

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
December 13, 2016**

**CALL TO ORDER**

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power Authority to order at 5:19 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 Underwood-Jacobs, 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; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Assistant to the City Manager; Development Services Director, Planning Director; Parks, Recreation and Arts Director; Public Safety Director; Acting Finance Director; Economic Development Director; Housing Director.

**INVOCATION**

Bishop Henry Hearn

**PLEDGE OF ALLEGIANCE**

Council Member Malhi

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**PRESENTATIONS**

1. Recognition of agencies and volunteers for Sgt. Owen's services  
Presenter: Mayor Parris

Mayor Parris requested a brief recess at this time

Mayor Parris reconvened the meeting at 6:03 p.m.

2. Desert Christian High School Cross Country Team – 2016 State of California CIF  
Division 5 and CIF Southern Section Division 5 Champions  
Presenter: Mayor Parris
3. Recognition of Marie Santana, 2016 Outstanding Public Works Employee of the Year,  
High Desert Branch American Public Works Association  
Presenters: Mayor Parris and Mark Bozigian
4. Nutcracker Ballet Presentation  
Presenter: Antelope Valley Ballet

Mayor Parris requested Item No.'s CC 11 and NB 2 be removed and continued to the  
January 10, 2017 City Council Meeting.

**SA NB 1. ISSUANCE AND SALE OF TAX ALLOCATION REFUNDING BONDS**

The Acting Finance Director presented the staff report for this item.

Addressing the Successor Agency on this item:

Maria Paesano – discussed the presentations given earlier in the meeting, and the Bonds  
involved with this item.

On a motion by Vice Chair Crist and seconded by Agency Director Malhi, the Successor  
Agency adopted **Resolution No. SA 09-16**, authorizing the issuance and sale of  
Successor Agency to the Lancaster Redevelopment Agency Tax Allocation Refunding  
Bonds, in one or more series; approving the form of an Indenture of Trust, Preliminary  
Official Statement, Bond Purchase Contracts, Continuing Disclosure Certificate, Escrow  
Agreements, and related documents and authorizing certain other actions in connection  
with the refunding, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs,  
Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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**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 October 25, 2016, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

**CONSENT CALENDAR**

Item No. CC 13 was removed for separate discussion.

Addressing the Council on Item No. CC 13:

Patrick Saatzer – discussed the history with this item, the partnerships created regarding the Prime Desert Woodland, commended the City for the support provided by the City, and discussed a \$750,000 grant provided by the County to the City for the Prime Desert Woodland.

Don Goeschl – discussed the antelope that were in the valley in the 1800’s, and discussed preserving the wildlife and the acreage involved to educate children; requested the Council strive to get the funding needed to purchase the property.

Sharon Miller – stated the City Council has the opportunity to give generations a gift which is a beautiful habitat.

Denise Latanzi – thanked the Assistant to the City Manager and Supervisor Barger for their assistance and acknowledged Mr. Saatzer for his work over the past 10 years on the land involved with this project.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council approved Item No. CC 13, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

Addressing the Council on the Consent Calendar:

Maria Paesano – discussed the homeless, sex trafficking.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the remainder of the Consent Calendar 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.)

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**CC 2. WARRANT REGISTER**

Approved the Check and Wire Registers for October 2, 2016 through November 26, 2016 in the amount of \$21,285,011.29.

**CC 3. INVESTMENT REPORT**

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

**CC 4. ORDINANCE NO. 1015, AMENDING CHAPTER 17.42 OF THE LANCASTER MUNICIPAL CODE**

Adopted **Ordinance No. 1015**, amending Chapter 17.42 of the Lancaster Municipal Code, relating to alcoholic beverage establishments and repealing Ordinance No. 1013.

**CC 5. ORDINANCE NO. 1016, AMENDING TITLE 17 OF THE LANCASTER MUNICIPAL CODE**

Adopted **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.

**CC 6. ORDINANCE NO. 1017, AMENDING SECTION 2.04.060 OF THE LANCASTER MUNICIPAL CODE**

Adopted **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.

**CC 7. ORDINANCE NO. 1018, AMENDING TITLE 15 OF THE LANCASTER MUNICIPAL CODE**

Adopted **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.

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**CC 8. TRACT MAP NO. 54274, PHASES 1 AND 2**

Approved the creation of Phases 1 and 2 for Tract Map No. 54274, located on the northeast corner of 20th Street East and Kettering Street, owned by Lancaster 20 Land, LLC.

**CC 9. SUBDIVISION IMPROVEMENT AND LIEN AGREEMENT**

Approved and accepted the Subdivision Improvement and Lien Agreement submitted by Lancaster 20 Land, LLC (Developer), in the place of the Subdivision Undertaking Agreement and securities submitted by Cambridge Homes, LLC, for Tract Map No. 54274 and in place of the Subdivision Undertaking Agreement and securities submitted by Developer for a portion of the undeveloped Tract Map No. 54274, located at the northeast corner of 22<sup>nd</sup> Street East and Jenner Street.

**CC 10. CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) GRANT FUNDS**

Approved the appropriation of \$128,185.62 in grant funds from the California Department of Resources Recycling and Recovery (CalRecycle) for two (2) grants: Household Hazardous Waste Grant HD26 (\$78,455.62) and Household Hazardous Waste Grant HD27 (\$49,730.00). The funds for each of the grants would be allocated to the accounts listed below.

Household Hazardous Waste Grant (HD26-16-0008)

Revenue Account No.: 330-3304-502

Expense Account No.: 331-4755-101 thru 137 for personnel costs: \$3,743.62

Expense Account No.: 331-4755-251 for special activity supplies: \$74,712.00

Household Hazardous Waste Grant (HD27-16-0044)

Revenue Account No.: 330-3304-502

Expense Account No.: 330-4755-753 for equipment/machinery: \$49,730.00

**CC 11. PROFESSIONAL SERVICES AGREEMENT WITH ADVANTEC CONSULTING ENGINEERS, INC.**

This item was removed from the agenda.

**CC 12. SUBDIVISION UNDERTAKING AGREEMENT**

Approved the Subdivision Undertaking Agreement submitted by Hill View Homes, Inc. ("Subdivider"), for Tract Map No. 063201, located on the north side of Avenue J-8 between 20th and 21st Street West and authorized the City Engineer to execute the agreement as all Improvement Securities have been received.

**CC 13. APPLICATION FOR GRANT FUNDS**

Adopted **Resolution No. 16-54**, approving the application for grant funds from the Los Angeles County Regional Parks and Open Space District for the 5<sup>th</sup> Supervisorial District 2016 Excess Funds Grant Program Funding for Prime Desert Woodland Preserve Expansion and approving the adoption of a Youth Employment Plan.

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**NB 1. IMPACTS OF PROPOSITION 64**

Mayor Parris requested that this item be moved to the January 10, 2017 City Council meeting.

**NB 2. ORDINANCE AND RESOLUTION REGULATING CULTIVATION OF MEDICAL CANNABIS**

This item was removed from the agenda and moved to the January 10, 2017 City Council meeting.

**NB 3. RESOLUTION AUTHORIZING AND DIRECTING THE CONDEMNATION OF CERTAIN REAL PROPERTY**

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 Underwood-Jacobs, the City Council adopted **Resolution No. 16-56**, a resolution of the City Council of the City of Lancaster, California, authorizing and directing the condemnation of certain real property in the County of Los Angeles, State of California, and declaring the public necessity therefor, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

**CA 1. CONSIDER NOMINATION AND APPOINTMENT OF DREW MERCY TO THE PLANNING COMMISSION**

Mayor Parris requested consideration of appointing Drew Mercy to the Planning Commission.

On a motion by Mayor Parris and seconded by Vice Mayor Crist, the City Council nominated and appointed Drew Mercy to the Planning Commission, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

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

Vice Mayor Crist stated Len Engle has been named Small Operator of the Year and discussed the upcoming Stuff-a-Bus event.

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

Vice Mayor Crist attended the Sanitation District meeting for Council Member Mann and stated the Board suggested selling water to local farmers as opposed to out of town agencies; negotiations have begun.

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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.

**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENT**

The City Manager wished the City Council and the community Merry Christmas and stated 2016 will be remembered for the amazing response of the community surrounding Sgt. Owens' tragic death.

**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:

Juan Leal – discussed an email from the City, the recent tragedy in Oakland, and the City's response to issues he had with a home in Lancaster.

Michael Evans – representing '10,000 Fearless Movement', discussed the bounty for gang members the Mayor discussed in October.

Robin Tarver – discussed the bounty for gang members.

Mayor Parris discussed his point of view regarding this issue.

Eddy Willis – thanked first responders in the community, discussed prison demographics, discussed Cripps and Bloods and the impact the bounty may have.

Cesar Vega Magallor – applauded the efforts of law enforcement, discussed the audit of the California gang member database, incorrectly labeling individuals as gang members and the impact it has on individuals and their future in our country and our community; requested the Mayor pay close attention to the criteria for identifying gang members to ensure individuals are not incorrectly identified as gang members.

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Jacob Johnson – Pastor of Growing Valley Church, applauded the Council for things they have done, stated the heart of what the Mayor is doing regarding the bounty is accurate, concerned for his son walking from school with this bounty, requested the Mayor reconsider how it is put in place.

Xavier Flores – discussed his history in the community and his letters written to the newspaper; stated the Antelope Valley League of United Latin American Citizens has provided both Lancaster and Palmdale reports about community and police relations and have requested a dialogue about those reports; discussed bias in citizens in the United States and the need to find better ways to deal with it.

Aria Pakatchi – discussed his involvement in various organizations in the City, discussed incarceration statistics and gang members, provided statistics regarding the number of individuals placed in jail, and discussed providing better services for the community.

Lawrence Johnson – discussed abusive and illegal treatment of residents at a Lancaster mobile home park.

Robert Starkey – resides at Lancaster Estates Mobile Home Park, thanked Mr. D’Errico for his efforts to assist with the issues at this park and discussed Ordinance 927 as it relates to rent stabilization for mobile home parks.

Kimberly Clarkson – resident at Lancaster Estates Mobile Home Park, discussed issues she’s had with management at the park and discussed potentially licensing mobile home park managers to allow oversight.

David Paul – stated he loves the City and those who serve, discussed his history in running for office and encouraged the community to participate.

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**RECESS**

Mayor Parris recessed the meeting at 7:58 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. Dunnagan v. City of Lancaster, LASC Case No. BC 615917
7. Simmons v. City of Lancaster, LASC Case No. BC 615471
8. Celebron v. City of Lancaster, LASC Case No. BC 615587
9. Kay v. City of Lancaster, LASC Case No. MC 026015
10. Arredondo v. City of Lancaster, LASC Case No. BC 573151
11. Valerie Sanchez v. City of Lancaster, et al. – LASC Case No. MC025725
12. Matthew Caceres v. City of Lancaster, et al. – LASC Case No. MC025886
13. 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

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**RECONVENE**

Mayor Parris reconvened the meeting at 8:18 p.m.

**CITY ATTORNEY ANNOUNCEMENT**

The City Attorney announced the City Council met in Closed Session and discussed items 11 and 12 and gave the City Attorney direction; no other reportable action.

**COUNCIL / AGENCY COMMENTS**

None

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 8:19 p.m. and stated the next City Council meeting will be held on Tuesday, January 10, 2017 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 10<sup>th</sup> day of January, 2017, by the following vote:

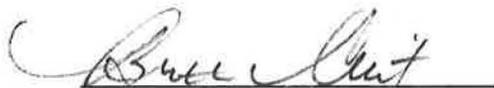
AYES: Council Members Malhi, Mann, Underwood-Jacobs, Vice Mayor Crist,  
Mayor Parris

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:



BRITT AVRIT, CMC  
CITY CLERK  
AGENCY/AUTHORITY SECRETARY

APPROVED:



R. REX PARRIS  
MAYOR/CHAIRMAN

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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)

\_\_\_\_\_