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**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
August 26, 2014**

**CALL TO ORDER**

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

**ROLL CALL**

**PRESENT:** Council Member/Agency Director/Authority Member: Johnson, Mann, Smith, Vice Mayor/Vice Chair Crist, Mayor/Chair Parris

**STAFF**

**MEMBERS:** City Manager/Executive Director; Deputy City Manager/Deputy Executive Director, City Attorney/Agency/Authority Counsel; Assistant to the City Manager; City Clerk/Agency/Authority Secretary; Planning Director; Development Services Director; Parks, Recreation and Arts Director; Finance Director; Economic Development Director, Housing Director; Human Resources Director

**INVOCATION**

Dr. Jan L. Spencer, Living Way Foursquare Church

**PLEDGE OF ALLEGIANCE**

Deputy Mayor Szeto

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**PRESENTATIONS**

Captain Nelson and Mayor Parris presented Los Angeles County Sheriff's Department Chief Anthony La Berge with a \$5,000 check from Mayor Parris for a Good Samaritan that led to the arrest and conviction of a violent sex offender.

1. Introduction of VISTA Volunteers

Presenters: Kelvin Tainatongo and Steven Derryberry

2. Recognition of Paul David Numer's 40<sup>th</sup> Anniversary of working at Los Angeles County Park, "The Devil's Punchbowl"

Presenter: Council Member Smith

3. Recognition of Mission Linen & Uniform Service and Challenger Memorial Youth Center for being "Good Corporate Citizens" by being in full compliance with all Sanitation Districts' industrial waste requirements for the 2013 calendar year

Presenters: Council Member Mann and Los Angeles County Sanitation District Representative Dave Snyder

4. Recognition of the 2014 11/12-year old Softball Southern California State Champions

Presenter: Mayor Parris

5. Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting

Presenter: Barbara Boswell, Finance Director

**SA NB 1. TRANSFER OF PROPERTIES**

The Finance Director presented the staff report regarding this item.

On a motion by Vice Chair Crist and seconded by Agency Director Mann, the Lancaster Successor Agency adopted **Resolution No. SA 06-14**, 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 by the Department of Finance on February 21, 2014, from the Successor Agency to the Lancaster Redevelopment Agency to the City of Lancaster, and authorizing the Executive Director and/or Chairman 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: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**M 1. MINUTES**

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council/Successor Agency/Financing/Power Authority approved the City Council/Successor Agency/Financing/Power Authority Meeting minutes of August 12, 2014, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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**CONSENT CALENDAR**

Item No.'s CC 6, 7, 8 and 12 were removed for separate discussion

Addressing the City Council on Item No.'s CC 6, 7, 8:

Michael Rives – stated more information is needed regarding the funding for purchasing houses, the number of houses purchased and sold and how much is spent.

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council approved the Consent Calendar with the exception of numbers 6, 7, 8 and 12 by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**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 July 27, 2014 through August 9, 2014 in the amount of \$1,415,731.20.

**CC 3. INVESTMENT REPORT**

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

**CC 4. RESOLUTION NO. 14-57**

Adopted **Resolution No. 14-57**, designating those officials authorized to file the application to the California Office of Emergency Services to obtain federal and state financial assistance.

**CC 5. APPROPRIATIONS FOR 2014 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG)**

Approved appropriations for the 2014 Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of \$71,312 to Expense Account No. 399-4820-774 and Revenue Account No. 399-3308-214.

**CC 6. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)**

Approved agreement for acquisition of real property between the City of Lancaster and Daniel Santos, a married man as his sole and separate property for property located at 45514 10<sup>th</sup> Street West, as part of the approved Neighborhood Stabilization Program (NSP 3).

**CC 7. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)**

Approved agreement for acquisition of real property between the City of Lancaster and Mortgage Equity Conversion Asset Trust 2011-1, Mortgaged Back Securities, Series 2011-1 by U.S. Bank National Association as Co-Trustee for property located at 45432 3<sup>rd</sup> Street East, as part of the approved Neighborhood Stabilization Program (NSP 3).

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**CC 8. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)**

Approved agreement for acquisition of real property between the City of Lancaster and Federal Home Loan Mortgage Corporation for property located at 45140 Cabree Court, as part of the approved Neighborhood Stabilization Program (NSP 3).

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council approved Consent Calendar numbers 6, 7, and 8 by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CC 9. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)**

Approved agreement for acquisition of real property between the City of Lancaster and Federal Home Loan Mortgage Corporation for property located at 1547 Astoria Court, as part of the approved Neighborhood Stabilization Program (NSP 3).

**CC 10. NEIGHBORHOOD STABILIZATION PROGRAM (NSP3)**

Approved agreement for acquisition of real property between the City of Lancaster and U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 for property located at 45409 Genoa Avenue, as part of the approved Neighborhood Stabilization Program (NSP 3).

**CC 11. PWCP 11-023**

Awarded **Public Works Construction Project No. 11-023, 20<sup>th</sup> Street East Storm Drain Extension at Avenue I (REBID)**, to Cedro Construction, Inc., of Santa Paula, California, in the amount of \$1,133,283.14, plus a 20% contingency, to extend the Master Plan of Drainage Facilities (MPDF) at the intersection of Avenue I and 20<sup>th</sup> Street East and authorized the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

**CC 12. ORDINANCE NO. 999**

Adopted **Ordinance No. 999**, amending Title 9 of the Lancaster Municipal Code by adopting Chapter 9.46, and amending Sections 17.08.050, 17.10.050, 17.12.070, 17.16.060, and 17.20.340, relating to the regulation of carnivals.

On a motion by Council Member Smith and seconded by Council Member Mann, the City Council approved Consent Calendar Item No. 12 by the following vote: 3-2-0-0; AYES: Mann, Smith, Parris; NOES: Johnson, Crist; ABSTAIN: None; ABSENT: None

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**NB 1. LOW INCOME HOUSING SOLAR PROGRAM**

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

On a motion by Council Member Smith and seconded by Council Member Johnson, the City Council approved the Low Income Housing Solar Program Development and Implementation Agreement with Grid Alternatives Greater Los Angeles and authorized the City Manager, or his designee, to execute all documents by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**NB 2. LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT 2015 COMPETITIVE EXCESS FUNDS GRANT PROGRAM (EASTSIDE POOL REFURBISHMENT PROJECT)**

The Parks, Recreation and Arts Director presented the staff report regarding this item.

Addressing the City Council on this matter

Michael Rives – discussed the need for public input regarding improvements at the pool, requested enlarging the pool and updating the changing facilities; stated he is happy the City has a nice pool for the citizens to use.

On a motion by Vice Mayor Crist and seconded by Council Member Smith, the City Council adopted **Resolution No. 14-58**, approving the application for grant funds from the Los Angeles County Regional Park and Open Space District for the 5<sup>th</sup> Supervisorial District 2015 Competitive Excess Funds Grant Program Funding for Eastside Pool Refurbishment Project and approving the adoption of a Youth Employment Plan, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None ABSTAIN: None; ABSENT: None

**NB 3. LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT 2015 COMPETITIVE EXCESS FUNDS GRANT PROGRAM (SPLASH PADS PROJECT)**

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

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council adopted **Resolution No. 14-59**, approving the application for grant funds from the Los Angeles County Regional Park and Open Space District for the 5<sup>th</sup> Supervisorial District 2015 Competitive Excess Funds Grant Program Funding for Splash Pads Project and approving the adoption of a Youth Employment Plan, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None ABSTAIN: None; ABSENT: None

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**NB 4. COMMUNITY CHOICE AGGREGATOR REGISTRATION**

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

On a motion by Council Member Johnson and seconded by Council Member Mann, the City Council approved the Community Choice Aggregator (CCA) Service Agreement with Southern California Edison (SCE), Electric Service Provider (ESP) Registration Application Form, and \$100,000.00 payment to satisfy deposit requirements and to begin the process of registration with the California Public Utility Commission and Southern California Edison; approved loan from General Fund Balance to Lancaster Power Authority in the amount of \$100,000.00 to provide funds for the required deposit and authorized the City Manager, or his designee, to execute all related documents by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None ABSTAIN: None; ABSENT: None

**CA 1. ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT AND THE RECENT NINTH CIRCUIT OF APPEALS DECISION REGARDING THE AVENAL POWER CENTER**

Vice Mayor Crist stated the City Attorney has looked at the Avenal Power Center Court Case and the effects it may have on the proposed local power plant. The City Attorney provided background on the Avenal Power Center Court Case and stated the Air Quality Management District needs to look at this case carefully. Discussion included the City's involvement in, and subsequent associated liability with, the Antelope Valley Air Quality Management District. Additional discussion included indemnification related to court costs for the local power plant case, the validity of the permits issued and the potential process if the City determines additional action is needed.

**CA 2. METROLINK STATION AND HOMELESSNESS IN THE DOWNTOWN AREA**

Vice Mayor Crist stated he would like to analyze the impact of the Metrolink Station on the community as a whole and on the businesses nearby and discussed opening a dialogue relating to the safety of the station.

Discussion among Council and staff included discussion of the impact of those arriving on the train daily to obtain services; statistics for the number of individuals who arrive daily for transitory services; appears individuals are arriving simply to obtain services – nothing indicates these individuals are visiting the area for any other reason. Additional discussion included closing the station and the process involved, discussion of funding as it compares to the Skid Row area, and the need for nonprofit organizations to have more of an impact at addressing these issues. Mayor Parris stated the increase in homeless individuals coming to the valley simply to obtain services without receiving additional funding needs to stop; we can better care for the individuals who live here if the flood can be stopped. Vice Mayor Crist provided statistics regarding ridership on the Metrolink train and discussed a 'bus bridge' with AVTA to provide transportation to the closest Metrolink station.

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**CA 2. METROLINK STATION AND HOMELESSNESS IN THE DOWNTOWN AREA  
CONTINUED...**

Funding related to homeless services was discussed including discussion regarding future funding by the Los Angeles Homeless Services Authority (LAHSA). Vice Mayor Crist stated, in the future, the Authority will no longer count the hidden homeless and stated he met with LAHSA Directors who stated additional funding will not be coming to this area.

Addressing the City Council on this matter

Diane Grooms – stated she is the Chair of the Antelope Valley Homeless Coalition; discussed the goals of the coalition include working to bring additional financial resources to increase the quality of life to all citizens in the valley, not just the homeless; supports the idea of moving the station if assistance to the homeless continues and stated funding opportunities may be available in the near future.

Carol Crabson – stated she appreciates the strength of the Council and stated Valley Oasis looks forward to working with the City; her organization invited the Community Action Board of Los Angeles County to visit the Antelope Valley, during this visit the Board saw firsthand the homeless in the deserts and in encampments.

Discussion among Council and staff included discussion of separating Lancaster's problems from LA's problems; the division of funding and discussion of determining nonprofit executive salaries and where nonprofit funding is going. Additionally discussion of the process for determining if a person is 'local' took place. Mayor Parris requested a summit take place that will be made up of no more than two City Council members and individuals who are passionate about making change.

Patti Rivetti – stated she oversees the homeless program at Valley Oasis, provided statistical data for the homeless for the past 12 months; stated individuals are redirected based on the information provided during the intake process.

Myrle McLernon – stated he is a Lancaster Boulevard business owner, discussed the number of commuters using the Metrolink station, discussed the amount of money spent on each transient who arrives on the train and where the funding comes from, discussed the desperate individuals who use the train.

Michael Rives – discussed four proposals for handling the homeless problem in the Antelope Valley and suggests utilizing the Antelope Valley Healthcare District with this problem; requested assistance from the City Attorney from Lancaster in working with the attorney at the Healthcare District.

Maria Paesano – suggested homeless individuals be contacted directly to determine why they are homeless; discussed food given out by local nonprofit organizations.

Wally Melendez – discussed Deputy's actions and the origin of the word 'cop' (constable on patrol); advocates for a local police department, discussed the meals at the senior center and being homeless.

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

Vice Mayor Crist stated a rate study is in progress and the AVTA recently extended the Executive Director's contract.

**LANCASTER HOUSING AUTHORITY**

No action required at this time.

**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 when the City takes control, based on City Council direction, good things happen; the Celebrate America event will take place on September 6<sup>th</sup>; construction on the dog park at American Heroes Park will begin soon and will be a water conscious area. The City Manager discussed the very successful 4<sup>th</sup> Annual Job Fair which took place recently at Lancaster City Park and showed a brief video with highlights of the 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.

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS**

Addressing the City Council at this time:

David Paul – stated he looks for the joy in things and discussed a class he took; he suggests people be grateful for what they have and not be disappointed with not being able to fix everything.

Dan Selmsner – discussed the condition of City roads and discussed street signs and stop signs not being visible throughout the City.

Bertha Suarez – discussed water being turned off at the mobilehome park at 2515 East Avenue I due to poor water system.

Michael Rives - commended City Staff for the recent work done at the Cedar Center; discussed the ability to open all the windows in that facility which is important to the environment.



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**COUNCIL / AGENCY COMMENTS**

The Mayor discussed the hard work needed by Council Members to ensure goals are met and progress is made.

**CLOSED SESSION**

None

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 7:23 p.m. and stated the next meeting would take place on Tuesday, September 9, 2014 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_day of \_\_\_\_\_, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
BRITT AVRIT, CMC  
CITY CLERK  
AGENCY/AUTHORITY  
SECRETARY

\_\_\_\_\_  
R. REX PARRIS  
MAYOR/CHAIRMAN

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**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)

\_\_\_\_\_