



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

**DECEMBER 15, 2021 – 6:00 PM**

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**The City Hall Council Chambers remain closed to the public.**  
**In accordance with Assembly Bill 361, all members of the City Council and City staff will join the meeting via phone/video conference and no teleconference locations are required.**

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**The following alternatives are available to members of the public who wish to watch the meeting and/or provide comments to the City Council before and during the meeting:**

**Audio/Video Broadcast:** This City Council Meeting can be accessed in real time from your computer, tablet, or smartphone at the following links:

- Watch on Cable-Comcast Channel 96
- Watch on YouTube: [https://www.youtube.com/channel/UC3sy5\\_s1Yr344mZsrq15Tg](https://www.youtube.com/channel/UC3sy5_s1Yr344mZsrq15Tg)
- Join & Participate in Zoom Meeting:  
<https://us06web.zoom.us/j/81289541405?pwd=S2JtUjlvYzF0d2dSNzlaUDdLSDk2QT09>

Meeting ID: 812 8954 1405

Passcode: 978721

One tap mobile

+16699006833,,81289541405#,,,,\*978721# US (San Jose)

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Dial by your location

+1 669 900 6833 US (San Jose)

+1 408 638 0968 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

Find your local number: <https://us06web.zoom.us/j/81289541405?pwd=S2JtUjlvYzF0d2dSNzlaUDdLSDk2QT09>

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## **HOW TO COMMENT DURING A PUBLIC MEETING**

Public comments will be taken at the time of each eligible Agenda item.

If you would like to submit written comments: Please submit written comments by email to [cityclerk@losbanos.org](mailto:cityclerk@losbanos.org) or drop them off at City Hall, 520 J Street.

If you are a Zoom video Conference participant: To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on an eligible agenda item. You will then be unmuted during your turn and allowed to make public comments. After the allotted time, you will then be re-muted.

- Instructions on how to join a Zoom meeting and “Raise Your Hand” are available at: <https://support.zoom.us/hc/en-us/articles/115002262083-Joining-a-Zoom-test-meeting>

If you are a phone participant: To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “\*9” to request to speak when Public Comment is being taken on an eligible agenda item. You will then be unmuted during your turn and allowed to make public comments. Then, press “\*6” to unmute yourself in order to speak. After the allotted time, you will then be re-muted.

- Instructions on how to join a Zoom meeting by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-Zoom-meeting-by-phone>

## **IMPORTANT THINGS TO REMEMBER DURING YOUR PUBLIC COMMENT PERIOD**

1. All attendees shall be muted upon entry to the meeting.
2. Please do not raise your hand if the item currently being heard is not the item you wish to speak on. We will call for public testimony on each item individually. When the item you are interested in is called and public speakers are invited to raise their hands, raise yours then and we will call them all in the order they are raised.
3. You may of course speak on multiple items but your comments during each item must address the item currently under discussion. Speakers attempting to speak about items other than the item currently under consideration will be muted and asked to wait for the item they’re here to speak about to be called.

If you have any questions prior to the meeting, please email City Clerk Lucy Mallonee at [cityclerk@losbanos.org](mailto:cityclerk@losbanos.org) or call (209) 827-2412.

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*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).*

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*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 – December 15, 2021 **6:00 PM**
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL: (City Council Members)  
Jones \_\_\_\_, Lambert \_\_\_\_, Lewis \_\_\_\_, LLamas \_\_\_\_, Faria \_\_\_\_
4. CONSIDERATION OF APPROVAL OF AGENDA.
5. PRESENTATION.
  - A. Proclamation – Recognizing the Retirement of City of Los Banos Assistant Fire Chief Robert Strauch.
6. 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 are limited to a five (5) minute presentation. Detailed guidelines on how to participate and make comments are listed on pages 1 and 2 of this agenda. Comments received prior to the meeting will be read into the record at the appropriate time during the City Council Meeting.)
7. 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 #230022 – #230187 in the Amount of \$554,115.86.  
*Recommendation: Approve the check register as submitted.*

- B. Minutes for the November 17, 2021 City Council Meeting.  
*Recommendation: Approve the minutes as submitted.*
- C. Minutes for the November 23, 2021 Adjourned City Council Meeting.  
*Recommendation: Approve the minutes as submitted.*
- D. Minutes for the December 1, 2021 City Council Meeting.  
*Recommendation: Approve the minutes as submitted.*
- E. City Council Resolution No. 6430 – Approving a Tentative Agreement / Memorandum of Understanding by and Between the City of Los Banos and the Los Banos Police Officers Association (LBPOA) from December 1, 2021 – June 30, 2024.  
*Recommendation: Adopt the resolution as submitted.*
- F. City Council Resolution No. 6431 – Amending Division 4, Salary Schedule – Employee Classifications Relating to Changes to Section F – Police Associated with the Los Banos Police Officers Association (LBPOA) Tentative Agreements / Memorandums of Understanding.  
*Recommendation: Adopt the resolution as submitted.*
- G. City Council Resolution No. 6432 – Adopting a Revised Budget for the 2021-2022 Fiscal Year as it Pertains to Increasing Expenditures in the Fire Department Capital Outlay Specialized Equipment Account in the Amount of \$31,404.06.  
*Recommendation: Adopt the resolution as submitted.*
- H. City Council Resolution No. 6433 – Accepting Public Improvements for Sunrise Ranch, Phase 3, 12.48± Acres, Generally Located within the Area Bounded by East B Street to the North, Future San Luis Street to the South, Jo Lin Park Manor Subdivision to the East and Place Road to the West, APN 428-080-001 (Stonefield Home Inc.).  
*Recommendation: Adopt the resolution as submitted.*
- I. City Council Resolution No. 6434 – Accepting Public Improvements for Sunrise Ranch, Phase 4, 7.66± Acres, Generally Located within the Area Bounded by East B Street to the North, Future San Luis Street to the South, Jo Lin Park Manor Subdivision to the East and Place Road to the West, APN 428-080-001 (Stonefield Home Inc.).  
*Recommendation: Adopt the resolution as submitted.*
- J. City Council Resolution No. 6435 – Accepting a Grant Deed for a 10' Public Utility Easement Dedication of Approximately 21,814 Square Feet of Land Crossing Future Badger Flat Boulevard to the Northern Portion of Future Granite Boulevard and North Along the Western Portion of Limestone

Boulevard and Authorizing the City Manager to Execute the Associated Documents (Anderson Homes, Inc.).

*Recommendation: Adopt the resolution as submitted.*

- K. City Council Resolution No. 6436 – Accepting a Grant Deed for a 10’ Public Utility Easement Dedication of Approximately 4,273 Square Feet of Land Along the Western Portion of Future Badger Flat North of Future Granite Boulevard and Authorizing the City Manager to Execute the Associated Documents (Anderson Homes, Inc.).

*Recommendation: Adopt the resolution as submitted.*

- L. City Council Resolution No. 6437 – Reauthorizing Remote Teleconference Meetings of the Legislative Bodies of the City of Los Banos Pursuant to the Provisions of AB 361.

*Recommendation: Adopt the resolution as submitted.*

8. CONSIDERATION OF APPROVAL OF CITY COUNCIL RESOLUTION NO. 6438 – ACCEPTING THE GRANT DEED FROM THE LOS BANOS DESIGNATED LOCAL AUTHORITY, AS SUCCESSOR AGENCY, TO THE FORMER LOS BANOS REDEVELOPMENT AGENCY TO THE CITY OF LOS BANOS, 0.13 ACRE PARCEL LOCATED DOWNTOWN AT 644/646 I STREET, UNDEVELOPED LAND, APN 025-201-010.

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

9. CONSIDERATION OF APPROVAL OF CITY COUNCIL RESOLUTION NO. 6439 – AUTHORIZING VARIOUS EXPENDITURES FROM THE AMERICAN RESCUE PLAN ACT (ARPA) AND ADOPTING A REVISED BUDGET FOR FISCAL YEAR 2021/2022 AS IT PERTAINS TO EXPENDITURES.

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

10. 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 Input and Testimony Regarding Possible Revisions to Los Banos’s City Council Electoral District Plan. **7:00 P.M.**

*Recommendation: Receive staff report, open the public hearing, receive public comment, and close the public hearing. No action to be taken, just an opportunity for City Council and public input.*

11. CONSIDERATION OF CITY COUNCIL RESOLUTION NO. 6440 – APPROVING AND ELECTING TO “OPT IN” TO THE SETTLEMENT AGREEMENTS AND AUTHORIZING CITY MANAGER TO EXECUTE PARTICIPATION AGREEMENTS REGARDING THE SETTLEMENT OF THE NATIONAL OPIOID LITIGATION.

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

12. CONSIDERATION OF FOURTH OF JULY CELEBRATION SPECIAL EVENT FEE WAIVER. **(Continued from the December 1, 2021 City Council Meeting)**

- A. City Council Resolution No. 6441 – Amending the Policy Regarding Waiver or Partial Waiver of Departmental Service Charges Relative to Special Events.

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

13. ADVISEMENT OF PUBLIC NOTICES. (One Report)

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

14. CITY MANAGER REPORT.

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

15. REPORT/UPDATE ON MERCED COUNTY ASSOCIATION OF GOVERNMENTS (MCAG), PENINSULA CLEAN ENERGY (PCE), AND MEASURE V COMMITTEE.

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

16. CITY COUNCIL MEMBER REPORTS.

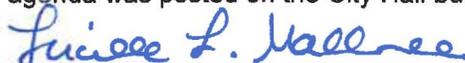
- A. Refugio LLamas
- B. Brett Jones
- C. Kenneth Lambert
- D. Deborah Lewis
- E. Mayor Tom Faria

17. CLOSED SESSION.

- A. Conference with Real Property Negotiations, Pursuant to Government Code Section 54956.8; Property Located at 610 Pacheco Boulevard, Los Banos, California, Approximately 0.296 acres (APN 026-121-006); City Negotiators: City Manager Pinheiro, City Attorney Vaughn, Community & Economic Development Director Elms; Negotiating Parties: Sybil A. Balatti Trustee; Under Negotiation: Purchase Price and Terms of Sale.

18. 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.



Lucille L. Mallonee, City Clerk

Dated this 9th day of December 2021