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MVB

**LANCASTER CITY COUNCIL
REDEVELOPMENT AGENCY/FINANCING AUTHORITY
MINUTES
February 8, 2011**

CALL TO ORDER

Mayor/Chairman Parris called the regular meeting of the City Council/Redevelopment Agency/Financing Authority meeting to order at 5:06 p.m.

ROLL CALL

Present: Council Members/Agency Directors/Authority Members: 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; Planning Director; Public Works Director; Parks, Recreation and Arts Director; Assistant Finance Director; Economic Development Director; Housing Director; Human Resources Analyst

INVOCATION

Pastor John Meadors, Christian Life Assembly

PLEDGE OF ALLEGIANCE

Quinn Kilbro – Boy Scout Troop 185

PRESENTATIONS

Recognition of Norman Ben – Veteran & Employee of the VA Greater Los Angeles Healthcare System

Presenter: Mayor Parris

Proclaiming February 8, 2011 as “Paul Anka Day”; displayed the award which would be given to Mr. Anka later in the evening, the first such award called: “Passport to the Arts”

Presenter: Mayor Parris and Vice Mayor Smith

AGENDA ITEMS TO BE REMOVED

None

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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

RCC 1. APPROPRIATION OF FUNDS

Appropriated \$1,730,100.00 to Account No. 901-4999701 from Lancaster Redevelopment Agency fund balance to Lancaster Financing Authority Account No. 701-3990901 to provide required coverage for outstanding bonds.

APPROVAL OF MINUTES

On a motion by Vice Mayor/Vice Chairman Smith and seconded by Council Member/Agency Director Mann, the City Council/Redevelopment Agency approved the City Council/Redevelopment Agency/Financing Authority Regular Meeting minutes of January 25, 2011, by the following vote: 4-0-1-0; AYES: Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: Crist; ABSENT: None

M 1. MINUTES

Approved the City Council/Redevelopment Agency/Financing Authority Regular Meeting minutes of January 25, 2011.

APPROVAL OF CITY COUNCIL CONSENT CALENDAR

Council Member Crist requested that Item No. CC 7 be pulled for separate discussion and action.

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 No. CC 7, 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. WARRANT REGISTER

Approved the Check and Wire Registers for January 9, 2011 through January 22, 2011 in the amount of \$4,970,599.67.

CC 3. MONTHLY REPORT OF INVESTMENTS

Accepted and approved the December, 2010 Monthly Report of Investments as submitted.

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CC 4. ORDINANCE NO. 961

Adopted **Ordinance No. 961**, an ordinance of the City Council of the City of Lancaster, California, adding Chapter 14.04 of the Lancaster Municipal Code relating to Economic Development.

CC 5. ACCEPTANCE OF INTERIOR STREET TREES FOR MAINTENANCE

Accepted the interior street trees for maintenance by the City for Tract No. 54369 Phase 2 – Lots 1, 5-7 and 26-31, located on the southwest corner of Avenue L and 70th Street West, Owner: KB Home Coastal, Inc.

CC 6. MONUMENTATION WORK

Approved the monumentation work for Tract No. 54222, located on the southwest corner of 20th Street West and Avenue H-8, Owner: K. Hovnanian Forecast Homes.

CC 7. PURCHASE AGREEMENT

Council Member Crist stated that he would need to recuse himself from this matter due to the fact that he is negotiating some property in this area and he left the dais.

On a motion by Council Member Mann and seconded by Vice Mayor Smith, the City Council authorized the City Manager to approve the Purchase Agreement with Fred Bahari (Seller) and the City of Lancaster for the purchase of 19.21 gross acres of commercially zoned property on the corner of Division and Avenue K in exchange for impact fee credits in the amount of \$2.2 million, by the following vote: 3-1-1-0; AYES: Mann, Smith, Parris; NOES: Marquez; RECUSED: Crist; ABSENT: None

At this time Council Member Crist returned to the dais.

JNB 1. CONSOLIDATION OF OUTSTANDING LOANS FROM THE CITY OF LANCASTER TO THE LANCASTER REDEVELOPMENT AGENCY

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

On a motion by Vice Chairman Smith and seconded by Agency Director Marquez, the Redevelopment Agency adopted **Resolution No. 03-11**, a resolution of the Lancaster Redevelopment Agency finding that consolidating all outstanding loans from the City of Lancaster to the Lancaster Redevelopment Agency, approved from fiscal year 1987 through present, will be of benefit to the redevelopment project areas, by the following vote: 5-0-0-0; AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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JNB 1. CONSOLIDATION OF OUTSTANDING LOANS FROM THE CITY OF LANCASTER TO THE LANCASTER REDEVELOPMENT AGENCY (continued)

On a motion by Vice Mayor Smith and seconded by Council Member Crist, the City Council adopted **Resolution No. 11-08**, a resolution of the City Council of the City of Lancaster finding that consolidating all outstanding loans from the City of Lancaster to the Lancaster Redevelopment Agency, approved from fiscal year 1987 through present, will be of benefit to the redevelopment project areas, by the following vote: 5-0-0-0; AYES: Crist, Mann, Marquez, Smith, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CR 1. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR THE ANTELOPE VALLEY TRANSIT AUTHORITY

Council Member Marquez presented the following information:

- The Board approved staff recommendations to increase AVTA's annual insurance premiums by \$88,315, inclusive of terrorism coverage under the AVTA proposed excess liability program. Procurement of increased liability and environmental coverage will require a budget amendment.
- The Board approved the 2011 Legislative Program which staff says will help guide recommendations and actions on state and local proposals during the upcoming year. The accepted motion included a provision that the Board must approve all legislative policy endorsements and any and all fiscal expenditures related to the program. This program includes broad guidelines that will serve as a guide for pursuing AVTA's legislative proposals and strategies.
- The Board authorized the executive director to execute agreements with the parties below for assistance in Finance, Maintenance and Contract Transit Services procurement in amounts not to exceed the following:
 - Finance Department Assistance: City of Lancaster - will not exceed \$4,120
 - Vasquez & Company LLP - \$60,000
 - Maintenance Review: PB Americas, Inc. - \$33,011
 - Contract Transit Procurement: Thompson Coburn LLP - \$49,800Staff recognizes that the City staff have full-time commitments already; therefore they also requested a proposal from Vasquez & Company LLP, an auditing firm that is very familiar with local, state and federal transit funding requirements and that also comes highly recommended by Los Angeles Metro's Office of Management and Budget (OMB) staff.

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CR 2. 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:

- Approved warrants in the amount of \$307,066.79. The warrants issued by the local District are for costs incurred for operation and maintenance, such as electricity, water, telephone, and chemicals, and for relatively small capital projects. Expenditures are made in accordance with the guidelines established by the budget procedure and the purchasing policy that has been adopted by the Board.
- Approved departmental invoice for \$3,541,076.87. The departmental invoice is an internal document that transfers each District's proportionate share of expenditures made by District No. 2, the administrative District, on behalf of the participating Districts in accordance with the authority granted through the approved annual budget and applicable joint powers authority.
- The Board held a discussion regarding restaurant service charges and related issues. The item was added at Director Smith's request after several restaurant owners expressed their concerns to the City that they were paying service charges they viewed as too high. The Board made a commitment to direct staff to perform a new flow study, as the previous one was completed in the early 1980s. Director Smith asked staff to reassess the rebate program and to study if the Districts are maximizing the efficiencies of the agriculture program on land owned by the Districts in the Antelope Valley.
- Additionally, Vice Mayor Smith stated that four years ago before any of the current Council was on board, the Sanitation Districts had adopted a rate increase that has come to appear rather onerous. Some of the local restaurants such as Louis's Burgers, the fee went up to \$10,000 a year for their sanitation bill. 85% of our District 14 is Lancaster and a small portion is in Palmdale. For Fresco II, their first bill was \$20,000. The proposed budget for Sanitation District 14 is to raise those rates by 34%. He stated that he is looking into this and seeing what can be done regarding the rates. It is very complex because of the tertiary water plant that was built; staff is looking into this and as soon as he has further information on this there will be a longer discussion about it.

LANCASTER FINANCING AUTHORITY

No action required at this time.

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CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENT

The City Manager stated that there was a very nice photo opportunity today on The BLVD; several plaques were unveiled that people are able to buy for themselves to memorialize loved ones, veterans. He encouraged everyone to go out and look at the plaques and if anyone is interested, they may contact the City. Many people who have been around for a long time have many fond memories of The BLVD and this is a great way to participate.

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:

Lyle Talbot – stated his concerns regarding the proposed power plant in Palmdale; encouraged officials to attend the hearings and voice their concerns. Stated that Council never comments on his statements, does not get back to him and also stated that City staff appears to be uninterested in his concerns as well.

David Paul – commended the Mayor for his behavior at the past few meetings in which Mr. Talbot continues to voice his concerns regarding a personal matter.

COUNCIL / AGENCY COMMENTS

Vice Mayor Smith stated that many citizens come forth to the podium at the Council meetings and the City Council has taken a position on this dais to take the hits and complaints. The speaker before Mr. Paul is always in front of the Council sniping and he can attack this Council but he would put this City staff against any staff in any city in California. That is why Lancaster is fiscally sound; that is why this City has created thousands of jobs and Lancaster is moving forward. He thanked staff and commended them for the wonderful job they do.

Council Member Marquez stated that on at least two occasions at City Council meetings, she has offered to meet with Mr. Talbot and he has never taken steps to contact her for a meeting.

CLOSED SESSION

None

ADJOURNMENT

Mayor Parris adjourned the meeting at 5:23 p.m. and stated that the next meeting of the City Council/Redevelopment Agency/Financing Authority would take place on Tuesday, February 22, 2011 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this _____day of _____, 2011, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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)
