lot of important things are happening.

**TOM FARIA:** Spoke of the successful music program, upcoming choir events, and encouraged all to attend.

**MAYOR MICHAEL VILLALTA:** Spoke of the upcoming May Day fair and encouraged all to support it, the Cesar Chavez march in which he spoke at the event, thanked Pastor John Calderon and Day 3 Church for providing services for a community event, the upcoming blood bank at Bethel Community Church, and stated that a list of commissioners receiving proclamations went out to all Council Members and Council Member Sousa's silence and Council Member Stone's silence gave him approval.

**CLOSED SESSION – CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PURSUANT TO GOVERNMENT CODE SECTION 54956.8; PROPERTY 1740 D STREET, MERCED, CALIFORNIA, APN: 034-211-023; NEGOTIATORS: CITY MANAGER, CITY ATTORNEY, REDEVELOPMENT AGENCY DIRECTOR, NEGOTIATING PARTIES: CITY OF LOS BANOS AND JOSE C. & MARIA E. MORAGA; UNDER NEGOTIATION: PURCHASE PRICE AND TERMS OF SALE.**

Mayor Villalta reported that the City Council approved the sale documents of property, giving the City Manager or Mayor authority to sign and accept \$45,000 for the property located at 1740 D Street, Merced, California.

**CLOSED SESSION – CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PURSUANT TO GOVERNMENT CODE SECTION 54956.8; PROPERTY: 1704 EAST PACHECO BOULEVARD, A PORTION OF APN 428-122-004, AGENCY NEGOTIATOR: CITY ATTORNEY & PUBLIC WORKS DIRECTOR / CITY ENGINEER; NEGOTIATING PARTIES: CITY OF LOS BANOS AND VINCENT ROTONDARO ET AL; UNDER NEGOTIATION: PURCHASE PRICE AND TERMS OF SALE.**

Mayor Villalta reported that the City Council approved the easement purchase agreement, giving the City Manager or Mayor authority to sign the purchase agreement for the property located at 1704 East Pacheco Boulevard, Los Banos, California.

**ADJOURNMENT.** The meeting was adjourned at the hour of 11:10 p.m.

APPROVED:

/s/ Michael Villalta  
Michael Villalta, Mayor

ATTEST:

/s/ Lucille L. Mallonee  
Lucille L. Mallonee, City Clerk