

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
January 10, 2017**

**CALL TO ORDER**

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power Authority to order at 5:01 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; Development Services Director, Planning Director; Parks, Recreation and Arts Director; Acting Finance Director; Economic Development Director; Housing Director.

**INVOCATION**

Luke Duncan

**PLEDGE OF ALLEGIANCE**

Jamaal Bell, Paraclete High School Football Team

**PRESENTATIONS**

1. Recognition of Paraclete High School Football Team 2016 CIF Division 3-AA Football State Champions  
Presenter: Mayor Parris

Mayor Parris requested a brief recess at this time.

Mayor Parris reconvened the meeting at 5:15 p.m.

2. Recognition of Marshall Linn, City Financial Advisor  
Presenters: Mayor Parris and City Manager Bozigian

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**AGENDA ITEMS TO BE REMOVED**

Mayor Parris requested Item No.'s PH 2 and PH 3 be continued to the January 24, 2017 City Council Meeting.

**SA NB 1. RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD  
JULY 1, 2017 TO JUNE 30, 2018**

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

On a motion by Vice Chair Crist and seconded by Agency Director Malhi, the Successor Agency adopted **Resolution No. SA 01-17**, approving the Recognized Obligation Payment Schedule for the period July 1, 2017 to June 30, 2018 and directed staff to bring before the Lancaster Successor Agency Oversight Board for approval, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**SA NB 2. SUCCESSOR AGENCY ADMINISTRATIVE BUDGETS FOR THE PERIODS  
JULY 1, 2017 TO DECEMBER 31, 2017 AND JANUARY 1, 2018 TO JUNE 30,  
2018**

On a motion by Vice Chair Crist and seconded by Agency Director Malhi, the Successor Agency adopted **Resolution No. SA 02-17**, approving the Successor Agency Administrative Budgets for the periods of July 1, 2017 to December 31, 2017 and January 1, 2018 to June 30, 2018, as detailed in Attachments A & B, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**M 1. MINUTES**

Council Member Mann stated although he was absent for the December 13, 2016, he read the minutes and would be voting on the item.

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 Regular Meeting Minutes of December 13, 2016, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CONSENT CALENDAR**

Mayor Parris stated he needs to recuse himself from Item No. CC 4 due to the proximity of the project to property he owns.

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

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Mayor Parris left the dais at this time.

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

Mayor Parris returned 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 November 27, 2016, through December 17, 2016 in the amount of \$4,266,509.24.

**CC 3. INVESTMENT REPORT**

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

**CC 4. FIRST AMENDMENT TO AGREEMENT CONSOLIDATION AND AMENDMENT OF TRANSACTIONS WITH CLUTTER MOTORS, INC.**

Approved the First Amendment to Agreement Consolidation and Amendment of Transactions with Clutter Motors, Inc., thus allowing the City to shift an existing obligation to install public improvements to a new site; and authorized the City Manager or his designee to execute all related documents.

**CC 5. APPROVED WAIVER OF FEES**

Approved waiving rental and labor fees associated with the use of the Lancaster Performing Arts Center for a concert scheduled on February 12, 2017 at 6 PM; all proceeds shall benefit the Sergeant Steve Owen Fund and the High Desert Fallen Heroes Fund.

**CC 6. PROFESSIONAL SERVICES AGREEMENT**

Awarded the design contract to Advantec Consulting Engineers, Inc., for Task Order No. 1 in accordance with the 2016-2018 Multi-Year Professional Services Agreement in the amount of \$395,560.00, and authorized a contingency in the amount of \$23,500.00, for a total contract amount not to exceed \$419,060.00. The contract will cover design services for Public Works Construction Project No. 16-001 (Traffic Signal System Modernization and North County ITS Expansion Projects). Authorized the City Manager, or his designee, to sign all contracts and associated documents, subject to City Attorney approval.

**PH 1. SEPTEMBER 2016 DEVELOPER FEE PROGRAM FOR THE COUNTY OF LOS ANGELES CONSOLIDATED FIRE PROTECTION DISTRICT**

Mayor Parris opened the Public Hearing.

It was the consensus of the City 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 adopted **Resolution No. 17-01**, adopting the September 2016 Capital Improvement Plan of the Consolidated Fire Protection District and the Annual Adjustment of Fire Protection Fees, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**PH 2. AMENDING TITLES 15 AND 17 OF THE LANCASTER MUNICIPAL CODE ESTABLISHING REQUIREMENTS FOR THE CONSTRUCTION OF ZERO NET ENERGY (ZNE) SINGLE FAMILY RESIDENCES**

Mayor Parris opened the Public Hearing and stated this item will be continued to January 24, 2017.

**PH 3. ADOPTION OF ZERO NET ENERGY MITIGATION FEE**

Mayor Parris opened the Public Hearing and stated this item will be continued to January 24, 2017.

**NB 1. ACQUISITION OF REAL PROPERTY ADJACENT TO THE CITY'S PRIME DESERT WOODLAND PRESERVE**

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

Addressing the City Council on this matter:

Jim Powers representing Royal Investors Group – thanked the City Council, Mark Bozigian, Toi Chisom, Jeff Little and everyone involved for their efforts in bringing this to fruition.

Patrick Saatzer, representing Friends of the Prime Desert Woodlands and the Antelope Valley Audubon Society – stated this is a huge win for the Antelope Valley and the future of the area, quoted Elise Clifford and stated the Audubon Society will continue to support the Woodlands.

Maria Paesano – discussed the acquisition of the land and the animals living in the area.

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**NB 1. ACQUISITION OF REAL PROPERTY ADJACENT TO THE CITY'S PRIME DESERT WOODLAND PRESERVE CONTINUED...**

Don Goeschl – thanked the City Council and Royal Investors Group for working to preserve the land, discussed the animals living in the area and teaching young people “how to take care of tomorrow;” discussed preserving other areas in the Antelope Valley.

The City Council thanked Denise Latanzi for her efforts in working with Los Angeles County and securing grant funds for this project.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council approved the acquisition of 20+/- acres and the purchase price of \$1,000,000 from Shayan Capital LLC et al; Alni LLC, Assessor's Parcel Nos. 3110-013-026, 3110-013-027, 3110-013-028, 3110-013-039, and 3110-013-001, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council appropriated \$1,000,000 from Biological Impact Fund Balance (Fund 224) to Expenditure Account No. 224-4200-912, for the purchase of the real property, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council in anticipation of receiving Los Angeles County Regional Park and Open Space Grant Funds, recognized revenue in the amount of \$750,000 in revenue Account No. 261-3405-100. Additionally, appropriated up to \$750,000 to expenditure Account No. 261-4999-224, to reimburse the Biological Impact Fund for a portion of the acquisition cost, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council authorized the City Manager or his designee to execute all documents, subject to City Attorney approval, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CR 1. COUNCIL REPORTS**

None

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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 discussed \$5.3 million in grant funding the City will receive for active transportation for pedestrian improvements around five elementary schools, announced the upcoming MLK Day of Service and Justice Sunday events. Additionally two brief videos were shown showcasing two local businesses.

**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:

Ronald Riley, Sr. – discussed ‘Bloods’ and ‘Crips’ gang members, referenced an article from the newspaper and stated he is a former gang member who has been rehabilitated.

Discussion took place regarding other gangs including ‘skinheads’, ‘Lancas’, and ‘the Mongols,’ and rehabilitation of gang members. Additionally spending money to keep kids out of gangs as opposed to spending money on rehabilitating gang members was discussed.

Fran Sereseres – commended the Mayor for his actions regarding gangs and stated parents need to educate their children to keep them out of gangs.

Michael Evans – represents the 10,000 Fearless Movement in the Antelope Valley, discussed the bounty, stated the bounty money should be directed towards programs such as those being run by the 10,000 Fearless Movement in the Antelope Valley and discussed the issues the movement stands against.

Maria Paesano – discussed keeping children safe in the community.

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**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS CONTINUED...**

George Beatty – discussed contracted employees at Antelope Valley Hospital and Palmdale Regional Medical Center.

Edward Heasley – Political Science student at Antelope Valley College; respectfully requested that a member of the City Council meet with him after the Council meeting.

Cassidy Stull – Political Science student at Antelope Valley College, asked the Council what programs have been implemented to engage young adults.

Cheyenne Gardner – Political Science student; respectfully requested that a member of the City Council meet with her after the Council meeting.

Frederick Behage – Political Science student at Antelope Valley College, discussed the grant the City received that was discussed earlier in the meeting regarding the pedestrian improvements near elementary schools; thanked the Council for putting bike lanes in.

Berenice Romani – Political Science student at Antelope Valley College, discussed the lack of information for young adults and how the Council gets them involved in local government.

**COUNCIL / AGENCY COMMENTS**

Council Member Mann congratulated Vice Mayor Crist for being re-elected as Chairman for the Antelope Valley Air Quality Management District.

**RECESS**

Mayor Parris recessed the meeting at 6:34 p.m. for the purpose of conducting a Closed Session meeting regarding the following matters:

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**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) - two potential cases.
3. Conference with Legal Counsel--Existing Litigation - Government Code Section 54956.9(d) (1) Vasquez vs. City of Lancaster
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 Ground Water 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 7:11 p.m.

**CITY ATTORNEY ANNOUNCEMENT**

The City Attorney announced the City Council met in Closed Session and discussed Items No. one and three and gave direction to legal counsel; no other reportable action.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 7:11 p.m. and stated the next City Council meeting will be held on Tuesday, January 24, 2017 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 24<sup>th</sup> day of January, 2017, by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Council Member Malhi

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)

\_\_\_\_\_