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**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER AUTHORITY  
MINUTES  
February 24, 2015**

**CALL TO ORDER**

Mayor/Chair Parris called the meeting of the City Council/Successor Agency/Financing/Power Authority to order at 5:02 p.m.

**ROLL CALL**

**PRESENT:** Council Members/Agency Directors/Authority Members: Johnson, Mann, Smith, 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; Assistant to the City Manager; City Clerk/Agency/Authority Secretary; Planning Director; Public Works Manager; Parks, Recreation and Arts Director; Finance Director, Economic Development Director, Housing Director; Human Resources Director

**INVOCATION**

Jason Knudeson, Chaplain, Maj, USAF

**PLEDGE OF ALLEGIANCE**

Council Member Smith

**PRESENTATION**

1. Recognition of Karen Ventura as the 2015 Antelope Valley Boys & Girls Club Youth of the Year; Ms. Ventura received a \$1000 Mayor's Scholarship, the use of the skybox for a Jethawks game and the University of Antelope Valley will donate the food for the skybox.

Presenters: Mayor Parris and City Manager Mark Bozigian

**M 1. MINUTES**

On a motion by Council Member Mann and seconded by Council Member Johnson, the City Council/Successor Agency/Financing/Power Authority approved the City Council/Successor Agency/Financing/Power Authority Meeting minutes of February 10, 2015, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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**CONSENT CALENDAR**

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

Addressing the City Council on Item No. CC 2

Michael Rives – discussed a records request he submitted regarding Animal Control costs and discussed the amount being paid regarding this issue.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved Item No. CC 2, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

At this time the Mayor stated he and two Council Members would need to recuse themselves from item CC 4 due to property they own; Council Member Mann stated he has 2 houses and vacant land on Beech Avenue and Cedar Avenue; Council Member Johnson stated she owns property on Sierra Highway and has lease property on Avenue J; Mayor Parris stated he owns a building located on 10<sup>th</sup> Street West and Avenue J.

In order to establish a quorum, Mayor Parris, Council Member Johnson and Council Member Mann drew straws at the City Council meeting on February 10, 2015 to determine who would vote out of necessity. Mayor Parris drew the short straw establishing him as the third voting Council Member.

Council Members Johnson and Mann left the dais at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Smith, the City Council approved Item No. CC 4, by the following vote: 3-0-2-0; AYES: Smith, Crist, Parris; NOES: None; RECUSED: Johnson, Mann; 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. WARRANT REGISTER**

Approved the Check and Wire Registers for January 25, 2015 through February 7, 2015 in the amount of \$4,394,132.22.

**CC 3. INVESTMENT REPORT**

Accepted and approved the January 2015, Monthly Report of Investments as submitted.

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**CC 4. ORDINANCE 1003**

Adopted **Ordinance No. 1003**, amending Title 17 of the Lancaster Municipal Code to incorporate by reference the Lancaster TOD Zones as the development and land use regulations for the defined area, and amend the zoning map to MU-TOD to be co-terminus with the Lancaster TOD Zones.

**CC 5. NEIGHBORHOOD STABILIZATION PROGRAM**

Awarded **Housing and Neighborhood Revitalization Neighborhood Stabilization Program Construction Project No. 606-15** to High Desert Contractors, Inc. of Lancaster, California, in the amount of \$560,000.00 (plus a 10% contingency) and authorized the City Manager, or his designee, to sign all documents.

**CC 6. TDA ARTICLE 8**

Adopted **Resolution No. 15-05**, authorizing the City Manager, or his designee, to apply for all funds available to the City of Lancaster from Los Angeles County Metropolitan Transportation Authority (LACMTA).

Appropriated an additional \$1,750,000 of the available funds to 206-12ST029924, 2014 Pavement Management Program; appropriated an additional \$265,000 of the available funds to 206-15SW009924, Valley View Elementary School Pedestrian Improvements; appropriated \$325,000 of the available funds to 206-15ST045924, 37th Street East Improvements, Avenue J-4 to Avenue J-8.

**PH 1. LANCASTER CHOICE ENERGY**

Mayor Parris opened the Public Hearing.

The City Manager, Deputy City Manager and the Finance Director presented the staff report on this item. Additionally Brian Goldstein, representing Pacific Energy Advisors, Inc., gave a presentation regarding the rate setting process.

Discussion among staff and the City Council included discussion of the 'exit fee', reduction of rates, and the partnership with Southern California Edison. Additionally the Deputy City Manager clarified that 19,000 households will see a savings of 15%. Discussion of the products being offered by Lancaster Choice Energy including the 100% renewable energy product and discussion of SCE's proposed rate increase took place.

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**PH 1. LANCASTER CHOICE ENERGY CONTINUED...**

Addressing the City Council at this time:

Jason Zink – congratulated the City, discussed the CARES program discount offered by Southern California Edison, customer service, guaranteeing the reduction for years and discussed taking over cable service.

David Paul – stated it is magnificent to live in the City and discussed resiliency.

Michael Rives – concerned about CARES program discount offered by the City and the rates being offered; discussed Southern California Edison rates and communicating the information to the public.

Hearing no further testimony Mayor Parris closed the Public Hearing.

The Council and staff discussed modifying the rate structure provided in **Resolution No. 15-06** to include a \$10 flat monthly fee as opposed to a percentage to be charged for those residential customers who choose to opt-up to 100% renewable energy.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 15-06 AS AMENDED**, establishing customer power generation rates, for Lancaster Choice Energy Power Generation, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 15-07**, adopting the proposed Lancaster Choice Energy Enterprise Fund Fiscal Year 2014-2015 Budget, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 15-08**, establishing the terms and conditions and authorizing the execution of a Promissory Note in favor of the General Fund of the City of Lancaster for the distribution of funds to Lancaster Choice Energy Enterprise Fund, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 15-09**, amending Resolution No. 14-64 establishing a Compensation Schedule for non-represented employees of the City, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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**PH 1. LANCASTER CHOICE ENERGY CONTINUED...**

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted Administrative Policies LCE-001, LCE-002 and LCE-003, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted Revised Implementation Plan, by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**JNB 1. LOAN BETWEEN THE CITY OF LANCASTER AND LANCASTER SUCCESSOR AGENCY**

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

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council adopted **Resolution No. 15-10**, establishing the terms and conditions and authorizing the execution of a promissory note in favor of the City of Lancaster for the distribution of funds to the Lancaster Successor Agency for enforceable obligations and administrative expenses for the period January to June 2015 pursuant to Health & Safety Code Section 34173(h), by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council adopted **Resolution No. 15-11**, approving the loan amortization schedules for the loan from the City of Lancaster to the Lancaster Successor Agency for enforceable obligations and administrative expenses for the period January to June 2015 pursuant to H & S Code Section 34173(h) and 34191.4(b)(2), by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Chairman Crist and seconded by Agency Director Johnson, the Successor Agency adopted **Resolution No. SA 04-15**, establishing the terms and conditions and authorizing the execution of a promissory note in favor of the City of Lancaster for the distribution of funds to the Lancaster Successor Agency for enforceable obligations and administrative expenses for the period January to June 2015 pursuant to Health & Safety Code Section 34173(h), by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Chairman Crist and seconded by Agency Director Johnson, the Successor Agency adopted **Resolution No. SA 05-15**, approving the loan amortization schedules for the loan from the City of Lancaster to the Lancaster Successor Agency for enforceable obligations and administrative expenses for the period January to June 2015 pursuant to H & S Code Section 34173(h) and 34191.4(b)(2), by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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**NB 1. PURCHASE AND SALE AGREEMENT WITH SOUTHERN CALIFORNIA  
EDISON**

The Finance Director presented the staff report on this item.

Discussion among the City Council and staff included discussion of revenue that may be generated from the purchase of the streetlights and discussion of the responsibility for maintaining the streetlights.

On a motion by Vice Mayor Crist and seconded by Council Member Johnson, the City Council approved the Purchase and Sale Agreement with Southern California Edison (SCE) for the acquisition of the City of Lancaster's 17,856 LS-1 streetlights for an amount not to exceed \$12,200,000 (acquisition and transaction costs) and authorized the City Manager or his designee to execute and submit all related documents by the following vote: 5-0-0-0; AYES: Johnson, Mann, Smith, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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

Vice Mayor Crist stated AVTA is recruiting for the positions of Executive Director and Board Counsel and stated the board once again voted, with unanimous results, regarding transitioning to electric buses. Vice Mayor Crist discussed grants for articulating buses, and stated the Board will be looking at the number of riders who ride buses for free and stated FTA funding has been reduced.

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

Council Member Mann stated action for refunding of the bonds will be taking place soon. Discussion among the City Council and staff included discussion of the ways in which Sanitation District funds are being spent. Additionally discussion of calling for an audit and the authority of the 22 Districts were discussed.

**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.

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**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENT**

The City Manager discussed the upcoming Board of Trade Conference and stated the first purchase of the City's traction seal product will be used at the parking lot of the fairgrounds. Additionally the City Manager stated the Lancaster High School's Robotics Club will be invited to a future City Council meeting to give a demonstration with the robot they recently built.

**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:

Michael Rives – discussed prohibiting the sale of animals in the City of Lancaster, discussed statistics regarding dogs and cats handled by the Animal Shelter; requested assistance from the City to end the slaughter of animals.

Frank Sereseres – discussed the lack of Lancaster coverage in the Valley Press, discussed reference to decrepit people, discussed disabled ramps at specific intersections.

Jason Zink – stated he met with the Hospital District and discussed an experience he had at the emergency room, discussed retaining specific services in the community as opposed to sending patients to Los Angeles, discussed requesting assistance from Los Angeles County to assist in paying for the hospital, discussed building stop signs out of state, discussed the view while riding the Metrolink.

George Beatty, Sr. – commended the city for their work regarding Lancaster Choice Energy, discussed the Board Members, President and CEO of this entity and discussed an incident at a house in Lancaster.

**COUNCIL / AGENCY COMMENTS**

**RECESS**

Mayor Parris recessed the meeting at 6:51 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) - three 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. Coalition for Open Government v. City of Lancaster, Case No. BC499047
5. Quartz Hill Cares v. City of Lancaster, Case No. BS 122336
6. Lancaster v. Housing Authority of the County of Los Angeles (HACoLA) Case No. MC023649
7. Save Our Neighborhood Group v. City of Lancaster, et al. Los Angeles Superior Court Case No. BS 121501.
8. Tapola v. City of Lancaster, LASC Case No. MC 024672
9. 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

**RECONVENE**

Mayor Parris reconvened the meeting at 7:21 p.m.

**CITY ATTORNEY ANNOUNCEMENT**

The City Attorney announced the City Council met in Closed Session and gave direction to Counsel on two items of anticipated litigation pursuant to item number one with no reportable action.



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**ADJOURNMENT**

Mayor Parris adjourned the meeting at 7:22 p.m. and stated the next meeting would take place on Tuesday, March 10, 2015 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
BRITT AVRIT, CMC  
CITY CLERK  
AGENCY/AUTHORITY SECRETARY

\_\_\_\_\_  
R. REX PARRIS  
MAYOR/CHAIRMAN

**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)

\_\_\_\_\_