

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 8, 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 5:02 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

Pastor Dwayne Jones, Living Water Worship Center

PLEDGE OF ALLEGIANCE

Council Member Mann

PRESENTATIONS

1. Recognition of Los Angeles County Sheriff Department, Lancaster Station's 1st place finish in the Baker to Vegas relay
Presenters: Mayor Parris and Captain Weber
2. State Designated Cultural District Presentation
Presenter: Andi Campognone
3. Recognition of Tracey Davis with Davis Communications
Presenters: Mayor Parris and City Manager Bozigian
4. Antelope Valley College Facilities Plan and Construction Update
Presenter: Antelope Valley College President, Ed Knudson

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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 April 24, 2018, by the following vote: 4-0-1-0; AYES: Malhi, Mann, Crist; Parris; NOES: None; ABSTAIN: Underwood-Jacobs; ABSENT: None

It was the consensus of the City Council to move Item No. CA 2 to this portion of the agenda.

CA 2. NOMINATION AND APPOINTMENT OF LIZA RODRIGUEZ AS DEPUTY MAYOR – PUBLIC SAFETY

On a motion by Mayor Parris and seconded by Council Member Underwood-Jacobs, the City Council approved the appointment of Liza Rodriguez as Deputy Mayor-Public Safety, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

The Oath of Office was administered at this time.

CITY COUNCIL CONSENT CALENDAR

Council Member Underwood-Jacobs stated she needs to recuse herself from Item No. CC 4 due to the proximity of the project to her employer.

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 4, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

Council Member Underwood-Jacobs left the dais at this time.

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

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

CCEA CC 1. RESOLUTION NO. CCEA 02-18

Adopted Resolution No. CCEA 02-18, granting authority to the Executive Director to enter into certain contracts on behalf of California Choice Energy Authority (“CCEA”) and repealing Resolution No. CCE04-17.

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 April 8, 2018, through April 21, 2018 in the amount of \$4,801,141.76. Approved the Check Registers as presented.

CC 3. ORDINANCE NO. 1042

Adopted Ordinance No. 1042, adding Chapter 3.37 to the Lancaster Municipal Code establishing a Hotel Stimulus Program; and authorizing the City Manager or his designee to execute all related documents.

CC 4. REIMBURSEMENT AGREEMENT WITH BLVD RENUAL, LP

Approved the reimbursement agreement with Blvd Renual, LP for the construction of high-quality improvements to the public realm; and authorized the City Manager or his designee to execute all related documents.

CC 5. RESOLUTION NO. 18-13

Adopted Resolution No. 18-13, approving a Disposition Strategy for the sale of single-family residences acquired under the approved Neighborhood Stabilization Program.

PH 1. REAL ESTATE PURCHASE OPTION AGREEMENT(S) WITH SUSTAINABLE PROPERTY HOLDINGS, LLC

Mayor Parris opened the Public Hearing.

The Deputy City Manager presented the Staff Report for this item.

Addressing the City Council on this item:

Don Weiss – discussed solar facilities, their impact on the scenery and the criteria used to make decisions related to solar facilities.

Ginger Stout – representing Antelope Acres Town Council; requested the City Council have an EIR prepared for the properties involved; discussed the cumulative impacts of solar on the community and requested that the dust control panel include these parcels in their review.

Joshua Murphy – opposed to this action; discussed his safety concerns with trucks entering and exiting the solar facilities nearby, the increase in large predators in the area and Valley Fever spores.

Connie Weiss – discussed her experience with Valley Fever.

Diana Cook – discussed masks available that provide a barrier for Valley Fever.

PH 1. REAL ESTATE PURCHASE OPTION AGREEMENT(S) WITH SUSTAINABLE PROPERTY HOLDINGS, LLC CONTINUED...

Discussion among the City Council and staff included discussion of Valley Fever, the impact on wildlife and environmental mitigation fees.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 18-14** authorizing the City Manager to negotiate and execute an option to purchase agreement with Sustainable Property Holdings LLC (Sustainable Holdings), for APN 3268-025-900 and APN 3268-018-900; and authorized the City Manager, or his designee, to execute all related documents with Sustainable Holdings, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

PH 2. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2018 PROGRAM YEAR ACTION PLAN

Mayor Parris opened the Public Hearing.

It was the consensus of the City Council to waive the Staff Report for this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the proposed projects described herein for the City of Lancaster's 2018 One-Year Action Plan application to be submitted to the United States Department of Housing and Urban Development, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

PH 3. OPERATING COVENANT AGREEMENT WITH BLVD RENUAL, LP

Council Member Underwood-Jacobs stated she needs to recuse herself from Item No. PH 3 due to the proximity of the project to her employer and left the dais at this time.

Mayor Parris opened the Public Hearing.

It was the consensus of the City Council to waive the Staff Report for this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council adopted **Resolution No. 18-15**, approving an Operating Covenant Agreement with BLVD Renual, LP., and authorized the City Manager or his designee to execute all related documents., by the following vote: 4-0-1-0; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: Underwood-Jacobs; ABSENT: None

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

SA NB 1. PURCHASE AND SALE AGREEMENT WITH AVMC, LLC

The Economic Development Manager presented the Staff Report for this item.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the purchase and sale agreement with AVMC, LLC for the sale of an 8-acre portion of APN 3125-009-904, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

SA NB 2. PURCHASE AND SALE AGREEMENT WITH FRABER PROPERTIES II, LLC

The Economic Development Manager presented the Staff Report for this item.

Addressing the City Council on this item:

Fran Sereseres – requested information regarding the type of businesses that would be occupying the area and discussed the increase in jobs because of the sale of this property.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. SA 03-18** approving a purchase and sale agreement with Fraber Properties II, LLC for the sale of APNs 3105-001-915 and 3105-001-916, comprising a 10.46-acre site in the Fox Field Industrial Corridor; and authorized the City Manager, or his designee, to execute all related documents by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 1. ACCEPTANCE OF FUNDS FROM SOUTHERN CALIFORNIA EDISON'S ENERGY EFFICIENCY PORTFOLIO BUDGET

The Deputy City Manager and Projects Coordinator presented the Staff Report for this item.

Discussion among the City Council and staff included discussion of providing reports to the City Council regarding the progress and impacts of the program to include information on energy reduction.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council accepted funding from Southern California Edison as directed by the California Public Utilities Commission for Administration of Energy Efficiency Program Plan; and recognized revenue in the amount of \$1,174,996 over the course of the three-year plan to Revenue Account No. 490-3470-100; and appropriated funds to Lancaster Choice Energy Expenditure Account No. 490-4370-770, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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NB 2. LANCASTER TV UPDATE

The Administrative and Community Services Director and Communications staff presented the update for Lancaster TV.

Discussion among the City Council and staff included discussion of the difference between Government TV and Public Access TV. The City Council requested that staff research the impacts of Lancaster TV as well as the target market.

Received and filed the update on Lancaster TV.

CA 1. REWARD OF \$10,000

Approve a reward of \$10,000 for information leading to the arrest and conviction of person(s) responsible in the double murder case of Andrew Chavez and Clotee Reyes.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved a reward of \$10,000 for information leading to the arrest and conviction of person(s) responsible in the double murder case of Andrew Chavez and Clotee Reyes, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CR 1. COUNCIL REPORTS

Vice Mayor Crist discussed grants received by the Antelope Valley Transit Authority that will enable the organization to achieve its goal of having an all-electric fleet of buses, which will be the first in the nation. Additionally, Vice Mayor Crist discussed Law Day, the Mayor's Prayer Breakfast, recent TDA Article 8 Hearing and the Business Appreciation Dinner held at the Antelope Valley Fairgrounds.

Council Member Underwood-Jacobs discussed Bishop Hearn's recent 85th birthday party, First Responders Appreciation Day and the 2018 Muscle Mania AV National Championships. Council Member Underwood-Jacobs also discussed the upcoming Community Visioning Workshop for the Lancaster Library.

Mayor Emeritus Bishop Hearn thanked the Council for their service, congratulated Vice Mayor Crist and Council Member Malhi on their successful election and discussed an upcoming 'tent revival.' Bishop Hearn also discussed the passing of Bishop Grover L. Talen.

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.

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CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

The City Manager stated staff is looking forward to Lancaster TV, discussed the upcoming Mother's Day Tea and exhibit opening at MOAH and discussed the completion of construction on 10th and 20th Street West and the current construction on Avenue I. Mr. Bozigian stated Kensington Campus has broken ground and further stated the City has engaged the County regarding assistance to address underground encampments, shopping cart issues and distribution of large amounts of food as it relates to the homeless.

COUNCIL / AGENCY / AUTHORITY COMMENTS

Mayor Parris discussed the purpose of the position of Deputy Mayor, which includes actively engaging the community in the management of the City.

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:

James Harris – resident of Lancaster and Political Science student at Antelope Valley College; discussed the construction plans at the College.

Perry Credle – discussed upcoming 'tent revival'; requested information regarding the presentation on unemployment that was discussed at a previous City Council meeting.

Roberta Cagle – requested that the City Council visit the east side of town; discussed a specific building on the east side of town and the conditions of homes in this area of town; discussed her frustration with the area.

Cheral Hymen – thanked the City Council for the work done in the City; she is the founder of Raising Our Children's Kids (ROCK), which operates out of one of the City's wellness homes – she discussed the issues she is facing to continue the program in the home.

Fran Sereseres – discussed her participation on the Littlerock Dam Committee and busing veterans to Los Angeles.

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RECESS

Mayor Parris stated he needs to recuse himself from Closed Session Item No.'s 5 and 7 because his law firm is handling a case that arises out of the same factual scenario. Mayor Parris turned the meeting over to Vice Mayor Crist at this time.

Vice Mayor Crist recessed the meeting at 7:41 p.m. for the purpose of conducting a Closed Session meeting regarding the following matters:

CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) – two potential cases.
2. Conference with Legal Counsel – Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.
3. Conference with Legal Counsel--Existing Litigation - Government Code Section 54956.9(d) (1)
4. Estarella v. City of Lancaster, LASC Case No.BC527749
5. Dunnagan v. City of Lancaster, LASC Case No. BC 615917
6. Simmons v. City of Lancaster, LASC Case No. BC 615471
7. Celebron v. City of Lancaster, LASC Case No. BC 615587
8. Bootleggers 2 v. City of Lancaster, LASC Case No. BS169660
9. Byrd v. City of Lancaster, LASC Case No. MC 026025
10. Smith v. Lancaster, LASC Case No. MC 027485
11. 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

Vice Mayor Crist reconvened the meeting at 8:27 p.m.

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CITY ATTORNEY ANNOUNCEMENT

The City Attorney announced the City Council met in Closed Session and discussed Item No.'s 5, 6 and 7 and gave direction to legal counsel and staff; no reportable action.

ADJOURNMENT

Vice Mayor Crist adjourned the meeting at 8:29 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, May 22, 2018 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 22nd day of May, 2018, by the following vote:

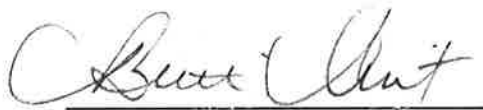
AYES: Council Members Malhi, Mann, Underwood-Jacobs, Vice Mayor Crist,
Mayor Parris

NOES: None

ABSTAIN: None

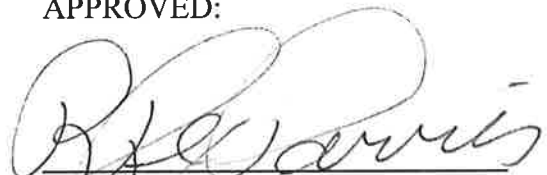
ABSENT: None

ATTEST:



BRITT AVRIT, MMC
CITY CLERK
AGENCY/AUTHORITY SECRETARY

APPROVED:



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/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)
