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**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
April 14, 2015**

CALL TO ORDER

Mayor/Chair Parris called the meeting of the City Council/Successor Agency/Financing/Power Authority to order at 5:05 p.m.

ROLL CALL

PRESENT: Council Member/Agency Director/Authority Member: 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; Public Works Manager; Parks, Recreation and Arts Director; Finance Director, Economic Development Director, Housing Director; Human Resources Director

INVOCATION

Bishop Henry Hearn

PLEDGE OF ALLEGIANCE

Council Member Smith

It was the consensus of the City Council to move the Council Agenda items to this portion of the agenda.

**CA 1. ACCEPT RESIGNATION OF COUNCIL MEMBER SANDRA JOHNSON AND
DECLARE A VACANT CITY COUNCIL SEAT**

Mayor Parris requested acceptance of Council Member Johnson's resignation and declared a vacant City Council seat.

On a motion by Council Member Smith and seconded by Council Member Mann, the City Council accepted the resignation of Council Member Johnson and declared a vacant City Council seat, by the following vote: 3-1-0-0; AYES: Mann, Smith, Parris; NOES: Crist; ABSTAIN: None; ABSENT: None

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CA 2. CONSIDER NOMINATION AND APPOINTMENT OF ANGELA UNDERWOOD- JACOBS TO FILL VACANT SEAT ON CITY COUNCIL

Mayor Parris requested consideration of the nomination and appointment of Angela Underwood-Jacobs to fill the vacant seat on the City Council through the remainder of the term expiring April 12, 2016.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the nomination and appointment of Angela Underwood-Jacobs to fill the vacant seat on the City Council through the remainder of the term expiring April 12, 2016, by the following vote: 4-0-0-0; AYES: Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Mayor Parris administered the Oath of Office to Angela Underwood-Jacobs.

The City Council took a brief recess at this time.
Mayor Parris reconvened the meeting at 5:35 p.m.

CA 3. CONSIDER NOMINATION AND APPOINTMENT OF HOWARD HARRIS TO THE CRIMINAL JUSTICE COMMISSION AND CONSIDER NOMINATION AND APPOINTMENT OF JEFF LITTLE AS THE VICE CHAIR OF THE CRIMINAL JUSTICE COMMISSION

Mayor Parris requested consideration of the nomination and appointment of Howard Harris to the Criminal Justice Commission and consideration of the nomination and appointment of Jeff Little as the Vice Chairman of the Criminal Justice Commission.
Presenter: Mayor Parris

On a motion by Mayor Parris and seconded by Vice Mayor Crist, the City Council approved the nomination and appointment of Howard Harris to the Criminal Justice Commission, by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Mayor Parris appointed Jeff Little as the Vice Chairman of the Criminal Justice Commission.

CA 4. CONSIDER NOMINATION AND APPOINTMENT TO LANCASTER MUSEUM PUBLIC ART FOUNDATION BOARD OF DIRECTORS

Mayor Parris requested consideration of the nomination and appointment of Silvia Norris to the Lancaster Museum and Public Art Foundation Board of Directors (LMPAF).

On a motion by Mayor Parris and seconded by Vice Mayor Crist, the City Council approved the nomination and appointment of Silvia Norris to the Lancaster Museum and Public Art Foundation Board of Directors (LMPAF), by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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CA 5. DISCUSSION REGARDING THE CALIFORNIA DOWNTOWN ASSOCIATION/INTERNATIONAL DOWNTOWN ASSOCIATION WEST COAST URBAN DISTRICT FORUM

Council Member Smith discussed a seminar he attended regarding public art and stated the City may become eligible for funding for public art if a 'public art policy' is adopted.

Council Member Smith invited Josh Mann to discuss a public arts policy.

Mr. Mann discussed opportunities to grow the local arts community along with the LA County Arts Commission.

The City Council requested that staff work on a public arts policy and bring it back to the Council at a future meeting.

PRESENTATION

Recognition of individuals for outstanding service at the Los Angeles County Airshow: Jeff Campbell, Michelle Cantrell, Efrain Carrera, Pastor Casanova, Lee D'Errico, Ramon Galo, Ronda Perez, Brian Whalen, and Los Angeles County Sheriff Deputies Fisk and Jordan

Presenters: Mayor Parris and City Manager Bozigian

M 1. MINUTES

On a motion by Vice Mayor Crist and seconded by Council Member Smith, the City Council/Successor Agency/Financing/Power Authority approved the City Council/Successor Agency/Financing/Power Authority Meeting Minutes of March 10, 2015, by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CONSENT CALENDAR

Item No. CC 2 was removed for separate discussion.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the Consent Calendar with the exception of item number CC 2 by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Addressing the City Council on Item No. CC 2

Michael Rives – discussed specific expenditures on the Check Register and stated the City Attorney should be an elected position and a part of staff; discussed expenses for the animal shelter.

On a motion by Vice Mayor Crist and seconded by Council Member Smith, the City Council approved Consent Calendar item number CC 2, by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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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 22, 2015 through March 28, 2015 in the amount of \$8,757,521.00.

CC 3. INVESTMENT REPORT

Accepted and approved the February 2015, Monthly Report of Investments as submitted.

CC 4. ACCEPTANCE OF IMPROVEMENTS (SEWER)

Approved the following developer installed sanitary sewer and accepted this sewer for maintenance by the City and public use for Tract No. 060779, located on the northwest corner of Avenue J-8 and 32nd Street West; Owner: AVThree Homes, LLC

CC 5. ACCEPTANCE OF IMPROVEMENTS (WATER)

Approved the completed water system installed by the developer for Tract No. 060779, located on the northwest corner of Avenue J-8 and 32nd Street West; Owner: AVThree Homes, LLC

CC 6. PROPOSED ANNEXATION

Adopted the Tax Sharing Resolution for proposed Annexation No. 40-150 (4-210) into Los Angeles County Waterworks District No. 40, Antelope Valley.

CC 7. APPROPRIATION OF GRANT FUNDS

Approved the grant funding appropriation for the Keep America Beautiful (KAB) Cigarette Litter Prevention Program; funding is in Expense Account No. 315-4752-770 and Revenue Account No. 315-3406-100.

CC 8. MEASURE R “HIGHWAY EQUITY” PROGRAM/PROJECT

Approved increase in contract amount for Measure R “Highway Equity” Program/Project Management Services with Kimley-Horn and Associates, Inc. of Los Angeles, California, by \$1,016,593.00 and authorized the City Manager, or his designee, to sign all documents.

CC 9. RESOLUTION NO. 15-13

Adopted **Resolution No. 15-13**, authorizing the recordation of a quitclaim deed to revert property located at Avenue F and 60th Street West back to the County of Los Angeles which includes summarily vacating and abandoning excess street and drainage easements, located along Avenue G and 60th Street West, adjacent to William J. Fox Airfield.

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PH 1. TEFRA HEARING

Mayor Parris opened the Public Hearing.

The Housing and Neighborhood Revitalization Director presented the staff report on this item.

Addressing the City Council on this item

Michael Rives – discussed the company requesting issuance of the bonds.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 15-14**, pursuant to Section 147(f) of the Internal Revenue Code of 1986 approving the issuance of housing revenue bonds (the “Housing Revenue Bonds”) by the California Municipal Finance Authority (“CMFA”) in an aggregate principal amount not to exceed \$12,000,000 for the acquisition, rehabilitation, improvement and equipping of a 77-unit multifamily rental housing project located at 2317 West Avenue J-8, Lancaster, California, generally known as Avenida Crossings (the “Project”) to be operated by USA Multi-Family Management, Inc., by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

PH 2. APPEAL OF PLANNING COMMISSION DENIAL OF CONDITIONAL USE PERMIT NO. 14-14

Mayor Parris opened the Public Hearing.

The Planning Director presented the staff report on this item.

Planning Commission Chairman Vose discussed the actions taken by the Planning Commission regarding this item.

Discussion among City Council and staff included discussion of a comprehensive study to determine appropriate per capita number of alcohol outlets and discussion of a moratorium on businesses which may be considered liquor stores or alcohol outlets. Additionally, discussion regarding the crime rate for this area took place.

Addressing the City Council on this item

Charlotte Ramos – stated her client is the appellant; he has been established in the community since 1988 and stated it was surprising the project was denied after a request for a change to condition number nine.

Abe Nejim – stated he is the Engineer of Record for the project and stated he worked with the City to satisfy the requirements to receive approval for the project; stated the convenience market is allowed a maximum of 10% for alcohol - this project has less than 7% alcohol and has more than the required space for the sale of produce; qualifies as a market; discussed cities going bankrupt, stated this project provides jobs and has a positive impact on the community; a denial sets a precedent; requests approval of the project.

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**PH 2. APPEAL OF PLANNING COMMISSION DENIAL OF CONDITIONAL USE
PERMIT NO. 14-14 CONTINUED...**

Michael Rives – discussed the homes surrounding the project, discussed the location of other liquor stores on 10th Street West, does not believe the City needs another liquor store.

Richard Gruenberg – requests the City support the denial, lives in the area, stated a grocery store and another convenience store are down the street; discussed the change in the traffic patterns due to the school nearby.

Pablo Gutierrez – requested the City Council deny the project; stated traffic in the intersection moves quickly and stated accidents occur frequently; families in the area currently feel comfortable walking with their kids and are concerned they will not feel as safe if this is approved.

April Mullen – encouraged the City Council not to allow the market with alcohol sales; stated the neighborhood was not canvassed to determine if the residents wanted a convenience market in the area; suggests rezoning the parcel because the area is fully residential; discussed the market currently open down the street and discussed another nearby market which recently closed; suggests using 20th Street West and Avenue L for a market.

Deborah Machin – stated the residents were not consulted when the project was originally considered; discussed the number of vacant stores in the centers located at 20th Street West & Avenue L and 20th Street West & Avenue K; concerned with the safety of students of the school nearby, and discussed other markets currently operating in the area.

Dan Mullen – stated he does not believe the location is the best location to generate revenue where so much revenue comes from alcohol; stated this much emphasis on alcohol has no place in a residential area.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 15-15**, upholding the Planning Commission's decision by denying the appeal for Conditional Use Permit No. 14-14 (a request to add alcohol sales (Type 21) and eliminate recommended Condition No. 9 from the conditions list) for a proposed convenience market, by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Additional discussion took place regarding future convenience stores which may wish to sell liquor; the Planning Commission will be discussing this issue at a future meeting and will be discussing the current alcoholic beverage ordinance. The Mayor requested a demographic study be prepared regarding what other cities have done which can be used to assist in making a determination on how to handle this issue in the future.

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NB 1. PERSONAL CHOICE PROGRAM – NET ENERGY METERING (NEM)

The Finance Director presented the staff report on this item.

Discussion among Council and staff included peak period rates and the effect on electric bills when homes with solar are supplying own energy; the reconciliation which occurs at the end of each month takes into consideration the rates in effect during usage and generation and is handled “like-for-like.”

On a motion by Vice Mayor Crist and seconded by Council Member Smith, the City Council approved the Personal Choice Program for Lancaster Choice Energy (LCE), by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 2. WINTER SHELTER PROGRAM (WSP) GRANT

It was the consensus of the City Council to waive the staff report for this item.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the appropriation of \$10,150.00 in awarded grant funds from the Los Angeles Homeless Services Authority (LAHSA) Winter Shelter Program (WSP) 2014-2015 to Revenue Account No. 261-3306-200 and corresponding Expense Account No. 261-4542-772, by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CR 1. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR DISTRICT NO. 14 OF THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

Council Member Mann stated the Sanitation District has secured refinancing bonds and stated taxes for Fiscal Year 15/16 will be reduced; Council Member Mann hoped for a more significant reduction but due to replacement of equipment it was not as high as he anticipated; the District to the south will see an approximate \$100 increase and this District will see a decrease of approximately \$20.

CR 2. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR THE ANTELOPE VALLEY TRANSIT AUTHORITY

Addressing the Council on this matter:

Michael Rives - provided the City Council with exhibits of bus stops at different intersections in the City; stated he recently noticed a gentleman sitting on a box while waiting for the bus; discussed moving bus benches at these locations.

Vice Mayor Crist stated many bus stops are being moved, fares are being adjusted and an individual for the position of Executive Director is being recommended to the Board at the next meeting.

Discussion took place regarding the Antelope Valley Transit Authority’s priorities and the possibility of churches using buses.

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CR 3. COUNCIL REPORTS

Mayor Parris discussed being proactive regarding water usage and requested the Planning Commission consider a zoning ordinance which would not allow front or back lawns on new construction and would require xeriscape style landscaping, consider requiring connection to a recycled water system, and require that new houses take advantage of gray water systems.

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.

LANCASTER SUCCESSOR AGENCY

No action required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENT

The City Manager discussed the upcoming Poppy Festival and stated the Lancaster Jethawks season has started. Additionally the City Manager discussed the activities the City has participated in regarding water usage and stated the most efficient way to get current water users to reduce water usage is to encourage changes to landscape. The City Manager discussed a recent tour of three high schools by a Chinese delegation and thanked the High School District for the amazing job they did; discussed a lawsuit filed by the Health Care District against Los Angeles County for the County's allocation of Measure B funds.

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 item.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

Michael Rives – provided the Council with an exhibit for proposed handicap seating in the Council Chambers, suggests finding grant funding to remove seats and create handicap seating in the audience.

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PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS CONTINUED...

Maria Elena Grado – discussed shopping locally for her restaurant and discussed the panhandlers in the City, discussed a program in place in Beverly Hills called ‘Positive Change, Not Spare Change’; stated panhandlers have become an issue in the City, discussed the various locations where she finds panhandlers in the city; stated water issues require additional education for citizens; discussed the ‘One Family, One Restaurant.’

Vice Mayor Crist discussed the process of moving the homeless center to 60th Street West and Avenue I which should have an impact on panhandling; the faith based organizations will also be able to assist individuals.

Norman Kolish – provided pictures of, and discussed the new entrance to the hospital; stated westbound traffic on Avenue J is unable to enter the Emergency Room if it travels past 15th Street West; suggests removing the median to allow access to the ER.

Fran Sereseres – discussed proposed protective doors on buses; discussed lights on the American Heroes building; requested the City work with the County Supervisor to expand the Senior Center; discussed providing incentives for reducing water consumption.

George Beatty – discussed his contact with City staff regarding a specific stretch of Avenue J-9 and discussed the number of schools in that area with no speed bumps or stop signs; stated he has witnessed excessive speeding in the area; discussed large bushes at specific properties in the area.

Kurt Boyer – discussed his position on a local Board of Directors for a Community Health Center; discussed an upcoming health fair and the organizations that will be attending, requested City participation and assistance.

Bryan Sims – discussed social media threat preparedness, his business and the products he offers, and requested assistance from the City.

COUNCIL / AGENCY COMMENTS

ADJOURNMENT

Mayor Parris adjourned the meeting at 7:24 p.m. and stated the next meeting would take place on Tuesday, April 28, 2015 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, CMC
CITY CLERK
AGENCY/AUTHORITY SECRETARY

R. REX PARRIS
MAYOR/CHAIRMAN

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)
