

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
January 9, 2018**

**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 5:00 p.m.

**ROLL CALL**

PRESENT: City 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; Administrative and Community Services Director; Parks, Recreation and Arts Director; Development Services Director; Finance Director; Housing Director; Public Safety Director

**INVOCATION**

Boy Scout Chaplain Aid, Patrick Buxton

**PLEDGE OF ALLEGIANCE**

Boy Scout Troop 39 Antelope Valley

**PRESENTATIONS**

1. Recognition of Lancaster Community Contributor, Emmett Murrell  
Presenter: Mayor Parris
2. Presentation and thank you from Jim Hawse to Lancaster City Council  
Presenter: Mayor Parris and Jim Hawse
3. Proclamation of January as Human Trafficking Awareness Month  
Presenter: Mayor Parris
4. Presentation of 2017 American Public Works Association Award for Best Improvement for Public Safety – 2017 Summer of Sidewalks Program  
Presenter: Jeff Hogan, Development Services Director
5. Presentation of California Water Environmental Association (CWEA) Collections Person of the Year – Michael Armstrong  
Presenters: Mayor Parris and Jeff Hogan, Development Services Director

Vice Chair Crist called the meeting of the Lancaster Housing Authority to order at 5:45 p.m.

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

**MINUTES**

January 9, 2018

**ROLL CALL**

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

EXCUSED: Chair Szeto

On a motion by Authority Member Mann and seconded by Authority Member Harvey, the Housing Authority excused Chair Szeto from the meeting, by the following vote: 3-0-0-1; AYES: Harvey, Mann, Crist; NOES: None; ABSTAIN: None; ABSENT: Szeto

Mayor Parris stated, although he is not a member of the Housing Authority, he needs to recuse himself from the dais because the party involved may be a client and left the dais.

**HA CONSENT CALENDAR**

Addressing the Housing Authority on the Consent Calendar:

David Paul – discussed how proud he is of his City with regard to the Kensington Campus project and discussed his attendance at meetings related to homelessness; offered his help.

Robert Teller – stated he is a small business owner and does not believe it is in the City's best interest to approve this item, believes there is a better way to do this and discussed speaking with homeless individuals in the City.

Michael Rives – does not believe this is the best solution to address the issue of homelessness, suggests using the funds to expand the old shelter.

Maureen Feller – discussed homeless, the mentally ill, the unemployable and the building of the project.

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

On a motion by Authority Member Mann and seconded by Authority Member Harvey, the Lancaster Housing Authority approved the Consent Calendar, by the following vote: 3-0-0-1; AYES: Harvey, Mann, Crist; NOES: None; ABSTAIN: None; ABSENT: Szeto

**HA CC 1. APPROVAL OF LOAN AGREEMENT FOR CONSTRUCTION OF THE PROPOSED KENSINGTON CAMPUS MULTIFAMILY RESIDENTIAL PROJECT WITH INSITE DEVELOPMENT, LLC A CALIFORNIA LIMITED LIABILITY COMPANY**

Approved the Loan Agreement between the Lancaster Housing Authority and InSite Development, LLC, a California Limited Liability Company for the construction of the proposed Kensington Campus Multifamily Residential Project located at the proposed 32nd Street West and Avenue I.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
January 9, 2018

Mayor Parris was recused from the Successor Agency Consent Calendar item because of the proximity of the property involved to his Law Firm and remained off the dais.

**SA CONSENT CALENDAR**

The Lancaster Successor Agency approved the Consent Calendar, by the following vote: 4-0-1-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; RECUSED: Parris; ABSENT: None

**SA CC 1. AUTHORIZATION OF CITY MANAGER OR HIS DESIGNEE TO SUBORDINATE THE SUCCESSOR AGENCY'S EXISTING LIEN WITH ANTELOPE VALLEY MAZADA, INC. AND EXECUTE ALL RELATED DOCUMENTS.**

Authorized the City Manager or his designee to subordinate the Successor Agency's existing lien with Antelope Valley Mazda, Inc. to allow for the installation of solar panels at the dealership site and authorized the City Manager or his designee to execute all related documents.

Mayor Parris returned to the dais at this time.

**SA NB 1. RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2018 TO JUNE 30, 2019**

It was the consensus of the Successor Agency to waive the Staff Report for this item.

On a motion by Vice Chair Crist and seconded by Agency Director Malhi, the Lancaster Successor Agency adopted **Resolution No. SA 01-18**, approving the Recognized Obligation Payment Schedule for the period July 1, 2018 to June 30, 2019 and directed staff to bring before the Lancaster Successor Agency Oversight Board for approval, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

**SA NB 2. SUCCESSOR AGENCY ADMINISTRATIVE BUDGETS FOR THE PERIODS JULY 1, 2018 TO DECEMBER 31, 2018 AND JANUARY 1, 2019 TO JUNE 30, 2019**

It was the consensus of the Successor Agency to waive the Staff Report for this item.

On a motion by Vice Chair Crist and seconded by Agency Director Underwood-Jacobs, the Lancaster Successor Agency adopted **Resolution No. SA 02-18**, approving the Successor Agency Administrative Budgets for the periods of July 1, 2018 to December 31, 2018 and January 1, 2019 to June 30, 2019, as detailed in provided Attachments A & B, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

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

**MINUTES**

January 9, 2018

**M 1. 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 City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of December 12, 2017, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CITY COUNCIL CONSENT CALENDAR**

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council approved the Consent Calendar, 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 November 26, 2017, through December 16, 2017 in the amount of \$13,069,232.72.

**CC 3. INVESTMENT REPORT**

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

**CC 4. AGREEMENT TO TERMINATE MEMORANDUM OF UNDERSTANDING AND POWER PURCHASE AGREEMENT WITH MORGAN SOLAR, INC.**

Approved Agreement to Terminate Memorandum of Understanding and Power Purchase Agreement between the Lancaster Power Authority and Morgan Solar, Inc.; and authorized the City Manager, or his designee, to execute all documents and make any non-substantive changes necessary to complete the transaction.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
January 9, 2018

**PH 1. TEFRA HEARING/APPROVAL OF MULTIFAMILY HOUSING REVENUE BONDS FOR KENSINGTON CAMPUS MULTIFAMILY RESIDENTIAL PROJECT**

Mayor Parris stated he needs to recuse himself from this item because the party involved may be a client 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 adopted **Resolution No. 18-01**, pursuant to Section 147(f) of the Internal Revenue Code of 1986 approving the issuance of housing revenue bonds (the "Housing Revenue Bonds") by the California Municipal Finance Authority ("CMFA") in an aggregate principal amount not to exceed \$15,000,000 to assist in the financing of the acquisition, construction and development of a multifamily rental housing development to be known as Kensington Campus located at the proposed 32<sup>nd</sup> Street West and Avenue I, in the City of Lancaster, California (the "Project"), by the following vote: 4-0-1-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; RECUSED: Parris; ABSENT: None

**CA 1. NOMINATION AND APPOINTMENT OF KING MOORE TO THE PLANNING COMMISSION**

It was the consensus of the City Council to move this item to the next City Council meeting.

**CA 2. APPROPRIATE \$15,000 TO ASSIST WITH SEXUAL ASSAULT AWARENESS SERVICES (SARS)**

Council Member Underwood-Jacobs discussed the history leading up to this action. This funding would provide assistance and clothing to individuals when leaving the hospital, as they are often required to leave their clothes as evidence.

On a motion by Council Member Mann and seconded by Council Member Underwood-Jacobs, the City Council appropriated \$15,000 to assist with Sexual Assault Awareness Services (SARS), by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CA 3. DISCUSSION AND POSSIBLE ACTION REGARDING OPIOID CRISIS**

Mayor Parris stated he planned to delay this item as work is being done with Los Angeles County regarding this issue.

Addressing the City Council on this item:

Sarah May – Health Educator with Tarzana Treatment Center, provided statistics regarding opioid use and prescription drugs; discussed the potential success of public awareness campaigns and collaboration with various organizations.

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

January 9, 2018

**CR 1. REPORT ON ECONOMIC DEVELOPMENT MEETING WITH DEPUTY  
MAYOR MARVIN KROPKE**

Mayor Parris discussed a recent meeting with a national real estate investment firm that took place with Deputy Mayor Marvin Kropke along with other items discussed at the meeting.

Mayor Parris also discussed potential jobs in the City and the planning needed for the additional housing that may be associated with new jobs.

**CR 2. 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 ethics and the history of the issues related to the most recent Sanitation District meeting.

Mayor Parris discussed concerns the City Council has with regards to the Sanitation District and discussed the Council's obligation to protect the City from criminal activity, based upon pending charges against one Sanitation District 14 Board Member.

**CR 3. COUNCIL REPORTS**

None

**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.

**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENT**

The City Manager discussed the recent rainstorm and the preventative actions taken by staff prior to storms. Additionally, the City Manager discussed the upcoming General Municipal Election, construction of the hotel on Lancaster Blvd., and building of the Homeless Service Center; a brief video showcasing The Magical Blvd Christmas event was shown.

Mayor Emeritus Henry Hearn discussed the upcoming Martin Luther King Day of Service and Justice Sunday; a brief video highlighting these events 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.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
January 9, 2018

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

Addressing the City Council at this time:

Shannon McDonald – thanked the City Council for their assistance with the issue on her grandmother’s street.

Tony Maida – Political Science student at AVC; thanked the City Council for their service and asked how the City plans to increase jobs available to younger citizens.

Orlando White – discussed transportation for Veterans and a recent meeting with legislative representatives.

Tatevik Kyurklyan – Political Science student at AVC; stated experience is hard to get when you are young, and asked if anything is being done to address the difficulty with youth obtaining such experience.

Nestor Vinelli– Political Science student at AVC; stated he would like to get involved with those addressing the opioid crisis.

Katrina Morin – Political Science student at AVC; thanked the Council for all they do in the community.

Cheyenne Bryant – Political Science student at AVC; thanked the Council for all they do.

George Gibson – Political Science student at AVC; asked about the housing project and potential incentives for the homeless to reintegrate into society.

Christian Ali – Political Science student at AVC; thanked the council for their work with the homeless and discussed his experience with volunteering to help the homeless, stated something needs to be done such as permanent supportive housing; asked how long will it take for the homeless to have a stable situation.

Felipe Guillen - Political Science student at AVC; asked who is responsible for maintaining dirt roads.

Marleen Moreno – discussed crosswalk on Avenue I near Discovery School and thanked the Council for what is done in the City, discussed a recent fatal accident and requested that the speed limit be reduced in the area where the accident took place.

Martha – from the Temporary Protection Status Alliance; requested support from the City.

**COUNCIL / AGENCY COMMENTS**

Vice Mayor Crist discussed a moratorium on roadwork taking place in December.

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

**MINUTES**

January 9, 2018

**ADJOURNMENT**

Mayor Parris stated the City Council meeting will be adjourned in memory of Tom Connolly and Robert Kenneth “Bob” Kefauver

Tom Connolly came to the City of Lancaster as a Part Time Maintenance Aide I in 2003. After a short & successful tenure at that position, he was appointed to fulltime status as a Maintenance Worker I in January of 2004. Tom was instrumental to Parks and Facilities Maintenance over the course of his career having contributed to the successes of our two flagship sports facilities, the Lancaster National Soccer Center and Lancaster City Park (now Deputy Steve Own Memorial Park) where the City hosted many athlete’s, young and mature, through sports tourism and champion softball and soccer tournament play. He was promoted to Maintenance Worker II in October of 2007. His final assignment was here at Lancaster City Hall. Tom took pride in his efforts to maintain the interior assets within these walls and the relationships he cultivated and gained over the last six years of his career. Tom was valued, he was successful, befriended and loved. We were truly lucky & blessed to have him in our midst.

Robert Kenneth “Bob” Kefauver was originally from Frederick, Maryland. Growing up, Bob was a Boy Scout, lifeguard and Master Councilor of the Frederick Chapter of DeMolay. He graduated from Frederick High School and went on to earn degrees from the University of Maryland and West Coast University. A gifted entrepreneur, Bob ran his own software company, Cherry Systems, invested in real estate and co-owned a restaurant, Cali Café. This success allowed him to fulfill his many passions including traveling, fishing and giving back to his community as a volunteer and philanthropist. Bob is lovingly remembered by his longtime friends and business partners, Ken and Rosemary Mann of Lancaster, California.

Mayor/Chair Parris adjourned the meeting at 7:03 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, January 23, 2018 at 5:00 p.m.



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

MINUTES

January 9, 2018

PASSED, APPROVED and ADOPTED this 23<sup>rd</sup> day of January, 2018, by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Mayor Parris

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/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)