

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 9, 2017**

CALL TO ORDER

Vice Mayor/Vice Chair Crist called the meeting of the Lancaster City Council/Successor Agency/Financing/Power/California Choice Energy Authority to order at 5:02 p.m.

ROLL CALL

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

ABSENT: 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; Parks, Recreation and Arts Director; Development Services Director; Planning Director; Finance Director; Economic Development Director; Housing Director; Public Safety Director

INVOCATION

Pastor Gabriel Ruhl, Lancaster Baptist Church

PLEDGE OF ALLEGIANCE

Council Member Underwood-Jacobs

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**CCEA NB 1. PROFESSIONAL SERVICES AGREEMENT FOR IMPLEMENTATION
SUPPORT SERVICES AND ADMINISTRATIVE SERVICES AGREEMENT
WITH CITY OF PICO RIVERA**

The Deputy City Manager presented the staff report for this item.

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority approved Professional Services Agreement for Implementation Support Services with the City of Pico Rivera (“Pico Rivera”); and authorized the Executive Director, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority approved Administrative Services Agreement with Pico Rivera; and authorized the Executive Director, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority recognized revenue of \$79,998 into Account No. 491-3100-002 and appropriate a total of \$79,998 into Account No. 491-4370-002 for professional services to be provided to Pico Rivera in accordance with the above agreements, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority approved amendment to Master Professional Services Agreement with Calpine Energy Solutions, LLC (“Calpine”) to support work performed for Pico Rivera under the terms of the Professional Services Agreement for Implementation Support Services and Administrative Services Agreement; and authorized the Executive Director, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority approved amendment to Professional Service Agreement with Pacific Energy Advisors (“PEA”) to support work performed for Pico Rivera under the terms of the Professional Services Agreement for Implementation Support Services and Administrative Services Agreement for Pico Rivera; and authorized the Executive Director, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

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**CCEA NB 2. PROFESSIONAL SERVICES AGREEMENT FOR IMPLEMENTATION
SUPPORT SERVICES AND ADMINISTRATIVE SERVICES AGREEMENT
WITH CITY OF SAN JACINTO**

The Deputy City Manager presented the staff report for this item.

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority approved Professional Services Agreement for Implementation Support Services with the City of San Jacinto (“San Jacinto”); and authorized the Executive Director, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority approved Administrative Services Agreement with San Jacinto; and authorized the Executive Director, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority recognized revenue of \$64,000 into Account No. 491-3100-001 and appropriate a total of \$64,000 into Account No. 491-4370-001 for professional services to be provided to San Jacinto in accordance with the above agreements, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority approved amendment to Master Professional Services Agreement with Calpine Energy Solutions. LLC (“Calpine”) to support work performed for San Jacinto under the terms of the Professional Services Agreement for Implementation Support Services and Administrative Services Agreement; and authorized the Executive Director, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Mann and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority approved amendment to Professional Services Agreement with Pacific Energy Advisors (“PEA”) to support work performed for San Jacinto under the terms of the Professional Services Agreement for Implementation Support Services and Administrative Services Agreement; and authorized the Executive Director, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

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M 1. MINUTES

On a motion by Council Member Mann and seconded by Council Member Malhi, 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 April 25, 2017, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

CONSENT CALENDAR

Addressing the City Council on Item No.'s CC 9 and CC 10:

~~Fran Sereseres~~ requested clarification regarding how ADA relates to CC 9 and clarification of the type of Housing Rights Services offered for CC 10.

On a motion by Council Member Mann and seconded by Council Member Underwood-Jacobs, the City Council approved the Consent Calendar, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

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 April 02, 2017 – April 15, 2017 in the amount of \$4,362,624.91.

CC 3. AMENDMENT TO DEVELOPMENT IMPROVEMENTS UNDERTAKING AGREEMENT

Approved and accepted an amendment to the Development Improvements Undertaking Agreement submitted by Copper Square Apartments, LP (the "Developer") for Site Plan Review No. 05-23a, located on the southwest corner of 30th Street West and future Avenue H-10, extending the date of completion to April 3, 2019.

CC 4. TAX SHARING RESOLUTION FOR PROPOSED ANNEXATION NO. 14-426

Adopted the Tax Sharing Resolution for proposed Annexation No. 14-426, located on the southeast corner of 70th Street West and Avenue K, into Los Angeles County Sanitation District No. 14.

CC 5. BID NO. 661-17, RECLAIMED ASPHALT PAVEMENT SCREENING MATERIALS

Awarded Bid No. 661-17, Reclaimed Asphalt Pavement Screening Materials, to Reclaimed Aggregates Inc., for the REVIVE 25 Pavement Management Program.

CC 6. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-003, 2017 REVIVE 25 PAVEMENT MANAGEMENT PROGRAM

Approved Task Order No. 1 in accordance with the 2016-2018 Multi-Year Professional Services Agreement with Michael Baker International, of Irvine, California, in the amount of \$213,040.00 for Design Base Mapping, Final Pavement Recommendations, Traffic Engineering Services, and Preparation of Plans, Specifications and Estimates (PS&E) for Public Works Construction Project No. 17-003 - 2017 REVIVE 25 Pavement Management Program and authorized the City Manager, or his designee, to sign all documents. The consultant selection process was made in accordance with Government Codes 4526 and 53060.

CC 7. PUBLIC WORKS CONSTRUCTION PROJECT NO. 18-001 - 2018 REVIVE 25 PAVEMENT MANAGEMENT PROGRAM

Approved Task Order No. 2 in accordance with the 2016-2018 Multi-Year Professional Services Agreement with Michael Baker International, of Irvine, California, in the amount of \$196,106.00 for Design Base Mapping, Final Pavement Recommendations, Traffic Engineering Services, and Preparation of Plans, Specifications and Estimates (PS&E) for Public Works Construction Project No. 18-001 - 2018 REVIVE 25 Pavement Management Program and authorized the City Manager, or his designee, to sign all documents. The consultant selection process was made in accordance with Government Codes 4526 and 53060.

CC 8. PUBLIC WORKS CONSTRUCTION PROJECT NO. 19-001, 2019 REVIVE 25 PAVEMENT MANAGEMENT PROGRAM

Approved Task Order No. 1 in accordance with the 2016-2018 Multi-Year Professional Services Agreement with Antelope Valley Engineering, of Lancaster, California, in the amount of \$239,850.00 for Design Base Mapping, Final Pavement Recommendations, Traffic Engineering Services, and Preparation of Plans, Specifications and Estimates (PS&E) for Public Works Construction Project No. 19-001 - 2019 REVIVE 25 Pavement Management Program and authorized the City Manager, or his designee, to sign all documents. The consultant selection process was made in accordance with Government Codes 4526 and 53060.

CC 9. PUBLIC WORKS CONSTRUCTION PROJECT NO. 16-009, 2016 PAVEMENT MANAGEMENT PROGRAM

Awarded **Public Works Construction Project No. 16-009, 2016 Pavement Management Program** to Granite Construction Company of Lancaster, California, in the amount of \$4,032,923.92 Base Bid, plus Additive Alternates A1 and A2 in the amount of \$732,643.08, for a Total Bid of \$4,765,567.00, plus a 10% contingency, to repair and resurface approximately 35 lane-miles of City streets; construct curb and gutter improvements; install ADA improvements and traffic striping, with the construction of new bike lanes and authorized the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

CC 10. SUB-RECIPIENT AGREEMENT BETWEEN THE CITY OF LANCASTER AND THE HOUSING RIGHTS CENTER

Approved the Sub-Recipient Agreement between the City of Lancaster and the Housing Rights Center to provide fair housing services to the residents of Lancaster for the 2017 Community Development Block Grant (CDBG) Program Year.

CC 11. ACCEPTANCE OF REIMBURSEMENT FROM ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT AND APPROPRIATION OF FUNDS - GREEN COMMUTER EV VANPOOL PROJECT

Approved an Agreement with Antelope Valley Air Quality Management District (AVAQMD) for a Plug-in Infrastructure Incentive Program Grant. The project total is \$218,280 of which 28% (\$61,925) will be reimbursed by AVAQMD, 23% (\$50,000) will be matched by Lancaster Choice Energy, and the remaining 49% (\$106,355) will be secured by Green Commute

Appropriated \$111,925 to Lancaster Choice Energy expenditure Account No. 490-4370-755 for the purchase of equipment, installation, and networking costs.

Recognized revenue in the amount of \$61,925 to Account No. 204-3750-100; appropriated a transfer of these funds from Account No. 204-4999-490 to Account No. 490-3990-204 for the purpose of reimbursing Lancaster Choice Energy for 28% of the purchase and installation costs of the equipment.

CC 12. AGREEMENT FOR BRAUN, BLAISING, MCLAUGHLIN & SMITH

Approved an increase in the contract for Lancaster Choice Energy Legal Representation, with Braun, Blaising, McLaughlin & Smith (BBMS), by \$130,000; and authorized the City Manager, or his designee, to sign all documents.

CC 13. ASSIGNMENT OF PROFESSIONAL SERVICE AGREEMENTS WITH CALPINE ENERGY SOLUTIONS AND PACIFIC ENERGY ADVISORS TO CALIFORNIA CHOICE ENERGY AUTHORITY

Approved the assignment of Master Professional Services Agreement with Calpine Energy Solutions, LLC (“Calpine”) to California Choice Energy Authority (“CCEA”).

Approved the assignment of Professional Services Agreement with Pacific Energy Advisors (“PEA”) to CCEA; and authorized the City Manager, or his designee, to sign all documents.

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JNB 1. PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF LANCASTER AND CALIFORNIA CHOICE ENERGY AUTHORITY

The Deputy City Manager presented the staff report for this item.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved a professional services agreement with California Choice Energy Authority (“CCEA”) for support provided by city staff and regulatory services for all CCEA administrative service agreements, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Underwood-Jacobs and seconded by Authority Member Malhi, the California Choice Energy Authority approved a professional services agreement with the City of Lancaster (“the City”) for support provided by city staff and regulatory services for all CCEA administrative support agreements, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

JNB 2. ADMINISTRATIVE SERVICES AGREEMENT BETWEEN THE CITY OF LANCASTER AND CALIFORNIA CHOICE ENERGY AUTHORITY

The Deputy City Manager presented the staff report for this item.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved Administrative Services Agreement with California Choice Energy Authority (“CCEA”); and authorized the City Manager, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

On a motion by Authority Member Underwood-Jacobs and seconded by Authority Member Malhi, the California Choice Energy Authority approved Administrative Services Agreement with the City of Lancaster (“Lancaster”) and authorized the Executive Director, or his designee, to sign all documents, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

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NB 1. ACCEPTANCE OF REIMBURSEMENT FROM ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT AND APPROPRIATION OF FUNDS – EBEE SMART TECHNOLOGIES PILOT PROJECT

Council Member Underwood-Jacobs stated she needs to recuse herself from this item due to the proximity of the project to her employer and left the dais at this time.

The Deputy City Manager presented the staff report for this item.

Addressing the City Council on this item:

Fran Sereseres – discussed the entities involved with the AVAQMD and the various entities involved with this grant/project.

On a motion by Council Member Mann and seconded by Council Member Malhi, the City Council accepted reimbursement from Antelope Valley Air Quality Management District's (AVAQMD) Plug-in Infrastructure Incentive Program Grant Agreement between the City of Lancaster and AVAQMD for the procurement of electrical vehicle charging stations. The total cost of equipment and installation is \$25,000 which will be reimbursed through this grant, by the following vote: 3-0-1-1; AYES: Malhi, Mann, Crist; NOES: None; RECUSED: Underwood-Jacobs; ABSENT: Parris

On a motion by Council Member Mann and seconded by Council Member Malhi, the City Council appropriated funds in the amount of \$25,000 to Revenue Account No. 204-3751-100; approved the transfer of these funds from 204-4999-490 to 490-3990-204 for the purpose of reimbursing Lancaster Choice Energy for the purchase of equipment and installation costs, by the following vote: 3-0-1-1; AYES: Malhi, Mann, Crist; NOES: None; RECUSED: Underwood-Jacobs; ABSENT: Parris

On a motion by Council Member Mann and seconded by Council Member Malhi, the City Council appropriated \$25,000 to expenditure Account No. 490-4370-755 for the purchase of equipment and installation costs, by the following vote: 3-0-1-1; AYES: Malhi, Mann, Crist; NOES: None; RECUSED: Underwood-Jacobs; ABSENT: Parris

Council Member Underwood-Jacobs returned to the dais at this time.

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PH 1. APPEAL OF THE PLANNING COMMISSION'S DENIAL OF CONDITIONAL USE PERMIT NO. 16-08 (REQUEST FOR CONSTRUCTION OF A MINI-MART WITH A TYPE 20 OFF-SALE ALCOHOL LICENSE FOR BEER AND WINE AT THE SOUTHEAST CORNER OF AVENUE K AND DIVISION STREET)

Vice Mayor/Vice Chair Crist opened the Public Hearing.

The Planning Director presented the staff report for this item.

Addressing the City Council on this item:

Sam Alshaer – owns the store across the street from the proposed site; discussed other agencies in the area, incidents he and his staff have encountered at his business and increasing the amount of alcohol in this area.

Susan Barilich – represents concerned individuals within the distance requirements; discussed the Planning Commission's role in this process, the two exceptions being requested with the CUP and discussed liquor sales.

Sarah Longwell - represents Circle K, discussed the security plan.

Lori Gafner, the appellant - discussed the floor plan and views in the store.

Vice Mayor/Vice Chair Crist closed the Public Hearing.

On a motion by Council Member Mann and seconded by Council Member Malhi, the City Council adopted **Resolution No. 17-17**, upholding the appeal and approving Conditional Use Permit No. 16-08, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

PH 2. APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2017 PROGRAM YEAR ACTION PLAN

Vice Mayor/Vice Chair Crist opened the Public Hearing.

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

Vice Mayor/Vice Chair Crist closed the Public Hearing.

On a motion by Council Member Mann and seconded by Council Member Underwood-Jacobs, the City Council approved the proposed projects described herein for the City of Lancaster's 2017 One-Year Action Plan application to be submitted to the United States Department of Housing and Urban Development, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Parris

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CR 1. COUNCIL REPORTS

Council Member Malhi discussed items discussed at the recent Sanitation District meeting and stated the service charge rates will remain the same.

Vice Mayor Crist discussed the Alpha Romeo dealership at Hunter/Dodge; discussed recent First Responder Appreciation Day, recent NCTC meeting and the May 3rd Transportation Summit which was held at Lancaster City Hall. Additionally Vice Mayor Crist discussed AVTA's 60-foot articulating bus, WAVE charging system, the Lancaster Mayor's Prayer Breakfast and Law Appreciation Day.

Assistant Fire Chief Cosey discussed the 20th Annual Fire Service Day.

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.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENT

The City Manager discussed the Revive 25 project, a brief video showcasing AVTA's innovative bus charging methodology was shown, and a brief video showcasing the Poppy Festival – specifically the set up and tear down 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:

Maria Paesano – discussed claims

Tony Villicana – Political Science student at AVC, asked what it's like to be the City Attorney and the Mayor.

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

Gabriela Sanchez – student at AVC asked if fees for riding the bus will decrease with the decrease in costs associated with buses.

Amber Ruiz – student at AVC asked about votes and addressing disputes among the City Council when voting on items.

Fran Sereseres – discussed bus service to the Fairgrounds.

David Paul – stated he loves coming to meetings and enjoys the students present at the meetings.

COUNCIL / AGENCY COMMENTS

ADJOURNMENT

Vice Mayor/Vice Chair Crist adjourned the meeting at 6:15 p.m. and stated the next City Council meeting will be held on Tuesday, May 23, 2017 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 23rd day of May, 2017, by the following vote:

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

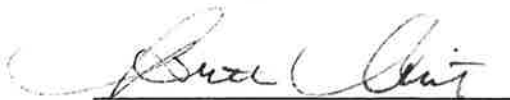
NOES: None

ABSTAIN: None

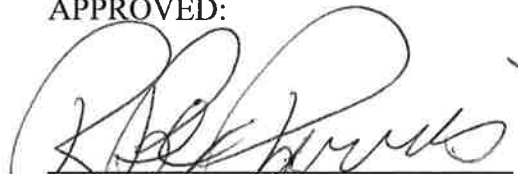
ABSENT: None

ATTEST:

APPROVED:



BRITT AVRIT, MMC
CITY CLERK
AGENCY/AUTHORITY SECRETARY



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/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/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)
