

LANCASTER HOUSING AUTHORITY
MINUTES
March 27, 2012

CALL TO ORDER

Authority Member Crist called the regular meeting of the Housing Authority to order at 5:00 p.m. He stated that due to a lack of quorum, the meeting would recess until 6:30 p.m.

RECONVENE

Chair Szeto reconvened the meeting at 6:38 p.m.

ROLL CALL

PRESENT: Authority Members: Crist, Harvey, Mann, Chair Szeto

On a motion by Authority Member Mann and seconded by Authority Member Harvey, the Housing Authority excused Vice Chairman Smith from the meeting by the following vote: 4-0-0-1; AYES: Crist, Harvey, Mann, Szeto; NOES: None; ABSTAIN: None; ABSENT: Smith

EXCUSED: Vice Chairman Smith

Staff

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

INVOCATION

Pastor Cary Schmidt, Lancaster Baptist Church

PLEDGE OF ALLEGIANCE

Authority Member Harvey

HM 1. MINUTES

On a motion by Authority Member Mann and seconded by Authority Member Harvey, the Housing Authority approved the Housing Authority Regular Meeting minutes of March 13, 2012, by the following vote: 4-0-0-1; AYES: Crist, Harvey, Mann, Szeto; NOES: None; ABSTAIN: None; ABSENT: Smith

HOUSING AUTHORITY CONSENT CALENDAR

On a motion by Authority Member Crist and seconded by Authority Member Mann, the Housing Authority approved the Housing Consent Calendar by the following vote: 4-0-0-1; AYES: Crist, Harvey, Mann, Szeto; NOES: None; ABSTAIN: None; ABSENT: Smith

HA CC 1. RESOLUTION NO. HA 01-12

Adopted **Resolution No. HA 01-12**, authorizing the Executive Director, or his designee, as the signatories for securities, real estate and other investment transactions.

The adoption of Resolution No. HA 01-12 will designate the individuals as authorized signatories of the Housing Authority. The Executive Director or his designee and Deputy Executive Director or his designee will be authorized to accept for and dispose of any interest in real property as approved by the Lancaster Housing Authority.

HA CC 2. RESOLUTION NO. HA 02-12

Adopted **Resolution No. HA 02-12**, modifying the designation of the officers of the Housing Authority.

By the adoption of Resolution No. HA 02-12, the current and approved positions held by staff within the organization of the City of Lancaster will reflect the title of the officers of the Housing Authority.

HA NB 1. DISPOSITION STRATEGY FOR THE SALE OF SINGLE-FAMILY RESIDENCES

The Housing Director presented the staff report regarding this matter.

Addressing the Housing Authority on this matter:

Dan Venturoli – the immediate Past President of the Greater Antelope Valley Association of Realtors; briefly discussed the history of the disposition strategies regarding single-family residences and encouraged the Housing Authority to approve the resolution.

Michael Rives – opposed to this action.

Chair Szeto requested clarification regarding the forty-five years and is the City on the hook if someone moves.

The Housing Director stated that when the property owner sells their property, it is sold to another family that meets the criteria/income requirements. In this manner, it remains affordable to the families. She briefly discussed equity sharing and the process.

Authority Member Crist inquired as to the selling of a home at the appraised value and is the forty-five years taken into consideration.

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HA NB 1. DISPOSITION STRATEGY FOR THE SALE OF SINGLE-FAMILY RESIDENCES (continued)

The Housing Director explained that a home would be sold at the appraised value and it is a requirement of California Redevelopment Law.

On a motion by Authority Member Harvey and seconded by Authority Member Mann, the Housing Authority adopted **Resolution No. HA 03-12**, approving a disposition strategy for the sale of single-family residences acquired by the Lancaster Redevelopment Agency and transferred to the Housing Authority, by the following vote: 4-0-0-1; AYES: Crist, Harvey, Mann, Szeto; NOES: None; ABSTAIN: None; ABSENT: Smith

The Lancaster Redevelopment Agency purchased and rehabilitated one hundred three properties under the Neighborhood Foreclosure Program and those properties have been assigned to the Lancaster Housing Authority. These properties will be marketed and sold to potential homeowners who agree to purchase the properties for appraised value and agree to the recording of Declaration of Covenants, Conditions, and Restrictions. The Affordability Covenants, Conditions, and Restrictions contain affordability requirements and restrict the resale of the property to be owner occupied for forty-five years. The properties will be listed and sold through the Greater Antelope Valley Association of Realtors members, via the local area Multiple Listing Service to qualified homebuyers.

ADJOURNMENT

Chair Szeto adjourned the meeting at 8:12 p.m. and stated that the next regular meeting would take place on Tuesday, April 24, 2012.

Pursuant to action taken by the City Council/Financing/Housing Authority on November 8, 2011, there was not a City Council//Financing/Housing/Power Authority meeting on April 10, 2012, due to the City's General Municipal Election.

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PASSED, APPROVED and ADOPTED this 24th day of April, 2012, by the following vote:


AYES: Authority Members: Crist, Harvey, Mann, Chair Szeto

NOES: None


ABSTAIN: None

ABSENT: Vice Chairman Smith

ATTEST:


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

APPROVED:


KITTY SZETO
CHAIR
Lancaster, CA

CERTIFICATION OF MINUTES
LANCASTER HOUSING AUTHORITY

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Housing 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)

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
March 27, 2012**

CALL TO ORDER

Council Member/Authority Member Crist called the regular meeting of the City Council/Successor Agency/Financing/Power Authority to order at 5:00 p.m. He stated that due to a lack of quorum, the meeting would recess until 6:30 p.m.

RECONVENE

Mayor/Chairman Parris reconvened the meeting at 6:30 p.m.

ROLL CALL

PRESENT: Council/Authority Members: Crist, Johnson, Mann, Mayor Parris

On a motion by Council Member/Authority Member Crist and seconded by Council Member/Authority Member Mann, the City Council/Authority excused Vice Mayor/Vice Chairman Smith from the meeting by the following vote:
4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None;
ABSENT: Smith

EXCUSED: Vice Mayor/Vice Chairman Smith

Staff

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

Mayor Parris requested that Item No. CA 1 be moved to the beginning of the agenda.

Addressing the City Council on this matter:
Michael Rives – opposed to this action.

CA 1. NOMINATION AND APPOINTMENT OF KITTY SZETO AS CHAIR OF THE LANCASTER HOUSING AUTHORITY

Mayor Parris requested approval of his nomination of Kitty Szeto as the Chair of the Lancaster Housing Authority.

Addressing the City Council on this matter:

On a motion by Mayor Parris and seconded by Council Member Crist, the City Council approved the appointment of Kitty Szeto as the Chair of the Lancaster Housing Authority, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

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INVOCATION

Pastor Cary Schmidt, Lancaster Baptist Church

PLEDGE OF ALLEGIANCE

Authority Member Harvey

PRESENTATIONS

- 1) Athlete of the Month – Hayden Zimmerman – Quartz Hill High School. Mr. Zimmerman also received a \$1,000 Mayor’s Scholarship.
- 2) S.O.A.R. (Students On Academic Rise) High School Student of the Month – Rishe Sivagnanam. Mr. Sivagnanam also received a \$1,000 Mayor’s Scholarship.

SA NB1. APPROVE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1 – DECEMBER 1, 2012

The Finance Director presented the staff report regarding this matter.

On a motion by Agency Director Crist and seconded by Agency Director Johnson, the Successor Agency approved the Recognized Obligation Payment Schedule for the period July 1 – December 31, 2012 and directed staff to bring before the Oversight Board for approval, once a quorum is appointed, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

AB x 1 26 requires the Successor Agencies of the previous redevelopment agencies to prepare Recognized Obligation Payment Schedules (ROPS) that list obligations to be paid for the coming six month period. These schedules are used by the county auditor-controller in determining the amount of property tax revenues to distribute to the Successor Agency.

SA NB 2. APPROVE APPROPRIATION OF FUNDS TO REPLENISH BOND RESERVES

It was the consensus of the Successor Agency to waive the reading of the staff report regarding this matter.

On a motion by Agency Director Crist and seconded by Agency Director Johnson, acting as the Successor Agency to the Lancaster Redevelopment Agency, approved appropriation in the amount of \$3,107,601.00 to Account No. 991-4540251 from tax increment revenues previously received to replenish bond reserves, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

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SA NB 2. APPROVE APPROPRIATION OF FUNDS TO REPLENISH BOND RESERVES (continued)

At a meeting held by the Los Angeles County Auditor-Controller staff was advised that pass-through payments to other taxing entities that would have been the responsibility of the Agency, and for which funds were being held, would be calculated and remitted by the Auditor-Controller. This direction allows the funds being held to be used to replenish the required bond reserves.

M 1. MINUTES

On a motion by Council Member/Authority Member Mann and seconded by Council Member/Authority Member Johnson, the City Council/Authority approved the City Council/Financing/Power Authority Regular Meeting minutes of March 13, 2012, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

CITY COUNCIL CONSENT CALENDAR

Council Member Johnson stated that she would need to recuse herself from Item No. CC 2, due to the fact that she has a vested interest in the University of the Antelope Valley and a payment was made to UAV for CPR classes and a cooking class.

Mayor Parris requested that Item No. CC 3 be pulled for separate consideration and action.

Mayor Parris stated that he would need to recuse himself from Item No. CC 5, due to the fact that his wife owns property in the area of this project.

Addressing the City Council regarding items on the Consent Calendar:

Michael Rives – opposed to the approval of Item No. CC 10; stated there was not enough information in the report for this to be approved.

On a motion by Council Member Crist and seconded by Council Member Mann, the City Council approved the Council Consent Calendar with the exception of Item Nos. CC 2; CC 3; CC 5, which were pulled for separate action, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

CC 1. ORDINANCE WAIVER

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

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At this time, Council Member Johnson excused herself from the dais and left the room.

CC 2. WARRANT REGISTER

On a motion by Council Member Crist and seconded by Council Member Mann, the City Council approved the Check and Wire Registers for February 26, 2012 through March 10, 2012 in the amount of \$4,547,721.01, by the following vote: 3-0-1-1; AYES: Crist, Mann, Parris; NOES: None; RECUSED: Johnson; ABSENT: Smith

At each regular City Council Meeting, the City Council is presented with the financial claims (invoices) against the City for purchase of materials, supplies, services, and capital projects for checks and wires issued the prior two to three weeks. This process provides the City Council the opportunity to review the expenses of the City. The justifying backup for each expenditure is available in the Finance Department.

At this time, Council Member Johnson returned to the dais.

CC 3. ORDINANCE NO. 975

On a motion by Council Member Mann and seconded by Council Member Johnson, the City Council adopted **Ordinance No. 975**, an ordinance of the City Council of the City of Lancaster, California, repealing Chapter 5.50 of the Lancaster Municipal Code relating to the employment of undocumented workers, by the following vote: 3-1-0-1; AYES: Mann, Johnson, Parris; NOES: Crist; ABSTAIN: None; ABSENT: Smith

This ordinance repeals Ordinance No. 934, including Chapter 5.50 of the Lancaster Municipal Code, in order to conform to the Employment Acceleration Act of 2011.

CC 4. ACCEPTANCE OF STREETS FOR MAINTENANCE

Approved the developer constructed streets and accepted the streets for maintenance by the City for: Conditional Use Permit No. 05-27, located on the southwest corner of Lancaster Boulevard and 18th Street East, Owner: Agape Community Church and Director's Review No. 10-78, located at 565 West Kettering Street, Owner: Sacred Heart Church.

The streets have been constructed and completed by the developers according to the approved plans and specifications. The work has been inspected and found to be satisfactory to the Director of Public Works.

At this time Mayor Parris excused himself from the dais and left the room.

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CC 5. APPROVAL OF COMPLETED WATER SYSTEMS

On a motion by Council Member Mann and seconded by Council Member Johnson, the City Council approved the completed water systems installed by the developer for: Conditional Use Permit No. 05-27, located on the southwest corner of Lancaster Boulevard and 18th Street East, Owner: Agape Community Church; Conditional Use Permit No. 08-17; located on the southeast corner of Avenue J and 15th Street West, Owner: Granite Peak Property Investments; and Director's Review No. 10-78, located at 565 West Kettering Street, Owner: Sacred Heart Church, by the following vote: 3-0-1-1; AYES: Crist, Johnson, Mann; NOES: None; RECUSED: Parris; ABSENT: Smith

The water systems on these projects have been constructed and completed to the satisfaction of the local water purveyor, Los Angeles County Waterworks District No. 40, Antelope Valley, and are constructed according to the approved plans and specifications. Additionally, the work has been inspected and found to be satisfactory to the Director of Public Works.

At this time Mayor Parris returned to the dais.

CC 6. AMENDMENT TO EXISTING SUBDIVISION UNDERTAKING AGREEMENT

Approved and accepted an amendment to the existing Subdivision Undertaking Agreement, extending the date of completion to March 27, 2014, submitted by Davidon Homes of California ("Developer"), for Tract Map No. 062845, located on the northwest corner of Avenue M and 32nd Street West.

On April 27, 2010, the City and Developer entered into an undertaking agreement to complete the required improvements for Tract Map No. 062845. The agreement will expire April 27, 2012. On February 15, 2012, the City Engineer received a letter from the Developer requesting an extension.

CC 7. APPROPRIATION OF FUNDS

Approved the appropriation of \$88,171.00 in Grant Funds from the Department of Resources Recycling and Recovery 2011/12 Farm and Ranch Grant Program to Revenue Account No. 330-3304-400 and corresponding Expense Account No. 330-4755-772.

The City of Lancaster was awarded \$88,171.00 in Grant Funds from the Department of Resources Recycling and Recovery (CalRecycle) from January 2012 until May 2013 to fund a Farm and Ranch Cleanup program. These funds will be used to abate, clean, and restore distressed farm and ranch properties that have been inundated by illegal dumping activities.

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CC 8. RESOLUTION NO. 12-15

Adopted **Resolution No. 12-15**, authorizing the City Manager to apply for a Los Angeles County Metropolitan Transportation Authority (LACMTA) 2012 Transit Oriented Development (TOD) Grant Program to fund creation of a new TOD Overlay Zone, and authorizing the City Manager or his designee to execute all documents relative to the grant.

The City of Lancaster has a vision for a Livable Community, which includes health, safety, economic vitality, and sustainability. Staff proposes creating a TOD Overlay Zone adjacent to the Lancaster Metrolink Station to further this vision. The TOD benefits the general health and welfare of the inhabitants of the City by fulfilling existing housing, transportation and employment needs.

CC 9. RESOLUTION NO. 12-16

Adopted **Resolution No. 12-16**, authorizing the City Manager, or his designee, to apply for all funds available to the City of Lancaster, from the Los Angeles County Metropolitan Transportation Authority, allocated for street and road improvements for the Fiscal Year 2011-2012 in the amount of \$4,152,543.

Annually, the Los Angeles County Metropolitan Transportation Authority allocates Transportation Development Act (TDA) Article 8 funds to fund unmet transit needs in areas outside the Metro service area.

CC 10. APPROPRIATION OF FUNDS

Increased estimated revenues in Account No. 363-3100500 in the amount of \$1,500,000.00 from the sale of Neighborhood Stabilization Program (NSP) homes; appropriated salaries in the amount of \$106,030.00 per Schedule A and Program Expenditures in the amount of \$1,393,970.00 to Account No. 363-4542780.

The request for the appropriation will make the funds available to cover the cost of eligible activities associated with the Neighborhood Stabilization Program and assist the City in maintaining the acquired and rehabilitated NSP homes.

CC 11. ACCEPTANCE OF MAPS AND DEDICATIONS

Approved the map and accepted the dedications as offered on the map; Parcel Map No. 71763, located on the northwest corner of 15th Street West and Avenue J-5, owned by the Antelope Valley Hospital District; made findings that this project will not violate any of the provisions of Sections 66473.5, 66474.1, and 66474.6 of the Subdivision Map Act; instructed the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map and the dedications shown thereon.

The Final Map is in substantial conformance with the approved tentative map. Parcel Map No. 71763 has been examined by the City Engineer and is ready for Council approval.

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CC 12. PWCP NO. 10-010

Accepted the work constructed by Cal Fran Engineering, Inc. for **Public Works Construction Project No. 10-010, Avenue I and 20th Street East Drainage Improvements** and directed the City Clerk to file the Notice of Completion for the project. Retention on this project has been disbursed in accordance with California Public Contract Code.

The project has been completed to the satisfaction of the Director of Public Works, and was considered substantially complete February 2, 2012, within the time permitted in the contract. The actual construction quantities and the amount of payment have been approved by the Contractor and the Director of Public Works.

CC 13. APPROPRIATION OF FUNDS

Approved the appropriation of \$60,069.00 in Proposition A funds to Lancaster City Park operating accounts for the care and maintenance of the Antelope Valley Transportation Authority (AVTA) transfer center.

Recent improvements were made by the AVTA to the transfer center at Lancaster City Park that created increased demands to maintenance operations. Due to its proximity to the park it is important to maintain an appropriate standard of care and maintenance. This appropriation of funds would provide for increased labor, materials and equipment, including the initial purchase of a hot water pressure washer to remove oil stains.

CC 14. AGREEMENT WITH ANTELOPE VALLEY SPECIAL OLYMPICS

Approved a two-year agreement with the Antelope Valley Special Olympics for use of City aquatic facilities. This agreement maintains existing service to Antelope Valley Special Olympics and accommodates their need for use of City pool facilities.

This action is a renewal of their current agreement and continues to provide enhanced services within this co-sponsorship agreement. The agreement provides the same services requested by the Special Olympics to accommodate their needs while decreasing the months of use as they requested. It remains specific to instruction and training.

CC 15. AGREEMENT WITH OASIS AQUATICS, INC.

Approved a two-year agreement with Oasis Aquatics, Inc. for use of City aquatic facilities. Oasis Aquatics has been using Eastside Pool and Webber Pool for over seventeen years. This action is a renewal of their current agreement and continues to provide an improved method of tracking actual Oasis usage of the City swimming pool facilities.

This agreement will help staff continue to serve Oasis Aquatics, and accommodate their use of City pool facilities. It will also allow staff to meet the increased demand for use of the City swimming pool facilities for City aquatic programs, Oasis Aquatics use, Special Olympics use, requests for use from high school swim teams and for pool rental requests from community organizations. Through this agreement, the City of Lancaster also continues to work in cooperation with Oasis Aquatics, Inc.

NB 1. INTRODUCTION OF LOCAL HIRING ORDINANCE

The Purchasing Agent presented the staff report regarding this matter.

Addressing the City Council on this matter:

Michael Rives – opposed to this action; language in the ordinance should be stronger; concerns regarding hiring practices; establishing residency.

Council Member Johnson stated that in regards to SolarCity, she has strong communication with this company and they do hire many local residents for their company and the City is very proud that they follow through with this practice.

Council Member Crist stated that at the request of Mayor Parris, the City has gone to all the different agencies and JPA's that the City has done business with or are currently doing business with and all of those agencies are now using the local hiring ordinance that the City has adopted. Additionally, at the AVTA, the Board has sent letters to both Congressmen asking them for the removal of the requirement if it is federally funded and feels that the City should consider doing the same thing. This is a great ordinance; a great step to take. This is a work in progress; the City must work around a lot of issues; work within the federal laws. Many of the workers and contractors receive contracts that are in Los Angeles and the City does not want them excluded from Los Angeles; this is all a balancing act that the City is working on.

On a motion by Council Member Crist and seconded by Council Member Johnson, the City Council introduced **Ordinance No. 977**, establishing Chapter 3.36 of the Lancaster Municipal Code regarding local hiring in public works contracts, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

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NB 1. INTRODUCTION OF LOCAL HIRING ORDINANCE (continued)

The ordinance will require contractors who are awarded public works contracts to make a good faith effort to employ qualified individuals who are residents of the Antelope Valley. The contractors will do so with the assistance of local employment agencies, hiring halls, and other local organizations with the goal that 50% of the workforce is comprised of Antelope Valley residents. This provision would not apply to contracts when the funding would be jeopardized because of this hiring preference.

NB 2. PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE ECOLUTION MATERIALS RECOVERY AND CONVERSION FACILITY

The Planning Director presented the staff report regarding this matter.

Addressing the City Council on this matter:

Mike Harrison – opposed to this action; concerns regarding the use of taxpayer dollars for the funding of the EIR.

Michael Rives – opposed to this action; concerns regarding the transportation of waste; environmental concerns; funding concerns; public hearings should be held.

David Abber – stated that the three sites need to be identified as soon as possible; concerns regarding this being a new company with no track record; concerns regarding the trash coming here from other areas.

Scott Pelka – concerns regarding the funding for the EIR.

Council Member Crist clarified that public meetings were held regarding this matter; public input was received; the EIR is for the purpose of a public forum. In regards to waste coming here from other areas, the County of Los Angeles has already approved 1700 additional tons of trash that comes up here, that has not been mined. Regardless, the City is saying they would like to mine this trash before it goes into the local landfills permanently.

Council Member Mann clarified that ultimately all of that trash was coming here anyway and this is a very aggressive step the City is taking to stay ahead of the game regarding this additional trash. Waste Management bought the landfills years ago in Palmdale and Lancaster because they could see the future with the Los Angeles landfills would ultimately be closed, so there was value in taking trash out of Los Angeles. This is a very positive step the City is taking and the citizens here will be the benefactors of this project.

Council Member Crist clarified that the City Council requested this new company because the technology is so new, the City would like to benefit from the sales tax dollars of this company in the future. This is a company that is a derivative of a company that has been operating for over ten years.

**NB 2. PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE
ECOLUTION MATERIALS RECOVERY AND CONVERSION FACILITY
(continued)**

Mayor Parris inquired about the funding for the EIR.

The City Manager clarified that the City will have a reimbursement agreement with the company and the company will be paying for the EIR. This is similar to what the City has done in the past, in which the developer pays for the EIR; the City is involved to make sure they are objective in managing and selecting the consultant.

Council Member Mann stated that he understood that this is protocol, following California State law; this is not out of the ordinary of what the City or any other City may or may not do, following the law.

The City Attorney confirmed that California law does require that the City be responsible for the preparation of the EIR, not the developer. The arrangements that have been worked out and what has historically been done, is the City will contract with the EIR preparer, then charge the cost of that back to the applicant.

Mayor Parris clarified that just because the City has done it one way in the past does not dictate how the City does it in the future; does not want that to be the standard. It does not matter what has been done in the past; the City should not confine itself to how things were done in the past. It is important to keep it within the confines of State law but looking at what the City has done in the past is not of significance.

On a motion by Council Member Crist and seconded by Council Member Mann, the City Council authorized the retention of Environmental Science Associates (ESA) for the preparation of an Environmental Impact Report for the Ecolution Materials Recovery and Conversion Facility, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

On February 14, 2012, the City of Lancaster entered into a Material Recovery and Conversion Facility Agreement and Exclusive Negotiating Agreement with OEC-Lancaster, LLC. These agreements require that the project be permitted, constructed and operational within 24 months of the effective date of the agreement. As part of the permitting process, the preparation of an EIR is necessary. All costs associated with the EIR will be reimbursed by the project developer.

Mayor Parris requested that Closed Session be moved to this portion of the meeting.

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RECESS Mayor Parris recessed the meeting at 7:27 p.m. for the purpose of conducting a Closed Session regarding the following matter (s):

CLOSED SESSION

Conference with legal counsel--existing litigation (Government Code Section 54956.9(a))

- Save Our Neighborhood Group v. City of Lancaster, et al. (Los Angeles Superior court Case No. BS 121501)
- CSCNAACP v. City of Lancaster, California Case Number: 09-11-0954-8
- Mongols Nation Motorcycle Club v. City of Lancaster, et al. Case No. BC439791
- Miracle Star Women's Recovering Community, Inc. et al. v. City of Lancaster, et al. LASC Case No. MC 020079
- Antelope Valley Allied Arts Association et al v. Lancaster et al, Los Angeles Superior Court Case No. BC45017
- Rubin v. Lancaster - United States District Court Case No. CV 10-4046 DSF (JCx) Government Code Section 54956.9(a)

• ANTELOPE VALLEY GROUNDWATER CASES

Included Actions:

Los Angeles County Waterworks District No. 40 v. Diamond Farming Co.
Superior Court of California, County of Los Angeles, Case No. BC325201;

Los Angeles County Waterworks District No. 40 v. Diamond Farming Co.
Superior Court of California, County of Kern, Case No. S-1500-CV-254-348

Wm. Bolthouse Farms, Inc. v. City of Lancaster, Diamond Farming Co. v. City of Lancaster, Diamond Farming Co. v. Palmdale Water Dist.,
Superior Court of California County of Riverside, consolidated actions;
Case Nos. RIC 353 840, RIC 344 436, RIC 344 668

Santa Clara Case No. 1-05-CV 049053

RECONVENE Council Member Crist stated that Mayor Parris needed to leave and reconvened the meeting at 8:04 p.m.

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CITY ATTORNEY ANNOUNCEMENT

The City Attorney announced that City Council met in Closed Session regarding the aforementioned matters; gave direction to legal counsel regarding:

- Save Our Neighborhood Group v. City of Lancaster, et al. (Los Angeles Superior court Case No. BS 121501)
- CSCNAACP v. City of Lancaster, California Case Number: 09-11-0954-8

No other action was taken.

CA 2. NOMINATION AND APPOINTMENT OF STEVEN EGLASH TO THE LANCASTER MUSEUM AND PUBLIC ART FOUNDATION (LMPAF) BOARD OF DIRECTORS

On behalf of Mayor Parris, Council Member Crist requested approval of the Mayor's nomination of Steven Eglash to the LMPAF Board of Directors.

On a motion by Council Member Mann and seconded by Council Member Johnson , the City Council approved the appointment of Steven Eglash to the LMPAF Board of Directors, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

LANCASTER FINANCING AUTHORITY

No action required at this time.

LANCASTER POWER AUTHORITY

No action required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

The City Manager stated that Lancaster HEAL Zone Partnership partners, today announced the launch of their HEAL (Healthy Eating Active Living) Zone Community Action Plan to encourage healthy eating and active living in the City of Lancaster. The Lancaster HEAL Zone Partnership is a recipient of a \$300,000 grant, as part of a larger Kaiser Permanente investment to fight obesity throughout Southern California. By encouraging healthy choices, HEAL Zone aims to prevent diseases which often result from obesity, such as diabetes and heart disease.

CITY CLERK /AGENCY/AUTHORITY SECRETARY ANNOUNCEMENT

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

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PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

David Abber – stated his concerns regarding the code of ethics; denying citizens their voice during public comment time at meetings by not broadcasting their comments.

COUNCIL / AGENCY COMMENTS

None

ADJOURNMENT

Council Member/Authority Member Crist adjourned the meeting at 8:12 p.m. and stated that pursuant to action taken by the City Council/Financing/Housing/Power Authority on November 8, 2011, there would not be a City Council//Financing/Housing/Power Authority meeting on April 10, 2012, due to the City's General Municipal Election.

The next meeting of the City Council/Successor Agency/Financing/Housing/Power Authority will take place on April 24, 2012 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 24th day of April, 2012, by the following vote:


AYES: Council Members: Crist, Johnson, Mann

NOES: None


ABSTAIN: None

ABSENT: Vice Mayor/Vice Chairman Smith, Mayor/Chairman Parris

ATTEST:


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

APPROVED:


R. REX PARRIS
MAYOR/CHAIRMAN
Lancaster, CA

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
MARCH 27, 2012

CERTIFICATION OF MINUTES
CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/POWER AUTHORITY

I, _____, _____ of the City of Lancaster,
CA, do hereby certify that this is a true and correct copy of the original City Council/Successor
Agency/Financing/Power 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)
