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10/08/13
MVB

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
SEPTEMBER 24, 2013**

CALL TO ORDER

Mayor/Chair Parris called the regular meeting of the City Council/Successor Agency/Financing/Power Authority to order at 5:07 p.m.

ROLL CALL

PRESENT: Council Members/Agency Directors/Authority Members: Johnson, Smith, Vice Mayor/Vice Chair Crist, Mayor/Chair Parris

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

ABSENT: Council Member/Agency Director: Mann

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

Sandra Auringer, representing - Spiritual Assembly of the Baha'is of Lancaster

PLEDGE OF ALLEGIANCE

Vice Mayor/Vice Chair Crist

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PRESENTATIONS

1. S.O.A.R. (Students On Academic Rise) High School Student of the Month – Leah Bajulai
2. Presentation of the City’s Recycling Center and the California Resource and Recovery Association award for “*Most Outstanding Household Hazardous Waste/Universal Waste and E-Waste Program of 2013*”
3. Net Zero Solar Energy Program Presentation

M 1. MINUTES

On a motion by Vice Mayor/Vice Chair Crist and seconded by Council Member/Authority Member Johnson, the City Council/Agency/Authority approved the City Council/Successor Agency/Financing/Power Authority Regular Meeting minutes of September 10, 2013, by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

CONSENT CALENDAR

Mayor Parris requested that Item No. CC 4 be pulled for separate discussion and action.

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council approved the Consent Calendar with the exception of Item No. CC 4, by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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

Approve the Check and Wire Registers for August 25, 2013 through September 7, 2013 in the amount of \$1,012,941.37.

CC 3. MONTHLY REPORT OF INVESTMENTS

Accepted and approved the August 2013, Monthly Report of Investments as submitted.

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CC 4. ORDINANCE NO. 992

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

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council adopted **Ordinance No. 992**, an ordinance of the City of Lancaster, California, amending the City Zoning Plan for 92.7± acres generally bounded by Avenue K-8, Avenue L, 20th Street East, and 30th Street East known as Zone Change No. 13-01, by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

CC 5. ACCEPTANCE OF SANITARY SEWER COLLECTION SYSTEM REPORT

Accepted the Sanitary Sewer Collection System Annual Performance Report for Fiscal Year 2012-2013.

PH 1. GENERAL PLAN AMENDMENT NO. 13-02 AND ZONE CHANGE NO. 13-02 (120± ACRES LOCATED AT THE SOUTHEAST CORNER OF AVENUE J AND 110TH STREET WEST)

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

Addressing the City Council on this matter:

Michael Rives – stated his concerns regarding several aspects within the EIR; noise; electric rates; opposed to this action.

The Representative for Silverado Power discussed the EIR; biological resources; megawatts coming on line; construction schedule; job opportunities.

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

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council adopted **Resolution No. 13-53**, amending the General Plan land use designation on the subject property from Specific Plan (SP) with an underlying UR (Urban Residential) designation to NU (Non-Urban Residential), by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council introduced **Ordinance No. 993**, rezoning the subject property from SP (Specific Plan) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres), by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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**JNB 1. DISPOSITION & DEVELOPMENT AGREEMENT WITH BYD AND
MEMORANDUM OF UNDERSTANDING WITH REXHALL INDUSTRIES**

The Economic Development Director presented the staff report regarding this matter.

Addressing the City Council on this matter:

Scott Pelka – stated his concerns regarding potential tax debt for the citizens.

Bill Rex, representing Rexhall Industries discussed taxes that have already been paid; longevity of Rexhall Industries; taxes have all been paid.

The City Manager stated that this is a fantastic deal for the entire Antelope Valley.

Michael Rives – stated his concerns regarding this agreement; health concerns of magnetic fields; opposed to this action.

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council approved a Disposition & Development Agreement with BYD and authorized the City Manager or his designee to execute all related documents, by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

On a motion by Vice Mayor/Vice Chair Crist and seconded by Council Member/Agency Director Johnson, the City Council and Successor Agency approved a Memorandum of Understanding with Rexhall Industries and authorized the City Manager/Executive Director or his designee to execute all related documents, by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

NB 1. STREET NAME CHANGE

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

Addressing the City Council on this matter:

Michael Rives – requested that the signage also include the original street name to avoid confusion.

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council adopted **Resolution No. 13-54**, a resolution of the City Council of the City of Lancaster, California, declaring that a portion of Avenue J-11 between Division Street and Yucca Avenue to be co-named BYD Energy Road, by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

NB 2. AUTHORIZATION TO FUND THE PURCHASE OF 160 ACRES OF CONSERVATION PROPERTY BY WILDLANDS

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

On a motion by Council Member Johnson and seconded by Vice Mayor Crist, the City Council adopted **Resolution No. 13-55**, authorizing the appropriation and use of biological impact fee funds for the acquisition of 160 acres of conservation property by Wildlands and appropriated \$464,000 from the Biological Impact Fee fund balance to Account No. 224-4520-912 Property Acquisitions, by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

NB 3. LOAN TO MARIBEL'S BAKERY UNDER THE SPICE UP LANCASTER LOAN PROGRAM

The Projects Assistant presented the staff report regarding this matter.

Nick Parada, the owner of this company discussed his family business; discussed the menu; various upgrades that will take place; thanked the City Council for this opportunity.

Addressing the City Council on this matter:

Michael Rives – opposed to this action; concerned with possible failure of the business and how the equipment/assets will be handled.

On a motion by Vice Mayor Crist and seconded by Council Member Smith, the City Council approved a loan of \$25,000 to Maribel's Bakery under the Spice Up Lancaster Loan Program to open a new location in Lancaster and authorized the City Manager or his designee to execute all loan documents, by the following vote: 4-0-0-1; AYES: Johnson, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

CA 1. CONSIDERATION OF NOMINATION/APPOINTMENT OF RYAN CRIST TO THE LANCASTER PLANNING COMMISSION

Vice Mayor Crist recused himself from this matter, stating that Ryan Crist is his son.

Mayor Parris requested consideration of the nomination and appointment of Ryan Crist to the Lancaster Planning Commission.

On a motion by Council Member Johnson and seconded by Council Member Smith, the City Council approved the nomination and appointment of Ryan Crist to the Lancaster Planning Commission, by the following vote: 3-0-1-1; AYES: Johnson, Smith, Parris; NOES: None; RECUSED: Crist; ABSENT: Mann

At this time, Vice Mayor Crist administered the oath of office to Ryan Crist.

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

Vice Mayor Crist presented the following information:

The Board received a legislative update from staff regarding California State Excise Tax; AB 160; SB 556; Vista Bus passes; Fourth Quarter Capital Reserves Report. Full report is available in the City Clerk Department.

LANCASTER FINANCING AUTHORITY

No action required at this time.

LANCASTER HOUSING 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 Mayor Parris and seven other mayors were featured in Esquire Magazine and Lancaster's Mayor was highlighted for the requirement for new homes to be powered by solar panels and praised Sierra Toyota for their transition to solar as well.

The City Manager encouraged the public to review and read the Sanitary Sewer Collection System Annual Performance Report which was approved on the agenda this evening. This report addresses the maintenance program; prevention program; capital improvements and is put together by an excellent staff that does an amazing job.

The City Manager stated that the ribbon cutting for the restaurant "Olives" on the BLVD recently took place. The food is fantastic and he encouraged everyone to experience the cuisine of "Olives".

The City Manager stated the "Streets of Lancaster" event is September 27-29, 2013; encouraged everyone to come out. Great family event with fantastic food, entertainment, vendors, fast cars and best of all, it is free.

The City Manager presented two video – one on the "Celebrate America" event which took place on September 14, 2013 and the other on the "Lancaster UNITE Program".

The Assistant to the City Manager gave background information on the UNITE Program.

The City Attorney introduced the new Assistant City Attorney, Jocelyn Corbett.

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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.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

Michael Rives – discussed AVTA bus fares; commended the City for the Celebrate America event; commended the City for its recycling efforts.

Gary Burgess – stated his concerns regarding the conditions at Boeing Plaza. The Plaza has become riddled with graffiti; trash; the plaque is a mess; this area needs to be cleaned up; it should be a place of pride and instead has become an eyesore.

The City Manager stated he would have staff look into this as soon as possible.

Arsen Manson – discussed the legalization of marijuana. Medical marijuana dispensaries should be legalized. This will help to decrease crime and increase much needed tax dollars for the City.

Vee Friss – stated her concerns for the conditions of the restrooms at the Metrolink Station. She stated that she has complained before but nothing has been done. This is one of the first facilities that visitors use when they arrive in Lancaster and it should be cleaned up and maintained continuously.

The City Manager stated that he would have staff look into this as soon as possible.

COUNCIL / AGENCY COMMENTS

None

CLOSED SESSION

None

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ADJOURNMENT

Mayor Parris adjourned the meeting at 6:54 p.m. and stated the next Regular Meeting will take place on Tuesday, October 8, 2013 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

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

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)
