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**LANCASTER CITY COUNCIL
REGULAR MEETING
MINUTES
June 12, 2007**

CALL TO ORDER	Mayor Hearn called the regular meeting to order at 6:02 p.m.
ROLL CALL	<p>Present: Council Members: Jeffra, Sileo, Smith, Vice Mayor Visokey, Mayor Hearn</p> <p>Absent: None</p> <p>Staff Members: City Manager, Assistant City Managers, City Attorney, City Clerk, Principal Planner, Public Works Director, Parks, Recreation & Arts Director, Finance Director, Economic Development Director, Housing Director, Human Resources Analyst</p>
AGENDA ITEMS TO BE REMOVED	None
APPROVAL OF CONSENT CALENDAR	On a motion by Council Member Visokey and seconded by Council Member Jeffra, the City Council approved the Consent Calendar by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; 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. MINUTES	Approved the Regular meeting minutes of May 22, 2007.
CC 3. CHECK AND WIRE REGISTERS	Approved the Check and Wire Registers (May 6, 2007 through May 26, 2007) in the amount of \$2,933,577.18.
CC 4. ORD. NO. 879 MOBILEHOME PARK CONVERSION	Adopted Ordinance No. 879 , an ordinance of the City Council of the City of Lancaster, CA adding Chapter 11.12, Mobilehome Park Conversion, to the Lancaster Municipal Code and amending Chapters 16 and 17 of the Lancaster Municipal Code to provide necessary reference to Chapter 11.12.

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<p>CC 5. ORD. NO. 880 RELATING TO UNAUTHORIZED PARKING OF VEHICLES</p>	<p>Adopted Ordinance No. 880, an ordinance of the City Council of the City of Lancaster, California, amending Section 10.04.100 of the Lancaster Municipal Code relating to unauthorized parking of vehicles for purposes of repair.</p>
<p>CC 6. ORD. NO. 881 RELATING TO ENFORCEMENT OF THE MOBILEHOME PARKS ACT</p>	<p>Adopted Ordinance No. 881, an ordinance of the City Council of the City of Lancaster, California, amending Title 11 of the Lancaster Municipal Code relating to enforcement of the Mobilehome Parks Act.</p>
<p>CC 7. AWARD OF PWCP NO. 07-032 TO WESTERN PACIFIC ROOFING FOR RE-ROOFING PROJECT</p>	<p>Awarded Public Works Construction Project No. 07-032, Lancaster Performing Arts Center Re-Roofing Project, to Western Pacific Roofing in the amount of \$164,340.00 (plus a 10% contingency) and authorized the City Manager, or his designee, to sign all documents.</p>
<p>CC 8. AWARD OF PWCP NO. 07-030 TO RADICH CONSTRUCTION, INC. FOR STORM DRAIN IMPROVEMENTS</p>	<p>Awarded Public Works Construction Project No. 07-030, 35th Street West Storm Drain, Avenue K to Avenue J-12, to Radich Construction, Inc., in the amount of \$1,485,304.00, plus a 10% contingency. The project is designed to construct storm drain improvements along 35th Street West between Avenue K and Avenue J-12. Authorized the City Manager, or his designee, to sign all documents.</p>
<p>CC 9. RESO. NO. 07-118 SUPPORT OF STATE BUDGET ALLOCATION OF PROP. 1B FUNDS</p>	<p>Adopted Resolution No. 07-118, supporting a \$1 billion State Budget allocation of Proposition 1B funds to cities in 2007/2008.</p>

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<p>CC 10. ACCEPTANCE OF PWCP NO. 06-030 BY ASPHALT CONSTRUCTION COMPANY, INC. FOR STREET RESURFACING AND VARIOUS REPAIRS</p>	<p>Accepted the work constructed by Asphalt Construction Company, Inc. for Public Works Construction Project No. 06-030, 2006/2007 Street Resurfacing and Various Repairs; directed the City Clerk to file the Notice of Completion for the project; authorized payment of the 10 percent retention 35 days after recordation, provided no stop notices, as provided by law, have been filed.</p>
<p>CC 11. ACCEPTANCE OF PWCP NO. 06-031 BY GRANITE CONSTRUCTION COMPANY FOR DIVISION STREET RUBBERIZED ASPHALT RESURFACING</p>	<p>Accepted the work constructed by Granite Construction Company for Public Works Construction Project No. 06-031, Division Street Rubberized Asphalt Resurfacing; directed the City Clerk to file the Notice of Completion for the project; authorized payment of the 10 percent retention 35 days after recordation, provided no stop notices, as provided by law, have been filed.</p>
<p>CC 12. ACCEPTANCE OF MAP AND DEDICATIONS FOR TRACT MAP NO. 061206</p>	<p>Approved the map and accepted the dedications as offered on the map for Tract Map No. 061206, located on the southeast corner of 35 Street East and Avenue J; approved and accepted the Undertaking Agreement and Improvement Securities required as a condition of recordation of the map; made 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.</p>
<p>CC 13. ACCEPTANCE OF MAP AND DEDICATIONS FOR PARCEL MAP NO. 067571</p>	<p>Approved the map and accepted the dedications as offered on the map for Parcel Map No. 067571, located on the northeast corner of 20th Street West and Avenue I; approved and accepted the Undertaking Agreement and Improvement Securities required as a condition of recordation of the map; made 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.</p>

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CC 14.
ACCEPTANCE OF
MAINTENANCE FOR
DRAINAGE
IMPROVEMENTS
FOR
TRACT NO. 54207

Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 03-51, installed for Tract No. 54207, located on the southwest corner of Avenue J-4 and 35th Street West, Owner: Cambridge Homes, Inc.

CC 15.
ACCEPTANCE OF
MAINTENANCE FOR
DRAINAGE
IMPROVEMENTS
FOR
TRACT NO. 060044

Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 04-24, installed for Tract No. 060044, located on the southwest corner of 20th Street East and Avenue I, Owner: KB Home Greater Los Angeles, Inc.

CC 16.
ACCEPTANCE OF
MAINTENANCE FOR
DRAINAGE
IMPROVEMENTS
FOR
TRACT NO. 54370-02

Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 04-105, installed for Tract No. 54370-02, located on the northeast corner of 72nd Street West and Avenue L-8, Owner: MLB QH 80, LLC.

CC 17.
ACCEPTANCE OF
MAINTENANCE FOR
DRAINAGE
IMPROVEMENTS
FOR
TRACT NO. 54369

Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 04-106, installed for Tract No. 54369, located on the southwest corner of 70th Street West and Avenue L, Owner: Reserve at Lancaster, LLC.

CC 18.
ACCEPTANCE OF
MAINTENANCE FOR
DRAINAGE
IMPROVEMENTS
FOR
TRACT NO. 53190

Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 04-108, installed for Tract No. 53190, located on the southeast corner of Avenue J and 60th Street West, Owner: KB Home Greater Los Angeles, Inc.

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<p>CC 19. ACCEPTANCE OF MAINTENANCE FOR LANDSCAPE IMPROVEMENTS FOR TRACT NO. 47609</p>	<p>Approved and accepted for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, installed by the Developer of Annexation No. 248, Tract No. 47609, located on the north side of Avenue K, approximately 945 feet east of 50th Street West, Owner: Trimark Pacific-Lancaster 161, LLC.</p>
<p>CC 20. ACCEPTANCE OF MAINTENANCE FOR LANDSCAPE IMPROVEMENTS FOR TRACT NO. 061247</p>	<p>Approved and accepted for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, installed by the Developer of Annexation No. 312, Tract No. 061247, located on the southeast corner of Avenue J-8 and 17th Street East, Owner: CDR V, LLC.</p>
<p>CC 21. APPROVAL OF COMPLETED SEWER SYSTEMS FOR TRACT NOS. 54276; 060450-02; 27135; 060557; 61123; 54207</p>	<p>Approved the completed sewer systems installed by the developers of Tract No. 54276, located on the northeast corner of Avenue K and 62nd Street West, Owner: Standard Pacific Corp.; Tract No. 060450-02, located on the west side of 60th Street West, approximately 660 feet south of Avenue K, Owner: Richmond American of Ca, Inc.; Tract No. 27135, located on Avenue L from 67th Street West to 72nd Street West, Owner: Reserve at Lancaster, LLC; Tract No. 060557, located on 60th Street West from Avenue K to Avenue K-10, Owner: STG Northwood LLC; Tract No. 61123, located at 3715 West Avenue M-11, Owner: Michael Webb; and Tract No. 54207, located on the southwest corner of Avenue J-4 and 35th Street West, Owner: Cambridge Homes, Inc.</p>
<p>CC 22. APPROVAL OF COMPLETED WATER SYSTEMS FOR TRACT NOS. 061247; 54157; 54207</p>	<p>Approved the completed water systems installed by the developers of Tract No. 061247, located on the southeast corner of Avenue J-8 and 17th Street East, Owner: CDR V, LLC; Tract No. 54157, located on the southwest corner of Avenue K and 32nd Street West, Owner: Fieldstone Lancaster 187, LLC; and Tract No. 54207, located on the southwest corner of Avenue J-4 and 35th Street West, Owner: Cambridge Homes, Inc.</p>
<p>CC 23. REIMBURSEMENT AGREEMENT WITH PINNACLE REAL ESTATE VENTURES FOR TRACT NO. 61033</p>	<p>Approved the Reimbursement Agreement for the Construction of Master Planned Drainage Facilities with Pinnacle Real Estate Ventures ("Pinnacle Real Estate Ventures") for Tract Map No. 61033, located at the southwest corner of Avenue M and 30th Street West.</p>

<p>CC 24. REIMBURSEMENT AGREEMENT WITH PINNACLE REAL ESTATE VENTURES FOR TRACT NO. 61538</p>	<p>Approved the Reimbursement Agreement for the Construction of Master Planned Drainage Facilities with Pinnacle Real Estate Ventures ("Pinnacle Real Estate Ventures") for Tract Map No. 61538, located at the southwest corner of Avenue L-4 and 35th Street West.</p>
<p>CC 25. RESO. NOS. 07-109 AND 07-110 ANNEX. NOS. 06-102; 07-16; 07-21; 07-26 TO LDBAD</p>	<p><u>Proposed Annexations to Lancaster Drainage Benefit Assessment District</u></p> <p>Annexation No. 06-102, Tract No. 062409, located on the northeast corner of Avenue K and 65th Street West. Owner: Bayshore, LLC.</p> <p>Annexation No. 07-16, Tentative Tract Map No. 066539, located on the southwest corner of East Avenue K-6 and Gingham Avenue. Owner: Mojave Merchant, Ltd., a California Limited Partnership.</p> <p>Annexation No. 07-21, Site Plan Review No. 06-09, located on the northeast corner of 7th Street East and Avenue L-8. Owner: Aveleigh, LLC.</p> <p>Annexation No. 07-26, Tract No 066062, located on the southeast corner of future 85th Street West and future Avenue L-8. Owner: Ariel Properties, Inc., a California Corporation.</p> <p>A) Adopted Resolution No. 07-109, initiating proceedings for the annexation of territories to Lancaster Drainage Benefit Assessment District to be established pursuant to the Benefit Assessment Act of 1982 and California Constitution Article XIID (Annexation Nos. 06-102, 07-16, 07-21, and 07-26.)</p> <p>B) Adopted Resolution No. 07-110, approving the Engineer's Report and the time and place for Public Hearing, and declaring its intention to annex territories into Lancaster Drainage Benefit Assessment District and to levy and collect assessments pursuant to the Benefit Assessment Act of 1982 and California Constitution Article XIID (Annexation Nos. 06-102, 07-16, 07-21, and 07-26.)</p>

Proposed Annexations to Lancaster Lighting Maintenance District

CC 26.
RESO. NOS.
07-111 AND 07-112
ANNEX. NOS.
768; 793; 799
TO LLMD

Annexation No. 768, Tract No. 062409, located on the northeast corner of Avenue K and 65th Street West. Owner: Bayshore, LLC.

Annexation No. 793, Site Plan Review No. 06-09, located on the northeast corner of 7th Street East and Avenue L-8. Owner: Aveleight, LLC.

Annexation No. 799, Tract No 066062, located on the southeast corner of future 85th Street West and future Avenue L-8. Owner: Ariel Properties, Inc., a California Corporation.

A) Adopted **Resolution No. 07-111**, initiating proceedings for the annexation of territories into Lancaster Lighting Maintenance District, an Assessment district established pursuant to the Landscaping and Lighting Act of 1972 and California Constitution Article XIIIID (Annexation Nos. 768, 793, and 799.)

B) Adopted **Resolution No. 07-112**, approving the Engineer's Report and the time and place for Public Hearing, and declaring its intention to annex territories into Lancaster Lighting Maintenance District and to levy and collect assessments pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California and California Constitution Article XIIIID (Annexation Nos. 768, 793, and 799.)

Proposed Annexations to Lancaster Landscape Maintenance District No. 1:

CC 27.
RESO. NOS.
07-113 AND 07-114
ANNEX. NOS.
375; 391
TO LMD

Annexation No. 375, Tract No. 062409, located on the northeast corner of Avenue K and 65th Street West. Owner: Bayshore, LLC.

Annexation No. 391, Tract No 066062, located on the southeast corner of future 85th Street West and future Avenue L-8. Owner: Ariel Properties, Inc., a California Corporation.

A) Adopted **Resolution No. 07-113**, initiating proceedings for the annexation of territories into Lancaster Landscape Maintenance District No. 1, an Assessment District established pursuant to the Landscaping and Lighting Act of 1972 and California Constitution Article XIIIID (Annexation Nos. 375 and 391.)

B) Adopted **Resolution No. 07-114**, approving the Engineer's Report and the time and place for Public Hearing, and declaring its intention to annex territories into Lancaster Landscape Maintenance District No. 1 and to levy and collect assessments pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California and California Constitution Article XIIIID (Annexation Nos. 375 and 391.)

JPH 1.
FISCAL YEAR
2007/2008
BUDGET

Mayor/Chairman Hearn opened the Public Hearing. The City Manager/Executive Director presented the staff report regarding the Proposed Fiscal Year 2007/2008 Budget. The presentation included an overview of the budget; moving towards the 2020 goals; current economic climate; information on the California Economy; Lancaster Economy; adjustments to the proposed revenue; adjustments to the proposed expenditures; proposed new programs/positions; unfunded budget requests; revenues; General Fund Forecast; future fiscal issues; summary of CIP projects; Lancaster Redevelopment Agency; Economic Development; Housing/Neighborhood Revitalization; Pass Throughs. This budget is a collaborative effort of many people. Working together, Council, staff and citizens will continue to make Lancaster a place where people want to work, live, visit and play.

There being no further testimony, Mayor/Chairman Hearn closed the Public Hearing.

Council Member Sileo inquired as to the elimination of half a million dollars in the LAN-CAP fees. He stated that discussion has surrounded the best way to get things done and the best use of City money. The original budget included \$495,000.00 to recover the cost of the LAN-CAP program. The majority of the Council felt that was not a good idea. Since discussion took place to make Vice Mayor Visokey feel comfortable with the Rental Housing Program, he stated he would like some discussion that would help him to understand why this program was being eliminated and he stated that the LAN-CAP is a vital program.

Vice Mayor Visokey stated that he sees the difference being that the Rental Housing Program will not impact the renter, however the LAN-CAP program would eventually trickle down to the renter and have a huge impact. The cost of living is outrageous and when it is a business to one person that will have a financial impact on another person, he has concerns with that.

Council Member Smith stated there are a lot of differences in philosophy in government and this Council was split on a 3-2 vote, whether or not to put the onus of almost a million dollars worth of street sweeping on to the citizens. The difference in philosophy that won that argument was that the Council did not want to increase the citizen's fees and taxes to pay for what should be the number one priority for the City and that is law enforcement. The number one priority is law enforcement and government needs to look at responsible cuts before they start increasing citizen's taxes and fees.

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JPH 1.
FISCAL YEAR
2007/2008
BUDGET
(continued)

Council Member Jeffra stated that while working on the budget, Council would like to see many programs fully funded. If the City is going project that budget for ten years and it can be maintained at the same level that doesn't include the increases that will be needed for every single year when there is an increase in population. There are a minimum of five major capital projects in the City right now and if the City wants to make sure it has the money to deal with these projects, to deal with law enforcement and the many other things that should be provided for the citizens, then these projects need to be prioritized and it is time to jump start these projects. These projects need to be pushed forward in order to meet the demands of the next ten years. This is the time to move forward, it is an ideal time.

Council Member Smith stated that the City seems to have this quagmire of not being able to get commercial development out there fast enough, and this will generate the tax revenue that is needed to take care of law enforcement and many other projects. The issue with street sweeping or the LAN-CAP fee is that it ends up coming out the pockets of the citizens. The failure of Measure A which was on the ballot several years ago sent a strong message to the Council that government has enough money and should deal with it. The projects need to be jump started and this will generate the tax revenue from sales tax that the City will need to put more law enforcement on the streets and help with other programs.

Council Member Sileo stated that when the City spends money it expects results. Money is spent to attract restaurants, businesses, or to keep these businesses here. The end result is that the money is being spent out of general fund money and in the end the City will get more of what it is being spent on – rentals. Rental enforcement is not the right thing to spend general fund money on when the people who benefit from it could pay.

The City Council/Redevelopment Agency directed staff to schedule budget adoption for June 26, 2007 and the vote was unanimous.

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<p>PH 1. RESO. NO. 07-115 CONFIRMING DIAGRAMS AND ASSESSMENTS FOR ANNEX. NOS. 06-102; 07-16; 07-21 07-26 TO LDBAD</p>	<p>Mayor Hearn opened the Public Hearing. The Public Works Director presented the staff report regarding proposed annexations to the Lancaster Drainage Benefit Assessment District. There being no further testimony, Mayor Hearn closed the Public Hearing.</p> <p>On a motion by Mayor Hearn and seconded by Council Member Jeffra, the City Council adopted Resolution No. 07-115, confirming the diagrams and assessments and ordering the annexation of territories into Lancaster Drainage Benefit Assessment District and levy of assessment (Annexation Nos. 06-102, 07-16, 07-21, and 07-26), by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>
<p>PH 2. RESO. NO. 07-116 CONFIRMING DIAGRAMS AND ASSESSMENTS FOR ANNEX. NOS. 768; 793; 799 TO LLMD</p>	<p>Mayor Hearn opened the Public Hearing. The Public Works Director presented the staff report regarding proposed annexations to the Lancaster Lighting Maintenance District. There being no further testimony, Mayor Hearn closed the Public Hearing.</p> <p>On a motion by Council Member Sileo and seconded by Council Member Jeffra, the City Council adopted Resolution No. 07-116, confirming the diagrams and assessments and ordering the annexation of territories into Lancaster Lighting Maintenance District (Annexation Nos. 768, 793, and 799), by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>
<p>PH 3. RESO. NO. 07-117 CONFIRMING DIAGRAMS AND ASSESSMENTS FOR ANNEX. NOS. 375; 391 TO LMD</p>	<p>Mayor Hearn opened the Public Hearing. The Public Works Director presented the staff report regarding proposed annexations to the Landscape Maintenance District No. 1. There being no further testimony, Mayor Hearn closed the Public Hearing.</p> <p>On a motion by Council Member Jeffra and seconded by Council Member Sileo, the City Council adopted Resolution No. 07-117, confirming the diagrams and assessments and ordering the annexation of territories into Lancaster Landscape Maintenance District No. 1 (Annexation Nos. 375 and 391), by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>

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<p>PH 4. ESTABLISHMENT OF PROPOSED LANCASTER SEWER SYSTEM SERVICE CHARGES AND METHOD OF COLLECTION</p>	<p>Mayor Hearn opened the Public Hearing regarding Establishment of Proposed Lancaster Sewer System Service Charges and Method of Collection. There being no further testimony, Mayor Hearn closed the Public Hearing.</p> <p>On a motion by Council Member Sileo and seconded by Council Member Smith, the City Council continued the Public Hearing for the establishment of proposed Lancaster sewer system services charges and method of collection to the regular City Council meeting of June 26, 2007, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>
<p>PH 5. RENEWAL OF ANIMAL CONTROL SERVICES CONTRACT</p>	<p>Mayor Hearn opened the Public Hearing. Assistant City Manager, Mark Bozigian, presented the staff report regarding the consideration of the renewal of the Animal Control Services Contract with the County of Los Angeles. He stated that there are very few changes and that some of the fees actually decreased. There being no further testimony, Mayor Hearn closed the Public Hearing.</p> <p>On a motion by Vice Mayor Visokey and seconded by Council Member Smith, the City Council approved the renewal of the Animal Control Services Contract with Los Angeles County, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>
<p>NB 1. ORD. NO. 882 ESTABLISHING DEVELOPMENT REQUIREMENTS RELATED TO STREET LIGHTS</p>	<p>The Public Works Director presented the staff report regarding the introduction of an Ordinance related to street light scheduling.</p> <p>Vice Mayor Visokey requested clarification regarding ownership of the new street lights.</p> <p>The Public Works Director explained that this is for all the new lights that would be constructed by developers within housing tracts or lights that the City might construct, for example, as part of the street widening program and any new street lights would remain under the ownership of the City. He further explained that the other street lights would stay under the LS-1 rate. There are three different rates that the California Public Utilities Commission established for street light operations. The LS-1 rate is a rate whereby Edison would be the owner of the street lights and they charge a fee to the City to keep those street lights operating and the rates are different. The rate for the newer street lights are a lower rate.</p>

NB 1.
ORD. NO. 882
ESTABLISHING
DEVELOPMENT
REQUIREMENTS
RELATED TO
STREET LIGHTS
(continued)

The Public Works Director explained that basically, a meter is placed on the new lights and the City would own and pay Edison for the costs of the energy to operate those lights. The City assumes responsibility for replacement for any luminaries and maintaining the electrical circuits. The City presently owns approximately 600 street lights – safety lights that are on the same poles as traffic signals.

Council Member Sileo inquired as to the street lighting fee that the City is currently charging and does this fee cover all the street lights or is the City currently subsidizing that.

The Public Works Director stated that for the upcoming fiscal year the City is subsidizing, to a degree, the street lighting function. Staff will be bringing an item to Council in the future regarding a recommendation to go to a vote for citywide annexation of all properties. The complexity of this will be explained at an upcoming meeting.

On a motion by Mayor Hearn and seconded by Council Member Jeffra, the City Council introduced **Ordinance No. 882**, establishing development requirements related to street lights to be placed on the LS-3 Rate Schedule, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

NB 2.
AWARD OF
PWCP NO. 07-036
REMODEL OF
LANCASTER
UNIVERSITY
CENTER-LAB
CLASSROOMS

The Public Works Director presented the staff report regarding **Public Works Construction Project No. 07-036**, Remodel of the Lancaster University Center-Lab/Classrooms.

Council Member Jeffra inquired as to whether this would be the end of this project.

The Public Works Director stated that this should be the end of the project. The City has spent approximately \$3.5 million at Lancaster University on three different projects. The City will have fully met the capital projects obligations to the University System who are the partners in the Lancaster University operation. At this time, having completed the work it would be best to step back, let it grow, let it develop and through that process watch it become something on its own rather than continue to be fiscally supported by capital projects from the City's redevelopment fund or the general fund.

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NB 2.
AWARD OF
PWCP NO. 07-036
REMODEL OF
LANCASTER
UNIVERSITY
CENTER-LAB
CLASSROOMS
(continued)

On a motion by Mayor Hearn and seconded by Council Member Smith, the City Council awarded **Public Works Construction Project No. 07-036**, Remodel of the Lancaster University Center-Lab/Classrooms to Bowe Contractors, Inc. in the amount of \$249,382.00, plus Additive Alternate 1 in the amount of \$40,150.00, to bring the award total to \$289,532.00 plus a 10% contingency, for the remodel of four office spaces and two laboratory areas to be used for current and future engineering students; appropriated \$189,000.00 from Unrestricted Redevelopment Agency Reserve to Capital Improvements Budget Account No. 260-12BS009-924; authorized the City Manager, or his designee, to sign all documents, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

CA 1.
SENIOR CITIZEN
COMMITTEE

Council Member Smith presented this matter for consideration of the formation of a Senior Citizen Committee or possibly a Senior Citizen Ombudsman. There is a large senior citizen population and many of them do not get out and are not able to be as involved in local government as they would like to be. It is important to get input from the senior citizens of Lancaster. A committee would take staff support, so possibly an ombudsman is the answer or a hotline to an ombudsman, someone who could volunteer to help in this matter.

Council Member Sileo stated that senior citizens can become very overwhelmed with what comes down the pipeline to them. They are deserving of help and particularly, help in navigating through government systems. He asked that staff not reinvent the wheel and make sure the City is not duplicating something and look at partnering with another agency to come up with something better, rather than two independent agencies trying to do the same thing. There may be something out there that the City can partner with and make it better.

Council Member Smith stated that if City has someone who directly reports to the City, it would be a better conduit and less of a disconnect. A liaison for the City will work for the City and be looking for information so the City can make better policy decisions and bring up things the seniors are looking for that the City might miss. There are other agencies out there but it is important to have someone dedicated to the City as well.

Addressing the Council on this matter:

Ray Chavira – urged Council to include senior citizens within mobilehome parks in this matter as well and submitted an ordinance from the City of Palmdale regarding a Senior Citizens’ Advisory Commission.

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<p>CA 1. SENIOR CITIZEN COMMITTEE (continued)</p>	<p>It was the consensus of the Council to direct staff to look into the pros and cons of a Senior Citizen Committee; an ombudsman or other options and return to Council at a future meeting with this information.</p>
<p>CA 2. OPPOSITION OF S-2611 SPECTER-HAGEL IMMIGRATION BILL</p>	<p>Council Member Smith presented the matter regarding Immigration Bill S-2611 – Specter-Hagel and requested consideration of a resolution in opposition to this bill. The Federal Government is required to do certain things and City governments can only do so much and are restricted by the state and the state is restricted. Everyone has their particular niche that they are supposed to take care of. Council has passed three different policies when it comes to illegal immigration. Illegal immigration does affect this City and some portions of this bill affect human resources. Federal Government is supposed to be responsible for guarding our borders and he proposed that the City adopt a resolution and send it to our congressmen and to the President and to our senators and state that while we see that there needs to be a good immigration reform, that we do not support amnesty. The Federal Government needs to take responsibility and guard the borders. One of the issues on this bill is: if you are a gang member, that person can simply say he is not a gang member anymore and get a visa. There are over 40,000 gang members in Los Angeles County and over half of them are illegal immigrants. The call needs to go out loud and clear that cities across the country are against this bill.</p> <p>Council Member Jeffra stated that he gets disgusted when America’s young men and women are fighting for this country and come back to dilapidated medical facilities and we spend billions of dollars every year on illegal immigration. These people need to take a hike and cities should not just sit back and allow this country to spend billions of dollars on illegals. Every time there are rallies regarding immigration, laws are broken. Children are allowed to skip school, to join the rallies and that is illegal and the parents that allow this, it is against the law, yet no one is enforcing the law. They are draining our resources.</p> <p>Council Member Sileo stated that he wasn’t sure how much a resolution from the City was going to change anyone’s mind but he would like to see a resolution in the form of a letter, e-mail or a phone call made to their elected representatives from everyone in the City. If this resolution will help, then absolutely we should do it.</p> <p>Mayor Hearn stated that he agrees with everything that has been said and he would like to have a copy sent to the Desert Mountain League of Cities.</p>

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<p>CA 2. OPPOSITION OF S-2611 SPECTER-HAGEL IMMIGRATION BILL (continued)</p>	<p>Council Member Smith agreed and stated if Lancaster is not the first City to do this, he hopes this would be part of the fuse that would light through the rest of the United States and every city in America and the League of Cities is a good place to start.</p>
<p>CITY MANAGER ANNOUNCEMENT</p>	<p>It was the consensus of the Council to direct staff to come back to Council at a future meeting with a resolution so that Council may take formal action and send the message to everyone concerned. Council Member Smith will work with the City Attorney on this matter as well.</p>
<p>CITY CLERK ANNOUNCEMENT</p>	<p>None</p>
<p>PUBLIC BUSINESS FROM THE FLOOR NON-AGENDIZED</p>	<p>The City Clerk provided the public with the procedure to address the City Council regarding non-agendized items.</p>
	<p>Addressing the Council at this time:</p>
	<p>Juan Higuera – Live Again Ministries – Men that he helps in recovery would like to give back to the community through assistance with graffiti removal.</p>
	<p>Mayor Hearn stated that the Worship Center in Littlerock was tagged on Sunday evening and this graffiti matter is serious and needs to be wiped out.</p>
	<p>Ray Chavira – Concerns regarding “adult only” mobilehome parks becoming family parks; submitted a letter for Council consideration; there are known sex offenders in his park and it would be very dangerous to allow the park status to change.</p>
	<p>Nicole Parson – Submitted a proposal for public safety; engine design for a program; position in public safety.</p>
	<p>Jason Smith – Regarding conversion of Sherwood Mobilehome Park. Conversion would be a very serious matter when it comes to the sex offenders that currently live in the park.</p>
	<p>Council Member Sileo posed a hypothetical question which was: If a mobilehome park was no longer an “adult” mobilehome park would the park owner have a responsibility to notify any new tenants that there are sex offenders living there. If there is a sex offender who knows what his weakness is and he chooses to live where there are no children, that is laudable in a sense, but if children are moving in there, wouldn’t the park owner have some responsibility regarding this.</p>

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<p>PUBLIC BUSINESS FROM THE FLOOR NON-AGENDIZED (continued)</p>	<p>Bruce Macpherson – Concerns regarding affordable senior housing in the community and concerns regarding the sex offenders in Sherwood Mobilehome Park.</p>
<p>COUNCIL COMMENTS</p>	<p>Council Member Jeffra stated that one of the issues the City has been looking at is Section 8 and at the request of a couple of people, he met with Mayor Ledford from the City of Palmdale for several hours to discuss this issue. One of the main topics was how the cities were going to take this on in a regional way. The issue is always going to be Section 8; it is federally mandated; cities don't have a choice and in some cases the cities are just going to have to deal with it. The matter is: can cities take on Section 8 – both cities and the county areas with the blessing of the County since the County is the administrator of the program. In order to do this, the cities need the administrative fees and if the County does not release the fees it will cost a tremendous amount of money. He stated that he wants staff to look into dealing with this the way that it should be dealt with and see if we can make this happen on a local level. The City knows what the problems are and should be allowed to handle it, enforce it and hold the hearings and deal with the appeals on a local level.</p> <p>The City Manager stated that both Lancaster and Palmdale partner with the County; Lancaster pays extra for enforcement in this area and the County provides additional enforcement in this area. He understands Council Member Jeffra to say that the two cities might evaluate the feasibility of assuming full responsibility and set its own standards within the federal guidelines to undertake this matter and evaluate whether it would be more effective, and have better results with the cities conducting these services.</p> <p>Council Member Jeffra stated that the enforcement role would be better served if it was being dealt with locally.</p> <p>Council Member Sileo stated that the hands of cities have always been tied because this is a program mandated by the Federal government and carried out by the County. Cities have gotten involved; therefore is there an opportunity to take over the program and run it to the standards that it should always be held to and it is worth looking into.</p> <p>Council Member Smith stated that there are many costs involved and it can be very difficult to get anything done because of what the federal government requires. The county would still need to be involved but he felt that the cities should look at all options and see what they can come up with.</p>

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COUNCIL COMMENTS (continued)	Council Member Sileo stated that the City needs to look at: is it cheaper to take it over? If there are large costs involved is it better to spend it on the enforcement side?
	It was the consensus of the Council that staff should look into this matter and report back to Council at a future meeting.
	Mayor Hearn stated that approximately two months ago, led by Supervisor Antonovich, the Joint Powers Committee came together to look at transportation alignment for L.A. County, San Bernardino County and Kern County. Mayor Hearn is on the formation committee and now that it is set, they want to have an alternate appointed. Mayor Hearn stated that he discussed this with Council Member Smith and he would be happy to become the alternate. The committee is also looking for a technical advisory person and that person will be Nicole West and a letter will be sent to the committee regarding this matter.
CLOSED SESSION	None
ADJOURNMENT	Mayor Hearn adjourned the meeting at 8:30 p.m. and announced the next regular meeting of the City Council would be held on Tuesday, June 26, 2007 at 6:00 p.m.
	ATTEST:
	APPROVED:
	_____ GERI K. BRYAN, CMC City Clerk City of Lancaster
	_____ HENRY W. HEARNS Mayor City of Lancaster

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

CERTIFICATION OF MINUTES
CITY COUNCIL

I, _____, _____ of
the City of Lancaster, CA, do hereby certify that this is a true and correct copy
of the original City Council Minutes, for which the original is on file in my
office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER,
on this _____ day of _____, _____.

(seal)
