



**CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
REGULAR MEETING
AGENDA**

Tuesday

October 27, 2015

Regular Meeting – **5:00 p.m.**

Council Chambers – Lancaster City Hall

The City Clerk/Agency/Authority Secretary hereby declares the agenda was posted
by 5:00 p.m. PDT on Friday, October 23, 2015

at the entrance to the Lancaster City Hall Council Chambers.

44933 Fern Avenue, Lancaster, CA 93534

and in the lobby of the Omni Nashville Hotel

250 Fifth Avenue South, Nashville, TN 37203

LEGISLATIVE BODY

City Council/Successor Agency/Financing/Power Authority

Mayor/Chair R. Rex Parris

Vice Mayor/Vice Chair Marvin Crist

Council Member/Agency Director/Authority Member Raj Malhi

Council Member/Agency Director/Authority Member Ken Mann

Council Member/Agency Director/Authority Member Angela Underwood-Jacobs

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AGENDA ITEMS TO BE REMOVED

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

Any person who would like to address the City Council, Successor Agency, and Power/Financing Authorities on any agendized item is requested to complete a speaker card for the City Clerk/Agency/Authority Secretary and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Legislative Body at the time such item is discussed. Speaker cards are available at the rear of the Council Chambers and your speaker card must be filled out *prior* to the agenda item being called. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. *Individual speakers are limited to three (3) minutes each.*

Consent Calendar items under the Legislative Body may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes to address your concerns before the Legislative Body takes action on the Consent Calendar.

CALL TO ORDER

City Council/Successor Agency/Financing/Power Authority

ROLL CALL

City Council Members /Agency Directors /Authority Members: Malhi, Mann, Underwood-Jacobs;
Vice Mayor/Vice Chair Crist, Mayor/Chair Parris

INVOCATION

Pastor John Meadors, Christian Life Assembly

PLEDGE OF ALLEGIANCE

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PRESENTATION

1. Bridge to Empowerment Season/Proclamations for 'Bullying Prevention' in the City of Lancaster, Lancaster School District, Antelope Valley Union High School District, Eastside School District and Westside School District
Presenter: Mayor Parris

COUNCIL ACTIONS

MINUTES

M 1. Approve the City Council/Successor Agency/Financing/ Power Authority Regular Meeting Minutes of October 13, 2015.

CONSENT CALENDAR

CC 1. Waive further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

CC 2. Approve the Check and Wire Registers for September 27, 2015 through October 10, 2015 in the amount of \$3,474,106.34.

At each regular City Council Meeting, the City Council is presented with the financial claims (invoices) against the City for purchase of materials, supplies, services, and capital projects for checks and Automated Clearing House (ACH) payments issued the prior two to three weeks. This process provides the City Council the opportunity to review the expenses of the City. The justifying backup information for each expenditure is available in the Finance Department.

CC 3. Accept and approve the September 2015, Monthly Report of Investments as submitted.

Each month, the Finance Department prepares a report listing the investments for all separate entities under the jurisdiction of the City as identified in the City's Comprehensive Annual Financial Report, the City of Lancaster and the Lancaster Housing Authority.

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CC 4. Adopt **Ordinance No. 1008**, amending the City zoning plan for a total of 80± acres of a 725-acre site generally bounded by Avenue G, Avenue H, 93rd Street West and 107th Street West, known as Zone Change No. 14-03, rezoning the subject property from R-7,000 (single family residential, minimum lot size 7,000 square feet), R-10,000 (single family residence, minimum lot size 10,000 square feet), and R-15,000 (single family residential, minimum lot size 15,000 square feet) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres).

Sustainable Power (sPower) Group, LLC, has proposed to construct and operate a 100-megawatt (MW) photovoltaic (PV) solar energy generating facility generally bounded by Avenue G, Avenue H, 93rd Street West, and 107th Street West. Approximately 80 acres (the property located west of 105th Street West) is designated as UR (Urban Residential), zoned R-7,000, R-10,000, and R-15,000. The remainder of the project site is covered by Development Agreement No. 89-01, which allows for the development of solar facilities with a Conditional Use Permit. The City's zoning code does not permit the development of commercial-style solar energy facilities on property designated for urban uses. Therefore, amendment of the General Plan land use designation to non-urban residential and rezoning of the subject property to RR-2.5 is necessary to allow this facility to move forward.

CC 5. Approve agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 1164 West Avenue J-11, as part of the approved Neighborhood Stabilization Program (NSP 3).

On February 22, 2011, pursuant to the Dodd-Frank Act of 2010, the City Council received and appropriated \$2,364,566 for the Neighborhood Stabilization Program from the U.S. Department of Housing and Urban Development for NSP 3. The City received \$1,096,136 in Program Income revenues from the sales of the NSP 3 homes which will be used to acquire, rehabilitate, and then resell the foreclosed homes. In addition, the City has \$492,959 available from the original NSP 3 award, both of which will be used to purchase, rehabilitate, and then resell foreclosed homes in the expanded target areas as outlined in the Second Substantial Amendment to the Community Development Block Grant (CDBG) Consolidated Annual Action Plan approved May 27, 2014.

CC 6. Adopt **Resolution No. 15-56**, a resolution of the City Council of the City of Lancaster, California, declaring its intention to accept an Offer of Dedication located on 105th Street West, north of Avenue J, and declaring the public necessity therefor.

An Offer of Dedication was executed May 4, 1988, as part of the County's requirements for Tract Map No. 35446 to provide an offer of right-of-way for 105th Street West. The City is now accepting the Offer of Dedication. This acceptance will be recorded in the office of the County Recorder.

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NEW BUSINESS

NB 1. Youth Commission

Recommendation:

Nominate and appoint Daniella Hidalgo, Danielle Stafford, Jasmine Denise Johnson, Stephanie Orellana, Samira Carpenter, Jillian Poonosamy and Justin Urbanski to the 2015-2016 Lancaster Youth Commission.

The Lancaster Youth Commission was created by the City Council in January of 1992 to provide a forum for the students of Lancaster to give input regarding the needs and concerns of the youth of this community. Youth Commissioners are nominated by the high schools in the Lancaster area. The schools include: Antelope Valley, Bethel Christian, Lancaster, Eastside, Paraclete and Quartz Hill High School. The Commission meets once a month from the start of the school year until the end of May.

NB 2. General Municipal Election – April 12, 2016

Recommendations:

Adopt **Resolution No. 15-57**, calling for the holding of a General Municipal Election to be held on Tuesday, April 12, 2016, for the election of certain officers as required by the provisions of the applicable laws of the state of California and the City of Lancaster City Charter.

Adopt **Resolution No. 15-58**, requesting the Board of Supervisors of the County of Los Angeles to render specified services to the City relating to the conduct of a General Municipal Election to be held Tuesday, April 12, 2016.

Adopt **Resolution No. 15-59**, adopting regulations for candidates for elective office, pertaining to filing fees and candidate statements submitted to the voters at an election to be held Tuesday, April 12, 2016.

Adopt **Resolution No. 15-60**, providing for the conduct of a special runoff election for elective offices in the event of a tie vote at any municipal election.

During odd numbered years, the City Council adopts the necessary resolutions to proceed with the General Municipal Election in April of even-numbered years. These resolutions fulfill certain legal requirements to conduct the General Municipal Election including requesting information and supplies from the County of Los Angeles, establishing guidelines and costs associated with candidate statements, and providing provisions to conduct a special runoff election to resolve a tie vote.

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NB 3. Ordinance regulating the use of fire sprinklers in buildings exceeding 10,000 square feet

Recommendation:

Introduce **Ordinance No. 1009**, an ordinance of the City Council of the City of Lancaster, California, repealing Section 15.08.020 of Title 15 of the Lancaster Municipal Code relating to fire sprinkler systems.

The proposed ordinance would require property owners, builders, and developers to adhere to the guidelines contained in the current version of the California Building Code. This will remove the redundant requirements between the California Building Code and the Lancaster Municipal Code limiting the size of buildings without fire sprinklers. It will also allow larger buildings to be constructed without fire sprinklers in which less hazardous occupancies reside, thereby removing unnecessary restrictions and expenses to property owners and developers.

NB 4. Update on Communications Initiatives

Recommendation:

Receive update on Communications Initiatives

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NB 5. Report on October 15, 2015 West Lake Storm Incident and Consideration of Adoption of Supporting Resolutions

Recommendations:

Adopt **Resolution No. 15-61**, a resolution of the City Council of the City of Lancaster, California, confirming the existence of a local emergency in the City of Lancaster, California.

Adopt **Resolution No. 15-62**, a resolution of the City Council of the City of Lancaster, California, requesting State Director of the Office of Emergency Services' concurrence in the existence of a local emergency.

Adopt **Resolution No. 15-63**, a resolution of the City Council of the City of Lancaster, California, requesting the Governor of the State of California to proclaim a state of emergency.

Appropriate \$250,000 from Drainage Maintenance District fund balance to fund emergency response and repairs. Sufficient funds are available in the Drainage Maintenance District fund balance to cover this unanticipated expense.

On Thursday, October 15, 2015, at approximately 4:45 p.m., the City of Lancaster and much of the greater Antelope Valley was hit by a major rainstorm, which produced between three and six inches of rain in some areas over an approximate 3 hour period. This extreme storm event, referred to as the "West Lake Incident," resulted in flash flooding and a tremendous amount of water, debris, and mudflow throughout much of the City. The City sustained some damage to public property and damage to private property, most severe of which was mud and debris intrusion into an identified 15 homes in three areas of west Lancaster. Mud and debris flows also impacted multiple streets and drainage facilities throughout the City, necessitating initial closure of some and ongoing cleanup operations. The City Manager, acting as the Director of Emergency Services for the City per the Lancaster Municipal Code, proclaimed the existence of a local emergency on October 20, 2015. The Proclamation found that conditions of extreme peril to the safety of persons and property in the City had arisen.

COUNCIL REPORTS

CR 1. Report on the Activities of the Board of Directors for District No. 14 of the County Sanitation Districts of Los Angeles County
Presenter: Council Member Mann

CR 2. Council Reports

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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 ANNOUNCEMENTS

CITY CLERK / AGENCY / AUTHORITY SECRETARY ANNOUNCEMENT

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the City Council/Successor Agency on any item ***NOT ON THE AGENDA*** regarding City/Agency business and speaker cards must be submitted ***prior*** to the beginning of this portion of the Agenda. Please complete a speaker card for the City Clerk/Agency Secretary and identify the subject you would like to address. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the City Council/Successor Agency meeting and we appreciate your cooperation. State law prohibits the City Council/Successor Agency from taking action on items not on the agenda and your matter will be referred to the City Manager/Executive Director. ***Individual speakers are limited to three (3) minutes each.***

COUNCIL / AGENCY COMMENTS

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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. Patton v. City of Lancaster, LASC Case No. MC 025064
5. Estarella v. City of Lancaster, LASC Case No.BC527749
6. Wilson v. City of Lancaster, LASC MC025201
7. 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

ADJOURNMENT

Next Regular Meeting:

Tuesday, November 10, 2015 - 5:00 p.m.

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MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this meeting, please contact the City Clerk at (661)723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.

All documents available for public review are on file with the City Clerk Department.