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**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
April 26, 2016**

CALL TO ORDER

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power Authority to order at 5:09 p.m.

ROLL CALL

PRESENT: Council Members/Agency Directors/Authority Members: Malhi, Mann, 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; Assistant to the City Manager; City Clerk/Agency/Authority Secretary; Planning Director; Development Services Director; Parks, Recreation and Arts Director; Public Safety Director, Finance Director; Economic Development Director; Housing Director; Deputy City Clerk

INVOCATION

Spiritual Assembly of the Baha'is of Lancaster

PLEDGE OF ALLEGIANCE

Council Member Malhi

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PRESENTATION TO THE CITY

OFFICIAL CANVASS OF THE APRIL 12, 2016 GENERAL MUNICIPAL ELECTION

The City Clerk presented the staff report on this item.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 16-15**, reciting the facts of the General Municipal Election held on Tuesday, April 12, 2016, declaring the results and such other matters as provided by law regarding the election of the Mayor and two Council Members, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

The Oath of Office was administered at this time.

The Mayor requested a recess at this time.

Mayor Parris reconvened the meeting at 5:47 p.m.

PRESENTATIONS

1. Proclamation designating the month of April as “DMV/Donate Life Month” in recognition of National Donate Life Month
Presenter: Mayor Parris
2. Recognition of Development Services staff for installation of crosswalk on Avenue I and 17th Street East
Presenter: Marlene Moreno

M 1. MINUTES

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council/Successor Agency/Financing/Power Authority approved the City Council/Successor Agency/Financing/Power Authority Meeting Minutes of March 22, 2016, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

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CONSENT CALENDAR

Item No.'s CC 7 and CC 11 were 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 No.'s CC 7 and CC 11, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

Addressing the City Council on Item No.'s CC 7 and CC 11:
Maria Paesano – discussed homelessness

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved Item No.'s CC 7 and CC 11, by the following vote: 5-0-0-0; AYES: Malhi, Mann, 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 March 6, 2016, through April 9, 2016 in the amount of \$7,858,096.84.

CC 3. INVESTMENT REPORT

Accepted and approved the March 2016, Monthly Report of Investments as submitted.

CC 4. AGREEMENT INCREASE FOR BRAUN, BLAISING, MCLAUGHLIN & SMITH

Approved an increase in the contract for Lancaster Choice Energy Legal Representation, with Braun, Blaising, McLaughlin & Smith (“BBMS”), by \$65,000 and authorized the City Manager, or his designee, to sign all documents

CC 5. PARCEL MAP NO. 73800

Approved Parcel Map No. 73800, located approximately 564 feet south of Avenue L between 8th Street West and 10th Street West, Owned by R&R Commercial Properties, LLC; make 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; and 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.

CC 6. ACCEPTANCE OF IMPROVEMENTS (MONUMENTATION)

Approved and accepted the monumentation work for Tract No. 47583, located on the southeast corner of Avenue I and 90th Street West; Owned by K. Hovnanian Forecast Homes, Inc.

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CC 7. RETENTION OF MICHAEL BAKER INTERNATIONAL

Authorized the retention of Michael Baker International for the preparation of an Environmental Impact Report (EIR) for the Avanti South project and related development applications on approximately 318 acres generally bounded by Avenue L, Avenue K-8, 75th Street West, and 62nd Street West.

CC 8. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 1)

Approved agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 1654 East Norberry Street, as part of the approved Neighborhood Stabilization Program (NSP 1).

CC 9. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 1)

Approved agreement for acquisition of real property between the City of Lancaster and Secretary of Housing and Urban Development for property located at 44188 Glenraven Road, as part of the approved Neighborhood Stabilization Program (NSP 1).

CC 10. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 1)

Approved agreement for acquisition of real property between the City of Lancaster and Terry R. Rasch and Teresa L. Rasch, husband and wife as joint tenants for property located at 44310 Raysack Avenue, as part of the approved Neighborhood Stabilization Program (NSP 1).

CC 11. PROGRAM INCOME FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Appropriated Program Income revenues of \$436,458.73 for funds received from the sale of Neighborhood Stabilization Program (NSP 1) homes pursuant to the Housing and Economic Recovery Act of 2008, for program expenditures in Account No. 363-4542-770.

Appropriated Program Income revenues of \$644,777.90 for funds received from the sale of Neighborhood Stabilization Program (NSP 3) homes pursuant to the Dodd-Frank Act of 2010, for program expenditures in Account No. 363-4542-771.

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**PH 1. APPEAL OF PLANNING COMMISSION'S APPROVAL OF ONE-YEAR
EXTENSION TO VESTING TENTATIVE TRACT MAP NO. 60291**

Mayor Parris opened the Public Hearing.

The Planning Director presented the staff report on this item.

Discussion among the City Council and staff included clarification that the design of the sidewalks and streets will be required to be consistent with current requirements if development occurs. Additionally, discussion took place regarding having a group of citizens work to find funding to purchase the land, at current value, and include it as part of the Prime Desert Woodlands. The Developer's representative stated there are no plans to develop the land in the next 6 months. Mayor Parris requested a group of citizens form a committee that will work to produce results and will work along with the City to purchase the land fairly and legally. Mayor Parris discussed the importance of this being a community effort. Additional discussion took place regarding appropriate management and expenditure of public funds.

Addressing the City Council on this item:

Don Weiss – stated the property would be an excellent addition to the Prime Desert Woodlands; discussed the Prime Desert Woodlands and stated the area is enjoyed by many and supports preserving the opportunity to obtain the property to benefit the Prime Desert Woodlands.

Patrick Saatzer – represents the Friends of the Prime Desert Woodlands; discussed the individual who was instrumental in originally preserving this property as the Prime Desert Woodlands; discussed fence height and mitigation measures.

Jean Youngquist – requested annexation of the property, discussed her teaching career at Nancy Cory school; discussed her use of the Prime Desert Woodlands.

Lyndsay Rouzer – currently a teacher at Eastside High School; stated the Prime Desert Woodlands is a unique biological place and unique to the area for residents to exercise in a safe place.

Robert Clark – discussed his history in the community; discussed the opportunity to preserve this attractive area in the community.

Steve Hill – owner of an appraisal business; requested highest and best use analysis, and stated this area is more valuable to the community as a part of the preserve as opposed to building homes; requested the City Council save it for the children.

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PH 1. APPEAL OF PLANNING COMMISSION'S APPROVAL OF ONE-YEAR EXTENSION TO VESTING TENTATIVE TRACT MAP NO. 60291 CONTINUED...

Roland Izquierdo – thanked the City Council for their consideration in preserving the land; discussed the possibility of exchanging this land for another piece of land, suggests working with the Audubon Society regarding grants to purchase the land.

Donald Goeschl – president of Antelope Valley Audubon Society; discussed endangered species in the project area, stated if the land is developed, the animals that inhabit the current habitat would leave permanently; supports raising money to purchase the land.

Maria Paesano – discussed ownership of properties by medical companies and the school in the area.

Jason Zink – thanked the City Council for supporting the preservation of the property; discussed the importance of this property.

Fran Sereseres – supports the City in working together to preserve the property.

Mayor Parris closed the Public Hearing.

The City Council thanked the members of the public for being polite in the way in which this was handled.

On a motion by Council Member Mann and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. 16-16**, upholding the Planning Commission's decision by denying the appeal and approving a one-year extension to January 16, 2017, for Vesting Tentative Tract Map No. 60291, by the following vote: 4-1-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Parris; NOES: Crist; ABSTAIN: None; ABSENT: None

The Mayor requested a brief recess at this time.

Mayor Parris reconvened the meeting at 7:04 p.m.

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The Mayor requested that Item No. CA 1 be heard at this time.

CA 1. DISCUSSION AND POSSIBLE ACTION REGARDING ESTABLISHING AN ASSESSMENT DISTRICT

Vice Mayor Crist provided the history leading up to this item and discussed the disparity of funding received from Los Angeles Homeless Services Authority for homeless in the Antelope Valley; stated the time has come to involve the City in taking action for a permanent solution on our own; the City began working with the faith based community to develop a plan to do that. Vice Mayor Crist discussed the purpose behind the plan which is to build a homeless shelter in the City, potentially closing the two current locations and build a new facility on a site to be determined at a future date. The vision is to build an \$8-10 million facility that can be run using funds from an Assessment District and could include designated Los Angeles County Sheriff Deputies to assist homeless people and potentially take them to the shelter. Additional discussion took place regarding the City Council being in favor of assisting the homeless of our area but not becoming a location where more homeless come to the Antelope Valley and discussion of how best to address this issue up front.

Addressing the City Council on this item:

Steve Baker – discussed homeless, near-homeless and working poor and discussed his commitment to meeting the needs of all 3 categories; the Ministerial Association formed a committee to assist in addressing the homeless issue.

David Parker – discussed his experience with the homeless and discussed the services offered to the homeless in the community.

Pastor Jerry Furso – discussed the commitment of, and courage of, the City Council to address tough issues, discussed working together to address a need.

Pastor Washington – discussed solving the homeless crisis, and the need to come together collectively to solve the issue.

Pastor Tim Lee – Pastor at Life Church/Lancaster Foursquare Church, stated the ‘doers’ are who want to get this issue handled, thanked the City Council for inviting the faith based community to the table.

Pastor Avery – discussed his church feeding 1,200 families each month; believes he lives in the best community in the world.

Pastor Tim Pickens – stated he is proud of the action taken by the City Council on tough issues facing the community; discussed the need to assist the homeless in our area.

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CA 1. DISCUSSION AND POSSIBLE ACTION REGARDING ESTABLISHING AN ASSESSMENT DISTRICT CONTINUED...

Bishop Henry Hearn – discussed his history in the City and with the City Council; thanked the Vice Mayor for his leadership with this issue; discussed his experience with being homeless.

Stacey Waddle – thanked the City Council for what’s been done; stated it’s not just about building a bigger building; it’s about creating a better solution, creating a safe environment and providing alternative care for homeless; this plan can create something that tells everyone ‘they matter.’

Jeremy Johnson – thanked the City Council for taking the courageous step to address the crisis of homelessness and poverty; stated the project will be comprehensive and collaborative to address the whole issue surrounding homelessness.

Johnathon Ervin – stated he supports this idea and discussed his observations of the issue of homelessness in the community; discussed the need for medical assistance for the homeless.

Pastor Chris Johnson – thanked the City Council for their service, first motivation is compassion; discussed partnerships already in place with the faith based, medical and non-profit organizations; discussed cleaning up the City; discussed his approach to addressing the issues of individuals who may come to the proposed shelter.

The City Council gave direction to staff to begin the process of creating the Assessment District.

The Mayor requested a brief recess at this time.

Mayor Parris reconvened the meeting at 8:08 p.m.

PH 2. APPEAL OF PLANNING COMMISSION’S DENIAL OF CONDITIONAL USE PERMIT NO. 15-21

Mayor Parris opened the Public Hearing.

The Planning Director presented the staff report on this item.

Addressing the City Council on this item:

Jason Zink – stated Ben’s Corner should be given same consideration as big corporation stores.

Mayor Parris closed the Public Hearing.

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PH 2. APPEAL OF PLANNING COMMISSION'S DENIAL OF CONDITIONAL USE PERMIT NO. 15-21 CONTINUED...

Discussion among the City Council, Planning Commission Chairman Vose and staff included discussion of the distinction of a business being considered a liquor store, discussion of limiting the amount of gross sales of alcohol, floor space dedicated to the sale of spirits, advertising, and the location of displays of spirits. Additional discussion took place regarding improving the profitability of the business without approving a liquor store and discussion that the business has been operating for more than 40 years; the Planning Commission used the current Ordinance to arrive at their decision. Discussion took place regarding the proximity of the business to multi-family dwellings and the Kaiser facility.

Antoun Abdullatif – is the business owner and appellant; discussed current alcoholic beverages being sold at his market; stated he is requesting a change in order to keep his customer's from driving elsewhere to purchase spirits.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 16-17**, upholding the Planning Commission's decision by denying the appeal for Conditional Use Permit No. 15-21 (a request for a Type 21 alcohol license and to allow a waiver of distance requirements for an existing establishment), by the following vote: 4-1-0-0; AYES: Malhi, Mann, Crist, Parris; NOES: Underwood-Jacobs; ABSTAIN: None; ABSENT: None

NB 1. ENGAGEMENT OF SARGENT TOWN PLANNING FOR MEDICAL MAIN STREET PLANNING INITIATIVE

The City Attorney stated it appears the Mayor and two City Council Members have conflicts of interest regarding this item. In order to vote on the item, the Rule of Necessity must be put in place; the conflicted members of the City Council will draw straws to determine who will be the voting member of the Council for the vote at this meeting and for future votes regarding this project.

Council Member Mann stated he owns property in the immediate area.

Mayor Parris stated his wife owns property in the area.

The City Attorney stated she is investigating to determine if Council Member Malhi has a conflict, and out of an abundance of caution, he is included as part of the Rule of Necessity.

The City Clerk presented straws for the City Council to choose; Council Member Malhi drew the short straw and will be the voting member for this project.

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NB 1. ENGAGEMENT OF SARGENT TOWN PLANNING FOR MEDICAL MAIN STREET PLANNING INITIATIVE CONTINUED...

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

The City Council thanked the hospital for their support and for their \$200,000 contribution towards the project.

Addressing the City Council on this item:

Maria Paesano – stated the city already has enough medical facilities, discussed expungement.

Dr. Krishna – stated the hospital is excited to partner with the City on this project, partnering together can make a big difference in providing access to healthcare in the City.

Michael Rives – discussed the number of conflicts related to the project and suggests forming a civilian oversight board to vote on items related to the project.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved a professional services agreement in the amount of \$675,940 with Sargent Town Planning to create a plan for Medical Main Street. The City of Lancaster will be partially reimbursed by project partner Antelope Valley Healthcare District (AVHD), by the following vote: 3-0-2-0; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; RECUSED: Mann, Parris; ABSENT: None

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council appropriated \$200,000 to Account No. 101-15SW009924, for the AVHD portion of the project, and increased revenues in Account No. 101-3201101, Development Fees, by the same amount, by the following vote: 3-0-2-0; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; RECUSED: Mann, Parris; ABSENT: None

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council authorized the City Manager or his designee to execute all related documents, by the following vote: 3-0-2-0; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; RECUSED: Mann, Parris; 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 discussed actions taken at the most recent meeting and stated the annual service charge will not be increasing in this District.

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

Vice Mayor Crist discussed recent actions taken by the Antelope Valley Transit Authority Board of Directors and stated AVTA will be recognized by SCAG as one of the best bus agencies in the State of California for its vision to have an all-electric fleet.

Council Member Underwood-Jacobs stated the Board of Directors held their election; Vice Mayor Crist was re-elected as Chair and Diane Knippel was re-elected as Vice-Chair. Additionally, Council Member Underwood-Jacobs stated the electric buses will be entering production with delivery expected in the fall.

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 introduced Toi Chisom, the City's new Assistant to the City Manager and Kathleen Abaid the City's new Human Resources Manager. Mr. Bozigian congratulated Mayor Parris, Council Member Underwood-Jacobs and Council Member Mann for their re-election and thanked them for their service and affirmation to the community; a brief video showcasing the recent Poppy Festival was shown.

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:

Amaka Donn - thanked the City Council members for their service; discussed her experience as an Adjunct Professor at Antelope Valley College and stated she sends her students to attend City Council meetings; asked the City Council Members to answer any questions her students may have.

Cynthia Williams – discussed increasing rent rates and rent control, and the impact it has when increases in income aren't comparable to increases in rent.

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

Discussion took place regarding the impact on seniors with limited income; The City Council requested staff to examine senior housing and the increases in rent for seniors.

Ron Rock – discussed his experience with volunteering with the Los Angeles County Sheriff Department and discussed round-about.

Maria Paesano – discussed her experiences in the City.

Jason Zink – applauded the City for the Poppy Festival and requested poppies be planted along the freeway between Lancaster and Palmdale; suggests using Fire Department resources to drop poppy seeds on the Poppy Reserve; discussed the trauma tax and suggests turning Mira Loma into a rehab center as opposed to a women’s prison.

COUNCIL / AGENCY COMMENTS

Mayor Parris discussed capitalizing on community support for future projects and discussed becoming a net-zero city; requested that the public and staff provide ideas to the City Council over the next 90 days for the future of the City.

Vice Mayor Crist discussed a meeting he recently attended at which staff from another city did not appear to be as forward thinking as the staff of Lancaster.

Planning Commission Chairman Vose discussed recent actions taken by the Planning Commission including extending the Conditional Use Permit for the property located at the Southeast Corner of 60th Street West and Avenue L, with no comment from the public.

Criminal Justice Commissioner Rodriguez discussed April as Child Abuse Awareness and Sexual Assault Awareness month and stated public service ads were run to bring awareness to these issues; Denim Day is April 27, 2016 which supports victims of sexual assault.

ADJOURNMENT

Mayor Parris adjourned the meeting at 9:32 p.m. and stated the next meeting would take place on Tuesday, May 10, 2016 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 10th day of May, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, CMC
CITY CLERK
AGENCY/AUTHORITY SECRETARY

R. REX PARRIS
MAYOR/CHAIRMAN

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)
