

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
March 25, 2014**

CALL TO ORDER

Vice Mayor/Vice Chair Crist called the regular meeting of the City Council/Successor Agency/Financing/Power Authority to order at 5:03 p.m.

ROLL CALL

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

EXCUSED: On a motion by Council Member/Authority Member Smith 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:** Johnson, Mann, Smith, Crist; **NOES:** None; **ABSTAIN:** None; **ABSENT:** Parris

ABSENT: Mayor/Chair Parris

STAFF

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

INVOCATION

Pastor John Meadors, Christian Life Assembly

PLEDGE OF ALLEGIANCE

Jennifer Slater-Sanchez, representing the Autism Society

PRESENTATIONS

1. Proclamation for the month of April - National Autism Month
2. S.O.A.R. (Students On Academic Rise) High School Student of the Month – Tori Collins. Ms. Collins also received a \$1,000 Mayor’s Scholarship.
3. Recognition of City staff and Lancaster Sheriff Deputies involved with the very successful L.A. County Air Show.

AGENDA ITEMS TO BE REMOVED

The City Manager requested that Item No. CC 4 be pulled from the agenda and brought back to Council at a later date.

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SANB 1. ADOPTION OF RESOLUTION APPROVING THE TRANSFER OF PROPERTIES CONSTRUCTED AND USED FOR A PUBLIC PURPOSE

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

On a motion by Agency Director Mann and seconded by Agency Director Johnson, the Lancaster Successor Agency adopted **Resolution No. SA 05-14**, approving the transfer of properties constructed and used for a public purpose, as listed in the Long Range Property Management Plan (“LRPMP”) amended and approved on February 6, 2014, from the Lancaster Successor Agency to the City of Lancaster, and authorizing the Executive Director and/or Chair of the Successor Agency to take all necessary actions to cause the transfer of these properties to the City of Lancaster for continued public use, by the following vote: 4-0-0-1; AYES: Johnson, Mann, Smith, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

M 1.

On a motion by Council Member/Agency/Authority Member Mann and seconded by Council Member/Agency/Authority Member Smith, the City Council/Agency/Authority approved the City Council/Successor Agency/Financing/Power Authority Regular Meeting minutes of March 11, 2014, by the following vote: 4-0-0-1; AYES: Johnson, Mann, Smith, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

CONSENT CALENDAR

Council Member Johnson stated she would need to recuse herself from Item No. CC 2 on the Consent Calendar due to a financial conflict on the Warrant Register.

Vice Mayor Crist requested that Item Nos. CC 2 and CC 8 be pulled for separate discussion and action and Item No. CC 4 be pulled from the agenda for approval at a later date.

At this time, Council Member Johnson left the dais.

Addressing the City Council on Item No. CC 2 and Item No. CC 8:

Michael Rives – stated his concerns regarding certain line items on the warrant; concerns regarding liability within the solar contracts; costs and solar power safety issues.

On a motion by Council Member Smith and seconded by Council Member Mann, the City Council approved Item No. CC 2 and Item No. CC 8 by the following vote: 3-0-1-1; AYES: Mann, Smith, Crist; NOES: None; RECUSED: Johnson; ABSENT: Parris

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

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CONSENT CALENDAR (continued)

On a motion by Council Member Smith and seconded by Council Member Mann, the City Council approved the Consent Calendar with the exception of Item Nos. CC 2; CC 4; CC 8, by the following vote: 4-0-0-1; AYES: Johnson, Mann, Smith, Crist; 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 February 23, 2014 through March 8, 2014 in the amount of \$3,476,790.26.

CC 3. MONTHLY REPORT OF INVESTMENTS

Accepted and approved the February 2014, Monthly Report of Investments as submitted.

CC 4. AMENDMENT TO SUBDIVISION UNDERTAKING AGREEMENT

Subdivision Undertaking Agreement for Tract Map No. 060779. This item was removed from the agenda and will be presented to the City Council at a later date.

CC 5. AMENDMENT TO SUBDIVISION UNDERTAKING AGREEMENT

Approved and accepted an amendment to the Subdivision Undertaking Agreement submitted by Davidon Homes of California ("Subdivider") for Tract Map No. 062845, located on the northwest corner of Avenue M and 32nd Street West, extending the date of completion to April 27, 2016.

CC 6. APPROVAL OF MAP AND ACCEPTANCE OF DEDICATIONS

Approved the map and accepted the dedications as offered on the map for Tract Map No. 060294, located on the northeast corner of 65th Street West and Avenue J; make 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.

CC 7. MONUMENTATION WORK

Approved the monumentation work for Tract No. 54370, located on the northwest corner of 70th Street West and Avenue L-8. Owner: Reserve at Lancaster, LLC.

CC 8. APPROVAL OF RENEWABLE GENERATING FACILITY SITE GROUND LEASE

Approved the Renewable Generating Facility Site Ground Lease (“Lease”) for 9.26 acres at the northeast corner of 3rd Street East and Kettering Street with Mound Solar Owner VIII, LLC (“Mound Solar”) and authorized the City Manager to execute all documents and make any non-substantive changes necessary to complete the transaction.

JNB 1. SOLAR ENERGY SITE LEASE AGREEMENT, RECOGNITION AND ATTORNMENT AGREEMENT, MEMORANDUM OF PROPERTY LEASE, MEMORANDUM OF SOLAR ENERGY SITE LEASE AGREEMENT, AGREEMENT TO TERMINATE OPTION AGREEMENT, AND MASTER SOLAR PURCHASE AND SALE AGREEMENT TERMINATION AGREEMENT WITH PSOMASFMG, LLC

The Deputy City Manager/Deputy Executive Director presented the staff report regarding this matter.

Addressing the City Council/Power Authority on this matter:

Michael Rives – stated his concerns regarding safety of the project; issues with wording of agreement.

On a motion by Council Member Smith and seconded by Council Member Johnson, the City Council approved the Recognition and Attornment Agreement and Memorandum of Property Lease with Psomas FMG, LLC (PsomasFMG) and authorized the City Manager to execute all documents and make any non-substantive changes necessary to complete the transaction, by the following vote: 4-0-0-1; AYES: Johnson, Mann, Smith, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Smith and seconded by Authority Member Mann, the Lancaster Power Authority approved the Solar Energy Site Lease Agreement, Memorandum of Property Lease, Memorandum of Solar Energy Site Lease Agreement, Agreement to Terminate Option Agreement, and Master Solar Purchase and Sale Agreement Termination Agreement with PsomasFMG, LLC (PsomasFMG) and authorized the Executive Director to execute all documents and make any non-substantive changes necessary to complete the transaction, by the following vote: 4-0-0-1; AYES: Johnson, Mann, Smith, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

NB 1. AGREEMENT FOR A CALIFORNIA ARCHITECTURAL PAINT RECOVERY PROGRAM COLLECTION FACILITY AND WASTE PAINT MANAGEMENT SERVICES

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

Comments from the Council included commending staff for their hard work on this project; placing information in the newsletter each time to keep citizens informed; possibly work with Waste Management to see if an insert with this information could be placed in the Waste Management bill.

Addressing the City Council on this matter:

Michael Rives – commended City staff for this project; great idea; Lancaster should become the Recycle Capital of the world, not just the solar capital of the world; stated his concerns regarding wording in the contract.

On a motion by Council Member Mann and seconded by Council Member Johnson, the City Council adopted **Resolution No. 14-12**, authorizing and directing the City Manager, or his designee, to execute an Agreement with PaintCare Inc. (PaintCare) for a California Architectural Paint Recovery Program Collection Facility and Waste Paint Management Services Agreement, by the following vote: 4-0-0-1; AYES: Johnson, Mann, Smith, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

NB 2. POWER EFFICIENCY AND DC FAST CHARGER LICENSE AGREEMENT WITH GREEN CHARGE NETWORKS, LLC

The Management Analyst I for the City presented the staff report regarding this matter.

Steve Kelly, representing Green Charge Networks (GCN) presented background on his company; discussed net zero energy; project costs and savings; rising demand charges; system technology capabilities and GCN solutions.

Vice Mayor Crist suggested staff check into available grants through AVAQMD to assist with the projects.

Addressing the City Council on this matter:

Michael Rives – appreciates the idea of available grants for the projects; this puts the City of Lancaster at the forefront; this will help with cost savings.

On a motion by Council Member Johnson and seconded by Council Member Mann, the City Council approved a Power Efficiency and DC Fast Charger License Agreement with Green Charge Networks, LLC to install an energy storage system and electric vehicle charging station at the Lancaster Museum of Art & History (MOAH) and authorized the City Manager or his designee to execute all related documents, by the following vote: 4-0-0-1; AYES: Johnson, Mann, Smith, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

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NB 3. LANCASTER NEIGHBORHOOD VITALIZATION COMMISSION UPDATE

Chair Derryberry of the Lancaster Neighborhood Vitalization Commission presented an update. The presentation included the introduction of other members of the Commission; information on the UNITE Program; meetings that have taken place with different organizations such as AV Partners for Health; L.A. County Public Health; AV Hospital and several others. Striving to get the word out to everyone on what all the organizations have to offer; making sure resources are provided; receiving great assistance from the Vista Volunteer Program.

Addressing the City Council regarding this matter:

David Paul – stated he was very inspired at what has and is taking place with the Commission, their leadership and the young people of the Vista Volunteer Program.

The City Council commended the Commission for their hard work; their leadership and working in conjunction with other organizations will bring great accomplishments to the Antelope Valley community.

No action was required on this matter.

NB 4. CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY 2013/14 HOUSEHOLD HAZARDOUS WASTE GRANT PROGRAM

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 Council Member Mann, the City Council approved the appropriation of \$37,535.00 in grant funds from the California Department of Resources Recycling and Recovery 2013/14 Household Hazardous Waste Grant Program to Revenue Account No. 330-3304-501 and the following corresponding expense accounts: \$30,860.00 to Building Account No. 330-4755-757, \$3,975.00 to Hazardous Waste Handling Expense Account No. 330-4755-657, \$945.00 to Reprographics Expense Account No. 330-4755-253, and \$1,755.00 Salary Expense Account No. 330-4755-101, by the following vote: 4-0-0-1; AYES: Johnson, Mann, Smith, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

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NB 5. APPROPRIATION OF AWARDED GRANT FUNDS FROM THE LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA) WINTER SHELTER PROGRAM

The Housing Director presented the staff report regarding this matter.

The City Council commended Vice Mayor Crist for being so very involved and determined to get these funds; his leadership is incredible.

Vice Mayor Crist stated it is truly a partnership with people in Palmdale and the homeless shelter. Working together to accomplish this is a community effort; Council Member Lackey of the Palmdale City Council worked very hard on this and the County worked very hard as well.

Addressing the City Council on this matter:

Michael Rives – stated the homeless issue should be given over to a mission or facility in the valley. Suggested large tents/prefab structures be built on Sierra Highway to house the homeless during the winter and summer.

On a motion by Council Member Johnson and seconded by Council Member Mann, the City Council approved the appropriation of \$16,050 in awarded grant funds from the Los Angeles Homeless Services Authority (LAHSA) Winter Shelter Program (WSP) 2013-2014 to Revenue Account No. 261-3306-200 and corresponding Expense Account No. 261-4542-772, by the following vote: 4-0-0-1; AYES: Johnson, Mann, Smith, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

CA 1. REPORT ON ALLOCATION OF ADDITIONAL CDBG FUNDS FOR HOMELESS TRANSITION SERVICES

Addressing the City Council on this matter:

Michael Rives – encouraged the Council to consider having BYD build small shuttle buses rather than large buses to assist the people who wait for buses in the extreme hot months and extreme cold months. The City of Los Angeles has a similar program and it will fit very well into the solar plans/recycling plans; vision of the future for Lancaster.

Vice Mayor Crist discussed the work being done with the faith based community; recent meeting with LAHSA; the battle for funds. There is funding available to assist the veterans and with the assistance of AVTA, veterans will now be taken to Westwood to receive the services they deserve and are entitled to.

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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 information on projects, contracts, budget, update on electric buses, events. Full report is available in the City Clerk Department.

LANCASTER HOUSING AUTHORITY

No action required at this time.

LANCASTER FINANCING AUTHORITY

No action required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

The City Manager discussed the amazing partnership with the Vista Volunteer Program and how it has made a difference in the community; the network of volunteers and the new online registration for the program.

The City Manager stated he had the honor of attending a recycled water event/announcement at Lancaster City Park with Vice Mayor Crist and Council Member Smith. This is a long-term project where people will see the benefit for fifty years in the Antelope Valley. Under this Council's leadership, they did not wait until the drought was here, they began working on this and planning for this 4 to 7 years ago. They put plans in place; put grants in place and were able to deliver recycled water not only to Lancaster City Park but to Kaiser Permanente and others who connect.

Vice Mayor Crist stated this was a tremendous achievement; this will save over 40 million gallons of fresh water per year and he applauds the Council and Planning for their work on this project.

Captain Nelson of the Lancaster Sheriff's Department reported on the recent Annual Baker to Vegas Relay, which took place the weekend of March 22, 2014. Six to Eight thousand runners participated and many came from as far away as Germany and Australia. It is a 120 mile relay and the Lancaster Station won the Relay Invitational with just over 16 hours. This annual race involves hundreds of volunteers and it was a great event.

CITY CLERK /AGENCY/AUTHORITY SECRETARY ANNOUNCEMENT

The City Clerk provided the public with the procedure to address the City Council/Successor 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 – discussed his civil rights; slanderous campaign statements.

Sue Plunkett – discussed the rules regarding how many animals are allowed in a space. Stated she lives in a townhouse association and there are many animals in small living spaces and the rules need to be changed.

The City Manager asked Ms. Plunkett to please discuss the matter with the Assistant City Attorney when the meeting was over to find out further information.

Dr. Miguel Coronado – stated he is taking responsibility for comments he made two years ago toward the Sheriff's Department. Stated he was embarrassed; he embarrassed the Mayor, the Council and his family. Two years later he has an outstanding relationship with Captain Nelson and he will step down until the investigation is completed. He looks forward to working with everyone in the future.

Nathalie Quintero – discussed leadership in the community; stepping up and being a leader; discussed the politics involved with Dr. Coronado and Mayor Parris; importance of being agents of change.

Michael Rives – thanked the AVTA Board for providing bus service to deserving veterans and getting them the assistance they need. Thanked everyone in local government and allowing him the privilege to speak; importance of working together.

David Paul – discussed how amazing the Air Show was and watching the Blue Angels fly; thanked the City for this event; impressed with so many people coming together to make this event a success.

COUNCIL / AGENCY COMMENTS

None

CLOSED SESSION

None

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ADJOURNMENT

Pursuant to action taken by the City Council/Successor Agency/Financing/Housing/Power Authority on December 10, 2013, there will not be a City Council/Successor Agency/Financing/Housing/Power Authority meeting on April 8, 2014, due to the City's General Municipal Election.

Vice Chair Crist adjourned the meeting at 6:35 p.m. and stated the next Regular Meeting would take place on Tuesday, April 22, 2014 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 22nd day of April, 2014, by the following vote:


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

NOES: **None**

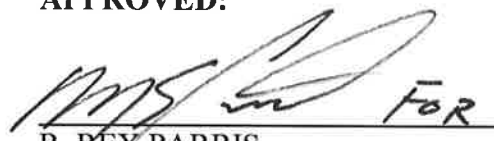
ABSTAIN: **Mayor Parris**

ABSENT: **Council Member: Mann**

ATTEST:


GERI K. BRYAN, CMCA
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)
