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**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
August 11, 2015**

CALL TO ORDER

Mayor/Chair Parris called the meeting of the City Council/Successor Agency/Financing/Power Authority to order at 5:02 p.m.

ROLL CALL

PRESENT: Council Members/Agency Directors/Authority Members: Mann, Smith, Underwood-Jacobs, 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; City Clerk/Agency/Authority Secretary; Planning Director; Public Works Manager; Parks, Recreation and Arts Director; Public Safety Director, Assistant Finance Director; Economic Development Director; Housing Director, Deputy City Clerk

INVOCATION

Luke Duncan, Lancaster Communications Division

PLEDGE OF ALLEGIANCE

Council Member Smith

M 1. MINUTES

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council/Successor Agency/Financing/Power Authority approved the City Council/Successor Agency/Financing/Power Authority Meeting Minutes of July 28, 2015, 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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CONSENT CALENDAR

Item No. CC 11 was removed for separate discussion.

On a motion by Council Member Mann and seconded by Council Member Underwood-Jacobs, the City Council approved the Consent Calendar with the exception of Item No. CC 11 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 11:
Michael Rives – opposed to this action; authority should rest with the Council.

Fran Sereseres – discussed where revenue from contracts goes.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council approved Item No. CC 11, by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, 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 12, 2015 through July 25, 2015 in the amount of \$7,206,998.40.

CC 3. LEAGUE OF CALIFORNIA CITIES VOTING DELEGATE

Appointed Mayor Parris as the Voting Delegate and Vice Mayor Crist as the Alternate Voting Delegate, in the event Mayor Parris is unable to serve in that capacity, for the League of California Cities 2015 Annual Conference scheduled for September 30-October 2, 2015 in San Jose, California.

CC 4. RESOLUTION 15-43

Adopted **Resolution No. 15-43**, amending Resolution 14-64 establishing a compensation schedule for non-represented employees of the City.

CC 5. EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG)

Received public comment and approved filing for the 2015 Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of \$62,629.

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CC 6. PUBLIC WORKS CONSTRUCTION PROJECT (PWCP) 14-003

Accepted the work constructed by Granite Construction Company for **Public Works Construction Project No. 14-003, BYD Energy Road (Avenue J-11) Improvements** and directed the City Clerk to file the Notice of Completion for the project. Retention on this project has been disbursed in accordance with California Public Contract Code.

CC 7. ACCEPTANCE OF IMPROVEMENT (STREET)

Approved the developer constructed street improvements for maintenance by the City for Tract No. 52655, lots 1-9, 39-43, 48-50, and 52-54, located between 17th and 18th Streets West, approximately 200 feet south of Lancaster Boulevard, Owner: Gibraltar Homes, LLC and Tract No. 52655 Phase 2, lots 10-38, 44-47, 51, and 55-62, located between 17th and 18th Streets West, approximately 200 feet south of Lancaster Boulevard, Owner: KB Home Coastal Inc..

CC 8. ACCEPTANCE OF IMPROVEMENT (WATER)

Approved the completed water systems installed by the developer for: Tract No. 52655 Phase 1, lots 1-9, 39-43, 48-50, and 52-54, located between 17th and 18th Streets West, approximately 200 feet south of Lancaster Boulevard, Owner: Gibraltar Homes, LLC; Tract No. 52655 Phase 2, lots 10-38, 44-47, 51, and 55-62, located between 17th and 18th Streets West, approximately 200 feet south of Lancaster Boulevard, Owner: KB Home Coastal Inc.; and Conditional Use Permit No. 05-11/Parcel Map No. 64924, located on the south side of Avenue I, approximately 260 feet west of 20th Street West, Owner: AVI MMK Management, Inc.

CC 9. PUBLIC WORKS CONSTRUCTION PROJECT (PWCP) 14-015

Awarded **Public Works Construction Project No. 14-015, Pavement Marking Program, Phase II (REBID)** to Superior Pavement Markings, Inc. of Beaumont, California, in the amount of \$266,537.35, plus Additive Alternates A1 and A2 in the amount of \$67,365.00, to bring the award total to \$333,902.35 plus a 10% contingency, for the upgrade/enhancement of crosswalks and stop bar markings; authorized the City Manager, or his designee, to sign all documents. The determination of the lowest bid was the lowest total of the Base Bid Amount plus Additive Alternates A1 and A2. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

Appropriated \$425,000.00 in TDA Article 8 Fund Balance to Capital Improvement Budget Account No. 206-12TC004-924.

CC 10. ENVIRONMENTAL IMPACT REPORT (EIR)

Authorized the retention of T&B Planning, Inc. for the preparation of an Environmental Impact Report (EIR) for the Avanti North Specific Plan and accompanying Tentative Tract Map on approximately 237 acres generally bounded by 62nd Street West, 70th Street West, Avenue K and Avenue K-8.

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CC 11. RESOLUTION 15-44

Adopted **Resolution No. 15-44**, granting authority to the City Manager to enter into certain contracts on behalf of Lancaster Choice Energy.

PH 1. Multifamily Housing Revenue Bonds for Copper Square Apartments

Mayor Parris opened the Public Hearing.

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

Discussion among the City Council, the Planning Commission Chairman and staff included discussion of the household income limit, the impact of apartments on the crime rate and the lack of nearby services. Additionally, it was noted the owners have met all requirements for the project, must receive TEFRA funding which may be difficult due to the lack of nearby services and have several similar projects in the western United States. Discussion took place regarding the average median income, the proposed security measures for the project and the impact the location of the project will have on emergency services. The development plans meet the zoning requirements, the State approved Housing Element requirements and General Plan requirements. The possibility of adding certain conditions to the project when it comes before the Planning Commission was discussed. Mayor Parris stated his concerns relate to the location of the development; prefers these projects exist in the heart of the City as opposed to the rural areas of the City.

Addressing the City Council on this item:

Lance Hiller – concerned with crime in the area which may impact the neighboring Veterans Home.

Fran Sereseres – discussed household income requirement.

Linda Baillie – discussed the criteria to live there, concerned with criminals who have low income, no nearby services; isolated; increased traffic, no pride of ownership.

Mayor Parris closed the Public Hearing.

On a motion by Council Member Mann and seconded by Council Member Smith, the City Council adopted **Resolution No. 15-45**, 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 \$26,000,000 for the acquisition, construction, improvement and equipping of a 204-unit multifamily rental housing project located north of Avenue I on 30th Street West (APN 3107-012-116), Lancaster, California, generally known as Copper Square Apartments (the “Project”) to be operated by FPI Management, Inc., by the following vote: 3-2-0-0; AYES: Mann, Smith, Underwood-Jacobs; NOES: Crist, Parris; ABSTAIN: None; ABSENT: None

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CPH 1. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND FAIR HOUSING PLAN

This Public Hearing was opened on June 23, 2015.

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

Addressing the City Council on this item:

Michael Rives – discussed the number of pages in the HUD document; stated this item goes against the previous item approved; feels the rural areas are the best areas for apartment projects; stated all pages should be discussed.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. 15-46**, approving the Analysis of Impediments to Fair Housing Choice and Fair Housing Plan, by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 1. POWER PURCHASE AND SALE AGREEMENT FOR RENEWABLE ENERGY FROM LOCAL SOLAR PROJECT

The Deputy City Manager and the Energy Manager presented the staff report on this item.

Addressing the City Council on this item:

Michael Rives – discussed a page in the document

Discussion among the City Council and staff included discussion of the type of alternate energy provided with this project; alternate energy is provided cheaper than a gas fired power plant can provide and LCE is paying less than if it was purchased from Southern California Edison. The Council thanked staff for the amazing work that has been accomplished.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council awarded a Power Purchase and Sale Agreement to Western Antelope Dry Ranch, LLC for the purchase of 10MW capacity of local renewable energy for Lancaster Choice Energy and authorized the City Manager, or his designee, to sign all documents, 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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NB 2. MEDICAL MAIN STREET PRESENTATION/UPDATE

The Planning Director, Economic Development Director, Assistant Planner and a Management Analyst gave the update on this item.

Discussion among Council and staff included discussion of the grant funding received and the use of that grant for infrastructure for the project. Additionally, discussion took place regarding the potential for partnerships with the hospital, private businesses in the area and the City.

Received and filed the update regarding the Medical Main Street project.

CA 1. CONSIDER NOMINATION AND APPOINTMENT OF ERIKA MONROE AS DEPUTY MAYOR

Mayor Parris requested consideration of the nomination and appointment of Erika Monroe as Deputy Mayor.

On a motion by Mayor Parris and seconded by Vice Mayor Crist, the City Council nominated and appointed Erika Monroe as Deputy Mayor, by the following vote: 5-0-0-0; AYES: Mann, Smith, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CA 2. DISCUSSION AND POSSIBLE ACTION REGARDING THE CANCELLATION OF THE CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/POWER AUTHORITY MEETING OF AUGUST 25, 2015

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the cancellation of the City Council/Successor Agency/Financing/Power Authority meeting of August 25, 2015, 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 THE ANTELOPE VALLEY TRANSIT AUTHORITY

Vice Mayor Crist discussed items presented at the AVAQMD meeting, specifically an application for changes regarding the proposed Palmdale Power Plant; changes include a name change, changes to the purpose and function of the plant, eliminating solar, changes to the stack height and changing from a 'wet plant' to a 'dry plant.' Additionally, Vice Mayor Crist discussed his attendance at an MTA and NCTC meeting and a Transportation Summit.

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CR 2. COUNCIL REPORTS

Criminal Justice Commissioner Howard Harris discussed the event lineup for the upcoming AV Fair.

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 stated the City is looking into offering passport services through the City Clerk Department at City Hall and discussed a recent event held at AV Partners for Health; the event included giving children and their family's free backpacks, immunizations and haircuts.

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:

George Mouchet –discussed the Genealogical Society and stated grant funding and donations are no longer enough for them to make their rent; stated the City of Lancaster provided assistance in the past and requested assistance in finding space.

Jim Barletta – discussed recent Board of Trade event at which Council Member Mann spoke, thanked the council for providing funding for the Sheriff's Department; thanked the Sheriff Department for the great job they do; opposed to the high speed rail; need more places to store water.

Heather Brown – discussed the Department of Defense and discussed a fire in a field near her home.

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

Wally Melendez – discussed holding elections in November of even numbered years; requested the item be agendized.

Leo Anderson – discussed medical marijuana, discussed a proposed bill regarding medical marijuana.

John Rein – discussed future of medical marijuana dispensaries.

Fran Sereseres – discussed high speed rail and its impact on residents, the number of solar plants and encouraged people to vote.

Catherine Parrish – thanked the City for helping seniors and disabled citizens with AVTA, appreciates the care shown to those who ride the bus daily; appreciates all the work Vice Mayor Crist has put into this issue; seniors have a lot of wisdom and understanding to offer the community; looks forward to future partnership with senior community.

Helen Halasey – represents AV Genealogical Society, operated a library and research center at no charge for visitors for the past 10 years; requesting assistance from the City with finding a new location.

David Paul – enjoys attending City Council meetings, discussed a book he's reading, discussed the American dream – fair housing for all.

ADJOURNMENT

Mayor Parris stated the City Council meeting will be adjourned in memory of Kelvin Tainatongo; Kelvin was a loving husband, father, son, brother and friend. He was a kind, funny, generous man and a bright light in the City's family. Kelvin's career in public service spanned more than 30 years and he was known as an outstanding role model and mentor. His leadership and work with the AmeriCorps VISTA program will be visible throughout the City for years to come. Kelvin's presence and personality inspired others to be better. He will be sorely missed by his family, friends, co-workers and the citizens of Lancaster.

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RECESS

Mayor Parris recessed the meeting at 6:48 p.m. for the purpose of conducting a Closed Session meeting regarding the following matters:

CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) – two potential cases.
2. Conference with Legal Counsel – Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - four potential cases.
3. Conference with Legal Counsel--Existing Litigation - Government Code Section 54956.9(d) (1)
4. Coalition for Open Government v. City of Lancaster, Case No. BC499047
5. Quartz Hill Cares v. City of Lancaster, Case No. BS 122336
6. Lancaster v. Housing Authority of the County of Los Angeles (HACoLA) Case No. MC023649
7. Save Our Neighborhood Group v. City of Lancaster, et al. Los Angeles Superior Court Case No. BS 121501.
8. Tapola v. City of Lancaster, LASC Case No. MC 024672
9. City of Lancaster v. Van Dam, LASC Case No. MC 024810
10. Randy Poitevint v. City of Lancaster, LASC Case No. BC 531964
11. SCE General Rate Case – Phase 2 (A.14-06-014)
12. ANTELOPE VALLEY GROUNDWATER CASES
Included Actions:
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co.
Superior Court of California, County of Los Angeles, Case No. BC325201;
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co.
Superior Court of California, County of Kern, Case No. S-1500-CV-254-348
Wm. Bolthouse Farms, Inc. v. City of Lancaster, Diamond Farming Co. v. City of Lancaster, Diamond Farming Co. v. Palmdale Water District
Superior Court of California County of Riverside, consolidated actions;
Case Nos. RIC 353 840, RIC 344 436, RIC 344 668
Santa Clara Case No. 1-05-CV 049053

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RECONVENE

Mayor Parris reconvened the meeting at 6:58 p.m.

CITY ATTORNEY ANNOUNCEMENT

The City Attorney announced the City Council met in Closed Session and discussed item number one – Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) one potential case; no reportable action.

Mayor Parris adjourned the meeting at 6:59 p.m. and stated the next meeting would take place on Tuesday, September 8, 2015 at 5:00 p.m.

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

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

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)
