

**LANCASTER HOUSING AUTHORITY**  
**MINUTES**  
**May 22, 2012**

**CALL TO ORDER**

Chair Szeto called the regular meeting of the Lancaster Housing Authority to order at 5:00 p.m.

**ROLL CALL**

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

Staff

Members: City Manager/Executive Director; Deputy City Manager/Deputy Executive Director; City Attorney/Authority Counsel; Assistant City Clerk; City Clerk/Authority Secretary; Planning Director; Public Works Director; Parks, Recreation & Arts Director; Finance Director; Senior Projects Coordinator; Housing Director; Human Resources Director

**INVOCATION**

Tracy Malloy - Spiritual Assembly of the Baha'is of Lancaster

**PLEDGE OF ALLEGIANCE**

Council Member/Authority Member Johnson

**HM 1. MINUTES**

On a motion by Authority Member Crist and seconded by Authority Member Mann, the Housing Authority approved the Housing Authority Regular Meeting minutes of May 8, 2012, by the following vote: 5-0-0-0; AYES: Crist, Harvey, Mann, Smith, Szeto; NOES: None; ABSTAIN: None; ABSENT: None

**HA CC 1. ANTELOPE VALLEY PARTNERS FOR HEALTH**

On a motion by Authority Member Mann and seconded by Authority Member Crist, the Housing Authority adopted **Resolution No. HA 05-12**, approving a lease agreement between the Lancaster Housing Authority and Antelope Valley Partners for Health and approved elimination of debt obligation for the period prior and up to February 1, 2012, for the License Agreements entered into between the Lancaster Redevelopment Agency and Antelope Valley Partners for Health, by the following vote: 5-0-0-0; AYES: Crist, Harvey, Mann, Smith, Szeto; NOES: None; ABSTAIN: None; ABSENT: None

LANCASTER HOUSING AUTHORITY  
MINUTES  
MAY 22, 2012

**ADJOURNMENT**

Chair Szeto adjourned the meeting at 5:55 p.m. and stated that the next regular meeting would take place on Tuesday, June 12, 2012.

PASSED, APPROVED and ADOPTED this 12<sup>th</sup> day of June, 2012, by the following vote:


AYES: Council Members: Crist, Harvey, Mann, Vice Chair Smith, Chair Szeto

NOES: None

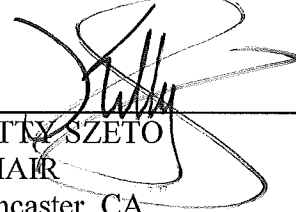
ABSTAIN: None

ABSENT: None

**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  
May 22, 2012**

**CALL TO ORDER**

Vice Mayor/Vice Chair Smith called the regular meeting of the City Council/Successor Agency/Financing/Power Authority to order at 5:00 p.m.

**ROLL CALL**

**PRESENT:** Council Members/Authority Members: Crist, Johnson, Mann, Vice Mayor/Vice Chair Smith

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

**STAFF**

**MEMBERS:** City Manager/Executive Director; Deputy City Manager/Deputy Executive Director; City Attorney/Authority Counsel; Assistant City Clerk; City Clerk/Authority Secretary; Planning Director; Public Works Director; Parks, Recreation & Arts Director; Finance Director; Senior Projects Coordinator; Housing Director; Human Resources Director

**INVOCATION**

Tracy Malloy - Spiritual Assembly of the Baha'is of Lancaster

**PLEDGE OF ALLEGIANCE**

Council Member/Authority Member Johnson

**PRESENTATIONS**

- 1) Athlete of the Month Award – Adam Ruggiero, Desert Christian High School
- 2) S.O.A.R. (Students On Academic Rise) High School Student of the Month– Jessica Bautista
- 3) Los Angeles Sheriff's Department Employee, Investigator and Street Cops of the Quarter

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
MAY 22, 2012

**PRESENTATIONS (continued)**

- 4) Status presentation from the Lancaster Tapestry Commission  
The presentation included the history of the formation of the Commission; recognized current and past members; discussed diversity and the expungement program; the neighbor-to-neighbor mediation program; presented their Mission Statement of: Celebrate our uniqueness; Embrace common viewpoints and Create opportunities to flourish.  
The City Manager thanked staff for their commitment to this Commission; stated that it has been excellent to work with people who care so deeply about their community. They are out there to fix problems and help people, not for the fame or to get their names in the paper but because they truly care about helping people in the community. It is a pleasure to know these individuals.  
Council Member Johnson stated that this is what it is all about; knowing each other; understanding the differences in people and respecting each other for their differences. She applauds the efforts of the Commission for making a difference in the community without complaint, which is what the Tapestry is all about.
- 5) Pete Knight Veterans Home Presentation, presented by Norm Andrews, Veteran's Home Director  
Mr. Andrews presented information on the **Mission** of the Veterans Home; a **Vision** for California's Veterans to live the highest quality of life with dignity and honor; their **Goal** – to provide the best long-term care and enhanced quality of life for all California Veterans Home residents. This facility provides an independent living environment that provides assistance so that an individual may remain active and mobile; there are different levels of care that are provided; discussed the eligibility requirements; services and amenities; costs associated with living at the Veterans Home.

**ITEMS TO BE REMOVED**

None

**M 1. MINUTES**

On a motion by Council Member/Authority Member Crist and seconded by Council Member/Authority Member Johnson, the City Council/Authority approved the City Council/Financing/Power Authority Regular Meeting minutes of April 24, 2012, by the following vote: 3-0-1-1; AYES: Crist, Johnson, Mann; NOES: None; ABSTAIN: Smith; ABSENT: Parris

**M 2. MINUTES**

On a motion by Council Member/Authority Member Crist and seconded by Council Member/Authority Member Johnson, the City Council/Authority approved the City Council/Financing/Power Authority Regular Meeting minutes of May 8, 2012, by the following vote: 2-0-2-1; AYES: Crist, Johnson; NOES: None; ABSTAIN: Mann, Smith; ABSENT: Parris

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
MAY 22, 2012

**CONSENT CALENDAR**

Addressing the City Council on the Consent Calendar:

Lynde Williams – encouraged the Council to consider development of skate parks in the rezoning issue under Item No. CC 4.

Council Member/Authority Member Johnson stated that she would need to recuse herself from Item No. CC 3, due to the fact that the City paid the University of Antelope Valley \$161.00 for various classes and she has a financial interest in the University.

Council Member/Authority Member Crist requested that Item No. CC 8 be pulled for separate discussion and action.

On a motion by Council Member Crist and seconded by Council Member Mann, the City Council approved the Consent Calendar, with the exception of Item Nos. CC 3 and CC 8, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Smith; NOES: None; ABSTAIN: None; ABSENT: Parris

**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 April 22, 2012 through May 5, 2012 in the amount of \$1,793,312.62.

At this time, Council Member/Authority Member Johnson left the dais.

**CC 3. WARRANT REGISTER**

On a motion by Council Member Crist and seconded by Council Member Mann, the City Council approved the Supplemental Check and Wire Registers for April 22, 2012 through May 5, 2012 in the amount of \$161.00, by the following vote: 3-0-1-1; AYES: Crist, Mann, Smith; NOES: None; RECUSED: Johnson; ABSENT: Parris

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/Authority Member Johnson returned to the dais.

**CC 4. ORDINANCE NO. 978**

Adopted **Ordinance No. 978**, an ordinance of the City Council of the City of Lancaster, California, rezoning the subject properties (a total of 64± gross acres) from a combination of R-7,000 (Single Family Residential, one dwelling unit per 7,000 square feet), PK (Park), CPD (Commercial Planned Development), S (School), and OP (Office Professional), to P (Public Use) and R-7,000.

A total of 64± gross acres (55 acres at the former fairgrounds and 9 acres at 3<sup>rd</sup> Street East and Kettering Street) is proposed for the General Plan land use designation and zoning changes. The larger acreage changes on Site 2 are necessary not only for the development of the commercial solar facilities, but to provide for the long-term operation and expansion of the Lancaster University Center, and meet requirements for additional residential units to be built on the former fairgrounds property. The Public land use designation and Public zoning would allow the flexibility for the development of solar facilities, the expansion of the University Center, and the development of other future public uses. The Urban Residential land use designation and R-7,000 would allow the construction of the required residential dwelling units.

**CC 5. MONUMENTATION WORK**

Approved the monumentation work for Tract No. 31588, located on the southeast corner of 25<sup>th</sup> Street East and Lancaster Boulevard, Owner: Regency Hills Homes III, LLC.

The monumentation work has been completed by the Surveyor of Record for the subject subdivision map, inspected, and found to be satisfactory to the City Engineer. Evidence of payment to the Surveyor of Record for completion of the monumentation work has been received.

**CC 6. ACCEPTANCE OF STREETS FOR MAINTENANCE**

Approved the developer constructed streets and accepted the streets for maintenance by the City for Site Plan Review No. 06-04, located on the southwest corner of Avenue L-12 and 10<sup>th</sup> Street West, Owner: Caesar's Plaza LLC.

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

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
MAY 22, 2012

- CC 7.** Approved and accepted an amendment to the Subdivision Undertaking Agreement submitted by Richmond American Homes ("Subdivider"), for Tract Map No. 54370 Phase 2, lots 1, 2, 6-30, 47-56 and 61-77, located on the northwest corner of Avenue L-8 and 70<sup>th</sup> Street West, extending the date of completion to May 22, 2013.

On April 27, 2010, the City and Subdivider entered into a Subdivision Undertaking Agreement to complete the required improvements for Tract Map No. 54370 Phase 2. The agreement expired April 27, 2012. On April 23, 2012, the City Engineer received a letter from the Subdivider requesting an extension.

**CC 8. PWCP NO. 12-002**

The City Manager stated that staff has heard loud and clear to find as much funding as possible for resurfacing/reconstruction of roadways. As the economy has taken hits up and down California, the impacts are clear and the City of Lancaster has been able to maintain the roads well, but there are some necessary improvements that need to be made and this is the first step towards that.

The Public Works Director presented the staff report on this matter.

Council Member Crist stated that he wanted the general public to understand that the City is going to go back out and start working on the roads because the general public is telling the Council they would like the City to start taking a close look at the roads.

Council Member Mann stated that when he walked precincts during his last campaign and after talking to over 3,000 people, the roads/street conditions seem to be the number one concern of the public, after crime and the focus really does need to be on the streets.

On a motion by Council Member Mann and seconded by Council Member Johnson, the City Council awarded **Public Works Construction Project No. 12-002, 2012 Pavement Management Program**, to C. A. Rasmussen, Inc. of Valencia, California, in the amount of \$3,380,321.00, plus a 10% contingency; authorized the City Manager, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Smith; NOES: None; ABSTAIN: None; ABSENT: Parris

This contract is awarded to the lowest responsible bidder per California Public Contract Code Section 22038(b).

As part of the Pavement Management Program this project is designed to repair and resurface Avenue I, from Beech Avenue to Division Street and from 20<sup>th</sup> Street East to 30<sup>th</sup> Street East, and Division Street from Avenue K-4 to Avenue L, with a new asphalt concrete pavement surface, and curb and gutter improvements. New traffic striping will be installed that will allow for the construction of new bike lanes, conforming to the recently adopted Master Plan of Trails and Bikeways.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
MAY 22, 2012

**PH 1. UPDATE TO THE LANCASTER GENERAL PLAN HOUSING ELEMENT TO ADDRESS HOUSING NEEDS FOR PLANNING PERIOD JANUARY 1, 2006 – JUNE 30, 2014 – RESOLUTION NO. 12-22**

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

Hearing no further testimony, Vice Mayor Smith closed the Public Hearing.

On a motion by Council Member Crist and seconded by Council Member Johnson, the City Council adopted **Resolution No. 12-22**, a resolution of the City Council of the City of Lancaster, California, adopting the update to the Housing Element of the City's General Plan, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Smith; NOES: None; ABSTAIN: None; ABSENT: Parris

The City Council adopted the Housing Element on August 12, 2008. This latest update of the Housing Element was recommended by the Planning Commission on April 16, 2012, (Resolution No. 12-10), and includes further revisions as directed by the State Department of Housing and Community Development (HCD), in accordance with its letters to the City dated August 12, 2010, and April 5, 2011.

**PH 2. APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2012 PROGRAM YEAR ACTION PLAN**

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

Hearing no further testimony, Vice Mayor Smith closed the Public Hearing.

On a motion by Council Member Crist and seconded by Council Member Johnson, the City Council approved the proposed projects described herein for the City of Lancaster's 2012 One-Year Action Plan application to be submitted to the United States Department of Housing and Urban Development, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Smith; NOES: None; ABSTAIN: None; ABSENT: Parris

In accordance with Title 24 CFR part 91, this Annual Action Plan Executive Summary outlines the needs, resources, priorities and proposed activities to be undertaken with respect CDBG funding.

In order to proceed with the City's One-Year Action Plan Application, which serves as the formal document to the U.S. Department of Housing and Urban Development for CDBG funding, it is necessary for the City Council to take public testimony on proposed projects.



LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
MAY 22, 2012

**JNB 1. RESOLUTION NO 12-23 - APPROVING AN AGREEMENT BETWEEN THE LANCASTER SUCCESSOR AGENCY AND THE CITY OF LANCASTER FOR ADMINISTRATIVE SUPPORT**

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

On a motion by Council Member Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 12-23**, approving an agreement between the Lancaster Successor Agency and the City of Lancaster for Administrative Support, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Smith; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Agency Director Mann and seconded by Agency Director Crist, the Successor Agency adopted **Resolution No. SA 01-12**, approving an agreement between the Lancaster Successor Agency and the City of Lancaster for Administrative Support, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Smith; NOES: None; ABSTAIN: None; ABSENT: Parris

**CNB 1. COUNCIL MEMBER COMMITTEE ASSIGNMENTS**

This item was continued to the meeting of June 12, 2012.

Addressing the City Council regarding this matter:

D. Dianne Adams – stated her concerns regarding a possible conflict of interest with having Council Member Mann on the Sanitation District Board.

**CA 1. NOMINATION AND APPOINTMENTS TO THE PLANNING COMMISSION**

On a motion by Vice Mayor Smith and seconded by Council Member Mann, the City Council approved the following appointments to the Planning Commission: (Diana Cook, Randy Hall, Cassandra Harvey, Raj Malhi, Fabian Terracciano, James Vose and Sandy Smith), by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Smith; NOES: None; ABSTAIN: None; ABSENT: Parris

At this time, the City Clerk administered the Oath of Office to new appointee - Sandy Smith and to the following re-appointed members: Diana Cook, Randy Hall, Cassandra Harvey, Fabian Terracciano. Mr. Vose and Mr. Malhi were not present and will be sworn in at the next Planning Commission meeting.

**CA 2. NOMINATION AND APPOINTMENTS OF KITTY SZETO AND BRETT HAWSE TO THE HIGH DESERT POWER AUTHORITY'S BOARD OF DIRECTORS**

On a motion by Vice Mayor Smith and seconded by Council Member Crist, the City Council approved the following appointments to the High Desert Power Authority Board of Directors: (Kitty Szeto, Brett Hawse), by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Smith; NOES: None; ABSTAIN: None; ABSENT: Parris

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
MAY 22, 2012

**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 Toastmasters – District 33, which includes Las Vegas, Santa Barbara, North Los Angeles, Kern, Inyo, Stanislaus County, on May 5, 2012 named Sandra Johnson as their International Communications and Leadership award winner for outstanding service to her community.

Council Member Johnson stated that it truly was an honor considering that when she was young, she was very nervous to speak in general and coming from another country, she spoke a second language, so learning English was difficult. Being honored with this award proved that her mother taught her well and to speak up.

The City Manager stated that the Sierra Toyota Concert Series would begin on May 31, 2012 in conjunction with the Farmers Market thanks to a very generous donation from Jim Hawse and Sierra Toyota. He encouraged everyone to come out on Thursday nights to enjoy the music and the Farmers Market.

The City Manager stated that a Cooling Center will be at the museum thanks to a generous grant from Southern California Edison.

The City Manager stated that the General Manager and staff at The Jethawks are doing a great job; there are promotions every day; the team is playing well; it truly is an opportunity to take the family out for a great summer evening.

The City Manager encouraged everyone to get out and vote on June 5, 2012 during the California Primary Elections.

**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:

Dan Selmsner – stated his concerns regarding street lights; LED lights; the City should consider going back to the original lights, as they seem to last longer; right now there is a potential for problems.

The City Council requested that the City Manager/Public Works Director look into this matter.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
MAY 22, 2012

**COUNCIL / AGENCY COMMENTS**

None

**CLOSED SESSION**

**The City Attorney stated that there would be no need for a Closed Session meeting this evening.**

Conference with legal counsel – anticipated litigation

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: (1 case)

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

1. Save Our Neighborhood Group v. City of Lancaster, et al. (Los Angeles Superior court Case No. BS 121501)
2. CSCNAACP v. City of Lancaster, California Case Number: 09-11-0954-8
3. Mongols Nation Motorcycle Club v. City of Lancaster, et al. Case No. BC439791
4. Miracle Star Women's Recovering Community, Inc. et al. v. City of Lancaster, et al. LASC Case No. MC 020079
5. Antelope Valley Allied Arts Association et al v. Lancaster et al, Los Angeles Superior Court Case No. BC45017
6. Rubin v. Lancaster - United States District Court Case No. CV 10-4046 DSF (JCx) Government Code Section 54956.9(a)
7. 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

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
MAY 22, 2012

**ADJOURNMENT**

Vice Mayor Smith adjourned the meeting at 5:55 p.m. and stated that the next regular meeting would take place on Tuesday, June 12, 2012.

PASSED, APPROVED and ADOPTED this 12<sup>th</sup> day of June, 2012, by the following vote:


AYES: Council Members: Crist, Johnson, Mann, Vice Mayor Smith

NOES: None

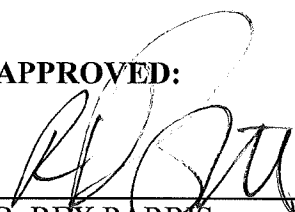
ABSTAIN: Mayor Parris

ABSENT: None

**ATTEST:**

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

**APPROVED:**

  
R. REX PARRIS  
MAYOR/CHAIRMAN  
Lancaster, CA

**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)

\_\_\_\_\_