

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
August 8, 2017**

**CALL TO ORDER**

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power/California Choice Energy Authority to order at 5:01 p.m.

**ROLL CALL**

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

**STAFF**

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

**INVOCATION**

Deputy Mayor, Pastor Darrell Dorris

**PLEDGE OF ALLEGIANCE**

Council Member Mann

**PRESENTATIONS**

1. Recognition of Lancaster Community Contributor, Pastor Jacob Johnson – The Growing Valley Baptist Church  
Presenter: Mayor Parris
  
2. Recognition of Zonta Athena Award Honoree Sandy Smith  
Presenters: Mayor Parris and Zonta International Representative, Senator Wilk's office, Assemblyman Lackey's office, Los Angeles County Board of Supervisor's Barger's office
  
3. Update on 2017 Antelope Valley Fair  
Presenter: Antelope Valley Fair Association President, Howard Harris

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
August 8, 2017

**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 July 25, 2017, by the following vote: 4-0-1-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: Parris; ABSENT: None

**CITY COUNCIL CONSENT CALENDAR**

Item No. CC 9 was removed for separate discussion.

Vice Mayor Crist and Council Member Mann stated they need to recuse themselves from Item No. CC 9 due to the proximity of the project to property they own and left the dais at this time.

Addressing the City Council on Item No. CC 9:

Fran Sereseres – discussed a crosswalk and a roundabout for this project.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved Item No. CC 9, by the following vote: 3-0-2-0; AYES: Malhi, Underwood-Jacobs, Parris; NOES: None; RECUSED: Mann, Crist; ABSENT: None

Vice Mayor Crist and Council Member Mann returned to the dais at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the Consent Calendar with the exception of Item No. CC 9, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; 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. CHECK REGISTERS**

Approved the Check and Wire Registers for July 2, 2017 through July 15, 2017 in the amount of **\$4,907,170.82**; approved the Check Register as presented.

**CC 3. TRANSFER OF FUNDS FOR UNCLAIMED CHECKS**

Approved the transfer of funds for checks issued by the City for individual items less than fifteen dollars (\$15) which have remained unclaimed for the period of one year and the transfer of funds for checks issued by the City for individual items fifteen dollars (\$15) or greater which have remained unclaimed for the period of three years and have successfully completed the disposition procedures as outlined in the City Administrative Policy for Unclaimed and Uncashed Checks.

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

**MINUTES**

August 8, 2017

**CC 4. RESOLUTION NO. 17-38**

Adopted **Resolution No. 17-38**, repealing Resolution No. 00-226 and Resolution No. 00-227 and adopting a revised Records Retention Schedule.

**CC 5. AGREEMENT WITH ECS IMAGING, INC**

Approved an agreement with ECS Imaging, Inc. in the amount of \$182,327 for **RFP 654-17, Electronic Document and Agenda Management System** and authorized the City Manager, or his designee, to sign all documents.

**CC 6. UNCLAIMED MONIES POLICY**

Approved Unclaimed Monies Policy establishing proper accounting and disposition of unclaimed monies in accordance with government statutes and adopted department policies and procedures.

**CC 7. RESOLUTION NO. 17-39**

Adopted **Resolution No. 17-39**, authorizing the City's participation with the statewide "One Thing for the Sun" Campaign.

**CC 8. RESOLUTION NO. 17-40**

Adopted **Resolution No. 17-40**, authorizing the California Choice Energy Authority to procure energy and other related products on behalf of Lancaster Choice Energy.

**CC 9. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-010**

Awarded **Public Works Construction Project No. 17-010, Lancaster Boulevard Bikeway and Road Diet, 10th Street West to Valley Central Way and Sierra Highway to Division Street, BTA 1112-07-LA-03**, to Hardy & Harper, Inc., of Santa Ana, California, in the amount of \$1,676,000.00 Base Bid, plus Additive Alternate A1 in the amount of \$20,000.00, for a Total Bid of \$1,696,000.00, plus a 15% contingency, to repair and resurface the roadway, repair concrete to eliminate trip hazards, install ADA improvements, bikeway improvements, and road diet enhancements; 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).

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
August 8, 2017

**PH 1. AVANTI NORTH SPECIFIC PLAN (SP NO. 15-01) ON 237.25± GROSS ACRES  
LOCATED SOUTH OF AVENUE K, NORTH OF AVENUE K-8, EAST OF 70TH  
STREET WEST, AND WEST OF 62ND STREET WEST**  
Mayor Parris opened the Public Hearing.

The Planning Director presented the staff report for this item.

Discussion among staff, the City Council and the applicant included discussion of the placement of homes closer to the street which is based on the Master Plan of Trails and Bikeways. Discussion of setbacks and discussion of new homes being subject to solar requirements also took place. Additional discussion took place regarding requiring the developer to participate in a community benefits agreement. Discussion took place regarding maintenance of the drainage/recreational trail and the design of this area of the project; designating this area as a park could apply distance requirements and may have costs associated if it's designated as a public park. Discussion took place regarding safety of the residents in the neighborhood and keeping pedophiles out of the area of the designated park. The applicant clarified the public parks will be maintained by the Home Owners Association. Further discussion of the community benefits agreement took place including the expectations of the developer and the City as it relates to use of a local workforce for the proposed development. The applicant is willing to sit at the table and will work in good faith.

Addressing the Council on this item:

Michael Rives – stated he supports this project and was disappointed the City Council recently preserved land as part of the Prime Desert Woodlands instead of building more homes in that area; stated he would like to force residents to clean up their yards.

Fran Sereseres – discussed ingress and egress into the project and access to bus service.

David Paul – stated he supports the project and looks forward to growing the community.

Mayor Parris closed the Public Hearing.

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

**MINUTES**

August 8, 2017

**PH 1. AVANTI NORTH SPECIFIC PLAN (SP NO. 15-01) ON 237.25± GROSS ACRES LOCATED SOUTH OF AVENUE K, NORTH OF AVENUE K-8, EAST OF 70TH STREET WEST, AND WEST OF 62ND STREET WEST, CONTINUED...**

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 17-41** and introduced **Ordinance No. 1030** as stated on the agenda, with the added condition, with the consent of the applicant, to require negotiations in good faith toward execution of a community benefits program for this project. Additionally, the City Council gives direction to the Planning Commission to impose similar conditions on all pending applications and take up an ordinance to impose a similar obligation citywide, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**NB 1. AMENDMENT TO SECTIONS 2.04.030 AND 2.04.080 OF THE LANCASTER MUNICIPAL CODE**

Mayor Parris stated he needs to recuse himself from this item and left the dais at this time.

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

On a motion by Council Member Mann and seconded by Council Member Underwood-Jacobs, the City Council introduced **Ordinance No. 1031**, (the "Ordinance"), amending section 2.04.030 of the Lancaster Municipal Code relating to City Council compensation, by the following vote: 4-0-1-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; RECUSED: Parris; ABSENT: None

On a motion by Council Member Mann and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1032**, (the "Ordinance"), amending section 2.04.080 of the Lancaster Municipal Code relating to the position of Deputy Mayor, by the following vote: 4-0-1-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; RECUSED: Parris; ABSENT: None

Mayor Parris returned to the dais at this time.

**NB 2. MEASURE R PROJECTS UPDATE**

The Development Services Director, the Capital Program and Development Engineering Manager and the Senior Construction Manager presented the update for this item.

Discussion among the City Council and staff included clarification of the funding for the projects, the impact on AV College and protecting schools and the park.

Received and filed the update on Measure R projects.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
August 8, 2017

**CR 1. COUNCIL REPORTS**

Vice Mayor Crist discussed the recent Transportation Summit and the recent Thunder on the Lot event.

**CALIFORNIA CHOICE ENERGY AUTHORITY**

No action required at this time.

**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**

A brief video highlighting the recent visit by the Australian Climate Council was shown.

**COUNCIL / AGENCY COMMENTS**

Mayor Parris stated the City will begin the search for another Deputy Mayor for the purposes of dealing with employment issues and will be accepting applications for a Planning Commissioner.

Planning Commission Chairman Vose discussed the community benefits agreement, Planning Commissioner Coronado's recent resignation announcement and future items to be heard by the Planning Commission.

Mayor Parris discussed the purpose behind the community benefits agreement.

**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.

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

**MINUTES**

August 8, 2017

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

Addressing the City Council at this time:

Shannon McDonald – discussed her interest in the various Commissions, running for City Council, and stated she wants to serve in whatever capacity she can.

Dennis Anderson – quoted the Bible, commended Grace Resources for running the homeless shelter, discussed the issue of homeless.

Michelle Navarrete – discussed the homeless shelter and the issue of homelessness in the City.

Mayor Parris clarified the reason the Metrolink station remained open.

Vice Mayor Crist discussed Sheriff Deputies riding Metrolink trains and the impact on the local homeless resources.

Mayor Parris discussed the need for a solution to address homeless in a larger way as opposed to impacting 100 people if there are more than 4,500 more homeless who need assistance.

Vice Mayor Crist discussed alternate solutions the City Council worked to put in place to address the homeless in the City and the issues that arose when trying to create those solutions.

Greg Jones – discussed working in solar fields, the depression and homeless.

Extensive discussion took place on the City's position and desire as it relates to homeless issues.

A Los Angeles County representative applauded the proactive stance taken by many agencies in ensuring the homeless that needed a place to sleep had a place to sleep.

Brigid Kelly – representing People Assisting the Homeless offered support.

Melinda Hunter – discussed a writing group associated with the library and her experience with a homeless individual.

Fran Sereseres – discussed the Board of Supervisor's meeting and stated actions related to homeless will be happening soon.

Kristen Davis – discussed her history in Lancaster, her experience with being homeless, and discussed providing water to animals and the homeless.

Melissa Guevara – discussed compassion for homeless and stated something needs to be done regarding the homeless.

Yolanda Vargas, Regional Coordinator of LAHSA - looks forward to continuing to work with the City; a report can be provided in 90 days.

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

**MINUTES**

August 8, 2017

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

Judy Cooperberg – discussed her perspective and purpose in the community and discussed the people her organization work with.

Katie Hill – discussed her career with dealing with homeless, discussed funding for shelters, and the issue of resources for the community.

Polly Parks – discussed her experience in working at the homeless shelter and the issues surrounding the proposed shelter on the west side of Lancaster.

Matthew Wheeler – discussed his history in the Antelope Valley, issues with homeless living in his front yard, and Lancaster as a Christian city.

Lisa Kinison – discussed her experience with homeless, suggests using tiny houses to address homeless.

**ADJOURNMENT**

Mayor Parris stated the City Council meeting will be adjourned in memory of Doug Anderson.

Mr. Anderson served in the U.S. Navy in World War II and opened his real estate office in Lancaster in 1973 and his Century 21 office is the oldest continuously-owned Century 21 in the United States. Mr. Anderson owned several real estate offices in the Antelope Valley including Lancaster, Quartz Hill and Palmdale. Mr. Anderson will be missed by his community, his family and his friends.

Mayor/Chair Parris adjourned the meeting at 8:55 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, September 12, 2017 at 5:00 p.m.



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

MINUTES

August 8, 2017

PASSED, APPROVED and ADOPTED this 12<sup>th</sup> day of September, 2017, by the following vote:

AYES: Council Members Malhi, Mann, Vice Mayor Crist, Mayor Parris

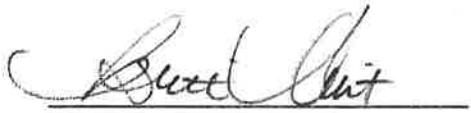
NOES: None

ABSTAIN: None

ABSENT: Council Member Underwood-Jacobs

ATTEST:

APPROVED:



BRITT AVRIT, MMC  
CITY CLERK  
AGENCY/AUTHORITY SECRETARY



R. REX PARRIS  
MAYOR/CHAIRMAN

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)

\_\_\_\_\_