

**LANCASTER CITY COUNCIL  
REGULAR MEETING  
MINUTES  
July 10, 2007**

CALL TO ORDER	Mayor Hearn called the meeting to order at 6:00 p.m.
ROLL CALL	<p>Present: Council Members: Jeffra, Sileo, Smith, Vice Mayor Visokey, Mayor Hearn</p> <p>Staff Members: City Manager, Assistant City Managers, City Attorney, City Clerk, Planning Director, Public Works Director, Parks, Recreation &amp; Arts Director, Finance Director, Economic Development Director, Housing Director, Human Resources Director</p>
AGENDA ITEMS TO BE REMOVED	None
APPROVAL OF CONSENT CALENDAR	On a motion by Council Member Jeffra and seconded by Mayor Hearn, 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 June 26, 2007.
CC 3. CHECK AND WIRE REGISTERS	Approved the Check and Wire Registers (June 10, 2007 through June 23, 2007) in the amount of \$3,748,369.40.
CC 4. RESO. NO. 07-129 DESTRUCTION OF CERTAIN RECORDS	Adopted <b>Resolution No. 07-129</b> , authorizing the destruction of certain records (Plans & Plan checks.)
CC 5. AGREEMENT WITH RHA LANDSCAPE ARCHITECTS	Approved the agreement with RHA Landscape Architects for the preparation of construction documents for James C. Gilley Park in the amount of \$160,000.

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 2

---

<p><b>CC 6.</b> REIMBURSEMENT AGREEMENT WITH A.V. BOYS AND GIRLS CLUB</p>	<p>Approved the agreement for reimbursement between the City of Lancaster and the Antelope Valley Boys and Girls Club for facility improvements.</p>
<p><b>CC 7.</b> GENERAL PLAN ANNUAL REVIEW PROGRESS REPORT</p>	<p>Received and filed the General Plan Annual Review Progress Report, dated January 1, 2006 through December 31, 2006.</p>
<p><b>CC 8.</b> ACCEPTANCE OF WORK BY HANES &amp; ASSOCIATES, INC. PWCP NO. 05-029</p>	<p>Accepted the work constructed by Hanes &amp; Associates, Inc. for <b>Public Works Construction Project No. 05-029</b>, Lancaster University Center Engineering Laboratory Building; 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><b>CC 9.</b> AWARD OF PWCP NO. 07-011 TO COOLEY CONSTRUCTION, INC.</p>	<p>Awarded <b>Public Works Construction Project No. 07-011</b>, Metrolink Park-N-Ride Expansion, to Cooley Construction, Inc. in the amount of \$268,568.40 plus a 10% contingency and authorized the City Manager, or his designee, to sign all documents. The project is designed to increase the available commuter parking at the station by providing sixty-five (65) parking spaces.</p>
<p><b>CC 10.</b> ACCEPTANCE OF MAP AND DEDICATIONS TRACT NO. 54007</p>	<p>Approved the map and accepted the dedications as offered on the map for Tract No. 54007, located on the southwest corner of Challenger Way and Avenue H-12; 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><b>CC 11.</b> ACCEPTANCE OF MAINTENANCE FOR DRAINAGE IMPROVEMENTS TRACT NO. 45474</p>	<p>Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 90-17, installed for Tract No. 45474, located on the northwest corner of 65th Street West and Avenue L-8, Owner: Lennar Homes of California, Inc.</p>

---

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 3

---

<p><b>CC 12.</b> ACCEPTANCE OF MAINTENANCE FOR DRAINAGE IMPROVEMENTS TRACT NO. 060450-02</p>	<p>Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 04-32, installed for Tract No. 060450-02, located on the west side of 60th Street West approximately 660 feet south of Avenue K, Owner: Richmond American Homes of California, Inc.</p>
<p><b>CC 13.</b> ACCEPTANCE OF MAINTENANCE FOR DRAINAGE IMPROVEMENTS PARCEL MAP NO. 060557</p>	<p>Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 04-32, installed for Parcel Map No. 060557, located on the west side of 60th Street West approximately 660 feet south of Avenue K, Owner: STG Northwood, LLC.</p>
<p><b>CC 14.</b> ACCEPTANCE OF MAINTENANCE FOR LANDSCAPE IMPROVEMENTS PARCEL MAP NO. 27135</p>	<p>Approved and accepted for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, Annexation No. 291, installed for Parcel Map No. 27135, located on the northwest corner of 70th Street West and Avenue L-8, Owner: Reserve at Lancaster LLC.</p>
<p><b>CC 15.</b> ACCEPTANCE OF MAINTENANCE FOR LANDSCAPE IMPROVEMENTS TRACT NO. 060943</p>	<p>Approved and accepted for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, Annexation No. 327, installed for Tract No. 060943, located on the south side of Avenue K-8 approximately 660 feet East of Challenger Way, Owner: Richmond American Homes.</p>
<p><b>CC 16.</b> APPROVAL OF MONUMENTATION WORK FOR TRACT NO. 53027</p>	<p>Approved the monumentation work for the following project: Tract No. 53027, located on the southeast corner of 22nd Street West and Avenue K-4 Owner: KB Home Greater Los Angeles, Inc.</p>
<p><b>CC 17.</b> ACCEPTANCE OF INTERIOR STREET TREES FOR MAINTENANCE TRACT NO. 060435</p>	<p>Accepted the interior street trees for maintenance by the City for Tract No. 060435, located on the north side of Avenue K approximately 660 feet west of 45th Street West, Owner: Trimark Pacific – Lancaster 161, LLC.</p>

---

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 4

<p><b>CC 18.</b> APPROVAL OF COMPLETED SEWER SYSTEMS FOR TRACT NOS. 52491-01; 53297; 54285; 060331; 060336</p>	<p>Approved the completed sewer systems installed by the developers of Tract No. 52491-01, located on the southeast corner of Avenue J and 47th Street West, Owner: Western Pacific Housing; Tract No. 53297, located on the southwest corner of Avenue K and 20th Street East, Owner: K. Hovnanian Forecast Homes, Inc.; Tract No. 54285, located on the northeast corner of West Avenue J and Palo Verde Street, Owner: Lennar Homes of California, Inc.; Tract No 060331, located at Avenue J and 38th Street West, Owner: Lennar Homes of California, Inc.; and Tract No. 060336, located at Avenue J and 36th Street West, Owner: Lennar Homes of California, Inc.</p>
<p><b>CC 19.</b> AGREEMENT WITH M.C. BUILDERS, INC. FOR RIGHT-OF-WAY STREET IMPROVEMENTS TRACT NO. 060294</p>	<p>Approved an agreement with M.C. Builders, Inc., a Nevada Corporation, the developer of Tract No. 060294, to provide needed right-of-way for required street improvements for the tract through condemnation proceedings.</p>
<p><b>CC 20.</b> RESO. NO. 07-130 SUBMITTAL OF GRANT APPLICATIONS TO CIWMB</p>	<p>Adopted <b>Resolution No. 07-130</b>, approving the submittal of grant applications to the California Integrated Waste Management Board for all available used oil and household hazardous waste grants as listed under the California Oil Recycling Enhancement Act or the California Waste Management Act.</p>
<p><b>CC 21.</b> RESO. NOS. 07-131 AND 07-132 ANNEX. NOS. 06-77 AND 07-17 TO LDBAD</p>	<p><b><u>Proposed Annexations to Lancaster Drainage Benefit Assessment District</u></b></p> <p>Annexation No. 06-77, Permit No. 06-00801, located at the northside of Avenue N between 30th Street West and 35th Street West. Owner: Louis R. Romero and Gina M. Romero, husband and wife as joint tenants.</p> <p>Annexation No. 07-17, Parcel Map No. 062251, located on Avenue L-8, approximately 667 feet east of 20th Street West. Owner: Todd A. Norville and Marci M. Kloss, or the survivor of them, trustees or successor trustee(s), U/D/T Dated August 8, 2002, F/B/O THE NORVILLE-KLOSS FAMILY.</p> <p>A) Adopted <b>Resolution No. 07-131</b>, 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. 06-77 and 07-17.)</p> <p>B) Adopted <b>Resolution No. 07-132</b>, 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. 06-77 and 07-17.)</p>

**Proposed Annexations to Lancaster Lighting Maintenance District**

**CC 22.**  
RESO. NOS.  
07-133 AND 07-134  
ANNEX. NOS.  
738 AND 788  
TO LLMD

Annexation No. 738, Permit No. 06-00801, located on the northside of Avenue N between 30th Street West and 35th Street West. Owner: Louis R. Romero and Gina M. Romero, husband and wife as joint tenants.

Annexation No. 788, Parcel Map No. 062251, located on Avenue L-8, approximately 667 feet east of 20th Street West. Owner: Todd A. Norville and Marci M. Kloss, or the survivor of them, trustees or successor trustee(s), U/D/T Dated August 8, 2002, F/B/O THE NORVILLE-KLOSS FAMILY.

A) Adopted **Resolution No. 07-133**, 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 XIIID (Annexation Nos. 738 and 788.)

B) Adopted **Resolution No. 07-134**, 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 XIIID (Annexation Nos. 738 and 788.)

**Proposed Annexations to Lancaster Landscape Maintenance District No. 1**

**CC 23.**  
RESO. NOS.  
07-135 AND 07-136  
ANNEX. NO. 389  
TO LMD

Annexation No. 389, Parcel Map No. 062251, located at Avenue L-8, approximately 667 feet east of 20th Street West. Owner: Todd A. Norville and Marci M. Kloss, or the survivor of them, trustees or successor trustee(s), U/D/T Dated August 8, 2002, F/B/O THE NORVILLE-KLOSS FAMILY.

A) Adopted **Resolution No. 07-135**, 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 XIIID (Annexation No. 389.)

B) Adopted **Resolution No. 07-136**, 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 XIIID (Annexation No. 389.)

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 6

<p><b>CC 24.</b> APPROVAL OF LEASE AGREEMENT WITH NORTH DOWNTOWN RENUAL LIMITED PARTNERSHIP</p>	<p>A) Approved Lease Agreement with Option to Purchase Real Property between the City of Lancaster and North Downtown Renual Limited Partnership for commercial property located at 665 West Lancaster Boulevard.</p> <p>B) Increased estimated revenues in Account No. 101-3703100 by \$2,000,000.00 for loan repayment from the Lancaster Redevelopment Agency. Appropriate \$2,000,000.00 to Account No. 101-11BS007924 for the acquisition and renovation.</p>
<p><b>CC 25.</b> RESO. NO. 07-141 RENEWAL OF CSAC/CPEIA WORKERS COMPENSATION PROGRAM</p>	<p>Adopted <b>Resolution 07-141</b>, authorizing the renewal of the CSAC/CPEIA Workers Compensation Program for a one year term beginning July 1, 2007.</p>
<p><b>CC 26.</b> RESO. NO. 07-142 EXTENSION OF INSURANCE POLICIES FOR CITY'S PROPERTY AND PUBLIC ENTITY LIABILITY PROGRAMS</p>	<p>Adopted <b>Resolution 07-142</b>, authorizing the extension of the insurance policies for the City's Property and Public Entity Liability Programs for a six month term beginning January 1, 2008.</p>
<p><b>PH 1.</b> RESO. NO. 07-137 CONFIRMING DIAGRAMS AND ASSESSMENTS FOR ANNEX. NOS. 06-77; 07-17 TO LDBAD</p>	<p>Mayor Hearn opened the Public Hearing. The Public Works Director presented the staff report regarding the 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 Council Member Jeffra and seconded by Mayor Hearn, the City Council adopted <b>Resolution No. 07-137</b>, confirming the diagrams and assessments and ordering the annexation of territories into Lancaster Drainage Benefit Assessment District and levy of assessment (Annexation Nos. 06-77 and 07-17), by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 7

---

<p><b>PH 2.</b> RESO. NO. 07-138 CONFIRMING DIAGRAMS AND ASSESSMENTS FOR ANNEX. NOS. 738; 788 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 Mayor Hearn and seconded by Council Member Jeffra, the City Council adopted <b>Resolution No. 07-138</b>, confirming the diagrams and assessments and ordering the annexation of territories into Lancaster Lighting Maintenance District (Annexation Nos. 738 and 788), by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>
<p><b>PH 3.</b> RESO. NO. 07-139 CONFIRMING DIAGRAM AND ASSESSMENT FOR ANNEX. NO. 389 TO LMD</p>	<p>Mayor Hearn opened the Public Hearing. The Public Works Director presented the staff report regarding proposed annexations to the Lancaster 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 Mayor Hearn, the City Council adopted <b>Resolution No. 07-139</b>, confirming the diagram and assessment and ordering the annexation of territories into Lancaster Landscape Maintenance District No. 1 (Annexation No. 389), by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>
<p><b>PH 4.</b> CDBG 2007 PROGRAM YEAR ACTION PLAN</p>	<p>Mayor Hearn opened the Public Hearing. The Housing Director presented the staff report regarding the Community Development Block Grant (CDBG) 2007 Program Year Action Plan. There being no further testimony, Mayor Hearn closed the Public Hearing.</p> <p>Vice Mayor Visokey inquired as to whether or not the Lancaster Cemetery would be eligible for this kind of funding in the future. The Housing Director stated that she would look into this and report back to him.</p> <p>On a motion by Mayor Hearn and seconded by Vice Mayor Visokey, the City Council approved the proposed projects described herein for the City of Lancaster 2007 One-Year Action Plan application to be submitted to the United States Department of Housing and Urban Development, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>

---

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 8

**NB 1.**  
ORD. NO. 883  
FILM PERMIT  
ORDINANCE

The Parks, Recreation and Arts Director presented the staff report regarding an ordinance adding Chapter 5.46 to the Lancaster Municipal Code establishing Lancaster's Film Permit Ordinance.

Addressing the Council on this item:

Karen Wilson – requested clarification of fees; how the fees impact student film makers as compared to big film makers.

On a motion by Council Member Jeffra and seconded by Mayor Hearn, the City Council introduced **Ordinance No. 883**, adding Chapter 5.46 to the Lancaster Municipal Code establishing Lancaster's Film Permit Ordinance, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

**CA 1.**  
RESO. NO. 07-140  
REGARDING  
ILLEGAL  
IMMIGRATION

Council Member Smith presented the staff report regarding illegal immigration. He stated that it is important to send a message to the President of the United States; Senators and Congressman regarding immigration and the stance that the City of Lancaster is taking on this. Supervisor Antonovich has stated that illegal immigration is very onerous on the County system and on the City. This resolution has been written with the help of the City Attorney and he requested that Council support this resolution and send a strong message of the importance of enforcing the laws that are in place and also enforcing the border.

Vice Mayor Visokey stated that this issue has been discussed many times and it is important to have this on record showing that the City of Lancaster takes a strong stance on this. It is clear that nationally, enforcement of immigration laws have failed – especially at the federal level of government. Local governments need to speak up through resolutions and action.

Council Member Jeffra stated that the government has failed in this attempt and the way it is going in this country, when someone wants to offer amnesty to people who break the laws, he has a real problem with this. There are methods that should be put in place. There are people who want to be legal citizens and there are methods in place to reach that goal. If people really want to come into this country, maybe they should enlist in the military, fight for this country, serve this country well and when they return, then they should become citizens. Two things this country teaches are the constitution and English and that is the way it should be.



**CA 1.**  
RESO. NO. 07-140  
REGARDING  
ILLEGAL  
IMMIGRATION  
(continued)

Council Member Sileo stated there are many different opinions about what should be done about illegal immigration. One thing that everyone can agree on is, if we can not secure our borders it does not matter what we do. The borders must be controlled and if this resolution is a small step to send the message that we are upset and that we must control the borders, then this resolution should be approved.

Mayor Hearn stated that he supports this resolution and would also like the City to connect with the League of California Cities, including the Desert Mountain Division and work its way up and see if any further message can be sent in that direction as well.

On a motion by Council Member Smith and seconded by Mayor Hearn, the City Council adopted **Resolution No. 07-140**, a Resolution of the City Council of the City of Lancaster, California, County of Los Angeles, State of California, regarding illegal immigration, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

**CA 2.**  
FUNDING OF THE  
LAN-CAP PROGRAM

Council Member Jeffra presented discussion points of short-term to long-term funding of the LAN-CAP Program. He stated that he would like the City to take a look at some sort of short-term funding that would get the City to the developments. There are some developments that are about to take place that may be a way of removing some road blocks. Developers will need to work with the City and quite possibly some of the road blocks could be taken care of. One-time money for the LAN-CAP Program just does not cut it and the City must find a way to fund this program for the long-term. The rental property issue is not necessarily a solution. In the short-term it would be a two-year commitment, if the City would look at the street sweeping for two years; this would give enough money to fund LAN-CAP for three years. With a commitment from the Council, some of the projects that we are looking at are ready to go, we say let's get it done. There has been hard data, lots of discussion and now it is time to move some of these projects. This could be implemented in September with a sunset period of September of 2009. This would take the pressure off at just going after one-time money. This is not an easy issue because it does deal with fees, however, over the short-term it gives the City and the budget breathing room. If this is looked at realistically and rationally, a solution can come forth.

**CA 2.**  
**FUNDING OF THE**  
**LAN-CAP PROGRAM**  
(continued)

Council Member Smith stated that he agrees with Council Member Jeffra when it comes to getting the commercial developments and projects done that are in the pipeline right now, there will be enough money to fund the programs that the City needs. There are places in the budget that can be cut to get the money for LAN-CAP and this is a matter of priorities. There are particular line items that have increased quite a bit. He stated that consultant fees have increased considerably and although some consultants are necessary, this is an area that can be cut. Before he would look at any fees he would like to look closer at certain line items that can be cut. He felt that Council should make a motion, vote on it and send direction to staff that public safety is number one and commercial and retail is the number two priority. There needs to be a list of action items and it is time to fix the road blocks and have staff look at the budget closer for possible areas that can be cut.

Vice Mayor Visokey stated that he agrees with Council Member Smith and if there is one area where the citizens expect the City to pay through the general fund it is public safety. The citizens expect this and if it means reducing spending elsewhere then that is what we need to do. To go out and ask for taxes/fees to pay for a basic service (LAN-CAP/Public Safety) is not a good direction to go. The City provides street sweeping services which are paid for by the citizens through taxes. He does not feel comfortable asking the citizens to pay more taxes or fees. Law enforcement needs to be paid for through existing funds and the Council needs to look closely at the budget for that money.

Council Member Jeffra stated that he mainly wanted to get a discussion going about the importance of getting short-term turned into long-term.

Council Member Sileo stated that the subject of how to fund LAN-CAP has been discussed many times. Staff came up with one solution which the majority of the Council did not agree with. Different Council Members had different ideas, none of which carried a majority, so Council was left with funding this through the general fund and this is a one-year solution. Since it is only the second week of July and the next budget does not get adopted until next June, he suggested that Council let staff know that funding LAN-CAP is a very high priority with the Council and there are eleven and a half months to come up with a broad range of solutions that Council can look at, rather than just a or b. This way there will be some flexibility in the position of the Council and quite possibly a consensus can be made on this. Some staff members have come up with some very creative ideas such as taking over certain services from other agencies that could be revenue enhancing and does not take money out of the pockets of the citizens. Give staff a chance to massage these ideas and come up with possible solutions between now and next June. He stated that this would be his motion.

**CA 2.**  
**FUNDING OF THE**  
**LAN-CAP PROGRAM**  
(continued)

Mayor Hearn stated that he supports this motion and also stated that he feels very privileged to be with a Council that is always looking and thinking of solutions. He stated that he would like to give the City Manager and staff approximately one year to come up with more ideas and solutions.

Council Member Smith stated that this was said at the last budget meeting and to look for extra funding sources; tax cuts; other revenue enhancements. Important to look at the whole package.

Tom Delaney – Importance of considering a moratorium on the stopping and building of new parks; parks are a hunting ground for sexual predators; public safety is the number one issue.

On a motion by Council Member Sileo and seconded by Mayor Hearn, the City Council let staff know that funding LAN-CAP is a very high priority with the Council and there are eleven and a half months to come up with a broad range of solutions that Council can look at; giving staff a chance to massage ideas and come up with possible solutions between now and June 2008, by the following vote: 5-0-0-0; AYES: AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

**COMMERCIAL/**  
**RETAIL**  
**DEVELOPMENT**  
**DISCUSSION AND**  
**ACTION PLAN**

Council Member Smith stated that Council Member Jeffra at the past two meetings has said how important it is to get the commercial and retail development; there are a lot of projects that are on the cusp that need to be done. Council has given staff direction in the past and stated that he would like to make the motion that after public safety the number two priority of this Council is commercial and retail development in this City and growing the City's sales tax revenue, which will actually pay for the cops that are needed. He stated that he would like Council to give staff direction to come back with an action plan as soon as possible on streamlining, a list of priorities with these projects, an update of the top ten projects that the City currently has and what are the road blocks. Come up with some specific initiatives in the Balanced Scorecard that are directly related to commercial and retail development.

Mayor Hearn stated that he would support this motion.

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 12

COMMERCIAL/  
RETAIL  
DEVELOPMENT  
DISCUSSION AND  
ACTION PLAN  
(continued)

Council Member Smith stated that commercial and retail development will pay for public safety and the City needs to get rid of the road blocks that have been in the way of some of the developments. It is important to get some specific initiatives, some specific information on the Balanced Scorecard; then get a list of what are the top ten projects are and how to make it happen.

Council Member Sileo stated that he is not entirely convinced that those efforts aren't ongoing; perhaps they haven't been presented to the Council with that specific focus in mind. Suggested that an update with the City Manager and the Council as a whole or with individual Council Members in open or closed session depending on where projects are at and what level of confidentiality needs to take place.

Council Member Smith stated that he thinks those things that have to be confidential can be done in closed session, but these things are specific initiatives that were discussed at the November session. This is the decision making, this is the policy body, so he would like to get a report on it and it should be the number two priority. It is going to fund the cops and it is important to have a list of the priorities.

Vice Mayor Visokey stated that he agrees with the priority list but was not sure if he totally agreed with the blanket statement about commercial development being the number two priority. The higher paying jobs are not in the retail sector for the citizens. Industrial development and even when discussing commercial development, it is important unless it infringes on the quality of life for certain citizens.

Vice Mayor Visokey stated it is very important, but certainly when discussing quality of life, people are not doing much shopping if they don't have a good quality job. You can put in all the commercial development in the world but if you don't make enough money to buy anything it's not going to help our sales tax base either. Agreed with what Council Member Smith, that prioritizing the projects is very important.

Council Member Sileo discussed the four pillars that the City is building for the community and all four have to happen.

COMMERCIAL/  
RETAIL  
DEVELOPMENT  
DISCUSSION AND  
ACTION PLAN  
(continued)

Council Member Smith stated that he would substitute his motion and take out the number two priority. The four pillars are there, but if you can't get the brick and mortar for the pillars you're not going to have anything. The City is at that point where we are not getting the brick and mortar, it's not happening, there are road blocks and the Council needs to actually have more of a specific game plan on how to get going and how to get rid of the road blocks. Staff should come back with a specific plan. Al Holliman did a report almost a year ago and so there should have been something coming up now and the Balanced Scorecard doesn't really show specific initiatives for pushing this forward.

Council Member Jeffra stated that public safety is always going to be number one, always, that's going to happen. Where the others fall, they fall because of necessity, so if commercial development is now number two, then that's the way it is. Next year or the year after, probably industrial development may jump up there and the City will have to deal with that too. The City knows what number one is and what is needed to get there and it requires money and for the long-term plan it requires good solid planning for a ten-year commitment and it's as simple as that.

Council Member Smith stated that he would take the number two out and have staff come back with an action plan and a priority list of how the City is going to get rid of the road blocks and make it happen – streamline commercial and retail development and what is the action plan to actually make it happen and get rid of the road blocks.

Mayor Hearn stated that in short conversations with the City Manager, the thought is being put together as to where everything fits, so that direction is good and he will move forward with that.

The vote was unanimous by Council.

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 14

CITY MANAGER  
ANNOUNCEMENT

Captain Deeley gave a brief report on the activities regarding the 4<sup>th</sup> of July. Substantial progress was made; enforcement at the border of illegal fireworks that are bought on Indian reservations; Code Red phone calls reminded citizens that fireworks are illegal; several press releases helped in the endeavor to have a safe 4<sup>th</sup> of July; approximately 8500 people at the fairgrounds to watch the fireworks program and many others watching from surrounding areas; phone calls were down substantially and the level of cooperation from the community was very good. Important to keep on track with this and continue to work with the Supervisor's office to get the word out regarding the dangers of fireworks.

The Parks, Recreation and Arts Director stated that there were about 8500 people attending the event at the fairgrounds. The support that was received from the Sheriff's Department was excellent and there was a great deal of ease with the entire event. He stated that there were easily eight to ten thousand people between Lancaster Blvd. and Avenue H, Avenue H-8 and Avenue G watching the fireworks. People appear to be satisfied with watching a professional show rather than taking the risk of shooting off illegal or safe and sane fireworks.

CITY CLERK  
ANNOUNCEMENT

The City Clerk provided the public with the procedure to address the City Council regarding non-agendized items.

PUBLIC BUSINESS  
FROM THE FLOOR  
NON-AGENDIZED

Addressing the Council at this time:

David Paul – concerned with people not driving safely; importance of enforcing the laws; continuing with the accountability project.

Ray Chavira – requested that Council write a letter to the park owners that are considering conversion of mobilehome parks from adult (senior) only to family parks; importance of maintaining the status of senior parks.

Richard Hecker – concerns regarding development at 60<sup>th</sup> St. West and Avenue L; concerned that Council does not acknowledge their e-mails.

Cleo Goss – concerns regarding development at 60<sup>th</sup> St. West and Avenue L; submitted a letter of environmental concerns.

Mike Scott – concerns regarding development at 60<sup>th</sup> St. West and Avenue L.

Donna Romming – new resident; has experienced theft; increase film opportunities in the Antelope Valley.

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 15

<p>PUBLIC BUSINESS FROM THE FLOOR NON-AGENDIZED (continued)</p>	<p>Nicole Parson – citizens need to have private issues addressed; criminal analyst position; issues regarding public safety; 4<sup>th</sup> of July program was very good.</p> <p>Jason Smith – concerns regarding mobilehome park conversion, City is limited in authority; suggested City express concerns to park owners.</p>
<p>COUNCIL COMMENTS</p>	<p>Council Member Jeffra – Has heard a lot about the mobilehome park at Sherwood being converted from adult to family. What about the three child molesters that live there? What happens when families move into parks where child molesters live?</p> <p>Council Member Sileo – Is there any authority that the City has in terms of conversion from senior to family parks?</p> <p>The City Attorney stated that the City does not have any authority at this time. The bill that was introduced was withdrawn by the author and put over to a two-year bill. Other than normal police power functions, the City does not have any authority. Expressing the concerns of the City is a possibility. If the park owner is following all the provisions of the law, they have the right to convert. But subject to the existing law, if they are not following the law, the tenants have a right to enforce that. The best that the City can do is a letter of concern.</p> <p>Council Member Sileo – Had concerns regarding a personnel matter, but not about the person, but about the process Council is using. The City Manager is given an annual review in January and it was the Council’s desire to revisit his evaluation on or before July 1<sup>st</sup>. He gave a brief background on meetings that have taken place regarding the City Manager in January and in April. Certainly in April the public was very concerned about the issue when it was brought to the table. Since this is coming back in July, he requested clarification as to the methodology and the purpose of the meeting and as to what the expected outcome may be, as to not raise any undue fear in the public’s mind as well.</p> <p>Council Member Smith stated that Mr. LaSala said to bring the April meeting into open session and there were some issues and he even said there were some things he was going to deal with. It was agreed that in a July meeting Council would meet because this is a personnel matter and discuss as a whole body. Mr. LaSala and Council had concerns with different issues which were brought up to each Council Member individually.</p>

COUNCIL  
COMMENTS  
(continued)

Mayor Hearn stated that this had nothing to do with trying to fire Mr. LaSala. This is simply a time to re-evaluate where everyone is going and making sure everyone is on the same page.

Vice Mayor Visokey stated that he agrees and compared this to his own job wherein he is given a mid-year evaluation and truly appreciates receiving the feedback early on rather than a year later.

Council Member Smith stated that he thinks what the Mayor was asking by having the entire Council write an evaluation was so the City Manager could do his job properly with a consensus from the Council. His understanding, from not only the January meeting but also in April, is that the evaluation was somewhat ambiguous.

Council Member Sileo stated that his concerns were not the specifics of what went on in a personnel issue; it was the process that was being used.

Further discussion took place regarding the meetings in January and April; the City Manager's contract and the process for evaluation of the City Manager.

Council Member Jeffra – Regarding the 60<sup>th</sup> and L project. He stated that this project is going to rear its ugly head over and over again and those folks who have been here talking about that project need to understand, all of the Council has received e-mails; certainly understand the concerns of the people that live out there and pay close attention to the school districts position which has recently come out. It's not a question of not answering e-mails it is a question of absorbing the information and sometimes Council can get a little remiss in not answering e-mails but some of us can't; some of us just don't have the time at that point.

The City Attorney stated that it is also important to keep in mind that it is early in the process, there is a legal process that has to be followed and the property owners are entitled to that process. They aren't entitled to any particular outcome of that process, but they are entitled to go through that process in an unbiased fashion and the City must be very careful about making decisions ahead of time based on e-mails or based on public input at meetings on non-agenda items because that will impact the ability to make an unbiased decision in the process at the end of the line. The Council is the very end of that process from the City's stand point.



CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 17

---

COUNCIL COMMENTS (continued)	<p>Vice Mayor Visokey requested communication of some sort be sent out to the citizens so they can understand this.</p> <p>The City Attorney stated that he will work with the Planning Director on a communication for the public.</p> <p>Mayor Hearn inquired as to Desert Dress. He asked the City Clerk to state this clearly again.</p> <p>The City Clerk stated that it is now year-around business casual and it was approved as a policy by the Council in December of 2005.</p>
RECESS	<p>Mayor Hearn recessed the regular meeting at 7:52 p.m. for the purpose of conducting a Closed Session meeting regarding:</p>
CLOSED SESSION	<p>G.C. Section 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR – NEGOTIATIONS WILL INCLUDE BOTH PRICE AND TERMS</p> <p>Property: Amargosa Creek Channel</p> <p>Parties: Kaiser Hospital; L Street Properties, LLC; Jim Wood; Sandy Yavetz; Scott Smith</p> <p>PROPERTY NEGOTIATORS : City Manager, Assistant City Manager, City Attorney</p>
RECONVENE	<p>Mayor Hearn reconvened the regular meeting at 8:54 p.m.</p> <p>The City Attorney announced that the Council met in Closed Session regarding G.C. Section 54956.8, gave direction to legal counsel, staff and the City Manager regarding real property negotiations.</p>

---

CITY COUNCIL REGULAR MEETING MINUTES

JULY 10, 2007

Page 18

ADJOURNMENT

Mayor Hearn's adjourned the meeting at 8:55 p.m. in memory of Shirley Edmondson, mother of the Parks, Recreation and Arts Director, Lyle Norton and announced the next regular meeting of the City Council would be held on Tuesday, July 24, 2007 at 6:00 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

\_\_\_\_\_  
HENRY W. HEARN'S  
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)

\_\_\_\_\_