



# City of Los Banos

At the Crossroads of California

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

## AGENDA

### CITY COUNCIL MEETING

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**JULY 15, 2020 – 4:00 PM**

**Temporary Public Comment Email Established for the City of Los Banos  
City Council Meeting of July 15, 2020 – emails must be received by 4:00 PM:**

The City has established a temporary email address citizens can use to email public comments on any agenda item, limited to 250 words or less. Any public comments received by July 15, 2020 prior to 4:00 PM will be read aloud during the appropriate time and agenda item.

The email address is [cityclerk@losbanos.org](mailto:cityclerk@losbanos.org)

**Public comment during Public Hearings will be taken in real time via email.**

Once the Public Hearing is opened, the City Council will pause the meeting in order to receive emails directed at the Public Hearing (up to 250 words) and will read comments into the record after resuming the meeting, as time permits.

Please indicate that comments are for a particular Public Hearing by putting "Public Hearing" in the subject line of the email and the title of the Public Hearing.

**The Council Chambers are closed to the public, those interested in viewing the City Council meeting can do so on the City of Los Banos' Website at:**

<https://www.youtube.com/watch?v=sc3NQ8A8iuE&feature=youtu.be>

*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 Deshabilidad (ADA) de 1990.*

*Any writings or documents provided to a majority of the City Council 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).*

\* \* \* \* \*

*Cualquier escritura o los documentos proporcionaron a una mayoría del Ayuntamiento 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.

**4:00 PM**

2. PLEDGE OF ALLEGIANCE.

3. ROLL CALL: (City Council Members)

Faria \_\_\_\_, Johnson-Santos \_\_\_\_, Jones \_\_\_\_, Lewis \_\_\_\_, Villalta \_\_\_\_

4. CONSIDERATION OF APPROVAL OF AGENDA.

5. 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 Council; includes agenda and non-agenda items. No action will be taken on non-agenda items. Speakers may submit their comments by submitting a written statement, limited to 250 words or less, by dropping it off in the Utility Payment Box at City Hall, 520 J Street, by mail or emailing [cityclerk@losbanos.org](mailto:cityclerk@losbanos.org). Comments received will be read into the record during the City Council Meeting.)

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 Member.)

A. Check Register for #222771 – #222972 in the Amount of \$1,102,831.47.

*Recommendation: Approve the check register as submitted.*

B. Minutes for the June 17, 2020 City Council Meeting.

*Recommendation: Approve the minutes as submitted.*

C. Minutes for the July 1, 2020 City Council Meeting.

*Recommendation: Approve the minutes as submitted.*

D. City Council Resolution No. 6236 – Approving Density Bonus Housing Agreement between the City of Los Banos and Sunset Hills Development LLC.

*Recommendation: Adopt the resolution as submitted.*

E. City Council Resolution No. 6237 – Accepting Parcel Map 2020-01 Along with the Dedications of 10' Public Utility Easements Located South of Parcel A and Parcel B Along East Pacheco Boulevard/State Highway 152 as Shown in Said Parcel Map, 1420 E. Pacheco Boulevard, APN 428-140-030.

*Recommendation: Adopt the resolution as submitted.*

F. City Council Resolution No. 6238 – Approving and Adopting Final Tract Map No. 2017-01 Stonecreek at Los Banos The Villages VII Phase 1B Unit 2 and Accompanying Subdivision Improvement Agreement (Anderson Homes).

*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 at, or prior to, the public hearing.)

A. Public Hearing – To Receive Public Comment and Consideration of Repealing Local Amendments Section 8-1.18 A and Section 8-1.18 B of the Los Banos Municipal Code Related to “Water Heater Prohibited Locations and Water Heater Protection from Damage”.

1) Ordinance No. 1186 – Repealing Previously Enacted Local Amendments to the California Plumbing Code as it Pertains to Water Heaters.

**(First Reading & Introduction)**

*Recommendation: Receive staff report, open the public hearing, receive public comment, waive the first reading, and introduce the ordinance as submitted.*

B. Public Hearing – To Receive Public Comment and Consideration of the Proposal that the City of Los Banos Consider a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15302(d) and Establish an Underground Utility District Along H Street, from between 5<sup>th</sup> & 6<sup>th</sup> Streets to 2<sup>nd</sup> Street, in the City of Los Banos.

1) City Council Resolution No. 6239 – Establishing Underground Utility District 7-C in the City of Los Banos.

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

8. CONSIDERATION OF ADOPTION OF CITY COUNCIL RESOLUTION NO. 6240 – AUTHORIZING THE CITY SUPPORT OF THE LOS BANOS DOWNTOWN ASSOCIATION IN THE DEVELOPMENT OF A CERTIFIED FARMERS’ MARKET AND AMENDING THE 2020-2021 BUDGET BY INCREASING THE COMMUNITY AND ECONOMIC DEVELOPMENT EXPENDITURES IN THE AMOUNT OF \$900.

*Recommendation: Receive staff report and adopt the resolution.*

9. CONSIDERATION OF ADOPTION OF CITY COUNCIL RESOLUTION NO. 6241 – APPROVING THE SR-152 INTERIM AND MIDTERM SAFETY ENHANCING/CONGESTION RELIEVING IMPROVEMENTS AS DEVELOPED BY THE SR-152 SAFETY TASK FORCE WORK GROUP.

*Recommendation: Receive staff report and adopt the resolution.*

10. COVID-19 STATUS UPDATE.

A. City Council Resolution No. 6242 – Continuing the Declaration of the Existence of a Local Emergency within the City of Los Banos (COVID-19).

*Recommendation: Receive staff report and adopt the resolution.*

11. APPOINTMENT OF COMMISSIONERS TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION – TWO (2) UNEXPIRED TERMS, EXPIRING DECEMBER 31, 2020 & APPOINT TWO (2) CITY COUNCIL MEMBERS, TERMS EXPIRING DECEMBER 31, 2021.

*Recommendation: Appoint Commissioners and Council Members to fill the vacancies.*

12. ADVISEMENT OF PUBLIC NOTICES. (One report)

13. CITY MANAGER REPORT.

A. Report Pursuant to Government Code Section 54953(c)(3) Executive Compensation: Community & Economic Development Director.

14. REPORT/UPDATE ON MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG) AND MEASURE V COMMITTEE.

*Recommendation: Informational item only, no action to be taken.*

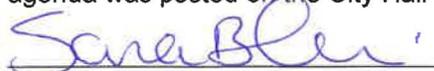
15. CITY COUNCIL MEMBER REPORTS.

- A. Deborah Lewis
- B. Tom Faria
- C. Daronica Johnson-Santos
- D. Brett Jones
- E. Mayor Mike Villalta

16. 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 Police Officers Association (LBPOA), Los Banos Police Sergeants Association (LBPSA), Los Banos Fire Fighters Association (LBFFA), Los Banos Police Dispatchers/Community Services Officers Association (LBPDCSOA), Los Banos Public Employees Union (Public Works) Local 1/AFSCME and Unrepresented Miscellaneous Employees.

17. ADJOURNMENT.

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.

  
Sara Blevins, Deputy City Clerk

Dated this 9th day of July 2020