

**LANCASTER CITY COUNCIL
REDEVELOPMENT AGENCY/FINANCING AUTHORITY
MINUTES
June 22, 2010**

CALL TO ORDER

Mayor/Chairman Parris called the regular meeting of the City Council/Redevelopment Agency/Financing Authority meeting to order at 5:00 p.m.

ROLL CALL

Present: Council Members/Agency Directors/Authority Members: Crist, Mann, Marquez;
Vice Mayor/Vice Chairman Smith, Mayor/Chairman Parris

Absent: None

Staff

Members: City Manager/Executive Director; Deputy City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/ Authority Secretary; City Clerk Department Secretary; Planning Director; Public Works Director; Parks, Recreation & Arts Director; Finance Director; Economic Development Director; Housing Director; Human Resources Director

INVOCATION

Father Leo Dechant of Father Serra Parish

PLEDGE OF ALLEGIANCE

Vice Mayor/Vice Chairman Smith

PRESENTATIONS

Recognition of Miss Eastside – Katie Kyle

Presenter: Mayor Parris

Mayor's Athlete of the Month – Connor Cherland, Quartz Hill High School. Mr. Cherland will also receive a \$1,000.00 award from the Mayor's Scholarship fund.

Presenter: Mayor Parris

Louis V. Bozigian Gift of the Arts Award – Rich Sim

Presenter: Vice Mayor Smith

Successful United Way Fundraiser by City Employees

Presenter: Barbara Boswell, Finance Director

AGENDA ITEMS TO BE REMOVED

None

APPROVAL OF AGENCY CONSENT CALENDAR

On a motion by Vice Chairman Smith and seconded by Agency Director Marquez, the Redevelopment Agency approved the Agency Consent Calendar by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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RCC 1. MINUTES

See CC 2 for the approval of the Regular Redevelopment Agency Meeting minutes of June 8, 2010.

RCC 2. LIST OF QUALIFIED CONTRACTORS FOR REVITALIZATION PROGRAMS

Approved the expanded List of Qualified Contractors and Sub-contractors for Housing & Neighborhood Revitalization Programs.

APPROVAL OF CITY COUNCIL CONSENT CALENDAR

Council Member Mann requested that Item Nos. CC 2 and CC 4 be removed from the Agenda for separate discussion and vote. He stated that he would abstain from voting on the minutes since he was not present at the June 8, 2010 meeting.

On a motion by Vice Mayor Smith and seconded by Council Member Marquez, the City Council approved the Council Consent Calendar with the exception of Item Nos. CC 2 and CC 4, by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CC 1. ORDINANCE WAIVER

Waived further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

CC 2. MINUTES

On a motion by Vice Mayor Smith and seconded by Council Member Crist, the City Council approved the City Council/Redevelopment Agency/Financing Authority Regular Meeting minutes of June 8, 2010, by the following vote: 4-0-1-0: AYES: Crist, Marquez, Smith, Parris; NOES: None; ABSTAIN: Mann; ABSENT: None

CC 3. WARRANT REGISTER

Approved the Check and Wire Registers May 23, 2010 through June 5, 2010 in the amount of \$6,313,669.39.

CC 4. ORDINANCE NO. 944

Addressing the City Council on this matter:

Jason Zink – supports the ordinance and sees the benefits this will have for the City.

J. Bartee - no real opposition to this ordinance but he feels that other Council Members could fulfill the duties of this position.

Scott Pelka – concerns regarding compensation for this position.

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CC 4. ORDINANCE NO. 944 (continued)

Council Member Marquez stated that she had similar concerns; discussed the issue with Mayor Parris and understands and agrees with the creation of this position. This person will be a Chinese Ambassador; this is an extension of the Mayor; an ombudsmen; Mayor Parris will be paying for any expenses; the ordinance will sunset.

On a motion by Council Member Marquez and seconded by Council Member Mann, the City Council adopted **Ordinance No. 944**, an ordinance of the City Council of the City of Lancaster, California, adding Section 2.04.080 to Chapter 2.04 of the Lancaster Municipal Code relating to the position of Deputy Mayor, by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CC 5. ACCEPTANCE OF STREETS FOR MAINTENANCE

Approved the developer constructed streets and accepted the streets for maintenance by the City for Tract No. 060427, located on the northeast corner of Avenue J-12 and 40th Street West, Owner: American Premiere Homes, Inc.

CC 6. APPROVAL OF COMPLETED WATER SYSTEM

Approved the completed water system installed by the developer for Tract No. 060427, located on the northeast corner of Avenue J-12 and 40th Street West, Owner: American Premiere Homes, Inc.

CC 7. PWCP NO. 08-008

Accepted the work constructed by Zenitram, Inc., dba ANM Construction & Engineering; for **Public Works Construction Project No. 08-008**, Avenue J-8 Widening SR2SL-5419(024); directed the City Clerk to file the Notice of Completion for the project; authorized payment of the 10 percent retention 35 days after recordation, provided no stop notices, as provided by law, have been filed.

CC 8. RESOLUTION NO. 10-37

Adopted **Resolution No. 10-37**, approving the submittal of grant applications to CalRecycle for all available used oil and household hazardous waste grants as listed under the California Oil Recycling Enhancement Act or the California Integrated Waste Management Act.

CC 9. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 45503 Newtree Avenue, as part of the approved Neighborhood Stabilization Program (NSP).

CC 10. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 45503 Foxton Avenue, as part of the approved Neighborhood Stabilization Program (NSP).

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CC 11. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Sherry Yturriaga for property located at 3801 West Avenue K-10, as part of the approved Neighborhood Stabilization Program (NSP).

CC 12. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Gardenia Padilla and Raul Omar Ramirez for property located at 45329 Rodin Avenue, as part of the approved Neighborhood Stabilization Program (NSP).

CC 13. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Blanca Rosa Gramajo for property located at 1022 West Avenue H-8, as part of the approved Neighborhood Stabilization Program (NSP).

CC 14. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Luis Albornoz and Jacqueline Albornoz for property located at 557 East Avenue J-4, as part of the approved Neighborhood Stabilization Program (NSP).

CC 15. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 44033 Andale Avenue, as part of the approved Neighborhood Stabilization Program (NSP).

CC 16. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 44733 Andale Avenue, as part of the approved Neighborhood Stabilization Program (NSP).

CC 17. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Letofia Yoshida for property located at 940 West Norberry, as part of the approved Neighborhood Stabilization Program (NSP).

CC 18. APPROVED APPROPRIATIONS

Approved appropriations to enable a return of \$306,291.00 in Community Development Block Grant (CDBG) funds drawn during fiscal years 07/08 and 08/09. Funds will be reimbursed to U. S. Department of Housing and Urban Development (HUD).

CC 19. RESOLUTION NO. 10-50

Adopted **Resolution No. 10-50**, designating a city consultant as the authorized City representative to examine sales and use tax records.

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CC 20. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 1051 West Avenue J-10, as part of the approved Neighborhood Stabilization Program (NSP).

CC 21. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Wells Fargo National Bank for property located at 45344 Raysack Avenue, as part of the approved Neighborhood Stabilization Program (NSP).

CC 22. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Cal Vista Home Loans Inc. for property located at 44406 Fern Avenue, as part of the approved Neighborhood Stabilization Program (NSP).

CC 23. ACQUISITION OF REAL PROPERTY

Approved an agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 43041 36th Street West, as part of the approved Neighborhood Stabilization Program (NSP).

PH 1. LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 LEVY OF ANNUAL ASSESSMENT FOR FISCAL YEAR 2010-2011

Mayor Parris opened the Public Hearing regarding this matter. It was the consensus of the City Council to waive the presentation on this matter.

Hearing no further testimony, Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Smith and seconded by Council Member Crist, the City Council adopted **Resolution No. 10-38**, confirming the diagram and assessment and ordering the levying of an assessment in Lancaster Landscape Maintenance District No. 1 for Fiscal Year 2010/2011, by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

PH 2. LANCASTER LIGHTING MAINTENANCE DISTRICT LEVY OF ANNUAL ASSESSMENT FOR FISCAL YEAR 2010-2011

Mayor Parris opened the Public Hearing regarding this matter. It was the consensus of the City Council to waive the presentation on this matter.

Hearing no further testimony, Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Smith and seconded by Council Member Marquez, the City Council adopted **Resolution No. 10-39**, confirming the diagram and assessment and ordering the levying of an assessment in Lancaster Lighting Maintenance District for Fiscal Year 2010/2011, by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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PH 3. LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT LEVY OF ANNUAL ASSESSMENT FOR FISCAL YEAR 2010-2011

Mayor Parris opened the Public Hearing regarding this matter. It was the consensus of the City Council to waive the presentation on this matter.

Hearing no further testimony, Mayor Parris closed the Public Hearing.

On a motion by Council Member Marquez and seconded by Council Member Crist, the City Council adopted **Resolution No. 10-40**, confirming the diagram and assessment and ordering the levying of an assessment in Lancaster Drainage Benefit Assessment District for Fiscal Year 2010/2011, by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

PH 4. LEVYING LANCASTER SEWER SYSTEM SERVICE CHARGES FOR FISCAL YEAR 2010-2011

Mayor Parris opened the Public Hearing regarding this matter. It was the consensus of the City Council to waive the presentation on this matter.

Hearing no further testimony, Mayor Parris closed the Public Hearing.

On a motion by Council Member Smith and seconded by Council Member Marquez, the City Council adopted **Resolution No. 10-41**, levying Lancaster Sewer System Charges for maintenance and servicing of the Lancaster Sewer System for Fiscal Year 2010-2011, by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

PH 5. APPEAL OF PLANNING COMMISSION DENIAL OF CONDITIONAL USE PERMIT NO. 10-04, A CONDITIONAL USE PERMIT TO ADD TYPE 21 (OFF SALE GENERAL FOR BEER, WINE, AND DISTILLED SPIRITS) FOR THE PRIMARY OFF-SALE OF ALCOHOLIC BEVERAGES AT AN EXISTING MINI-MART WITH GASOLINE SALES IN THE CPD (COMMERCIAL PLANNED DEVELOPMENT) ZONE

Mayor Parris opened the Public Hearing regarding this matter. The Planning Director presented the staff report on this matter.

Discussion from the City Council included: history of the original CUP process in 2008 in which the applicant promised no alcohol would be sold; clarification regarding the peripheral loop; designated streets; the change in the CUP is for the selling of beer; wine; spirits.

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PH 5. APPEAL OF PLANNING COMMISSION DENIAL OF CONDITIONAL USE PERMIT NO. 10-04, A CONDITIONAL USE PERMIT TO ADD TYPE 21 (OFF SALE GENERAL FOR BEER, WINE, AND DISTILLED SPIRITS) FOR THE PRIMARY OFF-SALE OF ALCOHOLIC BEVERAGES AT AN EXISTING MINI-MART WITH GASOLINE SALES IN THE CPD (COMMERCIAL PLANNED DEVELOPMENT) ZONE (continued)

Mike Cohen, the applicant discussed his reasons for the change to the CUP; discussed the issues from 2008; economic issues; there is support from the surrounding neighborhoods and customers; there have been significant inquiries from customers inquiring as to the selling of alcohol; applicant stated that he would be willing to request a different license in which only beer and wine would be sold; requested a continuance.

Council Member Mann stated that he was on the Planning Commission in 2008 and there were no homeowners submitting objections to the plan.

Mayor Parris inquired as to whether this was a good idea or a bad idea; where are the reasons that this may be a bad idea; what is the rationale other than this is the rule.

The City Manager stated that City Staff and the Planning Commission were looking to uphold the necessary requirements.

Mayor Parris requested that staff do better at providing Council with a complete analysis in the future.

Vice Mayor Smith stated that the City crafted an alcohol ordinance; there is an appeal process; he is always very reluctant to try and control people's lives; government is always trying to do this; what is trying to be controlled here? He would like to see what the citizens think; suggested a 90 day continuance; find out what the people like or don't like about this.

Council Member Crist stated that he would agree with the request as long as the condition for the type of alcohol sales was limited to just beer and wine.

Council Member Mann discussed the peripheral loop; the design; allow the applicant to have a continuance for 90 days so that he can poll the neighborhoods and find out what the people want.

Council Member Marquez stated that the City passed an alcohol ordinance and Council should stick to this; feels that the applicant is reneging on his promise; discussed the traffic flow issues; she plans to uphold the recommendation of the Planning Commission and staff. The ordinance was adopted with guidelines; if the Council feels the need to go back and revisit the ordinance at a later date that is fine but as it is right now, we must start with something.

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PH 5. APPEAL OF PLANNING COMMISSION DENIAL OF CONDITIONAL USE PERMIT NO. 10-04, A CONDITIONAL USE PERMIT TO ADD TYPE 21 (OFF SALE GENERAL FOR BEER, WINE, AND DISTILLED SPIRITS) FOR THE PRIMARY OFF-SALE OF ALCOHOLIC BEVERAGES AT AN EXISTING MINI-MART WITH GASOLINE SALES IN THE CPD (COMMERCIAL PLANNED DEVELOPMENT) ZONE (continued)

Addressing the City Council on this matter:

Jason Zink – stated that by not allowing this business to operate as it needs to, is anti-business and anti-American; the ordinance was created by many religious fanatics; life is always changing; these are hard working people; doesn't see the Council being active in these businesses.

Mayor Parris stated that there is a reason these types of establishments are not in neighborhoods; when there is alcoholism in a home it endangers the entire family and the neighborhoods; 60 percent of homes suffer from alcoholism; there are very sound reasons why there is an obstacle between where people live and where alcohol is sold. This must be recognized; poll the neighborhoods, however it will not change his vote; this is not sound reasoning; the City has sound guidelines and Council should hold on to this.

Further discussion took place regarding the pros and cons of allowing the CUP; allowing alcohol establishments in neighborhoods; the peripheral loop; the rules have very sound reasons; original intent of the loop; find out what the neighbors think about this project; importance of controlling the type of alcohol sold and not allowing singles to be sold.

Captain Anderson of the Los Angeles County Sheriff's Department stated that the real core issue for the department is the clientele that wants to hang out and drink in parking lots; this can be controlled.

Council Member Marquez stated that there were 99 crimes within a ½ mile radius of this area in 09/10.

The City Manager stated that this area is a red zone, teetering on yellow. Staff will bring back crime statistics for this area.

On a motion by Vice Mayor Smith and seconded by Council Member Crist, the City Council approved a 90 day continuance of this matter, by the following vote: 3-2-0-0: AYES: Crist, Mann, Smith; NOES: Marquez, Parris; ABSTAIN: None; ABSENT: None

Council suggested that the applicant poll the citizens and find out how they feel about having an alcohol establishment in their neighborhood.

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PH 6. ANNUAL ASSESSMENT OF THE PARKING AND BUSINESS IMPROVEMENT DISTRICT (PBID) LEVY IN THE BLVD ASSOCIATION BOUNDARY

Council Member Mann stated that he would abstain from this matter since his son was the Chairman of PBID.

Mayor Parris opened the Public Hearing regarding this matter. It was the consensus of the City Council to waive the presentation on this matter.

Hearing no further testimony, Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Smith and seconded by Council Member Marquez, the City Council adopted **Resolution No. 10-43**, approving The BLVD Association 2009/2010 Year End Report and levying the annual assessment for the Downtown Lancaster Business Improvement District for the 2010-2011 Fiscal Year, by the following vote: 4-0-1-0: AYES: Crist, Marquez, Smith, Parris; NOES: None; ABSTAIN: Mann; ABSENT: None

PH 7. LANCASTER CITY-WIDE REZONING

Mayor Parris opened the Public Hearing regarding this matter. It was the consensus of the City Council to waive the presentation on this matter.

Hearing no further testimony, Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Smith and seconded by Council Member Mann, the City Council introduced the following ordinances by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

- 1) **Ordinance No. 945**, amending the official city-wide zoning map for the City of Lancaster to be consistent with General Plan 2030 (Exhibit "A"), and amending Title 17 of the Municipal Code to delete the RC (Regional Commercial), CBD (Central Business District), and the BP (Business Park) zones.
- 2) **Ordinance No. 946**, approving the addition of the Mixed Use zoning ordinance (Exhibit "B"), Title 17, Chapter 10, to the Lancaster Municipal Code, in conformance with General Plan 2030.
- 3) **Ordinance No. 947**, amending the Open Space, Public and Special Purpose zoning ordinance (Exhibit "C"), Title 17, Chapter 20, in the Lancaster Municipal Code, in conformance with General Plan 2030.

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JCB 1. FISCAL YEAR 2010/2011 REDEVELOPMENT AGENCY/CITY OF LANCASTER BUDGET

It was the consensus of the City Council to waive the presentation on this matter.

On a motion by Vice Chairman Smith and seconded by Agency Director Marquez, the Redevelopment Agency adopted the following resolutions by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

- 1) **Resolution No. 13-10**, adopting the proposed Lancaster Redevelopment Agency Fiscal Year 2010/2011 budget as submitted.
- 2) **Resolution No. 14-10**, finding that the acquisition of property or construction of various improvements as approved pursuant to the adoption of the Fiscal Year 2010/2011 Budget will be of benefit to the Redevelopment Project.

On a motion by Vice Mayor Smith and seconded by Council Member Crist, the City Council adopted the following resolutions and actions by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

- 1) **Resolution No. 10-44**, adopting the proposed City of Lancaster Fiscal Year 2010/2011 General Fund Operating Budget, Special Funds Budget, and Capital Improvements Budget, as specified in the Staff Report and Budget Document.
- 2) **Resolution No. 10-45**, finding that the acquisition of property or construction of various improvements as approved pursuant to the adoption of the Fiscal Year 2010/2011 Budget will be of benefit to the Redevelopment Project.
- 3) **Resolution No. 10-46**, establishing the annual Appropriations Limit for Fiscal Year 2010/2011.
- 4) **Resolution No. 10-47**, amending Resolution No. 10-12 and Resolution No. 09-72 establishing a compensation schedule for various non-represented employees of the City.
- 5) **Resolution No. 10-48**, amending Resolution No. 09-91 establishing the citywide fee schedule related to cost of services.
- 6) Approved changes to the proposed Work Force.

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NB 1. ESTABLISHMENT OF ANGLED PARKING ON LANCASTER BOULEVARD AND OTHER STREETS

It was the consensus of the City Council to waive the presentation on this matter.

On a motion by Vice Mayor Smith and seconded by Council Member Mann, the City Council introduced **Ordinance No. 948**, an ordinance of the City Council of the City of Lancaster, California, authorizing the Director of Public Works to establish angle parking on Lancaster Boulevard and other streets within the Downtown Lancaster Specific Plan area, by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 2. RESOLUTION SUPPORTING AIR FORCE PLANT 42 FIREFIGHTERS

Council Member Crist stated that he would need to recuse himself from this matter due to a financial interest and left the dais.

The City Manager presented the staff report regarding this matter.

On a motion by Vice Mayor Smith and seconded by Council Member Marquez, the City Council adopted **Resolution No. 10-49**, in support of restoring the Air Force Plant 42 Fire Department Contract, by the following vote: 4-0-1-0: AYES: Mann, Marquez, Smith, Parris; NOES: None; RECUSED: Crist; ABSENT: None

Council Member Crist returned to the dais at this time.

CA 1. NOMINATION AND APPOINTMENT OF KIT YEE (KITTY) SZETO AS DEPUTY MAYOR

On a motion by Council Member Crist and seconded by Council Member Mann, the City Council approved the nomination and appointment of Ms. Kit Yee (Kitty) Szeto as Deputy Mayor by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CA 2. NOMINATION AND APPOINTMENTS OF THE FOLLOWING: DENNIS GREER TO THE CRIMINAL JUSTICE COMMISSION; LISA MOULTON TO THE LANCASTER NEIGHBORHOOD VITALIZATION COMMISSION

On a motion by Council Member Marquez and seconded by Vice Mayor Smith, the City Council approved the nomination and appointments of Mr. Greer and Ms. Moulton by the following vote: 5-0-0-0: AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

The City Clerk administered the Oath of Office to Ms. Moulton at this time.

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CA 3. DISCUSSION AND DIRECTION REGARDING THE PROPOSED PALMDALE POWER PLANT

The Public Works Director presented the report on this matter and presented a PowerPoint presentation of the project. The presentation included but was not limited to: the power block; showed where the gas and steam turbines would be located; hybrid power plant equipment; routing of recycled water line; discussed the 20 inch gas line; transmission line routing; vapor plume rendering; plant size perspective; PHPP Emissions; HRSG and Cooling Tower Visible Plume Modeling Results; Palmdale Hybrid Power Project Schedule; project plan has a 27 month construction schedule; looking for a start as early as 2013.

Discussion from the City Council included forming an aggregate to reduce energy costs; moving forward with Daystar Farms; benefits of the transmission lines for Daystar; this is a private company that will be selling power; Palmdale has been in negotiations regarding the Plant.

Tony Peña – stated that it is technologically feasible to minimize the plume but not financially viable to do so as it would interfere with the profit margin of the project; the California Energy Commission dictates the vantage points or key observation points; listed the conditions that come into play that will cause the plume to be visible; many variables are involved. Discussed the job opportunities for construction of the project; job opportunities for people working at the Plant; the boost to the local economy of the Antelope Valley; discussed the solar energy aspect of the project.

Mayor Parris stated that this would significantly alter the landscape; the people of Lancaster would like to know what impact this will have to the environment and of their view of the mountains; it will be significant. Inquired as to why the project was being routed several miles out; spending millions of dollars, rather than just building it across the street.

Council Member Crist inquired as to the location and the routing of the project, stating that possibly it is being routed in this direction due to the location of Plant 42 and Mr. Peña agreed that this may be a possibility.

Mayor Parris stated that after construction of the project, the only benefit to Lancaster would be that some of the 45 employees of the Plant may be or may become Lancaster residents and in exchange for that, the landscape will be significantly altered. Most people who have chosen to live in a clear environment will find this to be objectionable; Victorville would not do this again if they had this to do over again.

The City Manager agreed that Victorville did suffer severe financial hardship due to one of the Plants.

Further discussion took place between Mr. Peña and the City Council.

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CA 3. DISCUSSION AND DIRECTION REGARDING THE PROPOSED PALMDALE POWER PLANT (continued)

Jane Williams, representing Desert Citizens Against Pollution (DCAP), presented an overview from the organization; lawsuits regarding power plants; implementation of AB 32; utility requirements; issues with the grid; this plant is designed to serve the necessary load; this is a merchant Plant; there are already many Power Plants; power content label is changing; California landscape as to where we are getting power is changing; health issues; pollution credits.

Ms. Williams stated that the Energy Commission has a process they are in the middle of; they have only disapproved very few Power Plants; their whole reason for existence is to approve Power Plants; the City could intervene in the CEC licensing process; the City could intervene in some of the lawsuits that are keeping the reduction credits from being allowed to exit different areas; the City could talk with Senator Runner. Right now there is a limited amount of reduction credits so she is quite puzzled as to why the City of Palmdale is putting millions of dollars into this process and there is a lack of oversight.

Mayor Parris requested that the City Manager and the City Attorney meet with Ms. Williams at their earliest convenience and formulate a plan to present to the City Council to vote on. He stated that he would like to see a plan that the City can implement and put it before the Council and decide whether we want to oppose this project or not. Stated his concerns about the building of the Power Plant impacting the City's ability to bring in manufacturing; requested that the medical community weigh in on this issue as well on the health issues and the disproportionate amount of children with asthma related illnesses.

RECESS Mayor Parris requested a brief recess at 7:31 p.m.

RECONVENE Mayor Parris reconvened the meeting at 7:39 p.m.

Bret Banks, representing the Antelope Valley Air Quality Management District (AVAQMD) stated that the AVAQMD does not have enough credits in this district and credits would have to be transferred; gave further detailed information regarding the credits; offsetting of credits to Power Plants.

Addressing the Council on this matter:

Jason Zink – the City should consider taking in all the districts; come together; the City must form an Antelope Valley Community District.

Lyle Talbot – The mission of DCAP is to keep this issue before the public; this Plant will be a major source of ozone in this valley.

It was the consensus of the City Council to have staff bring back a viable plan to oppose the Power Plant at the meeting of July 13, 2010.

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CITY MANAGER'S / EXECUTIVE DIRECTOR'S ANNOUNCEMENT

The City Manager thanked the people at JetHawks for making their stadium available for mentally and physically challenged children of the Antelope Valley; players from the JetHawks team were so moved that they came out to assist; they are a great community partner; Parks and Recreation staff offered their time; Walmart stepped up with gifts for the children.

The City Manager presented a Power Point presentation of photos of The BLVD project.

CITY CLERK / AGENCY / AUTHORITY SECRETARY ANNOUNCEMENT

The City Clerk provided the public with the procedure to address the City Council/Redevelopment Agency regarding non-agendized items.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

Deborah Hess – representing S. California Edison, invited the City Council and other business leaders to attend the Small Business Community Outreach Event on June 30, 2010 from 7:30 a.m. to 9:00 a.m. at S. California Edison International.

Richard Mesny – stated his concerns regarding the requirements for tow truck licensing.

Jason Zink – encouraged the City Council to select local people to build the carports, there are manufacturers in this valley and it will help the local economy; encouraged the City to place a bond measure on the November ballot regarding safety at parks; safety in recreation; improvements on sidewalks; crosswalks; a bond measure will fix many problems.

Bobby Enamorado – concerned for the safety of the young people who attend probation schools, there are no safe crosswalks for them and they should have the same safety measures as other schools.

The City Manager stated that he will have staff look into this matter.

Vianna Friss – stated that her home which was built in 1927 is being condemned. She has worked with City staff and the County to comply with improvements; the issue is a 6x8 area in the back of her home; she lives among druggies and criminals; she tries to be a good person; City and County want the home condemned.

Mayor Parris asked Ms. Friss to meet with his assistant on getting some people to help clean up her home.

**LANCASTER CITY COUNCIL/
REDEVELOPMENT AGENCY/FINANCING AUTHORITY
MINUTES
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PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS (continued)

David Abber – commended Mr. Talbot for bringing forth the issue of the Power Plant.

Scott Pelka – stated that he submitted a letter on June 8, 2010 with a list of possible Brown Act violations regarding the May 11, 2010 Housing Authority meeting and he wants answers.

CR 1. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR DISTRICT NO. 14 OF THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

Vice Mayor Smith presented the following information:

At a special meeting held on June 10, 2010, the Board of Directors took the following actions:

- Approved the alternate supplemental environmental project (SEP) for settlement agreement and mutual release with the California Regional Water Quality Control Board, Lahonton region. The Antelope Valley recycled water project and its phases 1B and 2 were established as a SEP in the 2007 agreement. The agreement stipulated that funding for any part of the SEP not be released until that funded facility is completed and in operation. Since the execution of the 2007 agreement, phases 1B and 2 have been partly replaced with other projects, some of which are slated to receive federal funds, administered by the United States Army Corps of Engineers (USACE). Parties to the agreement have agreed to the alternative SEP, which includes other phases of the project for funding and allows preconstruction funding for phases receiving federal funding.
- Districts 14 and 20 recently wired \$1,004,171 to the USACE in contribution to the overall project. These additional funds will allow the USACE to award and construct the project's bid option that extends a recycled waterline from Avenue K to Avenue M along Sierra Highway.
- The Directors discussed the equitable distribution of locally produced recycled water. Chief Engineer Steve Maguin commented that 75% of District 14 ratepayers are in Lancaster. Board Directors requested staff investigate this issue and report back at the next regular board meeting.
- Director Smith requested a discussion item be placed on the next regular Board meeting agenda regarding a proposed option for land lease agreement between the City of Lancaster and the County Sanitation Districts. The land would be used for a solar power generation plant.

COUNCIL / AGENCY COMMENTS

None

LANCASTER FINANCING AUTHORITY

No action required at this time.

CLOSED SESSION

None

**LANCASTER CITY COUNCIL/
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ADJOURNMENT

Mayor Parris adjourned the meeting at 8:22 p.m. and announced that the next meeting of the City Council/Redevelopment Agency/Financing Authority would take place on Tuesday, July 13, 2010 at 5:00 p.m.

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
CITY CLERK/AGENCY/
AUTHORITY SECRETARY
Lancaster, CA

R. REX PARRIS
MAYOR/CHAIRMAN
Lancaster, CA

**CERTIFICATION OF MINUTES
CITY COUNCIL/REDEVELOPMENT AGENCY/FINANCING AUTHORITY**

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original City Council/Redevelopment Agency/Financing Authority minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)
