

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
September 12, 2017**

**CALL TO ORDER**

Mayor Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power/California Choice Energy Authority to order at 5:07 p.m.

**ROLL CALL**

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

**EXCUSED:** Council Member/Agency Director/Authority Member Underwood-Jacobs

On a motion by Council Member Mann and seconded by Vice Mayor Crist, the City Council/Successor Agency/Financing/Power/California Choice Energy Authority excused Council Member/Agency Director/Authority Member Underwood-Jacobs from the meeting, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

**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; Senior Operations Manager; Planning Director; Economic Development Director; Finance Director; Housing Director; Public Safety Director

**INVOCATION**

David Paul

**PLEDGE OF ALLEGIANCE**

Council Member Malhi

**AGENDA ITEMS TO BE REMOVED**

The City Manager stated Item No. PH 1 is being removed from the agenda because the appellant has withdrawn the appeal.

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**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 August 8, 2017, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

**M 2. MINUTES**

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council/Successor Agency/Financing/Power/California Choice Energy Authority approved the *Amended* City Council/Successor Agency/Financing/ Power Authority Regular Meeting Minutes of December 8, 2015 amending a typographical error for Item No. CC 6; the correct Resolution No. (13-50) was provided correctly in the Staff Report and incorrectly on the Agenda and in the Minutes, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

**CITY COUNCIL CONSENT CALENDAR**

Mayor Parris stated he needs to recuse himself from Item No. CC 5 because Deputy Mayor Szeto is employed by his law firm.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the Consent Calendar with exception of Item No. CC 5, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

Mayor Parris left the dais at this time.

Addressing the City Council on Item No. CC 5:

David Paul – supports having an active Deputy Mayor to represent the Mayor at events.

On a motion by Council Member Mann and seconded by Council Member Malhi, the City Council approved Item No. CC 5, by the following vote: 3-0-1-1; AYES: Malhi, Mann, Crist; NOES: None; RECUSED: Parris; ABSENT: Underwood-Jacobs

Mayor Parris returned to the dais at this time.

**CC 1. ORDINANCE WAIVER**

Waived further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

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**CC 2. CHECK REGISTERS**

Approved the Check and Wire Registers for July 16, 2017, through August 12, 2017 in the amount of \$24,766,720.25.

**CC 3. ORDINANCE NO. 1030**

Adopted **Ordinance No. 1030**, adopting the Avanti North Specific Plan (SP No. 15-01) on 237.25± gross acres bounded by Avenue K, 62<sup>nd</sup> Street West, Avenue K-8, and 70<sup>th</sup> Street West.

**CC 4. ORDINANCE NO. 1031**

Adopted **Ordinance No. 1031**, (the “Ordinance”), amending section 2.04.030 of the Lancaster Municipal Code relating to City Council compensation.

**CC 5. ORDINANCE NO. 1032**

Adopted **Ordinance No. 1032**, (the “Ordinance”), amending section 2.04.080 of the Lancaster Municipal Code relating to the position of Deputy Mayor.

**CC 6. INVESTMENT REPORT**

Accepted and approved the July 2017, Monthly Report of Investments as submitted

**CC 7. LANCASTER CHOICE ENERGY’S (LCE) 2016 POWER CONTENT LABEL**

Endorsed the accuracy of information presented in Lancaster Choice Energy’s (LCE) 2016 Power Content Label based on staff’s review and independent auditor report.

**CC 8. BID NO. 642-16, EMULSIFIED ASPHALT MATERIALS**

Approved an increase in the purchase amount of Bid No. 642-16, Emulsified Asphalt Materials, to VSS Emultech in the amount of \$245,784.00 to support of the City’s Revive 25 Pavement Management Program.

**CC 9. BID NO. 661-17, RECLAIMED ASPHALT PAVEMENT SCREENING MATERIALS**

Approved an increase in the purchase amount of Bid No. 661-17, Reclaimed Asphalt Pavement Screening Materials, to Reclaimed Aggregates Inc., in the amount of \$109,860.00 to support the City’s Revive 25 Pavement Management Program.

**CC 10. DEVELOPMENT IMPROVEMENTS UNDERTAKING AGREEMENT**

Approved and accepted an amendment to the Development Improvements Undertaking Agreement submitted by PARC Land Holdings, LLC (“Developer”), for Site Plan Review No. 15-03, located on the northwest corner of Avenue H and Division Street, extending the date of completion to December 29, 2018.

**CC 11. SUBDIVISION UNDERTAKING AGREEMENT**

Approved and accepted substitution of the Subdivision Undertaking Agreement and securities submitted by FH II, LLC (“Subdivider”) in place of the Subdivision Undertaking Agreement and securities submitted by Trimark Pacific – Heritage 43, LLC, for Tract Map No. 63346, located on the southwest corner of Avenue J-4 and 37<sup>th</sup> Street West.

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**CC 12. SUBDIVISION UNDERTAKING AGREEMENT**

Approved and accepted substitution of the Subdivision Undertaking Agreement and securities submitted by FH II, LLC (“Subdivider”) in place of the Subdivision Undertaking Agreement and securities submitted by Trimark Pacific – Heritage 43, LLC, for Tract Map No. 63595, located on the northwest corner of Avenue J-6 and 37<sup>th</sup> Street West.

**CC 13. MULTI-YEAR PROFESSIONAL SERVICE AGREEMENTS**

Approved Multi-Year Professional Service Agreements with each of the pre-qualified consulting firms for labor compliance services for public works projects, and authorized the City Manager, or his designee, to sign all documents and execute all task orders within existing signature authority limits.

**PH 1. APPEAL OF PLANNING COMMISSION’S APPROVAL OF CONSTRUCTION AND OPERATION OF A 583,000 SQUARE-FOOT MEDICAL CANNABIS CULTIVATION AND MANUFACTURING FACILITY ON 32 ACRES AT THE SOUTHEAST CORNER OF WILLIAM J. BARNES AVENUE AND 47<sup>TH</sup> STREET WEST WITHIN SPECIFIC PLAN NO. 95-02 (FOX FIELD INDUSTRIAL CORRIDOR SPECIFIC PLAN)**

This item was removed from the agenda as the appellant withdrew the appeal.

**NB 1. ORDINANCE RELATED TO SENATE BILL 415 (SB 415) REQUIRING CHANGE IN ELECTION DATE**

The City Manager and City Clerk presented the staff report for this item.

Addressing the City Council on this item:

David Paul – recommends adopting an ordinance that states the City will not certify an election unless 25% of Lancaster citizens vote.

Michael Rives – discussed his history of running for office, discussed district elections and putting Lancaster candidates on the November ballot.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1033**, moving the date of the City’s General Municipal Election from the second Tuesday in April of even-numbered years to the first Tuesday after the first Monday in June, or such other month as the State Wide Direct Primary Election may be held per state law, of even-numbered years beginning in 2022 and amending section 2.040.020 of the Lancaster Municipal Code pertaining to the selection of the Vice Mayor, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Underwood-Jacobs

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**CR 1. COUNCIL REPORTS**

Vice Mayor Crist discussed the recent Antelope Valley Fair, the Lancaster Jethawks' success in moving on to the League Championship, a recent Desert Haven event, the Fallen Heroes event, the recent Sanitation District meeting and discussed the upcoming grand opening for Cali Café.

Council Member Malhi discussed the recent Celebrate America event and thanked staff for their hard work for the event and discussed the Desert Haven and Fallen Heroes events.

Planning Commission Chairman Vose stated the Planning Commission will begin working on the 'Community Benefit Agreement' ordinance at the upcoming Planning Commission meeting.

The City Council further discussed the Community Benefit Agreement.

**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**

The City Manager discussed emergency action plans for City events and commended staff for their excellent work with the recent lightning and thunderstorm at the Celebrate America event. Two brief videos showcasing the City's fall event lineup and the first pitch being thrown out at a Lancaster Jethawks game were 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.

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

Addressing the City Council at this time:

Perry Credle – discussed the new position of Deputy Mayor.

Toreano Nulkeburger – discussed his experience with various agencies with regard to his daughter.

Duane Spoelstra – discussed issues he’s having with homeless near his business and discussed an article from a newspaper regarding sanitizing streets.

Fran Sereseres – discussed upcoming earthquake preparedness classes at the Senior Center, discussed recent homeless meeting and the use of mobile homes, discussed the Zika and West Nile viruses.

Anita Marie Bordlemay – discussed a criminal case against her.

Michael Rives – thanked staff for repairing a traffic signal and discussed earthquake preparedness.

**COUNCIL / AGENCY COMMENTS**

Mayor Parris discussed plans for addressing the homeless issues facing the community. Also, Mayor Parris discussed developing and coordinating a program for community education to provide information for what to do in the event of an earthquake and discussed having staff work to ensure the City will be self-sufficient with regard to power in the event of an emergency.

**ADJOURNMENT**

Mayor Parris stated the City Council meeting will be adjourned in memory of Irma “Babe” Story.

Babe, at 95, was the “last survivor of three Antelope Valley women who were among the Women Airforce Service Pilots” who performed various duties during WWII “so that men would be freed up to fly in combat.” She is the recipient of a Congressional Gold Medal, WWII Victory Medal and WWII America Campaign Medal. Babe came to Lancaster at age 1 and learned to fly in a pilot training program through Antelope Valley Junior College and the Antelope Valley Flying Service which was owned by aviatrix Florence “Pancho” Barnes. After the WASPs were deactivated in 1944, Babe “continued flying as an instructor in Pennsylvania,” flew charter flights and “managed the Lancaster airport for a crop dusting company.” She became a pilot for an electrical contracting company and spent 32 years working in “government construction such as space-launch facilities, hangars, and runways.” She leaves behind a sister and many nieces and nephews.

Mayor Parris adjourned the meeting at 6:15 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, September 26, 2017 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 26<sup>th</sup> day of September, 2017, by the following vote:

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

NOES: None

ABSTAIN: Council Member Underwood-Jacobs

ABSENT: None

ATTEST:



BRITT AVRIT, MMC  
CITY CLERK  
AGENCY/AUTHORITY SECRETARY

APPROVED:



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)

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