




**NOTICE OF ADJOURNMENT
HOUSING AUTHORITY**

NOTICE IS HEREBY GIVEN that due to a lack of quorum, the Housing Authority Meeting was not held on July 10, 2012.

The next regular meeting of the Housing Authority will take place on Tuesday, July 24, 2012, at 5:00 p.m. in the City Hall Council Chambers located at 44933 North Fern Avenue, Lancaster, California.

Dated this 11th day of July, 2012



GERI K. BRYAN, CMC
City Clerk/Authority Secretary

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

Geri K. Bryan, being first duly sworn, deposes and says: That she is the duly appointed and qualified City Clerk/Authority Secretary for the City of Lancaster/Housing Authority and that by July 11, 2012, she caused the above Notice to be posted on the door of the Lancaster City Council Chambers located at 44933 North Fern Avenue, Lancaster, California.



GERI K. BRYAN, CMC
City Clerk/Authority Secretary

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
July 10, 2012**

CALL TO ORDER

Mayor Parris 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, Mayor/Chair Parris

EXCUSED: 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 Chair Smith from the meeting, by the following vote: 4-0-0-1; **AYES:** Crist, Johnson, Mann, Parris; **NOES:** None; **ABSTAIN:** None; **ABSENT:** 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 and Arts Director; Finance Director; Economic Development Director; Housing Director; Human Resources Director

INVOCATION

Pastor Paul Dennis, Faith Bible Church

PLEDGE OF ALLEGIANCE

Anthony Provenza, Boy Scout Troop 759

PRESENTATIONS

- 1) Lancaster Station Community Advisory Committee
Captain Bob Jonsen, Los Angeles County Sheriff Department introduced the newly formed Community Advisory Committee. This committee will provide a clear and unobstructed artery to the community that is served. It will provide a reach far outside of Lancaster's jurisdiction and will allow the Sheriff's Department to keep its finger on the pulse of an area that covers over 600 square miles. It will ultimately strengthen the partnership to enable continuing to make this valley a great region to work, live and play. The committee not only represents the City of Lancaster but also the unincorporated areas such as Antelope Acres, Quartz Hill and Lake Los Angeles. Each of the members is deeply engaged in the betterment of this community and will help to open the lines of communication in all the neighborhoods throughout the region.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
JULY 10, 2012

PRESENTATIONS (continued)

- 2) Local WorkSource Center
Dennis T. Varnum, Field Office Manager EDD (Employment Development Department) Lancaster-Workforce Center, presented information on the Center; introduced several members of the Center. The Center helps to develop a strategy for people to help them become employed. EDD is one of the largest employment businesses in the State and they have a true commitment to helping local employers match up with people in the community to help them find work.

- 3) So Cal ASA Junior Olympic Fastpitch State Champions – Xplosion 18 “A”
Mayor Parris presented certificates to each of the team members; directed the City Manager to look into having their team photo on a billboard.

AGENDA ITEMS TO BE REMOVED

Mayor Parris stated that he would need to recuse himself from Item No. CC 6 due to the fact that his wife owns property in the area.

M 1. MINUTES

On a motion by Council Member/Authority Member Mann and seconded by Council Member/Authority Member Crist, the City Council/Authority approved the City Council/Successor Agency/Financing/Power Authority Regular Meeting minutes of June 26, 2012, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

CONSENT CALENDAR

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 No. CC 6, 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.)

CC 2. WARRANT REGISTER

Approved the Check and Wire Registers for June 10, 2012 through June 23, 2012 in the amount of \$3,610,523.31.

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.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
JULY 10, 2012

CC 3. MONTHLY REPORT OF INVESTMENTS

Accepted and approved the May 2012, Monthly Report of Investments as submitted.

Each month, the Finance Department prepares a report listing the investments for all the separate entities under jurisdiction of the City as identified in the City's Comprehensive Annual Financial Report. These component units include: the City of Lancaster, the former Lancaster Redevelopment Agency, and the Lancaster Housing Authority.

CC 4. AMENDMENT TO CONSTRUCTION AGREEMENT

Approved an amendment to the construction and operating agreement with Los Angeles County Department of Public Works, City of Palmdale, and Waste Management of the Antelope Valley and authorized the City Manager to execute the contract documents for the continued operation of the permanent household hazardous waste collection facility, known as the Antelope Valley Environmental Collection Center.

In 2002, the Cities of Palmdale and Lancaster were successful in obtaining a \$698,667.00 grant from the California Integrated Waste Management Board to establish a permanent household hazardous waste (HHW) center in the Antelope Valley. The purpose of the AVECC is to enhance the level of service to Antelope Valley residents by providing a convenient drop-off location for HHW and electronic waste (E-waste). The grant funded the engineering, design, and construction costs of the AVECC.

CC 5. MONUMENTATION WORK

Approved the monumentation work for Tract No. 061819 located on the northwest corner of 20th Street East and Avenue H-8. Owner: Falcon Pointe, LLC.

The monumentation work on the listed project has been completed by the surveyor of Record for the subject subdivision map, inspected, and found to be satisfactory to the City Engineer.

At this time, Mayor Parris recused himself and left the dais.

CC 6. CONDITIONAL USE PERMIT NO. 08-17

On a motion by Council Member Mann and seconded by Council Member Johnson, the City Council approved the developer constructed streets for Conditional Use Permit No. 08-17 located on the southeast corner of Avenue J and 15th Street West. Owner: Granite Peak Property Investments, by the following vote: 3-0-1-1; AYES: Crist, Johnson, Mann; NOES: None; RECUSED: Parris; ABSENT: Smith

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.

At this time, Mayor Parris returned to the dais.

CC 7. ORDINANCE NO. 979

Adopted **Ordinance No. 979**, amending various sections of Development Agreement No. 89-01 to allow for the development of commercial scale photovoltaic solar facilities with a Conditional Use Permit.

This Development Agreement has been amended several times to incorporate changes in the project description, General Plan designations, zoning, and the subdivision map. DA 89-01 and the underlying zoning do not allow for the development of solar facilities on the subject property. Currently, the Development Agreement on the subject property has an expiration date of October 17, 2018. The applicant, Del Sur Greenworks, LLC, is requesting an amendment to DA 89-01 to allow for the development of photovoltaic (PV) solar generating facilities on the subject property with a conditional use permit. The proposed amendment would change various sections of the Development Agreement to establish commercial scale solar power generating facilities as an allowable use subject to a conditional use permit without changing the existing zoning.

PH 1. LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2012-2013

Mayor Parris opened the Public Hearing. It was the consensus of the City Council to waive the presentation of the staff report.

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

On a motion by Council Member Mann and seconded by Council Member Johnson, the City Council adopted **Resolution No. 12-42**, confirming the diagram and assessment and ordering the levying of an assessment in Lancaster Drainage Benefit Assessment District for Fiscal Year 2012-2013, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

The City Council previously formed the Lancaster Drainage Benefit Assessment District, including establishment of separate zones, and submitted the proposition to the eligible voters in each respective zone. The majority of voters approved the formation of the District, the separate zones, and the levying of the assessment. The first year's assessment was paid by the developers of the property. Each year, thereafter, the City Council, after public notice and hearing, may determine and impose an annual assessment. Due to the cost and complexity of accounting for separate zones of benefit within the District, separate zone designations were eliminated in 1993 by City Council action.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
JULY 10, 2012

PH 1. LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2012-2013 (continued)

The drainage improvements in the District have been completed and accepted by the City Council and will be maintained with funds generated by the Drainage Benefit Assessment District. Each lot or parcel within the District that has been annexed prior to Fiscal Year 2005-2006 will be assessed a unit assessment of \$50.00 per equivalent drainage unit (EDU) for Fiscal Year 2012-2013. The unit assessment for Fiscal Year 2012-2013 is the same as Fiscal Year 2004-2005, except for those parcels that were annexed beginning Fiscal Year 2005-2006, which will be assessed at a rate reflective of an annual index increase consistent with the consumer price index for Los Angeles-Riverside-Orange Counties. Last year's rate was \$61.09. For Fiscal Year 2012-2013, the rate of assessment will be \$62.37 per assessment unit, including the established CPI adjustment of 2.1% ($\$61.09 \times 1.021 = \62.37).

PH 2. LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2012-2013

Mayor Parris opened the Public Hearing. It was the consensus of the City Council to waive the presentation of the staff report.

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

On a motion by Council Member Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 12-43**, confirming the diagram and assessment and ordering the levying of an assessment in Lancaster Landscape Maintenance District No. 1 for Fiscal Year 2012-2013, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District were formed, including subsequent annexations thereto, for the purpose of providing maintenance services to landscaping and appurtenant improvements for various developments within the City and assessing those properties which benefit from this service. Each year the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

PH 2. LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2012-2013 (continued)

The landscaping improvements in the areas within the District will be maintained with funds generated by the Landscape Maintenance District. Each lot or parcel within the District that was annexed prior to Fiscal Year 2005-2006, as indicated on the diagram, will be assessed a unit assessment of \$80.00 for Fiscal Year 2012-2013. The unit assessment for Fiscal Year 2012-2013 is the same as Fiscal Year 2004-2005, except for those parcels that were annexed beginning Fiscal Year 2005-2006, which will be assessed at a rate reflective of an annual index increase consistent with the consumer price index for Los Angeles-Riverside-Orange Counties. Last year's rate was \$97.74 per benefit unit. For Fiscal Year 2012-2013, the rate of assessment will be \$99.79 per benefit unit, including the established CPI adjustment of 2.1% ($\$97.74 \times 1.021 = \99.79). Last year's rate for the Fox Field Industrial Corridor Landscape Maintenance District was \$0.32 per benefit unit. For Fiscal Year 2012-2013, the rate of assessment will be \$0.33 per benefit unit, including the established CPI adjustment of 2.1% ($\$0.32 \times 1.021 = \0.33).

PH 3. LANCASTER LIGHTING MAINTENANCE DISTRICT FOR FISCAL YEAR 2012-2013

Mayor Parris opened the Public Hearing. It was the consensus of the City Council to waive the presentation of the staff report.

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

On a motion by Council Member Mann and seconded by Council Member Johnson, the City Council adopted **Resolution No. 12-44**, confirming the diagram and assessment and ordering the levying of an assessment in Lancaster Lighting Maintenance District for Fiscal Year 2012-2013, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

Lancaster Lighting Maintenance District was formed, including subsequent annexations thereto, for the purpose of financing maintenance operations and installation of public lighting facilities, including but not limited to traffic signals (as defined in § 22525 of the California Code) within the City of Lancaster, and assessing those properties which benefit from this service their proportionate share of the cost. Each year the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

The assessment for Fiscal Year 2012-2013 is \$91.04, including a CPI factor for Los Angeles-Riverside-Orange County of 2.1% per lighting unit, except for those parcels within the zones that voted "no", which will remain at \$45.00 per lighting unit.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
JULY 10, 2012

PH 3. LANCASTER LIGHTING MAINTENANCE DISTRICT FOR FISCAL YEAR 2012-2013 (continued)

The street lighting improvements in the areas within the District will be maintained with funds generated by the Lighting Maintenance District. Each lot or parcel within the District that has been annexed as indicated on the diagram will be assessed a unit assessment of \$91.04 for Fiscal Year 2012-2013. Parcels within the zones that voted "no" will remain at a unit assessment of \$45.00.

JNB 1. COMPLIANCE WITH REQUIREMENT OF AB 1484

The City Manager, City Attorney and Finance Director presented the staff report regarding this matter. On June 27, 2012 the Legislature adopted AB 1484 as a budget trailer bill. AB 1484 imposes new procedures and obligations on the City, the Lancaster Successor Agency and the Lancaster Successor Agency Oversight Board including a requirement that payments of pass through amounts be made not later than July 12, 2012. Failure to make such payments could subject the City to substantial penalties. While staff believes that all payments have been made, the complexity of the statute leaves some matters to interpretation by entities outside the control of the City. Staff is continuing to analyze the bill and to discuss the provisions with the County and State agencies.

Council Member/Agency Director Crist inquired as to the tight time limits and complying with the Brown Act.

The City Attorney stated that the City is complying by conducting this public meeting and bringing the resolutions before the Council this evening.

Council Member/Agency Director Mann inquired as to whether the City Attorney felt this was a knee jerk reaction on the part of the County based on the passage that they are just covering their bases. The County is going to get nailed with a penalty so they are just throwing everything at these 37 cities and it sounds like they bought off on this once before.

The City Attorney stated that this is relatively accurate. There is no harm in the County doing this calculation and the way they are doing this, they are not penalized for doing it incorrectly. Whether the County spends the time to double check or not, cities are double checking and challenging the Department of Finance. Los Angeles County, with 37 cities, they either did not have enough time or chose not to, went ahead and sent out the demand letters and they will deal with the corrections after the fact.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
JULY 10, 2012

JNB 1. COMPLIANCE WITH REQUIREMENT OF AB 1484 (continued)

Council Member/Agency Director Mann stated that he cannot believe how any small business in Lancaster would be able to keep books like this. They had to sign off and accept the payments the City gave them historically and now all of a sudden they are rushing around and notifying cities in the eleventh hour, and of course the interpretation that may be made by the public is that whether it is Lancaster or 36 other cities – they appear irresponsible. He stated that he finds it hard to believe that 37 cities have screwed up on this.

The City Attorney agreed and stated the real problems that are created by this kind of legislation is the fact that this bill was only made available to the public and to the legislature, thirty hours prior to its adoption. This does not give anyone the opportunity to offer amendments, corrections or to even read and understand this bill.

On a motion by Council Member Crist and seconded by Council Member Johnson, the City Council adopted **Resolution No. 12-46**, a resolution of the City Council of the City of Lancaster, approving certain actions required to comply with the requirements of AB 1484, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

On a motion by Agency Director Crist and seconded by Agency Director Johnson, the Lancaster Successor Agency adopted **Resolution No. SA 03-12**, a resolution of the Lancaster Successor Agency, approving certain actions required to comply with the requirements of AB 1484, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

JNB 2. TRANSFER OF CERTAIN REAL PROPERTIES FROM THE CITY OF LANCASTER TO THE LANCASTER SUCCESSOR AGENCY

It was the consensus of the City Council to waive the presentation of the staff report.

On a motion by Council Member Mann and seconded by Council Member Johnson, the City Council adopted **Resolution No. 12-45**, a resolution of the City Council of the City of Lancaster, approving the transfer of properties from the City of Lancaster to the Lancaster Successor Agency, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

On a motion by Agency Director Crist and seconded by Agency Director Mann, the Lancaster Successor Agency adopted **Resolution No. SA 02-12**, a resolution of the Lancaster Successor Agency, approving the transfer of properties from the City of Lancaster to the Lancaster Successor Agency, by the following vote: 4-0-0-1; AYES: Crist, Johnson, Mann, Parris; NOES: None; ABSTAIN: None; ABSENT: Smith

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
JULY 10, 2012

CA 1. DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF VICE-MAYOR

Mayor Parris stated that with the pending election in November with Vice Mayor Smith running for California State Assembly, keeping that scenario in mind, with Vice Mayor Smith winning, he plans to nominate Council Member Crist as Vice Mayor, having him take over this role as soon as the election in November is completed. He requested that an item be placed on the next agenda with this action. Additionally, Mayor Parris stated that with the exit of Vice Mayor Smith will come a vacancy on the Council and he plans to appoint someone to fill that vacancy for the remainder of Vice Mayor Smith's term, which would be April, 2014, at which time the City will hold their next election.

Council Member Mann stated that this is a great choice. He has worked with Council Member Crist on three other committees, representing the City and there hasn't been anyone who has been more aggressive to make sure the citizens of Lancaster become the beneficiaries and that everybody's interest is well looked at. Council Member Crist does very well on behalf of the City.

Council Member Johnson agreed and stated that Council Member Crist is truly someone who cares about this community, cares about the citizens and makes things happen.

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 thanked City staff, the Sheriff's Department and the Antelope Valley Fair staff for an exceptional 4th of July event. More people attended this event than he has ever seen at the Fairgrounds, including the Fair itself. It was a spectacular fireworks show and given the crowd, everyone did a great job of working with each other and having a good time.

Council Member Mann stated that there was a tremendous amount of people that showed up; it was beyond anyone's expectations; a bit of a traffic problem on Avenue H. He is amazed that every event that the City continues to participate in or put on is so well received by everyone.

CITY CLERK / AGENCY / AUTHORITY SECRETARY ANNOUNCEMENT

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

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
JULY 10, 2012

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

Michael Rives discussed the broken window theory; the need for the Sheriff's Department to enforce traffic laws in Lancaster. He observes many violations daily, such as people not using their turn signals; being reckless and there are lots of accidents just waiting to happen. Additionally, he stated that no write-in candidates will be allowed on the November ballot and he plans to challenge this law; there are many viable people that should be allowed to be write-ins.

COUNCIL / AGENCY COMMENTS

Council Member Crist agreed with the City Manager's comments regarding the 4th of July event. There were so many people and the Bull Riding event was exceptionally good this year; the entire event was excellent.

CLOSED SESSION

None

ADJOURNMENT

Mayor Parris adjourned the meeting at 5:57 p.m. and stated that the next regular meeting would take place on Tuesday, July 24, 2012.

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


AYES: Council Members: Crist, Johnson, **Mayor Parris**

NOES: None

ABSTAIN: **Vice Mayor Smith**

ABSENT: Council Member Mann

ATTEST:


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

APPROVED:


R. REX PARRIS
MAYOR/CHAIRMAN
Lancaster, CA

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
JULY 10, 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)
