

**CITY OF LOS BANOS
ECONOMIC DEVELOPMENT ADVISORY COMMISSION MINUTES
JUNE 15, 2015**

ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the Economic Development Advisory Commission.

CALL TO ORDER: Assistant Planner II Elms called the Economic Development Advisory Commission Meeting to order at the hour of 4:04 p.m.

ROLL CALL – MEMBERS OF THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION PRESENT: Kathy Ballard; David Dees (arrived at 4:05 p.m.); Ann McCauley; Bertha Faria, Chamber of Commerce; Tom Faria, City Council; Brett Jones; Deborah Lewis, City Council; Aleksey Dvorkin absent.

CONSIDERATION OF APPROVAL OF AGENDA: Motion by Ballard seconded by Jones to approve the agenda as submitted. The motion carried by the affirmative action of all Commission Members present; Dees and Dvorkin absent.

Commissioner Dees arrived at 4:05 p.m.

CONSIDERATION OF APPROVAL OF MINUTES – MAY 19, 2015: Motion by T. Faria, seconded by Ballard to approve the minutes as submitted. The motion carried by the affirmative action of all Commission Members present; Dvorkin absent.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE COMMISSION; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. Assistant Planner II Elms opened the public forum. No one came forward to speak and the public forum was closed.

CONSIDERATION OF ASSIGNMENT OF THEME TO DOWNTOWN MURAL LOCATED ON THE SOUTHWESTERN FACING WALL OF 1048 SIXTH STREET (FARMERS INSURANCE).

Assistant Planner II Elms spoke of several historical mural themes that had been previously brainstormed by Ms. Geneva Brett with the Chamber of Commerce and asked the Commission to keep in mind what that block consisted of so long ago.

Some of the themes discussed included the Path of the Padres, Buffalo soldiers, duck market hunting, Henry Miller, Firebaugh Steamboat, Overland Road Stagecoach, rail road station, irrigation, Pacific flyway, downtown buildings, unique animals to the area, farming/agriculture, famous people, and cultural diversity.

Commissioner B. Faria spoke of how livery stables used to occupy the corner of Sixth and K Streets and how the Erreca family had purchased the building.

Commissioner Ballard spoke of how Tony Dutra has many of Lefty Manzanedo's older pictures.

Commissioner Dees spoke in support of an immigration theme and the idea of incorporating the Path of the Padres.

Commissioner Jones advised that the Commission stay away from a theme that would include Henry Miller, ducks, and farming, spoke in support of themes that would include the Path of the Padres or Buffalo Soldiers, and suggested that staff give the artist the top three themes so she could prepare sketches and perhaps have the community weigh in on the selection of the theme.

Council Member Lewis spoke of how it is possible to incorporate several themes into one mural.

Commissioner Jones suggested alternating murals and rotating them throughout downtown.

Assistant Planner II Elms said that staff can check with the Ms. Anne Whitehurst, the artist, to see if she would be available to attend the next Commission meeting so she can discuss what she could do with these themes and spoke of how another mural possibility could be to highlight the moving of Los Banos from Volta to where it currently is situated.

DISCUSSION – “PERK UP PACHECO” INITIATIVE (CONTINUED FROM MAY 19, 2015).

Assistant Planner II Elms spoke of how she is working with City Attorney William Vaughn to look into creating an ordinance that came as a recommendation from the Commission to work towards the beatification of commercial buildings when tenants change out.

Council Member T. Faria spoke of the need to guilt landowners with poor looking property to make an upgrade and the need to get rid of banana flags around town.

Assistant Planner II Elms spoke of how staff and counsel are looking into the legality of tenant changing, how liability goes to the property owner, how staff can only enforce Americans with Disabilities Act (ADA) compliance when improvements are made and applicants get a building permit.

Commissioner Ballard suggested educating business owners when they apply for the business licenses on what they can legally ask of their landlords.

Council Member Lewis spoke of how she has talked with City Manager Steve Carrigan regarding putting on classes to assist businesses who are new and starting up when government money is available.

Commissioner Ballard spoke of how the Chamber of Commerce is actively assisting in that capacity.

Commissioner Jones spoke of how property owners on Pacheco Boulevard are resistant to make improvements and upgrades because it's risky with high tenant turnover.

Council Member T. Faria spoke of perhaps giving incentives for those who make cosmetic improvements on their properties.

There was discussion among Commissioners regarding the suggestion of including a checklist with the business license application to ensure the properties are sufficient, how staff already does inspections to ensure the properties meet building and fire codes, and absentee landlords.

Assistant Planner II Elms spoke of the need to approach the Municipal Code ordinance by ordinance to clean up the vagueness.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION MEMBER COMMENTS.

BALLARD: No report.

DEES: No report.

DVORKIN: Absent.

B. FARIA: No report.

T. FARIA: No report.

JONES: No report.

LEWIS: No report.

MCCAULEY: No report.

ELMS: No report.

ADJOURNMENT. The meeting was adjourned at the hour of 5:01 p.m.

APPROVED:

Sandra Benetti, Planning Technician