

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
November 14, 2017**

CALL TO ORDER

Mayor Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Housing/Power/California Choice Energy Authority to order at 5:04 p.m.

ROLL CALL

PRESENT: Council Members/Agency Directors/Authority Members: Mann, Underwood-Jacobs, Vice Mayor/Vice Chair Crist, Mayor/Chair Parris

EXCUSED: Council Member/Agency Director/Authority Member Malhi

ROLL CALL

PRESENT: Housing Authority Members: Harvey, Mann; Vice Chair Crist

ABSENT: Chair Szeto

STAFF MEMBERS:

City Manager/Executive Director; Deputy City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Parks, Recreation and Arts Director; Development Services Director; Planning Director; Economic Development Director; Finance Director; Housing Director; Public Safety Director

INVOCATION

Bishop Henry Hearn

PLEDGE OF ALLEGIANCE

Housing Authority Member Harvey

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY

MINUTES

November 14, 2017

PRESENTATION

1. Recognition of Lancaster Community Contributor, Deputy Mike Kuper – Retired Sheriff Volunteer
Presenter: Mayor Parris

It was the consensus of the City Council to move Item No. CA 1 to this part of the agenda.

CA 1. RESOLUTION NO. 17-58

Addressing the City Council on this item:

Lauren Karnstedt – resident in Lancaster and a rate payer for Cal Water, supports the proposed Resolution and requests support for the “grass roots campaign to reform ratemaking for investor owned water utilities through legislative action.”

Jim Kross – discussed his history in Lancaster, the members of and the purpose of the coalition; supports the proposed Resolution.

Sabrina Joy – spoke on behalf of the coalition; discussed her history in Lancaster and the “unintended environmental impacts of extreme water conservation measures enforced entirely by prohibitive pricing.”

Discussion among staff and the City Council included discussion of actions the City Council can take to affect this company. The City will continue to work with residents and Legislators towards a solution for those impacted. Additionally, discussion of ‘Water Revenue Adjustment Mechanism’ (WRAM) charges took place.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. 17-58**, in support of a statewide coalition of communities, under the working title of Coalition to End Water Rate Abuse, calling for the introduction and passage of statewide legislation to reform the ratemaking process for investor-owned, for-profit water utilities in California, by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

Mayor Parris requested a brief recess at this time.

Mayor Parris reconvened the meeting at 6:05 p.m.

M 1. MINUTES

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council/Successor Agency/Financing/Power/California Choice Energy Authority approved the City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of October 24, 2017, by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
November 14, 2017

CITY COUNCIL CONSENT CALENDAR

Item No. CC 3 was removed for separate discussion.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the Consent Calendar with the exception of Item No. CC 3, by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

Discussion among staff and the City Council regarding CC 3 included discussion of a modified approach to handling business license revocation appeals including potentially establishing a panel of hearing officers. The City Council requested that this item will be brought back for consideration at a future meeting.

Addressing the City Council on Item No. 3:

Michael Rives – stated he would like citizens to be able to appeal to the City Council immediately without an intermediary.

CC 1. ORDINANCE WAIVER

Waived further reading of any proposed ordinances. (This permits reading the title only)

CC 2. CHECK REGISTERS

Approved the Check and Wire Registers for October 1, 2017 through October 14, 2017 in the amount of \$3,966,867.31. Approved the Check Register as presented.

CC 3. RESOLUTION NO. 17-55

THIS ITEM WAS REMOVED AND WILL BE BROUGHT BACK TO A FUTURE CITY COUNCIL MEETING

CC 4. SUBDIVISION IMPROVEMENT AND LIEN AGREEMENT FOR TRACT MAP NO. 54007

Approved and accepted substitution of the Subdivision Improvement and Lien Agreement submitted by Pelican Landing, LP, in place of the Subdivision Undertaking Agreement and securities submitted by First Pacifica Housing Corp., for Tract Map No. 54007, located on the southwest corner of Avenue H-12 and Challenger Way.

CC 5. PUBLIC WORKS CONSTRUCTION PROJECT NO. 16-002, LANCASTER BOULEVARD, 30TH TO 40TH STREET EAST

Accepted the work constructed by R. C. Becker and Son, Inc., for **Public Works Construction Project No. 16-002, Lancaster Boulevard, 30th to 40th Street East**, 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.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES

November 14, 2017

**CC 6. ORDINANCE NO. 1037, AMENDMENT TO TITLE 16 (SUBDIVISIONS) OF THE
LANCASTER MUNICIPAL CODE**

Adopted **Ordinance No. 1037**, amending Title 16 (Subdivisions) of the Lancaster Municipal Code by adding Chapter 16.24 Article XI (Covenant of Easement), relating to the creation of easements by covenant.

**JPH 1. DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE
LANCASTER HOUSING AUTHORITY AND INSITE DEVELOPMENT, LLC
FOR PROPERTY LOCATED AT FUTURE 32ND STREET WEST AND WEST
AVENUE I**

Mayor Parris stated he needs to recuse himself from this item because the party involved is a client and left the dais at this time.

Vice Mayor/Vice Chair Crist opened the Public Hearing.

The Housing and Neighborhood Revitalization Director presented the Staff Report on this item.

Discussion among the developer and the City Council and Housing Authority included discussion of the property involved and the City's contributions towards the project. Discussion took place regarding the opportunities being provided to the homeless to work their way out of homelessness as opportunities to better themselves and not simply temporary shelter. Discussion of currently using City resources to provide services for the homeless and the timeline of the project also took place.

Addressing the City Council and Housing Authority on this item:
Michael Rives – stated approving the project will destroy the City.

George Beatty – discussed security for the project and an influx of homeless through the use of the Metrolink, discussed free handouts.

Dennis Anderson – discussed his history working at the homeless shelter and the proposed services to be provided to homeless individuals.

Henry Hearn – discussed his history with homelessness.

Fran Sereseres – discussed her history with homelessness, discussed the number of units involved.

David Paul – proud of the City and likes the concept; supports the project.

Vice Mayor/Vice Chair Crist closed the Public Hearing.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
November 14, 2017

JPH 1. DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE LANCASTER HOUSING AUTHORITY AND INSITE DEVELOPMENT, LLC FOR PROPERTY LOCATED AT FUTURE 32ND STREET WEST AND WEST AVENUE I CONTINUED...

On a motion by Council Member Mann and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. 17-56**, approving the Disposition and Development Agreement by and between the Lancaster Housing Authority and InSite Development, LLC a California Limited Liability Company for property located at future 32nd Street West and West Avenue I, by the following vote: 3-0-1-1; AYES: Mann, Underwood-Jacobs, Crist, NOES: None; RECUSED: Parris; ABSENT: Malhi

On a motion by Authority Member Mann and seconded by Authority Member Harvey, the Housing Authority adopted **Resolution No. HA 01-17**, approving the Disposition and Development Agreement by and between the Lancaster Housing Authority and InSite Development, LLC a California Limited Liability Company for property located at future 32nd Street West and West Avenue I, by the following vote: 3-0-0-1; AYES: Mann, Harvey, Crist; NOES: None; ABSTAIN: None; ABSENT: Szeto

Mayor Parris returned to the dais at this time.

It was the consensus of the City Council to move Item No. NB 2 to this part of the agenda.

NB 2. BLVD AMBASSADOR UPDATE: IMPROVING OUR DOWNTOWN

The Projects Assistant and The BLVD Ambassadors presented the update on this item.

Received and filed the update regarding The BLVD Ambassador Program.

PH 1. LANCASTER TOURISM BUSINESS IMPROVEMENT 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 Mann, the City Council adopted **Resolution No. 17-57**, declaring results of majority protest and renewing the Lancaster Tourism Business Improvement District (TBID), by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY

MINUTES

November 14, 2017

NB 1. STATUS ON SPECIFIC HOUSING PROJECTS

Mayor Parris stated he needs to recuse himself from this item due to the proximity of the project to property he owns and left the dais at this time.

The Housing and Neighborhood Revitalization Director presented the update on this item.

Vice Mayor Crist requested a brief recess at this time.

Vice Mayor Crist reconvened the meeting at 7:48 p.m.

Received and filed status report regarding specific housing projects.

Mayor Parris returned to the dais at this time.

**CA 101. DISCUSSION AND DIRECTION REGARDING PROPOSED GABRIEL'S LAW
— TO ENSURE TRANSPARENCY AND ACCOUNTABILITY IN LOS ANGELES
COUNTY, DEPARTMENT OF CHILDREN AND FAMILY SERVICES'
INVESTIGATIONS**

Council Member Underwood-Jacobs discussed the background leading up to this item and discussed protecting the future of our community. This is a proposed new law to protect children who “are trapped in horrible, abusive situations” and would require recording investigative interviews conducted by the Department of Children and Family Services.

Discussion among staff and the City Council included potentially making it a crime if interviews are conducted without being recorded. Additionally, discussion took place regarding required interviews and anonymous reporting; interviews will be conducted with parents, guardians and children – not the reporting individuals.

**CR 1. 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 discussed the audits of the Sanitation District that were requested by the Mayor; representatives from Palmdale were not in support of this action. The item may be brought back to a future meeting. Vice Mayor Crist stated a ground lease was signed with a local farmer.

**CR 2. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR THE
ANTELOPE VALLEY TRANSIT AUTHORITY**

No report given.

CR 3. COUNCIL REPORTS

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
November 14, 2017

CALIFORNIA CHOICE ENERGY 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 thanked the Mayor for the concept of Community Contributors and discussed the construction at the Senior Center. The City Manager stated potentially 5 of the 10 licenses for medical cannabis may be approved soon, and a video highlighting the City's citizen emergency preparedness campaign 'Ready Lancaster' was shown.

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:

Anita Bordlemax – discussed an issue she had with the Los Angeles County Sheriff Department, human trafficking and organized crime.

Anna Mae Matthews – discussed an issue she had with the Los Angeles County Sheriff Department.

Eric Vasquez – thanked Vice Mayor Crist for his assistance with an issue he had, thanked the Los Angeles County Sheriff Department for an arrest and discussed illegal dumping near an apartment complex.

Donita Winn – presented the City Council with a board game based on the City of Lancaster, similar to the board game Monopoly, for the City's 40th Anniversary.

Heather Brown – discussed progress made at a site where Chromium 6 is present in the water in the Antelope Valley.

David Paul – discussed the impact of social issues on individuals; thanked the Council for the great things being done in the City.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES

November 14, 2017

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

Anabelle Alvarez – student at Antelope Valley College; asked the Council what their most difficult task is that they have had to deal with as a Council member.

Orlando White Steele – thanked the Council for what they have done for him and veterans.

COUNCIL / AGENCY COMMENTS

Vice Mayor Crist thanked the Deputy Mayors for all they do for the City and thanked Vern Lawson and Brian Ludicke, who will be retiring soon, for their service to the City.

ADJOURNMENT

Mayor Parris stated the City Council meeting will be adjourned in memory of Wayne Ulberg.

Mr. Ulberg moved with his family to the Antelope Valley and in 1959 purchased a Shell Oil distributorship. Petro Lock, Inc. opened shortly thereafter and Mr. Ulberg opened Air Petro Corp, an aviation fuel company in 1977. Each of Mr. Ulberg's businesses were co-owned and managed by his three children and employed his mother, father and grandchildren. He was an avid pilot and was often found discussing politics at the café at Fox Field. Mr. Ulberg will be missed by his family, friends and the community.

Mayor Parris adjourned the meeting at 8:42 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, December 12, 2017 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 12th day of December, 2017, by the following vote:

AYES: Council Members Malhi, Mann, Vice Mayor Crist

NOES: None

ABSTAIN: None

ABSENT: Council Member Underwood-Jacobs, Mayor Parris

ATTEST:

APPROVED:



BRITT AVRIT, MMC
CITY CLERK
AGENCY/AUTHORITY SECRETARY



R. REX PARRIS
MAYOR/CHAIRMAN

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
November 14, 2017

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF MINUTES
CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/HOUSING/POWER/CALIFORNIA
CHOICE ENERGY 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/Housing/Power/California Choice Energy 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)
