

**CITY OF LOS BANOS  
CITY COUNCIL MEETING MINUTES  
JUNE 5, 2019**

***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 Meeting to order at the hour of 7:01 p.m.

**PLEDGE OF ALLEGIANCE:** Police Chief Brizzee led the pledge of allegiance.

**ROLL CALL – MEMBERS OF THE CITY COUNCIL PRESENT:** Council Members Council Member Tom Faria, Daronica Johnson-Santos, Deborah Lewis, Brett Jones, Mayor Michael Villalta; Absent: None.

**STAFF MEMBERS PRESENT:** City Manager Terrazas, City Attorney Vaughn, City Clerk/Human Resources Director Mallonee, City Treasurer/Accounting & Budget Supervisor Tomas, Police Chief Brizzee, Fire Chief Hurley, Finance Director Williams, Community & Economic Development Director Elms, Public Works Director/City Engineer Fachin.

**CONSIDERATION OF APPROVAL OF AGENDA:** Motion by Lewis, seconded by Johnson-Santos to approve the City Council Meeting agenda. The motion carried by the affirmative action of all City Council Members present.

**PRESENTATIONS.**

**PROCLAMATION RECOGNIZING DISABILITY AWARENESS MONTH.** Mayor Villalta read the proclamation.

**PROCLAMATION RECOGNIZING THE LOS BANOS HIGH SCHOOL VARSITY BASEBALL TEAM.** Mayor Villalta read the proclamation and presented it to the team members that were in attendance at the meeting.

**CERTIFICATES OF RECOGNITION OF PARTICIPATION AND ACHIEVEMENTS AT THE MERCED COUNTY PENTATHLON: WESTSIDE UNION ELEMENTARY SCHOOL, FIRST PLACE – OVERALL, LORENO FALASCO ELEMENTARY SCHOOL, SECOND PLACE – OVERALL, WESTSIDE UNION ELEMENTARY SCHOOL, FIRST PLACE – SUPER QUIZ, LORENO FALASCO ELEMENTARY SCHOOL, SECOND PLACE – SUPER QUIZ, MIANO ELEMENTARY SCHOOL, FOURTH PLACE – SUPER QUIZ, LOS BANOS JUNIOR HIGH SCHOOL 7<sup>TH</sup> GRADE, FOURTH PLACE – SUPER QUIZ, CREEKSIDE JUNIOR HIGH SCHOOL 7<sup>TH</sup> GRADE, FIFTH PLACE – SUPER QUIZ, CREEKSIDE JUNIOR HIGH SCHOOL 8<sup>TH</sup> GRADE, FIFTH PLACE – SUPER QUIZ.** Mayor Villalta read and presented the certificates to

Los Banos Unified School District Superintendent Dr. Mark Marshall who was in attendance at the meeting.

**PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE CITY COUNCIL 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.**

STAN SILVA, Los Banos, thanked the City for getting back in touch with me over an issue I've had, he spoke to the letter of protest he wrote against the water increase, his concerns is with the CPI in which the City is using the San Francisco CPI, you have an action plan and needing to meet the State requirements, the Utility Department does a great job with what they have to work with; TOM KALJIAN, representing the Downtown Association, spoke regarding the 209 Magazine and the very nice article about Los Banos Downtown; SHARON SILVA spoke regarding the events going on in the Downtown, i.e. Ladies' Night Out, Casino Night Fundraiser in August, Farm To Table in September; JOANN FALASCO LASALVIA, Los Banos, spoke to the economic hardship the proposed water increases will create, concerns with the San Francisco CPI being used, garbage and waste services compared to San Francisco, concerns with water source and quality of our drinking water, she feels it is in our best interest of our city to examine this decision on Prop 218 with wisdom and foresight; RHONDA LOWE, Los Banos spoke regarding what UC Merced is doing to help businesses to locate their business here and grow the ones that are already here, have been conducting more business workshops, and creating the Youth Business Workshop, working to help our business community grow; JENNIFER JOAQUIN, Republic Services, spoke regarding how successful the city-wide cleanup was, next event is the Fall Cleanup on September 21, 2019; PEDRO MAUSTA, Los Banos, appreciates that we are able to speak up, he moved here because he needed a new beginning, if we are going to follow the trend of the Bay Area will be difficult, do a 5 year plan will be rough, feels like it is a little too much and will hurt later; ADAM, Los Banos, spoke regarding the Recovery Outlet and the services they provide and how he has concerns, he also has concerns with the homeless and how they are being treated, and urged them to find them help; JUDY YRIARTE, Los Banos, spoke regarding her concerns with the water and how the cost is going up especially if nothing is being done about the quality of the water. 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 item 7D - City Council Resolution No. 6083 – Awarding Contract for Legal Advertising to the Los Banos Enterprise for Fiscal Year Ending June 30, 2020 and Authorizing the City Manager to Execute Agreement for discussion before approval.

Motion by Lewis, seconded by Johnson-Santos to approve the consent agenda, with the removal of item 7D – City Council Resolution No. 6083 – Awarding Contract for Legal Advertising to the Los Banos Enterprise for Fiscal Year Ending June 30, 2020 and Authorizing the City Manager to Execute Agreement, as follows: Check Register for #216203 – #216524 in the Amount of \$1,376,541.37; City Council Resolution No. 6081

– Accepting Public Improvements for East Center Phase 1, Generally Located within the Area Bounded by Center Avenue to the West, Pioneer Road to the South, Diablo Street & Pike Street to the East, APNs 431-270-004 and 431-270-010 (Pioneer Development Company, Inc.); City Council Resolution No. 6082 – Approving and Adopting Final Tract Map No. 2017-03 Sunrise Ranch, Generally Located within the Area Bounded by B Street to the North, Place Road to the West, San Luis Street to the South, and Jo-Lin Park Manor Subdivision to the East, APN 428-080-001 (Trevino Pioneer, a California LLC); ~~City Council Resolution No. 6083 – Awarding Contract for Legal Advertising to the Los Banos Enterprise for Fiscal Year Ending June 30, 2020 and Authorizing the City Manager to Execute Agreement;~~ City Council Resolution No. 6084 – Approving Amendment No. 2 to Professional Services Agreement with CSG Consultants, Inc. for Plan Check and Building Inspection Services Extending the Term Date to June 30, 2020. The motion carried by the affirmative action of all Council Members present.

**CITY COUNCIL RESOLUTION NO. 6083 – AWARDING CONTRACT FOR LEGAL ADVERTISING TO THE LOS BANOS ENTERPRISE FOR FISCAL YEAR ENDING JUNE 30, 2020 AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENT.** Mayor Villalta inquired as to if the City is keeping up with technology as it pertains to advertising requirements, for which City Attorney Vaughn stated they were and explaining the process and State requirements for advertising and how we have to do this every year.

Motion by Lewis, seconded by Faria to adopt City Council Resolution No. 6083 – Awarding Contract for Legal Advertising to the Los Banos Enterprise for Fiscal Year Ending June 30, 2020 and Authorizing the City Manager to Execute Agreement. The motion carried by the affirmative action of all Council Members present.

**PUBLIC HEARING – TO RECEIVE PUBLIC COMMENT AND CONSIDERATION OF A RESOLUTION ADOPTING NEW UTILITY RATES FOR WATER, WASTEWATER AND SOLID WASTE SERVICE FEES; CITY COUNCIL RESOLUTION NO. 6085 – AMENDING THE CURRENT BILLING PROCEDURES FOR WATER, WASTEWATER TREATMENT, WASTEWATER COLLECTION AND DISPOSAL, AND SOLID WASTE RATES; CITY COUNCIL RESOLUTION NO. 6086 – ESTABLISHING RATES FOR WATER SERVICE FEES; CITY COUNCIL RESOLUTION NO. 6087 – ESTABLISHING RATES FOR WASTEWATER SERVICE FEES; CITY COUNCIL RESOLUTION NO. 6088 – ESTABLISHING RATES FOR SOLID WASTE SERVICE FEES.** Finance Director Williams presented the staff report, which included a PowerPoint presentation.

City Attorney Vaughn read a statement into the record as per the requirements of Article XIII D Section 6 of the California Constitution, commonly known as Proposition 218.

Mayor Villalta spoke regarding the water quality as it pertains to chromium 6. Public Works Director/City Engineer Fachin spoke to the levels of chromium in the City's water, how California is the only State that has a chromium 6 level test requirement, and how the City is dealing with the situation.

Mayor Villalta opened the public hearing. ADAM (inaudible last name), Los Banos, stated that it is his knowledge that the dump trucks go to Billy Wright Road and he

doesn't believe that they have raised their rates, how Allied Waste has missed picking up his garbage cans and has had to call to have them dumped, his concerns with water and where it is going and coming from, what about the ducks, he should only be charged if they have garbage in their cans, and compared Los Banos to Visalia; JOANNE FALASCO LASALVIA, Los Banos, stated that how when quoting rates for the Bay Area at \$300-\$400 it is hard to compare rates when their income is much higher there too, if there isn't a dumpster to pick up why are we being charged, why is her handicapped properties not being handled correctly as it pertains to garbage service, she has concerns with the garbage contracts, paying for water that they can't drink, and for the City Council to consider what is best for the City in the long term; PEDRO BOSTON, Los Banos, stated that when he first moved here he needed to get a water softener and didn't know why, the quality of the water is not the same in the Bay Area which is better, can't wash his car because it leaves water spots, how San Jose offers smaller trash cans and you pay less than the larger ones, and how yard waste is handled differently in San Jose; STAN SILVA, Los Banos, stated that he has heard these people give their opinions, explained how Los Banos water comes from deep wells and chromium is naturally occurring, surface treatment would cost a fortune, Public Works is working with what they have and are in difficult times, glad to hear about the standards being changed, he hasn't had any problems with the garbage service, sewer treatment is tertiary and water doesn't leave it evaporates, still thinks that the people working on this do an outstanding job, and directing some of our ideas towards the Water Board and the people tightening up the regulations; KATHY BALLARD, Los Banos, stated that personally don't have a problem with my garbage or water service, she would like to see a lower increase per year and get a CPI that is more logical to the central valley. No one else came forward to speak and the public hearing was closed.

A five minutes recess was taken so that the City Clerk and City staff could complete the tabulation of the written protests received.

The City Clerk stated that in regards to the proposed rates for the water service fees, a majority of the owners of the identified parcels would equal: 6,115 and seventy-seven (77) written protests were submitted by owners of the identified parcels and/or any tenants directly liable for the payment of water service fees.

There was Council Member and staff discussion regarding Jones how many utility customers we have for which Finance Director Williams stated 12,229, if the City was short on covering costs for which Finance Director Williams stated water funds are covering current costs, sewer/wastewater are not covering current costs but there is a fund balance that covers the lack of funds, project/plans for the future for which Finance Director Williams stated that there are many infrastructure projects that will spend the fund balance and quite possible put us in the red, what would happen if we put this decision off for a year for which Finance Director Williams stated it could possibly cause layoffs, how the rates will be raised as it pertains to the CPI, how long the Prop 218 is good for if we prolong the decision for which City Attorney Vaughn stated that if you do not act tonight you would need to go through the whole process again, this being a difficult decision for the City with two tax increases recently approved - Measure H and V, and school bonds too, how the CPI doesn't include gas and food and those prices

have gone up a lot, wanting to give our citizens a year to breathe give families a chance to catch up, we are growing city, went over rates again in comparison to other cities, not wanting to see a huge increase to catch up again if don't approve tonight, how the City has not raised rates in 3 years and doing steady rate increases helps us keep rate increases lower, how everything that happens in California comes from the State is unfunded mandates, how we have property tax increases that are passed off on us that we can't dispute, not a good business practice to eat a cost instead of raising rates, not wanting to see our services reduced, how the rates we are proposing as not going to be the rates that we hope to administer depending on the CPI, how the City is fighting very hard to keep Billy Wright Landfill open as they one-time wanted to close it and have our garbage to the east side of Merced County, and the higher increases in the past and how the current 3.5% proposed increases is in the best interest of the City.

Motion by Lewis, seconded by Jones to adopt City Council Resolution No. 6085 – Amending the Current Billing Procedures for Water, Wastewater Treatment, Wastewater Collection and Disposal, and Solid Waste Rates. The motion carried by the affirmative action of all Council Members present, Faria voting No.

Motion by Johnson-Santos, seconded by Lewis to adopt City Council Resolution No. 6086 – Establishing Rates for Water Service Fees. The motion carried by the affirmative action of all Council Members present, Faria voting No.

Motion by Lewis, seconded by Jones to adopt City Council Resolution No. 6087 – Establishing Rates for Wastewater Service Fees. The motion carried by the affirmative action of all Council Members present, Faria voting No.

Motion by Lewis, seconded by Jones to adopt City Council Resolution No. 6088 – Establishing Rates for Solid Waste Service Fees. The motion carried by the affirmative action of all Council Members present, Faria voting No.

**PUBLIC HEARING – TO RECEIVE PUBLIC COMMENT AND CONSIDERATION OF THE LEVY OF THE PROPOSED ANNUAL ASSESSMENT FOR THE 2019-2020 FISCAL YEAR FOR LANDSCAPING AND LIGHTING DISTRICT NOS. 1-7 AND 9-19; CITY COUNCIL RESOLUTION NO. 6089 – CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENTS FOR LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 1-7 AND 9-19 FOR THE 2019-2020 FISCAL YEAR.** Public Works Director/City Engineer Fachin presented the staff report, which included a PowerPoint presentation.

Mayor Villalta opened the public hearing. KATHY BALLARD, Los Banos, has some concerns regarding the funds in the Landscape & Lighting Districts is solely used in those districts, she feels that all areas in the City should have these districts, and would appreciate that the City wouldn't have districts that are funded by the General Fund. No one came forward to speak and the public hearing was closed.

Motion by Jones, seconded by Lewis to adopt City Council Resolution No. 6089 – Confirming Diagram and Assessment and Levying Assessments for Landscaping and

Lighting Assessment District Nos. 1-7 and 9-19 for the 2019-2020 Fiscal Year. The motion carried by the affirmative action of all Council Members present.

**PUBLIC HEARING – TO RECEIVE PUBLIC COMMENT AND CONSIDERATION OF A CONDITIONAL USE PERMIT AND CATEGORICALLY EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301 (EXISTING FACILITIES) TO ALLOW THE USE OF A TYPE 41 ALCOHOL LICENSE FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH A BONA-FIDE EATING ESTABLISHMENT LOCATED AT 650 I STREET, APN 025-201-009 (ZAFIRO’S SEAFOOD AND GRILL); CITY COUNCIL RESOLUTION NO. 6090 – APPROVING CONDITIONAL USE PERMIT #2019-01 FOR THE USE OF A TYPE 41 ALCOHOL LICENSE FOR THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH AN EATING PLACE FOR ZAFIRO’S SEAFOOD AND GRILL LOCATED AT 650 I STREET; MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER 025-201-009.** Community & Economic Development Director Elms presented the staff report, which included a PowerPoint presentation.

Mayor Villalta opened the public hearing. FRANK (inaudible last name), spoke regarding the business he plans to open which will be a family type restaurant with a TexMex type menu. No one else came forward to speak and the public hearing was closed.

There was Council Member and staff discussion regarding standard for cameras in these types of facilities, and how across the street there are residents living in the upstairs area.

Motion by Faria, seconded by Johnson-Santos to adopt City Council Resolution No. 6090 – Approving Conditional Use Permit #2019-01 for the Use of a Type 41 Alcohol License for the On-sale of Beer and Wine in Conjunction with an Eating Place for Zafiro’s Seafood and Grill Located at 650 I Street; More Specifically Identified as Assessor’s Parcel Number 025-201-009. The motion carried by the affirmative action of all Council Members present.

**CONSIDERATION OF ADOPTION OF CITY COUNCIL RESOLUTION NO. 6091 – AUTHORIZING THE CITY MANAGER TO EXECUTE PROFESSIONAL SERVICES AGREEMENT FOR SOLID WASTE CONSULTANT SERVICES WITH R3 CONSULTANT GROUP, INC. IN THE AMOUNT OF \$150,565 WITH A TEN PERCENT (10%) CONTINGENCY OF \$15,000 AND AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO ADMINISTER THE PROFESSIONAL SERVICE AGREEMENT.** Public Works Director/City Engineer Fachin presented the staff report.

There was Council Member and staff discussion regarding considering offering smaller garbage bins, issues around recycling and Billy Wright this will be a good thing, upsetting issue that came up at MCAG is that our rates may be higher because other cities are not doing what’s mandated, how we need to make sure we are not getting the short end of the stick because we are doing the right thing, and how Toronto already has organic recycling.

Mayor Villalta allowed the public to come forward and speak. MARK SCIZARI, Republic Services, spoke regarding State regulations that are coming down the pike in California, how for the last 25 years they've had a good working relationship with the City, one element he is concerned about is wanting to be able to sit down and negotiate a long term contract with a consultant.

City Manager Terrazas stated that if the City Council approves the items this evening to develop an RFP to put out to bid, not sure that we would be able to sit down and negotiate a new agreement with a particular provider.

Motion by Faria, seconded by Lewis to adopt City Council Resolution No. 6091 – Authorizing the City Manager to Execute Professional Services Agreement for Solid Waste Consultant Services with R3 Consultant Group, Inc. in the Amount of \$150,565 with a Ten Percent (10%) Contingency of \$15,000 and authorize the Public Works Director/city engineer to Administer the Professional Services Agreement. The motion carried by the affirmative action of all Council Members present.

**CONSIDERATION OF ADOPTION OF CITY COUNCIL RESOLUTION NO. 6092 – APPROVING THE CONDITIONAL ACCEPTANCE STUDY AGREEMENT FOR HEXAVALENT CHROMIUM TREATMENT WITH AQUA METROLOGY SYSTEMS LIMITED AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT.** Public Works Director/City Engineer Fachin presented the staff report.

There was Council Member and staff discussion regarding what the State may be looking at the chromium 6 conversion, have they done this for any other communities, what that would mean for the household filters.

Motion by Lewis, seconded by Johnson-Santos to adopt City Council Resolution No. 6092 – Approving the Conditional Acceptance Study Agreement for Hexavalent Chromium Treatment with Aqua Metrology Systems Limited and Authorizing the City Manager to Execute Said Agreement. The motion carried by the affirmative action of all Council Members present.

**CONSIDERATION OF APPOINTMENT OF A COUNCIL MEMBER AND AN ALTERNATE TO THE VALLEY-WIDE SPECIAL CITY SELECTION COMMITTEE ASSOCIATED WITH THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT.** Mayor Villalta stated that he would like to nominate Council Member Lewis be appointed to the Valley-Wide Special Selection Committee associated with the San Joaquin Valley Air Pollution Control District and Council Member Jones as the alternate.

Motion by Johnson-Santos, seconded by Faria to nominate Council Member Lewis be appointed to the Valley-Wide Special Selection Committee associated with the San Joaquin Valley Air Pollution Control District and Council Member Jones as the alternate. The motion carried by the affirmative action of all Council Members present.

**CANCELLATION OF THE REGULAR CITY COUNCIL MEETING SCHEDULED FOR WEDNESDAY, JULY 3, 2019 DUE TO THE 4<sup>TH</sup> OF JULY HOLIDAY.** Motion by Faria, seconded by Jones to cancel the July 3, 2019 Regular City Council Meeting due to the

4<sup>th</sup> of July Holiday. The motion carried by the affirmative action of all Council Members present.

**ADVISEMENT OF PUBLIC NOTICES (Three)**. Community & Economic Development Director Elms reported that public hearings will be held at the Planning Commission meeting of June 12, 2019 to consider a Site Plan Review for the development of one 1800 sq. ft. commercial structure along with site improvements at 1419 Place Road, APN 083-130-030, to consider a Conditional Use Permit to allow the use of a Type 40 Alcohol License at La Esperanza Food Center located at 937 West Pacheco Boulevard, APN 0431-020-002, a Mobile Food Vendor permit to allow the operation of a mobile food vending vehicle on private property for Jaidel Perez dba El Grullense Jal #6 located at 1301 West Pacheco Boulevard, APN 430-010-019.

**CITY MANAGER REPORT**. City Manager Terrazas stated that staff is working on a grant to rehab Pacheco Park and how they will be holding public meetings on this topic and the upcoming Movie in the Park dates - June 21 & 28, 2019.

**REPORT/UPDATE ON MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) AND MEASURE V COMMITTEE**. Mayor Villalta stated that he appreciates all the help and the letter we sent MCAG and the Measure V committee helped solidify the projects that we identified, the news is that we have the money to now build the college walkway within 2-3 years and we have money for the Pioneer Trail up to and including right of way purchase, and how he would like to look garbage rates with MCAG.

#### **CITY COUNCIL MEMBER REPORTS.**

**DEBORAH LEWIS:** Stated that she is happy to about MCAG and shovel ready project, how several people came to the meeting and spoke in support for the projects we wanted, attend Creekside Jr. High School awards event, attended the SJVAPCB meeting to elect someone to the executive board from a small city, wanted to thank Rhonda Lowe for coming tonight and sharing about the small business outreach and services they provide.

**TOM FARIA:** Stated that life is good, it's graduation season, congrats to all the schools success in Los Banos, great place to bring up your family, school is great, town is great, exciting to see a new restaurant coming to town, Sober Grad Party sponsored by Los Banos Police Department, grants for parks is nice to see, look forward to a wonderful summer.

**DARONICA JOHNSON-SANTOS:** Thank you to staff for the long meeting, with lots of questions.

**BRETT JONES:** Nothing to report.

**MAYOR MICHAEL VILLALTA:** Stated that Sober Grad is on Friday night at Aqua Entertainment beginning at 10:00 pm, how nice it was to have the Los Banos High School Varsity Baseball Team in attendance and receive their recognition , how we have a good working relationship with Los Banos Unified School District, movies nights

are a great time held at Henry Miller Plaza and encouraged all to attend, spoke regarding the upcoming Women's Night Out being held on June 6, 2019 in the downtown area, how tomorrow is the 75<sup>th</sup> anniversary of D-Day and is a commemoration of the largest invasion into war in Europe which changed the tide in the war and we were able to be victorious, to the veterans of WWII this is a special day for them to free everyone from Nazi tyranny and made note of the Los Banos men who lost their lives in war.

**CLOSED SESSION – CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO GOVERNMENT CODE SECTION 54957.6, AGENCY DESIGNATED REPRESENTATIVES: CITY MANAGER TERRAZAS, CITY ATTORNEY VAUGHN, CITY CLERK/HUMAN RESOURCES DIRECTOR MALLONEE, FINANCE DIRECTOR WILLIAMS, LEGAL COUNSEL TUFFO; EMPLOYEE ORGANIZATIONS: LOS BANOS PUBLIC EMPLOYEES UNION (PUBLIC WORKS), LOCAL 1/AFSCME UNREPRESENTED MISCELLANEOUS EMPLOYEES.** No reportable action.

**CLOSED SESSION – CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PURSUANT TO GOVERNMENT CODE SECTION 54956.8; PROPERTY LOCATED AT 1624 SAN LUIS STREET, LOS BANOS, CALIFORNIA, (APN 428-070-001 (PORTION)), APPROXIMATELY 12,785 SQUARE FEET; CITY NEGOTIATORS: CITY MANAGER TERRAZAS, CITY ATTORNEY VAUGHN, FINANCE DIRECTOR WILLIAMS; NEGOTIATING PARTIES: MERCED COMMUNITY ACTION AGENCY CEO CALLAHAN-JOHNSON; UNDER NEGOTIATION: PURCHASE PRICE AND TERMS OF SALE.** No reportable action.

**ADJOURNMENT.** The meeting was adjourned at 11:25 p.m.

APPROVED:

/s/ Michael Villalta  
Michael Villalta, Mayor

ATTEST:

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