

**LANCASTER CITY COUNCIL
REGULAR MEETING
MINUTES
July 24, 2007**

CALL TO ORDER	Mayor Hearn called the meeting to order at 6:01 p.m.
ROLL CALL	<p>Present: Council Members: Jeffra, Sileo, Smith, Vice Mayor Visokey, Mayor Hearn</p> <p>Staff Members: City Manager, Assistant City Manager, City Attorney, City Clerk, Planning Director, Public Works Director, Assistant Parks, Recreation & Arts Director, Assistant 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 Vice Mayor Visokey and seconded by Council Member Jeffra, 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 July 10, 2007.
CC 3. CHECK AND WIRE REGISTERS	Approved the Check and Wire Registers (June 24, 2007 through July 7, 2007) in the amount of \$3,144,737.87.
CC 4. MONTHLY REPORT OF INVESTMENTS	Accepted and Approved the May 31, 2007 Monthly Report of Investments.
CC 5. ORD. NO. 883 FILM PERMIT ORDINANCE	Adopted Ordinance No. 883 , an Ordinance of the City Council of the City of Lancaster, California adding chapter 5.46 to the Lancaster Municipal Code establishing Lancaster's Film Permit Ordinance.

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<p>CC 6. RE-APPOINTMENTS TO THE RENT ARBITRATION BOARD</p>	<p>Approved the re-appointments of Jane Martineau as a Park tenant representative; Frank Roberts as an at-large representative and William Steele as the Park owner representative to the Mobilehome Park Rent Arbitration Board, each for a two-year term.</p>
<p>CC 7. RESO. NO. 07-143 FY 2007/2008 LEVY OF SPECIAL TAX WITHIN CFD NO. 89-1</p>	<p>Adopted Resolution No. 07-143, authorizing and providing for the Fiscal Year 2007-2008 levy of a special tax within Community Facilities District No. 89-1, a District established to finance the acquisition and construction of regional water system improvements in various locations in the City.</p>
<p>CC 8. RESO. NO. 07-144 FY 2007/2008 LEVY OF SPECIAL TAX WITHIN CFD 90-1</p>	<p>Adopted Resolution No. 07-144, authorizing and providing for the Fiscal Year 2007-2008 levy of a special tax within Community Facilities District No. 90-1, a District established to finance the construction of regional street and storm drain improvements in the area of Lancaster Boulevard and 25th Street West.</p>
<p>CC 9. RESO. NO. 07-145 FY 2007/2008 LEVY OF SPECIAL TAX WITHIN CFD 91-1</p>	<p>Adopted Resolution No. 07-145, authorizing and providing for the Fiscal Year 2007-2008 levy of a special tax within Community Facilities District No. 91-1, a District established to finance the construction of regional water and sewer improvements for Quartz Hill II & III.</p>
<p>CC 10. RESO. NO. 07-146 FY 2007/2008 LEVY OF SPECIAL TAX WITHIN CFD 91-2</p>	<p>Adopted Resolution No. 07-146, authorizing and providing for the Fiscal Year 2007-2008 levy of a special tax within Community Facilities District No. 91-2, a District established to finance the construction of regional street, sewer and storm drain improvements in the Lancaster Business Park Phase III.</p>
<p>CC 11. ACCEPTANCE OF MAINTENANCE FOR DRAINAGE IMPROVEMENTS TRACT NO. 53641</p>	<p>Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 90-13, installed for Tract No. 53641, located on the southwest corner of Avenue L-8 and 75th Street West, Owner: FR Homes, LLC.</p>

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<p>CC 12. ACCEPTANCE OF INTERIOR STREET TREES FOR MAINTENANCE TRACT NOS. 54276; 60887; 060450-02</p>	<p>Accepted the interior street trees for maintenance by the City for Tract No. 54276, located on the northeast corner of Avenue K and 62nd Street West, Owner: Standard Pacific Corporation; Tract No. 60887, located on the west side of 16th Street West approximately 840 feet north of Avenue J, Owner: Tandis Homes, LLC; and Tract No. 060450-02, located on the west side of 60th Street West approximately 1,300 feet south of Avenue K, Owner: Richmond American Homes of CA, Inc.</p>
<p>CC 13. ACCEPTANCE OF MAINTENANCE FOR LANDSCAPE IMPROVEMENTS TRACT NO. 31588</p>	<p>Approved and accepted for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, Annexation No. 066, installed for Tract No. 31588, located on the southeast corner of Lancaster Boulevard and 25th Street East, Owner: Regency Hills Homes III, LLC.</p>
<p>CC 14. ACCEPTANCE OF MAINTENANCE FOR LANDSCAPE IMPROVEMENTS TRACT NO. 54400</p>	<p>Approved and accepted for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, Annexation No. 260, installed for Tract No. 54400, located on the southeast corner of Avenue J-8 and 35th Street West, Owner: Trimark Pacific – Lancaster 82, LLC.</p>
<p>CC 15. APPROVAL OF COMPLETED SEWER SYSTEMS TRACT NOS. 52491; 52491-02; 54261; 60034; 60236; 61905; 60887;</p>	<p>Approved the completed sewer systems installed by the developers of Tract No. 52491, located east of 47th Street West at Avenue J-4, Owner: Western Pacific Housing, Inc.; Tract No. 52491-02, located on the southwest corner of Avenue J-2 and 45th Street West, Owner: Western Pacific Housing, Inc.; Tract No. 54261, located on the southwest corner of Avenue J and 45th Street West, Owner: Western Pacific Housing, Inc.; Tract No. 60034, located on the southeast corner of Avenue J-8 and 60th Street West, Owner: Lancaster Pavilions, L.P.; Tract No. 60236, located on the northeast corner of Avenue K-8 and 21st Street West, Owner: KB Home Greater Los Angeles, Inc.; Tract No. 61905, located on the southeast corner of Avenue K-8 and 27th Street West, Owner: RCDR VI, LLC; Tract No. 60887, located on the west side of 16th Street West approximately 840 feet north of Avenue J, Owner: Tandis Homes, LLC; and Conditional Use Permit 04-12, located on the southwest corner of Lancaster Boulevard and Valley Central Way, Owner: Developers Diversified Realty.</p>
<p>CC 16. APPROVAL OF COMPLETED WATER SYSTEMS FOR CUP 04-12 AND TRACT NO. 54197-01</p>	<p>Approved the completed water systems installed by the developers of Conditional Use Permit 04-12, located on the southwest corner of Lancaster Boulevard and Valley Central Way, Owner: Developers Diversified Realty; and Tract No. 54197-01, located on the southeast corner of 50th Street West and Avenue J, Owner: LCP Providence Ranch, LLC.</p>

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<p>CC 17. APPROVAL OF SANITARY SEWER MANAGEMENT</p>	<p>Approved Sanitary Sewer Management Plan (SSMP) Development Plan and authorizes the City Manager to certify the City has completed and approved the Development Plan and Schedule.</p>
<p>CC 18. APPROVAL OF GRAPHIC DESIGN COMPANIES</p>	<p>Approved the new list of graphic design companies to work with the City during the upcoming two-year contract period.</p>
<p>CC 19. APPROPRIATION OF FUNDS IN SPONSORSHIP REVENUES TO SUPPORT SPECIAL EVENTS</p>	<p>Appropriated \$70,973.40 to Account No. 101-4640-225 in sponsorship revenues from FY 06-07 to support FY 07-08 Parks, Recreation and Arts Department special events.</p>
<p>CC 20. RESO. NO. 07-149 SETTING THE PUBLIC HEARING FOR PBID</p>	<p>Adopted Resolution No. 07-149 regarding consideration to continue a Parking and Business Improvement District known as the Downtown Lancaster Business Improvement Area; set a public hearing to consider the continuation of the District, and approve the District's FY 2007-2008 Administrative Report and Financial Statements.</p>
<p>CC 21. RESO. NO. 07-150 SUBMISSION OF 2007 HIP PROGRAM APPLICATION</p>	<p>Adopted Resolution No. 07-150 authorizing the submission the 2007 HOME (Home Investment Partnership) Program Application.</p>
<p>PH 1. RESO. NO. 07-148 APPROVAL OF CMP AND ADOPTION OF 2007 CMP LDR</p>	<p>Mayor Hearn opened the Public Hearing. The Public Works Director presented the staff report regarding consideration of adoption the 2007 CMP Local Development Report (LDR), in accordance with California Government Code Section 65089. 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 Resolution No. 07-148, finding the City to be in conformance with the Congestion Management Program (CMP) and adopting the 2007 CMP Local Development Report (LDR), in accordance with California Government Code Section 65089, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>

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<p>INFORMATIONAL ITEM REGARDING NATIONAL NIGHT OUT (NNO)</p>	<p>The Community Safety Supervisor, Shelli Henson and Kelly Simon representing the Lancaster Sheriff's Department presented the City Council with information regarding a Celebration of National Night Out.</p> <p>National Night Out (NNO) is billed as <i>America's Night Out Against Crime</i>. The 24th annual National Night Out is a crime prevention event sponsored by the National Association of Town Watch (NATW) and is scheduled for Tuesday, August 7, 2007. Ms. Henson stated that the City event would be held at Clear Channel Stadium in partnership with the Los Angeles County Sheriffs Department and the Lancaster JetHawks. The event would include a JetHawks baseball game against the Modesto Nuts, a hosted BBQ for Neighborhood Watch Block Captains before the game, displays by both the Los Angeles County Sheriffs Department and Los Angeles County Fire Department throughout the stadium, crime prevention and Neighborhood Watch information, and the presentation of a City Proclamation in recognition of NNO. Additionally, the JetHawks would be offering discounted tickets to the game for all Lancaster Neighborhood Watch participants.</p> <p>The National Night Out event is a great opportunity for the community to celebrate its support for public safety in general and for the City's re-energized Neighborhood Watch Program in particular. Over the last year, Lancaster citizens have responded to these efforts by increasing the number of active Neighborhood Watch groups from 10 to 81, helping to prevent crimes and make the neighborhoods safer.</p>
<p>CA 1. CONSIDERATION OF FIVE-YEAR MORATORIUM ON BUSINESS LICENSING FOR SECTION 8 HOUSING</p>	<p>Council Member Smith discussed consideration of placing a five-year moratorium on Business Licensing for Section 8 Housing. He stated that in Los Angeles County there are approximately 16,000 Section 8 vouchers; 13% of those vouchers are in the City of Lancaster and approximately 2% of those vouchers are being abused. There are approximately 5,000 homes for sale in Lancaster and a number of these homes fall into the category of foreclosures. He suggested a five-year moratorium that would state and restrict that the city would not issue any business license to a Section 8 home. There are certain issues to be considered such as equal protection; he does not feel this will be an issue, however there may be an issue regarding the pre-emptiveness of a federal statute. Congressman McCarthy's office is looking into this matter as well. He requested consensus from the Council that staff continue, move forward and direct the City Attorney to research this matter and see if the City can come up with something creative.</p>

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<p>CA 1. CONSIDERATION OF FIVE-YEAR MORATORIUM ON BUSINESS LICENSING FOR SECTION 8 HOUSING (continued)</p>	<p>Council Member Jeffra stated that along with this proposal, many of these people that are buying these homes are not buying them as investment properties. They are buying them owner-occupied and this is an issue as far as lenders are concerned, that needs to be explored. Placing a moratorium on Section 8 would be a very good idea.</p> <p>Council Member Sileo requested clarification of the motion that it is to direct the City Attorney to investigate whether the City has any standing on this matter.</p> <p>Council Member Smith stated that it would be to create an ordinance that would actually restrict business licensing for Section 8. This would be the perfect vehicle in controlling Section 8, because when Section 8 comes up, the City already knows how many business licenses there are and that there are over 2000 vouchers in the City.</p> <p>Council Member Sileo stated that this is unique as in most cities have Section 8 and do not require business licenses and do not have this mechanism in place to restrict business licenses. This would be unique and if the City can use this to leverage some control on the Section 8 population and exercise additional control, this would be good.</p> <p>The City Attorney stated that he understands what Council is looking for; there are some very serious legal issues that need to be dealt with; pre-emption being the primary one. If he finds that pre-emption is going to block what Council is intending to do, then other alternatives will be looked at as well and see what can be done to accomplish what the Council wants. It may not accomplish the desires 100% but at least move the City in the right direction.</p> <p>Council Member Smith stated that one alternative that the Congressman mentioned was proposing legislation that would give cities that have more than their fair share of Section 8 to possibly have a moratorium for a short period of time to make everything more balanced.</p> <p>Addressing the Council on this matter:</p> <p>Judy Cooperberg – Concerns regarding this issue; difficult to find housing for citizens with handicaps – particularly apartments.</p> <p>Council Member Smith stated the City could look into certain exemptions for different entities, however the City Attorney would have to look into the over exclusion problem and making sure the City does not have an equal protection issue coming forth.</p>
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<p>CA 1. CONSIDERATION OF FIVE-YEAR MORATORIUM ON BUSINESS LICENSING FOR SECTION 8 HOUSING (continued)</p>	<p>Karen Wilson – In support of this action; the system has gone on too long, unchecked; importance of local control.</p> <p>Greg Tepe – In support of this action; Section 8 is out of control and urged the Council to approve this motion.</p> <p>Jason Smith – Section 8 harms affordable housing; inflates the existing problems; urged Council to support this motion.</p> <p>Mayor Hearn stated that the L.A. Times recently did an interview regarding Section 8 and he understands what it means – not to have. He made it very clear that he truly wants any Section 8 person/family who really loves living in Lancaster and loves keeping their homes and yards up and looking nice, he wants them. If people are not willing to do this they should not move to Lancaster. The City is doing a lot of wonderful things such as the Strong Neighborhoods Initiative and the City is moving forward.</p> <p>It was the consensus of the Council that the City Attorney will look into this matter.</p>
<p>CA 2. PROCESS FOR AUTHORIZATION OF INFORMAL CONTRACTS FOR PROFESSIONAL SERVICES AND CONSULTANTS</p>	<p>Mayor Hearn discussed consideration that all informal contracts for professional services and consultants require authorization by the City Council and direct the City Attorney to amend any ordinances as necessary. He stated that the City Council is absolutely responsible for making sure the money that is put in to this City through citizen tax dollars; Council does its very best to handle this in the most efficient way that they can. The City Manager and his staff handle a great deal of this and they make sure that this happens. He stated that he would like the City Manager to provide Council with a list of the task- oriented contracts and decide what should be done with these.</p> <p>The City Manager submitted for review, a Departmental Summary/3-Year Comparison List of contracts and funding. He stated that the summary shows that the funding is less than 5% of the total budget; that of the \$10 million approved in FY 06/07, the City Council approved \$7.6 million in formal session. Most of the \$3.2 million remaining were approved through the purchasing procedures established by the purchasing manager. He presented further information regarding the different types of contracts; governmental contracts; performance contracts; contracts for the updates to the General Plan; Amargosa Creek Specific Plan; Downtown Specific Plan; Open Space Community Facilities Plan and support of different organizations such as GAVEA and the Board of Trade. He stated that there are procedures for all expenditures under \$125,000.00 that require both formal and informal bids.</p>

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CA 2.
PROCESS FOR
AUTHORIZATION
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CONSULTANTS
(continued)

Council Member Smith stated that he believes the totality of what some of the Council is looking for is that Council is the oversight committee for the taxpayer dollars. Whether it is a consultant to review the cemetery district or a consultant to handle team building, the Council is the oversight committee for these contracts. He would like to see the report broken down to actual line items which connect with the line items of the budget to see where the dollars are actually being spent, which will make the report easier to read. He stated that the amount of \$125,000.00 is important to discuss. This is the maximum amount for an informal contract and Palmdale recently raised their amount to \$50,000.00 from \$25,000.00. He would like to see what other cities do, as there are some cities that bring back contracts that are \$50,000.00 and above. It is prudent that Council look at where the money is going so that next time the City never has to ask for a fee or tax increase and Council has done the very best that they can in managing the dollars for this City.

Council Member Sileo inquired as to the percentage of contracts on the list that were approved by the Council and what percentage fell under the discretion of the City Manager.

The City Manager stated that approximately 70% of the contracts on the list were approved by the City Council.

Council Member Sileo stated that he agrees, the City Council is responsible for overseeing the taxpayer dollars. There needs to be a balance between the role as overseers of the taxpayer dollars and the role of getting mired down in paperwork and delays that would create a bureaucracy. The Council receives a report every month, which is the warrant register and this is reviewed and if he sees anything out of the ordinary he asks the City Manager for an explanation and he knows other Council Members have done this as well.

Mayor Hearn stated that the City Manager has agreed to break this down and bring it back to Council for review. He stated that the warrant register comes to the Council after the work is done and Council is obligated to pay it at that time. Council needs to know about the funding before it is obligated.

Vice Mayor Visokey stated that looking at a three-year history of the funding would be helpful. Council serves at the mercy of the citizens and are fiscally responsible to the citizens and at the same time trying to free up money to avoid raising taxes, it is important to know what consultants the City is paying for. This matter needs to be looked at and maybe Council can find \$300,000.00 for something else such as law enforcement or another need. Council needs to be knowledgeable in this regardless if the policy changes or not.

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CA 2.
PROCESS FOR
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(continued)

Council Member Jeffra stated that Council is looking at the fiscal responsibility aspect and not necessarily fishing for anything. If there is in fact a way to save money and put that money to use on things the City needs then Council is doing right. Council may also find that there is no need to change anything. He stated that if consultants are necessary it is important to see the results; that makes sense; City is then spending the money wisely and getting results.

Council Member Smith stated that he agrees with Council Member Jeffra 100% and agrees with Council Member Sileo in that Council makes sure they do not have bureaucracy. The City of Palmdale has been having oversight on \$25,000.00 and above and it has not slowed them down. Proper oversight is fine and the job will still get done.

Addressing the Council on this matter:

John Wall – Concerned that Council is trying to micromanage the City Manager and he is very concerned about the City Manager’s position.

Jason Smith – Pleased that Council wants to look into this, however do not tie the hands of the City Manager; projects need to move forward quickly; do not slow the process down.

Andrew Banks – Urged Council to agree on this matter and review all contracts.

Council Member Sileo inquired as to the level the City Manager must come before the Council for direct approval, which is \$125,000.00. He stated that everything above \$125,000.00 must have been okay because the Council approved it. He stated that the real question is what should Council do with the contracts under \$125,000.00. If Council sees a pattern where money is being spent and it does not meet with the four pillars that Council has set forth or the goals that have been set, then it needs to be looked at. If the Council is not comfortable with the \$125,000.00 amount and are more comfortable with a different amount, then Council should just have that conversation and agree on an amount that everyone can be comfortable with. The City Manager is the Council’s employee; he is given discretion to spend money up to a certain amount and he is okay with \$125,000.00.

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CITY MANAGER
ANNOUNCEMENTS

1) The Los Angeles County Waterworks District has had a moratorium on water use for construction for quite awhile and they have lifted it for two days beginning today and ending on Thursday, July 26, 2007. It is a continued area of concern and this is an issue that is affecting construction in the Antelope Valley.

2) At the recent Friday Night Celebrate Downtown Lancaster a small portion of the City was created by children at the street festival and they have created a felt-board city which is on display in the Planning Department and this information will be a part of the General Plan Update.

3) In response to some concerns raised by Council regarding commercial/retail projects in the City, staff has put together a list of approximately 21 projects that fall into the category from those as large as Amargosa Creek all the way down to the College Plaza; looking at the issues that affect the forward progress on these projects; will continue to track them and work with the developers and do whatever can be done to make sure those projects become a reality.

He stated that he has had conversations recently with some developers and some County government staff and in both cases this was to deal with issues in the development process. He has been in direct contact with George Atkinson, Scott Erlich; Tim May; Rob Martin; Scott Smith, as a representative sample of some of the commercial developers. He stated that he wanted to secure their thoughts on how well they thought the City was doing and where the City can improve on services.

As a result of those conversations, he has been in touch with Deputy Chief Lockhart of the Los Angeles County Fire Department and also in touch with Norm Hickling of Supervisor Antonovich's office regarding continued delays the City is experiencing with the County Fire Marshall in reviewing plans and with the County Waterworks Department in reviewing plans and moving on development issues and he will be working with the necessary people to improve the situation.

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CITY MANAGER
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Some of the feedback that he received from the developers included:

- The City has made steady improvement and I'm pleased with my dealings with City staff.
- County Fire is understaffed.
- County Fire is well intentioned but has inexperienced plan reviewers.
- County Water is very difficult to deal with.
- Planning and Public Works staff are outstanding.
- We have good engineering service.
- We want to see preferential time frames for commercial/industrial/retail project review.
- Compared to other cities, it is great.
- Even the best of cities can be painful to deal with and Lancaster is sometimes more so. A 3 on a scale of 10 in terms of time to get through the process.
- Speed up the process – understaffed.
- Shoot for a higher percentage of plan review accuracy and turn around time to return phone calls.
- Know the status and time frames of all projects when we call.
- Quality of processing maps is good.
- Process tenant plans in a timely fashion.
- Staff is knowledgeable, professional and courteous.
- Neighboring cities are more stringent but more precise in their answers. They can access information faster and better.
- Seems like you measure five times before cutting one time. I would prefer to measure one time, cut one time and fix it later if I mess up.
- Phenomenal working relationship with staff.
- Develop a trust relationship based on doing quality work.
- Shorten up the CUP process.
- Compared with other cities, it is great doing business here.

The City Manager stated that this is a representative sample both pro and con of the remarks he has received from those developers without assigning a specific statement to an individual out of respect for them. He has indicated to all of them that he will be following up with them over the next few months to address their issues and look at ways the City can do better.

CITY CLERK
ANNOUNCEMENT

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

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PUBLIC BUSINESS
FROM THE FLOOR
NON-AGENDIZED

Addressing the Council at this time:

David Paul – Would like to offer his services to be the facilitator for the Council and City Manager as they work through several issues. He stated that he has facilitated many issues for people from all walks of life.

Phyllis Davis – Concerns regarding the World War II Memorial and requested that Council consider placing it in front of the Lancaster Sheriff's Station at the front corner.

Ray Chavira – Requested that Council consider an urgency ordinance banning conversion of senior mobilehome parks to all-age parks.

Council Member Sileo requested that at the next meeting Council consider an interim urgency ordinance stopping the conversion of Sherwood Mobilehome Park to a family park. There are health, safety and welfare issues that need to be dealt with. A 45-day moratorium would give the City a chance to look at these issues.

The City Attorney stated that he will bring this back; however he advised Council that there are significant legal problems that have not been addressed by the courts with respect to the application of federal housing laws to senior mobilehome parks. This needs to be looked at carefully and a report will come back to Council and if possible a moratorium ordinance.

Jeannette Langlois - Requested that Council consider an urgency ordinance banning conversion of senior mobilehome parks to all-age parks.

Darren Parker – Stated that he is now a resident of Lancaster and very proud to call Lancaster his home. He stated that he lives in the Westview Estates on the far west side of the City and at best are testing the infrastructure. Unique issues regarding street sweeping; water issues.

The City Manager stated that staff will get in touch with Mr. Parker and the City is aware of some irregularities in this area.

Diann Moskowitz – Concerns regarding harassment of the City Manager and had comments for each Council Member.

Bill Rigert – Concerns regarding Lane Ranch and The Commons at Quartz Hill development projects.

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PUBLIC BUSINESS
FROM THE FLOOR
NON-AGENDIZED
(continued)

The City Attorney cautioned the City Council that this matter is a project that is being processed by the City and the property owners have due process rights, so their matter will be heard first by the Planning Commission then by the City Council. What is said tonight is not part of the public record and is not part of anything Council can consider in connection with the approval or denial of this matter.

Annabelle Pond – Concerns regarding mobilehome parks; grandchildren visiting senior parks; lack of play areas at the parks; baby boomers will be looking at mobilehome parks as future living options.

Barbara Santa – Opposition to Avenue L and 60th Street West Super Centers.

Sherry Marquez – Concerns regarding incidents of crime in her neighborhood and in her daughter’s neighborhood.

Vee Ebbitt – Concerns regarding crime on the east side of Lancaster.

Cleo Goss – Resident of Quartz Hill; against housing developments; against commercial developments in Quartz Hill.

Paula Mintey – Against commercial development in Quartz Hill.

Karen Mintey - Against commercial development in Quartz Hill; concerns regarding the impact of traffic which comes with commercial development.

Mike Scott - Against commercial development in Quartz Hill.

Tammany Fields - Against commercial development in Quartz Hill.

Jason Smith – Presented reports regarding Statistical Analysis of Private Law Enforcement Pilot Project and Treatment Alternatives to Prevent Recidivism Pilot Project.

Gary Burgess – Requested that the City Council cease with the name calling; personal attacks; political maneuvering must stop; use energy to work for the betterment of the City.

Sherri Kleven – Concerned with crime caused by Section 8 residents.

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COUNCIL
COMMENTS

Mayor Hearn – His daughter visited him recently and she noticed the neighborhood improvements in Lancaster and he was very pleased that she noticed. He believes that with the work of the City Council, City Manager, all of the staff, Sheriff’s Department and the citizens, there is no reason that Lancaster can not improve and continue to be beautiful.

Vice Mayor Visokey – Stated that a lot of what has been coming from the City Council is political maneuvering and it needs to end. He stated that at the last Council meeting was a discussion regarding the City Manager’s evaluation. It was not a review of the City Manager’s contract and it was not a consideration regarding his future employment. He stated that he is the one that asked the Mayor to put that item on the agenda in the first place and his reason was not to discuss future employment or the contract of the City Manager. The City Manager does not have a written document from the City Council for him to work off of. The whole purpose of the request to the Mayor was so Council could give him a document that he could use that was coming from the Council. He stated that he definitely will not address this issue now and he believes someone used it for political purposes and this is truly a shame. He stated that his position with the City Manager has not changed from the position he held in April and he hopes that he is not considered conflicted; he is very disappointed that this issue appeared in the paper in the manner that it was presented.

Council Member Sileo – Stated that he has watched the action of the citizens and watched them become more engaged in this community. The citizens are doing their job, the business community is doing wonderful, the Chamber of Commerce is booming, the Board of Trade is doing their job and gives the City wonderful representation, especially in Washington. Staff is doing an excellent job, there are some rough spots in the development process, however, look at the growth rate – there are bound to be some rough spots. Staff is doing everything they can with the tools that are given to them and Council needs to make sure that staff has everything they need. He feels strongly that the City Manager is doing an excellent job; voted for his raise; voted for the extension to be lifted from his contract. He is disappointed with this Council, people have perceptions about why a Council is doing something and it is not because of what Council is saying but because of what they see.

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COUNCIL
COMMENTS
(continued)

Council Member Sileo – Stated that he believes this all began during a Joint City Council/Planning Commission meeting regarding Amargosa Creek. There was a public process, there were several versions of potential projects; then a developer came forth with another version. The perception of the people was that he was trying to slip something by. Many comments were made that evening; comments ended up in the paper; the citizens were not happy and it is the job of this Council to stand up and say what is and is not true. That same developer has gone on record to say that he wants the City Manager gone. The citizens see a review on the agenda three times in six months and have a right to be upset. He stated his concerns to reporters when they called and it is incumbent upon this Council to go above and beyond to make sure there are no outside influences. When a developer states that he wants the City Manager gone, that is not his decision and the City Manager is not his employee. The Council is in a tough spot as the developer is an investor in one of the largest commercial projects and the City must find a way to work with him. Some Council Members are closer to the investors than others. There are many big decisions coming up and the City must do whatever it can to work toward positive solutions. He requested that each Council Member go above and beyond in their actions and conversations to make it all above board.

Council Member Smith – Stated that he has one comment about all the rhetoric coming from the dais; all the lies that are said behind the scenes and all the deconstructed editorials and articles. The job that the Council has – has an official record and whether it is Amargosa Creek or the budget, he agrees with Council Member Sileo inasmuch, actions speak louder than words and that action is when Council votes; what they stand for and what they do. Perceptions do speak loud, however perceptions are politically created and the Council as a whole, has a record, not only regarding Amargosa Creek but on everything else and it shows in the way Council votes.

Council Member Jeffra – Stated that bottom-line – if you do the right thing, it is the right thing. That is all Council needs to look at and whatever this Council is going to do, make sure it is the right thing. This is a very good City and there are 140,000 citizens counting on this Council to make the right decisions at these meetings. All that matters is that we as a Council do the right thing.

Mayor Hearn – Read the Press Release that he wrote and sent to the press on Friday, July 20, 2007. Vice Mayor Visokey stated it correctly when he said the purpose of the closed session meeting with the City Manager was to be about giving him a tool, a document that he could work off of. He requested that Council consider hiring a facilitator to come in and help improve the communication skills between the Council; the City Manager and become united once again in moving this City forward.

CITY COUNCIL REGULAR MEETING
 MINUTES
 JULY 24, 2007

<p>COUNCIL COMMENTS (continued)</p>	<p>Council Member Smith – Supports anything that the Mayor and City Manager can put together regarding this issue.</p> <p>The City Manager reminded the Council that since this would be a team building exercise it would have to be done in a public arena under the Brown Act.</p> <p>The City Attorney agreed and stated that the Brown Act issues would need to be addressed.</p> <p>It was the consensus of the Council to have the City Manager bring something back to Council regarding team building and communication.</p> <p>The City Manager stated that he would be happy to assist the Mayor with this and that it would be useful for him if the Council would collaborate on a set of objectives; purposes and ground rules and have the Council define that.</p> <p>The City Attorney stated that this would need to be placed on an agenda for discussion.</p> <p>Council Member Sileo requested that in the future, if a Council Member is going to issue a press release, that members should make sure the rest of the Council receives the press release as well.</p>
<p>RECESS</p>	<p>Mayor Hearn recessed the regular meeting at 8:22 p.m. for the purpose of conducting a Closed Session meeting regarding:</p>
<p>CLOSED SESSION</p>	<p>(1) Government Code Section 54956.8</p> <p>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>
<p>RECONVENE</p>	<p>Mayor Hearn reconvened the regular meeting at 9:17 p.m.</p>
<p>CITY ATTORNEY ANNOUNCEMENT</p>	<p>The City Attorney announced that the Council met in Closed Session regarding the aforementioned matter and gave direction to legal counsel and staff regarding L Street Properties.</p>

CITY COUNCIL REGULAR MEETING
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ADJOURNMENT

Mayor Hearn's adjourned the meeting at 9:18 p.m. and announced the next regular meeting of the City Council would be held on Tuesday, August 14, 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)
