City of Los Banos
At the Crossroads of California

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AGENDA

CITY COUNCIL MEETING

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

APRIL 15, 2026 – 6:00 PM

Live stream on YouTube at:
https://www.youtube.com/@losbanos406

If you require special assistance or translation services 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 o asistencia de traducción 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 antes de la junta.

La Ciudad de Los Banos cumple con la ley de Estadounidenses con Discapacidades (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.

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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.

Please note: The Brown Act provides the public with an opportunity to make public comment at any public meeting. As an alternative for in-person comments, written public comment may be made by e-mail to cityclerk@losbanos.org or delivered to the City Clerk at City Hall, 520 J Street. All comments received will be read by the City Clerk during Public Forum and added to the agenda packet on the City's website for public review. Agenda packets can be found on the City's website at the following link: https://losbanos.org/category/city-council/

Starting May 20, 2026 City Council Meetings will be held at the Los Banos Community Center, 645 7th Street, due to City Council Chamber upgrades.

1. CALL TO ORDER – April 15, 2026 **6:00 PM**

2. PLEDGE OF ALLEGIANCE.

3. ROLL CALL: (City Council Members)

____ Mitzy Perez – District 1 ____ Refugio LLamas – District 2

____ Marcus Chavez – District 3 ____ Deborah Lewis – District 4

____ Michael Amabile – Mayor

4. CONSIDERATION OF APPROVAL OF AGENDA.

Recommendation: Adopt the agenda as submitted.

5. PRESENTATIONS.

A. Certificate of Recognition – Employee of the Month for March 2026 – Haley Leonard, Planning Technician, Community & Economic Development Department.

B. Proclamation – Recognizing Los Banos Police Explorer POST #864.

C. Proclamation – Recognizing the 57th Annual Professional Municipal Clerks Week.

6. NEW EMPLOYEE INTRODUCTIONS.

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

7. 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 are posted on the Council Chamber informational table.)

8. 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 #257086 – #257257 in the Amount of $914,323.02.

Recommendation: Approve the check register as submitted.

B. City Council Special Meeting Minutes for March 9, 2026.

Recommendation: Approve the minutes as submitted.

C. City Council Meeting Minutes for March 18, 2026.

Recommendation: Approve the minutes as submitted.

D. City Council Meeting Minutes for April 1, 2026.

Recommendation: Approve the minutes as submitted.

E. City Council Resolution No. 7078 – Accepting the Construction of Sunrise Ranch Park as Complete and Authorizing the Filing of a Notice of Completion with the Merced County Recorder (Ronny's Inc.).

Recommendation: Adopt the resolution as submitted.

F. City Council Resolution No. 7079 – Approving and Authorizing the City Manager to Execute Amendment No. 2 to the Professional Services Agreement with Galvin Preservation Associates, Inc. for Environmental Clearance and Landscape Architecture Services for the Pioneer Road Complete Streets Project and Amend the Fiscal Year 2025-2026 Budget by Increasing Appropriations in the Los Banos Regional Transportation Impact Fee Fund in the Amount of $143,512.00.

Recommendation: Adopt the resolution as submitted.

G. City Council Resolution No. 7080 – Accepting Public Improvements for Quail Meadows at Stonecreek, The Villages V Phase 3, Unit 4 (Anderson Homes).

Recommendation: Adopt the resolution as submitted.

H. City Council Resolution No. 7081 – Approving the Acceptance of a $2,250 Best Friends Animal Society Grant and Amending the Fiscal Year 2025-2026 Budget by Increasing the Appropriation Amount for Expenditures and Revenues in the Amount of $2,250.

Recommendation: Adopt the resolution as submitted.

9. 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 Approving an Annual Adjustment to Development Impact Fees to Reflect Changes in the Engineering News Record Construction Cost Index (ENR-CCI) for 2026.

1) City Council Resolution No. 7082 – Approving an Annual Adjustment to Development Impact Fees to Reflect Changes in the Engineering News Record Construction Cost Index (ENR-CCI) for 2026.

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

B. Public Hearing – To Receive Public Comment and Consideration of Introduction and Waiver of First Reading of Ordinance Amending Sections 2-

1.302 and 2-1.303 of Title 2, Chapter 1, Article 3 of the Los Banos Municipal Code to Increase Electeds' Compensation.

1) Ordinance No. 1215 – Amending Sections 2-1.302 and 2-1.303 of Title 2, Chapter 1, Article 3 of the Los Banos Municipal Code to Increase Electeds' Compensation. **(First Reading & Introduction)**

Recommendation: Receive staff report, open the public hearing, waive the first reading, and introduce the Ordinance as submitted.

10. CONSIDERATION OF ADOPTION OF CITY COUNCIL RESOLUTION NO. 7083 – APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF LOS BANOS AND BAE URBAN ECONOMICS, INC. TO PERFORM A MARKET RENTAL RATE STUDY AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

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

11. CONSIDERATION OF ADOPTION OF CITY COUNCIL RESOLUTION NO. 7084 – RATIFYING THE CITY MANAGER'S APPROVAL OF THE EMPLOYMENT AGREEMENT WITH HUMAN RESOURCES DIRECTOR ISABEL CARLOS.

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

12. CONSIDERATION OF ADOPTION OF CITY COUNCIL RESOLUTION NO. 7085 – ADOPTING A CITY CLERK AND CITY TREASURER COUNCIL MEETING ATTENDANCE AND DUTIES POLICY.

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

13. CANCELLATION OF THE REGULAR CITY COUNCIL MEETING SCHEDULED FOR WEDNESDAY, MAY 6, 2026 DUE TO LACK OF AGENDA ITEMS.

Recommendation: Cancel the meeting as stated.

14. CITY DEPARTMENT REPORTS.

A. Community & Economic Development

B. Finance

C. Fire

D. Human Resources

E. Parks & Recreation

F. Police

G. Public Works

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

15. CITY ATTORNEY REPORT.

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

16. CITY MANAGER REPORT.

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

17. CITY COUNCIL MEMBER REPORTS.

A. Refugio LLamas – District 2

B. Marcus Chavez – District 3

C. Deborah Lewis – District 4

D. Mitzy Perez – District 1

E. Michael Amabile – Mayor

18. CLOSED SESSION.

A. Public Employee Performative Evaluation, Title: City Attorney, Pursuant to Government Code Section 54957(b).

19. 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.

Vionna Lin, Assistant City Clerk

Dated this 10th day of April 2026