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MVB

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
MINUTES
October 25, 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, Underwood-Jacobs, Vice Mayor/Vice Chair Crist, Mayor/Chair Parris

EXCUSED: Council Member Mann

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

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; Parks, Recreation and Arts Director; Public Safety Director; Acting Finance Director; Housing Director.

INVOCATION

Luke Duncan

PLEDGE OF ALLEGIANCE

Vice Mayor Crist

PRESENTATION

1. Introduction of newly assigned Lancaster Station Deputies
Presenter: Sheriff Captain Pat Nelson

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It was the consensus of the Council to hear Item No. CA 1 at this time.

**CA 1. DISCUSSION AND POSSIBLE ACTION REGARDING RENAMING
LANCASTER CITY PARK IN HONOR OF SGT. STEVE OWEN**

Presenter: Mayor Parris

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved renaming Lancaster City Park to Sgt. Steve Owen Memorial Park, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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 Regular Meeting Minutes of September 27, 2016, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

CONSENT CALENDAR

Mayor Parris stated he needed to recuse himself from Item No. CC 2 due to a refund check in his name on the Check Register.

Council Member Malhi stated he needed to recuse himself from Item No. CC 5 due to the proximity of the project to property he owns.

Item No.'s CC 6 & CC 9 were removed for separate discussion

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council approved the Consent Calendar with the exception of Item No.'s CC 2, CC 5, CC 6 and CC 9, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

Mayor Parris 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 2, by the following vote: 3-0-1-1; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; RECUSED: Parris; ABSENT: Mann

Mayor Parris returned to the dais at this time.

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Council Member Malhi left the dais at this time

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council approved Item No. CC 5, by the following vote: 3-0-1-1; AYES: Underwood-Jacobs, Crist, Parris; NOES: None; RECUSED: Malhi; ABSENT: Mann

Council Member Malhi returned to the dais at this time.

Addressing the Council on Item No.'s CC 6 & CC 9:

Fran Sereseres – requested clarification regarding the locations of the sewers being worked on and clarification of the source of the funds and where the funds are used for NSP 1 and NSP 3.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved Item No.'s CC 6 and CC 9, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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 September 11, 2016 through October 1, 2016 in the amount of \$6,202,976.93.

CC 3. INVESTMENT REPORT

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

CC 4. PUBLIC WORKS CONSTRUCTION PROJECT NO. 13-014, AVENUE H REHABILITATION, STPL-5419(044)

Accepted the work constructed by C. A. Rasmussen, Inc. for **Public Works Construction Project No. 13-014, Avenue H Rehabilitation, STPL-5419(044)**, and directed the City Clerk to file the Notice of Completion for the project. Retention on this project has been disbursed in accordance with California Public Contract Code.

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CC 5. PUBLIC WORKS CAPITAL PROJECT NO. 13-015, 20TH STREET WEST, LANCASTER BOULEVARD TO AVENUE J STREET REHABILITATION AND REPAIR

Approved an increase in the Professional Consultant Services contract amount for Public Works Capital Project No. 13-015, 20th Street West, Lancaster Boulevard to Avenue J Street Rehabilitation and Repair, with Stantec Consulting Services, Inc. of Lancaster, California, by \$48,964.00 and authorized the City Manager, or his designee, to sign all documents.

CC 6. PUBLIC WORKS CONSTRUCTION PROJECT NO. 16-006, 2016 SEWER MAIN RESTORATION PROJECT

Appropriated \$400,000.00 from Sewer Maintenance Fund Balance Account to Capital Improvements Budget Account No. 480-17SR004-924.

Awarded **Public Works Construction Project No. 16-006, 2016 Sewer Main Restoration Project**, to Sancon Technologies, Inc. of Huntington Beach, California, in the amount of \$356,637.05 Base Bid, plus Additive Alternates A, B, and C, in the amount of \$233,888.65, for a Total Bid of \$590,525.70, plus a 15% contingency, for removal and replacement of sewer line in various locations throughout the City; and authorized the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Contract Code Section 22038 (b).

CC 7. INFORMAL BID NO. 1602, SEWER MANHOLE REPAIR PROJECT

Awarded **Informal Bid No. 1602, Sewer Manhole Repair Project**, to Cedro Construction, Inc. of Santa Paula, California, in the amount of \$174,256.00, for manhole rehabilitation and adjustments at various locations throughout the City; and authorized the City Manager, or his designee to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Contract Code Section 22038 (b).

CC 8. SUBDIVISION IMPROVEMENT AND LIEN AGREEMENT

Approved and accepted the Subdivision Improvement and Lien Agreement submitted by Pelican Landing, LP, (Developer), in place of the Subdivision Undertaking Agreement and securities submitted by Davidon Homes for Tract Map No. 062845, located on the northwest corner of Avenue M and 32nd Street West.

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CC 9. PROGRAM INCOME FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (NSP 1) AND FROM THE U.S. DEPARTMENT OF URBAN DEVELOPMENT (NSP 3)

Appropriated Program Income revenues of \$1,006,746.57 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 \$159,12.70 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.

CPH 1.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.

It was the consensus of the Council to waive the staff report for this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1016**, amending Title 17 of the Lancaster Municipal Code by deleting minimum off-street parking requirements in the C (Commercial) and CPD (Commercial Planned Development) zones, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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PH 1. APPEAL OF PLANNING COMMISSION'S DENIAL OF CONDITIONAL USE PERMIT NO. 16-04 (REQUEST FOR A MINI-MART WITH A TYPE 20 OFF-SALE ALCOHOL LICENSE IN CONJUNCTION WITH A PROPOSED GASOLINE STATION LOCATED AT 42015 NORTH 10TH STREET WEST)

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 regarding the sale of single serve alcohol.

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. 16-51**, approving Conditional Use Permit No. 16-04, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

PH 2. AMENDMENT TO CHAPTER 17.42 OF THE LANCASTER MUNICIPAL CODE REGARDING ALCOHOLIC BEVERAGE ESTABLISHMENTS AND REPEAL ORDINANCE NO. 1013

Mayor Parris opened the Public Hearing.

The Assistant to the City Manager presented the staff report for this item.

Addressing the Council on this item:

Steve Kinsey – Owner of Kinetic Brewing Company, a member of Los Angeles County Brewers Guild and California Craft Brewers Association; approves of the proposed ordinance and thanked the Council and staff for the work done.

Myrle McLernon – stated the process was great, the ordinance is easier to comply with than not and is a universal solution to a universal problem.

Matthew Luker – discussed the process leading up to the previous and proposed revised ordinance, the violent crime index and consumption of caffeine.

Fran Sereseres – stated she is a member of the committee involved with this ordinance.

Bruce Evans – thanked the Council and staff for the work done for this ordinance; stated it's consistent and fair and suggests removing paragraphs 1-8.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1015**, amending Chapter 17.42 of the Lancaster Municipal Code, relating to alcoholic beverage establishments and repealing Ordinance No. 1013, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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NB 1. APPOINTMENT OF 2016/2017 LANCASTER YOUTH COMMISSION

A Recreation Supervisor presented the staff report for this item.

On a motion by Mayor Parris and seconded by Vice Mayor Crist, the City Council nominated and appointed Gi'Ani Sargent, Noah Sveiven, Abigail Navarro, Dane Anderson, Victoria Rabb, Madeline Shaver and Rachel Riede to the 2016-2017 Lancaster Youth Commission, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

Mayor Parris administered the Oath of Office at this time.

NB 2. AMENDMENT TO SECTION 2.04.060 OF THE LANCASTER MUNICIPAL CODE RELATING TO A LOCAL EXPENSE ALLOWANCE FOR THE MAYOR AND CITY COUNCIL MEMBERS

The City Manager presented the staff report for this item.

Addressing the Council on this item:

Fran Sereseres – stated the Council deserves the increase.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1017**, amending section 2.04.060 of the Lancaster Municipal Code relating to a local expense allowance for the Mayor and City Council Members, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

NB 3. OFFICIAL CANVASS AND CERTIFICATION OF THE OCTOBER 11, 2016 SPECIAL MUNICIPAL ALL-MAIL BALLOT ELECTION

The City Clerk presented the staff report for this item.

Addressing the Council on this item:

Zoe Decatur and Jerzie Speaks – students at SOAR Prep Academy; presented 'supporting housing' as an alternate solution to address homelessness.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution 16-52**, reciting the facts of the Special Municipal All-Mail Ballot Election held on October 11, 2016, declaring the results and such other matters as provided by law, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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**NB 4. RESOLUTION AND ORDINANCE PERTAINING TO BUILDING
CONSTRUCTION**

It was the consensus of the Council to waive the staff report for this item.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 16-53**, presenting findings for modifying the 2016 California Building, Residential, Electrical, and Energy Codes which are reasonably necessary due to local climatic, geological, or topographical conditions, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1018**, amending title 15 of the Lancaster Municipal Code by repealing Ordinance Number 994, and adopting by reference the 2016 edition of the California Building Code as amended herein; adopting by reference the 2016 edition of the California Residential Code as amended herein; adopting by reference the 2016 edition of the California Electrical Code as amended herein; adopting by reference the 2016 edition of the California Mechanical Code; adopting by reference the 2016 edition of the California Plumbing Code as amended herein; adopting the Lancaster Security Code as contained herein; adopting by reference the 2015 edition of the International Property Maintenance Code as amended herein; adopting by reference the 2016 edition of the California Energy Code as amended herein; adopting by reference the 2016 edition of the California Historical Building Code; adopting by reference the 2017 edition of the Los Angeles County Fire Code; adopting by reference the 2016 edition of the California Green Building Standards Code; adopting by reference the 2016 edition of the California Existing Building Code; and adopting by reference the 2016 California Referenced Standards code, as the Lancaster codes for buildings and construction, all pertaining to life and safety and to the construction, alteration, moving demolition, repair, maintenance, and use of buildings, structures, and properties within the City, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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

Vice Mayor Crist stated meetings have been held to obtain additional grant funding and stated the Air Resource Board considers BYD the “Jewel of the Nation.” AVTA continues to strive to be an example for the nation. Additionally, Vice Mayor Crist discussed economic impacts of the Antelope Valley Fairgrounds - specifically the jobs and revenue generated.

Addressing the Council on this item:

Fran Sereseres – discussed maintenance of the Metrolink Station.

CR 2. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR DISTRICT NO. 14 OF THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

No report given

CR 3. COUNCIL REPORTS

Council Member Malhi discussed the recent Senior Expo and congratulated Fran Sereseres for winning Senior of the Year.

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 community outpouring as a result of the loss of Sgt. Owen and thanked Public Safety Director, Lee D’Errico for the work he did with the events following Sgt. Owen’s death. Additionally, two brief videos were shown showcasing the recent Bark at the Park Event and Senior Expo. The Parks, Recreation & Arts Director discussed the upcoming BooLVD Event and LPAC Family Movie Night.

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.

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PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

Kimberly Clarkson – discussed issues at a local mobile home park.

Jesusa Soriano – discussed issues at a local mobile home park.

Regina Martinez – resident of Palmdale and Political Science student at AV College; stated this was her first experience attending a City Council meeting.

Allen Jordan – Political Science student at AV College; asked the Council for information the students can share with other students regarding the Council's responsibilities.

Council Member Underwood-Jacobs discussed the work involved in being a Council Member.

Vice Mayor Crist discussed the importance of registering to vote.

Mayor Parris discussed the opportunities to work with the community he's been given in his tenure as Mayor.

Zalief Tross – Political Science student at AV College; asked what made the Council Members choose their profession.

Council Member Malhi discussed his history leading up to becoming a Council Member and encourages the youth to volunteer in the community.

Council Member Underwood-Jacobs stated "if not me, then who?" was her focus and her primary motivator.

Nelia Martinez – Political Science student at AV College; asked what the duties of Council Members are.

Vice Mayor Crist discussed his duties regarding transportation.

Juan Leal – discussed his attendance at a recent CJC meeting, quoted the Bible, and stated he is sorry for the community's loss of Sgt. Owen.

Heather Brown – discussed water content.

Amaka Donn – Political Science Professor at AV College, thanked the Council for their attention to her students.

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COUNCIL / AGENCY COMMENTS

Mayor Parris stated the November 8, 2016 City Council Meeting would be cancelled in honor of Election Day and directed the City Clerk to post the required notices.

Mayor Parris discussed an endowment fund he and his wife are establishing to provide a reward for those who provide information that results in a Lancaster gang member being arrested and convicted.

ADJOURNMENT

Mayor Parris stated the meeting would be adjourned in memory of Sgt. Steve Owen

Sgt. Owen was a 29-year veteran of the Los Angeles County Sheriff's Department and had been working in the Antelope Valley since 1992. He was Deputy of the year in 1998, received a commendation in 2005 for his work in saving a woman from being attacked by a pit bull and in 2014, he, along with five other deputies, was given the Medal of Valor Award for rescuing a hostage from an ex-convict wielding a gun. Sgt. Owen was known as a man of his word, for his enthusiasm for keeping our citizens safe from those who would harm them and for serving others. He was the model of excellence in law enforcement.

He's been called a "perfect cop" a "great, great officer," "the quintessential professional" a "cop's cop" and an "outstanding law enforcement professional."

The Antelope Valley has lost a great man; his family has lost a loving husband, father, son, brother and uncle and our law enforcement community has lost a mentor and comrade. Steve was a hero and a man to be looked up to and emulated.

Mayor Parris adjourned the meeting at 7:30 p.m. and stated the next City Council meeting will be held on Tuesday, December 13, 2016 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 13th day of December, 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)
