

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
May 24, 2016**

**CALL TO ORDER**

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power Authority to order at 5:03 p.m.

**ROLL CALL**

**PRESENT:** Council Members/Agency Directors/Authority Members: Malhi, Mann, Vice Mayor/Vice Chair Crist, Mayor/Chair Parris

**EXCUSED:** Council Member/Agency Director/Authority Member Underwood-Jacobs

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council/Successor Agency/Financing/Power Authority excused Council Member/Agency Director/Authority Member Underwood-Jacobs from the meeting, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

**STAFF**

**MEMBERS:** City Manager/Executive Director; Deputy City Manager/Deputy Executive Director, City Attorney/Agency/Authority Counsel; Assistant to the City Manager; Deputy City Clerk/Agency/Authority Secretary; Development Services Director; Parks, Recreation and Arts Director; Public Safety Director, Assistant Finance Director; Housing Director

**INVOCATION**

Pastor Robert Enos, Greater Works Christian Church

**PLEDGE OF ALLEGIANCE**

Council Member Malhi

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**PRESENTATIONS**

1. CAPIO Award – Revive 25 Program  
Presenter: Senior Projects Coordinator, Luis Garibay
2. High Desert Alliance of Black School Educator’s Parent University Leadership and Mentoring Institute (PULMI) Recognition  
Presenter: Mayor Parris
3. SAYY Something Program Presentation  
Presenter: Co-Founder, Amanda Hawse

**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 May 10, 2016, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

**CONSENT CALENDAR**

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the Consent Calendar, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

**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 April 24, 2016, through May 7, 2016 in the amount of \$3,610,010.81.

**CC 3. INVESTMENT REPORT**

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

**CC 4. RFP NO. 620-15 FOR STREETLIGHT INVENTORY AND AUDIT SERVICES**

Awarded a contract to IDAX Data Solutions for RFP No. 620-15 for Streetlight Inventory & Audit Services and authorized the City Manager, or his designee, to sign all documents; and appropriated \$165,660 to Account No. 483-4752301. The total agreement period shall not exceed twenty four (24) months. The one-time cost of the contract with IDAX Data Solutions is \$165,660 for streetlight inventory and audit services.

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**CC 5. CALIFORNIA DEPARTMENT OF RESOURCES AND RECOVERY ELIGIBLE PAYMENT PROGRAMS**

Adopted **Resolution No. 16-20**, a resolution of the City Council of the City of Lancaster, California, authorizing submittal of the application(s) for payment programs and related authorizations.

Authorized the City Manager, or his designee, to execute any documents necessary to secure payment.

**CC 6. ACCEPTANCE OF IMPROVEMENTS (SEWER)**

Approved the developer installed sanitary sewer and accepted this sewer for public use and maintenance by the City for the UPS Center, Private Contract No. 14-02, located at 290 West Avenue L; owned by the United Parcel Service.

**CC 7. SUBDIVISION UNDERTAKING AGREEMENT**

Approved and accepted the Amendment to the existing Subdivision Undertaking Agreement submitted by Lancaster 20 Land, LLC (“Subdivider”), for Tract Map No. 54274, located on the northeast corner of 20th Street East and Kettering Street, extending the date of completion to October 31, 2016.

**CC 8. LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT ANNUAL ASSESSMENT FOR FISCAL YEAR 2016-2017**

Adopted **Resolution No. 16-21**, generally describing any proposed improvements or substantial changes in existing improvements and ordering the Public Works Manager to prepare and file a report for Lancaster Drainage Benefit Assessment District.

Adopted **Resolution No. 16-22**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment and declaring its intention to levy and collect assessments within Lancaster Drainage Benefit Assessment District.

**CC 9. LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 ANNUAL ASSESSMENT FOR FISCAL YEAR 2016-2017**

Adopted **Resolution No. 16-23**, generally describing any proposed improvements or substantial changes in existing improvements and ordering the Public Works Manager to prepare and file a report for Lancaster Landscape Maintenance District No. 1, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.

Adopted **Resolution No. 16-24**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment and declaring its intention to levy and collect assessments within Lancaster Landscape Maintenance District No. 1, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

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**CC 10.LANCASTER LIGHTING MAINTENANCE DISTRICT ANNUAL ASSESSMENT  
FOR FISCAL YEAR 2016-2017**

Adopted **Resolution No. 16-25**, generally describing any proposed improvements or substantial changes in existing improvements and ordering the Public Works Manager to prepare and file a report for Lancaster Lighting Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California; and

Adopted **Resolution No. 16-26**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment and declaring its intention to levy and collect assessments within Lancaster Lighting Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

**CC 11.SUB-RECIPIENT AGREEMENT WITH GRACE RESOURCES**

Approved the Sub-Recipient Agreement between the City of Lancaster and Grace Resources to provide administration services of the Lancaster Homeless Shelter for the 2016 Community Development Block Grant (CDBG) Program Year.

**CC 12.SUB-RECIPIENT AGREEMENT WITH HOUSING RIGHTS CENTER**

Approved the Sub-Recipient Agreement between the City of Lancaster and the Housing Rights Center to provide fair housing services to the residents of Lancaster for the 2016 Community Development Block Grant (CDBG) Program Year.

**CC 13.RESOLUTION 16-27**

Adopted **Resolution No. 16-27**, authorizing the City Manager, or his designee, to apply for \$1,825,000 of funds available to the City of Lancaster from Los Angeles County Metropolitan Transportation Authority (LACMTA).

**PH1. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2016 PROGRAM  
YEAR ACTION PLAN**

Mayor Parris opened the Public Hearing.

The City Council waived the presentation of the staff report on this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the proposed projects described herein for the City of Lancaster's 2016 One-Year Action Plan application to be submitted to the United States Department of Housing and Urban Development, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

**PH 2. TEFRA HEARING/APPROVAL OF MULTIFAMILY HOUSING REVENUE BONDS FOR ANTELOPE VALLEY APARTMENTS**

Mayor Parris recused himself from this item due to the proximity of the project to property he owns on Avenue K and 30<sup>th</sup> Street West and left the dais.

Vice Mayor Crist opened the Public Hearing.

The City Council waived the presentation of the staff report on this item.

Vice Mayor Crist closed the Public Hearing.

On a motion by Council Member Mann and seconded by Council Member Malhi, the City Council adopted **Resolution No. 16-28**, pursuant to section 147(f) of the Internal Revenue Code of 1986 approving the issuance of Multifamily Housing Revenue Bonds by the California Public Finance Authority to finance or refinance the acquisition, rehabilitation, improvement and equipping of Antelope Valley Apartments and certain other matters relating thereto, by the following vote: 3-0-1-1; AYES: Malhi, Mann, Crist; NOES: None; RECUSED: Parris; ABSENT: Underwood-Jacobs

Mayor Parris returned to the dais at this time.

**PH 3. LANCASTER SEWER SYSTEM SERVICE CHARGES FOR FISCAL YEAR 2016-2017**

Mayor Parris opened the Public Hearing.

The City Council waived the presentation of the staff report on this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 16-29**, a resolution of the City Council of the City of Lancaster, California, levying Lancaster Sewer System Service Charges for maintenance and servicing of the Lancaster Sewer System, for Fiscal Year 2016-2017, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

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**NB 1. CITY OF LANCASTER CULTURAL PLAN**

The Parks, Recreation and Arts Director and MOAH Manager presented the staff report for this item.

Addressing the City Council on this item:

Fran Sereseres – This is a good thing but concerned with the young people and how do we get the kids off the street and get them involved.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the proposed five-year Cultural Plan addressing the need for increased partnerships and communication throughout the community, increased opportunities for youth based arts and cultural activities and the enhancement of Lancaster's public image, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

**NB 2. AMENDMENT TO TITLE 5 OF THE LANCASTER MUNICIPAL CODE**

The Assistant City Attorney and Public Safety Director presented the staff report for this item.

Discussion with staff stating the item was presented to both the Criminal Justice Commission and Planning Commission with each commission recommending this item should be presented to the City Council to move forward with introduction of the ordinance.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1013**, amending Title 5 of the Lancaster Municipal Code by adding a new Section 5.04.055, relating to business licenses and the establishment of operational requirements for certain types of businesses, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

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**CA 1. UPDATE AND POSSIBLE ACTION REGARDING POTENTIAL CITY PARCEL TAX**

Addressing the City Council on this item:

Jim Barletta – opposed to this parcel tax. Homeowners have nothing to do with this problem and this could create a hardship for those on a limited income. The county has created this problem.

Vice Mayor Crist stated we will only do this if it is necessary to fix the homeless problem. LAHSA has not given us our fair share of money and it is affecting everyone in the community. We need some type of facility to assist with the problem. Vice Mayor Crist suggested the residents call the County and LAHSA to make their complaints regarding homeless funding.

Mayor Parris asked about exemptions for those on a fixed income. City staff is looking into the different options for the exemptions.

Vice Mayor Crist stated renovating the High Desert facility would cost too much and now the City is looking into a new facility to house the homeless. There are other problems they are working on related to the homeless such as panhandling, crime and image.

**CR 1. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR ANTELOPE VALLEY TRANSIT AUTHORITY**

Vice Mayor Crist stated we are making national news. METRO is a national magazine featuring both BYD and AVTA regarding the aggressive goal for zero emissions. He stated that AVTA is being recognized as first in the world for their efforts.

**CR 2. COUNCIL REPORTS**

Mayor Parris directed the City Attorney to draft an ordinance stating anyone from Children's Services that interviews a parent/child without a tape recording will be charged with a misdemeanor. It will then be submitted to the Criminal Justice Commission for review.

Criminal Justice Commissioner Carter discussed the commission has formed a subcommittee to study the medical marijuana laws and the Justice and Rehabilitation Act.

Planning Commission Chair Vose stated they have been looking at reports relating to land use as it related to commercial parking. Hoping to give our community a better utilization of commercial properties and to generate sales tax.

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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 ANNOUNCEMENT**

The City Manager announced several upcoming events: LPAC Fundraiser on June 4<sup>th</sup>, Thunder on the Lot on June 11<sup>th</sup> and 12<sup>th</sup>; MOAH Program Land Art Generator Think Tank June 15<sup>th</sup>-July 15<sup>th</sup>; Two videos shown: Mayor's Health and Wellness Council Toast of the Town and Lancaster Auto Mall Renovation.

**CITY CLERK /AGENCY/AUTHORITY SECRETARY ANNOUNCEMENT**

The Deputy 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:

Teresa Malone – as we approach Memorial Day it is time to remember freedom isn't free. She lost her Uncle this week so remember those who lost their lives for our freedom.

Tony Dudley – student at AVC working towards a Criminal Justice major and he asked what he should to do get into law enforcement. He addressed CJC Commissioner Carter on how to go into law enforcement.

Olatunas Bada – student at AVC and currently working at the Sheriff's Department for 9 years.

Surga Vanguri – student at AVC working towards degree in sociology and interested in social work.

Marianna Rivera – student at AVC and attending for her political science class; thanked the council for their work.

Samantha Zamora – student at AVC and she learned a lot about the work the city is doing such as the cultural plan and the homeless plan.

Ca'Leah Akporji – student at AVC studying studio arts and interested in the cultural plan.



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**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS (CONTINUED)**

Ana Fernandez – student at AVC and stated today's information was very interesting.

Daena Hunter – student at AVC and stated meeting was more interesting than anticipated.

Sarah Rafferty – student at AVC and working towards a behavioral science major; appreciates the ordinance you are proposing regarding alcohol and it would be a blessing.

Jesus Martinez – student at AVC majoring in Auto Body but also taking arts classes; he stated the cultural plan is a great idea. Suggested murals on the walls that teens could paint to stop tagging.

Marlo Johnston – student at AVC; she spent 21 years in behavioral work and her passion is in social work.

Michael Hale – 15 years old and attends SOAR High School; impressed at the meeting.

Megan Kirkbride – attends SOAR High School and it was interesting to hear about the arts program.

Mike Chambers – student at AVC and has learned that there is a lack of advocacy for homeless, arts and youth. He asked City Council to reach out to the youth and educate them about government.

Norman Early – student at AVC and is currently a law student.

Leland Wood – resident of Lancaster and asked for the status and the City's position on the homeless shelter.

Christian Franco – student at AVC and thanked the council for their approachability; lives in Rosamond and asked about the fairness of the water tax in Rosamond.

Georgia Baretta – discussed homelessness; wheelchair inaccessibility; construction on K-8 and 10<sup>th</sup> Street West took out the sidewalks and no longer ADA compliant;

Mark Potter – student at AVC and he stated that stage fright is anxiety; commended council for their service and engaging in the community. He asked the council to introduce themselves and what occurred in their life that led them to public service.

Fran Sereseres – thanked the students as they were inspiring; attended LCE celebration; attended Fire Services Day; attended Public Works Week at the Maintenance Yard and all programs were very informative.

Mayor awarded \$250.00 to the class and he also awarded \$750.00 to the three artists to work with Andi Campagnone on the project.

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**RECESS**

Mayor Parris recessed the meeting at 7:39 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. 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

**RECONVENE**

Mayor Parris reconvened the meeting at 7:53 p.m.

**CITY ATTORNEY ANNOUNCEMENT**

The City Attorney announced the City Council met in Closed Session and discussed item number two – Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) and authorized litigation under the Public Utilities Commission against Southern California Edison. No other reportable action.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 7:55 p.m. and stated the next meeting would take place on Tuesday, June 14, 2016 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 14th day of June, 2016, by the following vote:

AYES: Council Members Malhi, Mann, Vice Mayor Crist, Mayor Parris

NOES: None

ABSTAIN: Council Member Underwood-Jacobs

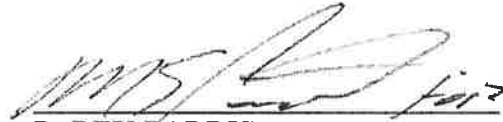
ABSENT: None

ATTEST:



BRITT AVRIT, CMC  
CITY CLERK  
AGENCY/AUTHORITY SECRETARY

APPROVED:



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)

\_\_\_\_\_

