

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
September 27, 2016**

CALL TO ORDER

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power Authority to order at 5:02 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; City Clerk/Agency/Authority Secretary; Assistant to the City Manager; Planning Director; Development Services Director; Parks, Recreation and Arts Director; Public Safety Director; Acting Finance Director; Economic Development Director; Housing Director.

INVOCATION

Spiritual Assembly of the Baha'is of Lancaster

PLEDGE OF ALLEGIANCE

Council Member Malhi

PRESENTATIONS

1. Recognition of Jasmine Cisneros, 2016 gold medal winning Junior Olympic Boxer
Presenter: Mayor Parris

2. Presentation of EPA Green Power Community
Presenter: Patti Garibay, LCE Energy Manager – Programs

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M 1. MINUTES

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council/Successor Agency/Financing/Power Authority approved the City Council/Successor Agency/Financing/ Power Authority Regular Meeting Minutes of September 13, 2016 amending a typographical error for Item No. CC 10; the correct Tract No. (43830) was provided correctly in the Staff Report and incorrectly on the Agenda, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CONSENT CALENDAR

Vice Mayor Crist and Council Member Mann stated they needed to recuse themselves from Item No. CC 8 due to the proximity of the project to property they own.

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. CC 8, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Vice Mayor Crist and Council Member Mann left the dais at this time

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved Item No. CC 8, by the following vote: 3-0-2-0; AYES: Malhi, Underwood-Jacobs, Parris; NOES: None; RECUSED: Mann, Crist; ABSENT: None

Vice Mayor Crist and Council Member Mann returned to the dais at this time.

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 August 28, 2016 through September 10, 2016 in the amount of \$3,122,435.01.

CC 3. INVESTMENT REPORT

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

CC 4. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)

Approved the agreement for acquisition of real property between the City of Lancaster and Pennymac Corp. for property located at 1023 West Avenue H-3, as part of the approved Neighborhood Stabilization Program (NSP 3).

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CC 5. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 1)

Approved the agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 43741 Gadsden Avenue, as part of the approved Neighborhood Stabilization Program (NSP 1).

CC 6. CAL RECYCLE WASTE TIRE CLEANUP GRANT FUNDS

Appropriated \$55,938.00 in CalRecycle Waste Tire Cleanup grant funds to expenditure accounts shown below, and estimated revenue in the same amount to 330-3304-208.

<u>Distribution</u>	<u>Description</u>	<u>Amount</u>
330-4542101-137	Salaries and Benefits	\$9,207.00
330-4545101-137	Salaries and Benefits	\$43,251.00
330-4542656	Contract Services	\$3,480.00

CC 7. SUBDIVISION UNDERTAKING AGREEMENT

Approved the Subdivision Undertaking Agreement submitted by Forestar Dorado Skies, LLC (“Subdivider”), for Tract Map No. 061206 Phase 2, lots 35-113, located on the southeast corner of Avenue J and 35th Street East, and authorized the City Engineer to execute the agreement once the required Improvement Securities are received and/or confirmation that the existing securities will remain valid and current for the term of this agreement.

CC 8. AGREEMENT WITH THE CALIFORNIA HIGH SPEED RAIL AUTHORITY

Approved the agreement between the California High Speed Rail Authority and the City of Lancaster to reimburse City staff costs associated with the proposed high speed rail project, and authorized the City Manager to sign documents related to the agreement.

CC 9. AGREEMENT WITH TIP TOP ARBORISTS, INC.

Approved Amendment No. 2 to the Agreement for Urban Forest Management Services by and between the City of Lancaster and Tip Top Arborists, Inc., and authorized the City Manager, or his designee, to sign all documents.

CC 10. NEIGHBORHOOD STABILIZATION PROGRAM (NSP 1)

Approved the agreement for acquisition of real property between the City of Lancaster and Federal National Mortgage Association for property located at 44503 2nd Street East, as part of the approved Neighborhood Stabilization Program (NSP 1).

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PH 1. TEFRA HEARING/APPROVAL OF CHARTER SCHOOL REVENUE BONDS FOR BEECH CHARTER SCHOOL PROPERTIES, LLC.

Council Member Mann stated he needed to recuse himself from the item due to the proximity of the project to property he owns and left the dais at this time.

Mayor Parris opened the Public Hearing.

The City Council waived the staff report for this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. 16-50**, approving the issuance of charter school revenue bonds (the "Bonds") by the California Municipal Finance Authority ("CMFA") in an aggregate principal amount not to exceed \$5,000,000 for the financing of the acquisition of land and the improvements thereto located at 44339 Beech Avenue, Lancaster, California 93534 and the construction of additional improvements thereto pursuant to Section 147(f) of the Internal Revenue Code of 1986, by the following vote: 4-0-1-0; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; RECUSED: Mann; ABSENT: None

Council Member Mann returned to the dais at this time.

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PH 2. AMENDMENT TO TITLE 17 OF THE LANCASTER MUNICIPAL CODE TO DELETE MINIMUM OFF-STREET PARKING REQUIREMENTS IN THE C (COMMERCIAL) AND CPD (COMMERCIAL PLANNED DEVELOPMENT) ZONES

Mayor Parris opened the Public Hearing.

The Planning Director presented the staff report for this item.

Discussion among the City Council and staff included discussion of the impact on businesses, developers and the citizens of the City.

Planning Commission Chairman Vose clarified the reasoning behind the change and discussed the dialogue among the Planning Commission as the Commission considered the item before recommending it to the City Council. Additionally, Chairman Vose discussed the impacts of the ordinance on future development.

It was the consensus of the City Council to continue this item to the next City Council meeting.

NB 1. LANCASTER PERFORMING ARTS CENTER STATUS REPORT

The Director of Parks, Recreation & Arts and the President of the Lancaster Performing Arts Center Foundation provided the status report regarding the Lancaster Performing Arts Center.

Received status report regarding the Lancaster Performing Arts Center

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

Vice Mayor Crist stated AVTA and AVAQMD voted to continue the senior transit program which provides for seniors, veterans and disabled to ride for free. Vice Mayor Crist discussed the billing for reimbursement of the fees associated with this program. Additionally, AVTA is offering a program for college students to ride for free. Discussion regarding fair-box recovery took place.

CR 2. COUNCIL REPORTS

Council Member Malhi and the Deputy City Manager discussed the upcoming nursing strike at Antelope Valley Hospital including discussion of offering assistance through mediation.

Council Member Mann discussed actions taken at the recent Sanitation District meeting.

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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 discussed the recent Streets of Lancaster event as well as the 'Made in America' exhibit at the MOAH.

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:

Duece Prostrieta – student at Antelope Valley College, asked the Mayor how he feels about the homeless in the City, asked what has been done over the last few years regarding the homeless, and asked what the plans are for the near future for the homeless.

Juan Leal – discussed a meeting he would like to have with staff.

COUNCIL / AGENCY COMMENTS

Council Member Mann discussed the upcoming Bark at the Park event.

ADJOURNMENT

Mayor Parris adjourned the meeting at 6:30 p.m. and stated the next regular meeting would take place on Tuesday, October 25, 2016 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 25th day of October, 2016, by the following vote:

AYES: Council Members Malhi, Underwood-Jacobs, Vice Mayor Crist,
Mayor Parris

NOES: None

ABSTAIN: None

ABSENT: Council Member Mann

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)
