

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 22, 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 5:16 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 Darrell Dorris, Living Faith Cathedral Church of God in Christ

PLEDGE OF ALLEGIANCE

Council Member Mann

PRESENTATION

1. Public Works Week Proclamation

Presenters: Mayor Parris and Marissa Diaz, Capital Program Manager

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 May 8, 2018, 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
May 22, 2018

CONSENT CALENDAR

Mayor Parris stated he needs to recuse himself from Item No. CC 9 due to the proximity of the project to his Law Firm.

Council Member Underwood-Jacobs stated she needs to recuse herself from Item No. CC 10 due to the proximity of the project to her business.

Item No.'s CC 5, 7, 9, 10, 13 and 14 were pulled for separate discussion.

The City Attorney stated Item No. CC 4 is a matter of interest to the public generally and therefore there are no conflicts; all members of the City Council may vote.

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.'s CC 5, CC 7, CC 9, CC 10, CC 13 and CC 14, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; PARRIS; NOES: None; ABSTAIN: None; ABSENT: None

Addressing the City Council on Item No.'s CC 5, CC 9, CC 13 and CC 14:
Michael Rives – suggests hiring someone from the City for Item No. CC 5; stated more details are needed regarding Item No. CC 9; and stated citizens should not be subject to the increase regarding Item No. CC 13 and Item No. CC 14.

Addressing the City Council on Item No. CC 7:
Ed Galindo – discussed the timing associated with this item.

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

Addressing the City Council on Item No. CC 10:
Fran Sereseres – discussed handicapped access for a specific business on Lancaster Blvd.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved Item No. CC 10, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; RECUSED: Underwood-Jacobs

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

Mayor Parris left the dais at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved Item No. CC 9, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; RECUSED: Parris

Mayor Parris returned to the dais at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved Item No.'s CC 5, CC 7, CC 13 and CC 14, 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
May 22, 2018

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 April 22, 2018, through May 5, 2018 in the amount of \$3,888,122.56. Approved the Check Registers as presented.

CC 3. INVESTMENT REPORT

Accepted and approved the April 2018, Monthly Report of Investments as submitted.

CC 4. RESOLUTION NO. 18-16

Adopted **Resolution No. 18-16**, authorizing the City Manager, or his designee, to apply for \$5,482,120 of funds available to the City of Lancaster from Los Angeles County Metropolitan Transportation Authority (LACMTA).

CC 5. 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 2018 Community Development Block Grant (CDBG) Program Year.

CC 6. PUBLIC WORKS CONSTRUCTION PROJECT NO. 16-009, 2016 PAVEMENT MANAGEMENT PROGRAM

Accepted the work constructed by Granite Construction Company for **Public Works Construction Project No. 16-009, 2016 Pavement Management Program**; and directed the City Clerk to file the Notice of Completion for the project. Retention on this project has been disbursed in accordance with California Public Contract Code.

CC 7. PROFESSIONAL SERVICE AGREEMENTS WITH THE PRE-QUALIFIED CONSULTING FIRMS: INTERWEST CONSULTING GROUP, BUREAU VERITAS/CALIFORNIA CODE CHECK, AND JAS PACIFIC

Approved Professional Service Agreements with the pre-qualified consulting firms: Interwest Consulting Group, Bureau Veritas/California Code Check, and JAS Pacific; and authorized the City Manager, or his designee, to execute all task orders within existing signature authority limits.

CC 8. COVENANT OF EASEMENT

Determined the need for creation of easement by covenant, allowing ingress and egress over properties held in common ownership for the benefit of future owners; and authorized the City Clerk to endorse and record at the County of Los Angeles Recorders Office this Covenant of Easement.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 22, 2018

CC 9. VIPER ENTERPRISES PROGRESS PAYMENTS

Authorized the City Manager to make progress payments up to \$1,100,000.00 to Viper Enterprises pursuant to the Reimbursement Agreement dated March 14, 2017.

CC 10. RENEWED DOWNTOWN LANCASTER PROPERTY-BASED IMPROVEMENT DISTRICT (PBID)

Adopted **Resolution No. 18-17** initiating proceedings and declaring intent to renew the Downtown Lancaster Property and Business Improvement District.

Set a Public Hearing for July 24, 2018 to consider renewal of the PBID.

CC 11. DESIGN CONTRACT FOR TASK ORDER NO. 26, IN ACCORDANCE WITH THE 2016-2018 MULTI-YEAR PROFESSIONAL SERVICES AGREEMENT

Awarded the design contract to Stantec Consulting Services, Inc., of Lancaster, California, for Task Order No. 26, in accordance with the 2016-2018 Multi-Year Professional Services Agreement, in the amount of \$164,852.00 with a 10% contingency; and authorized the City Manager, or his designee, to sign all documents.

CC 12. LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 ANNUAL ASSESSMENT FOR FISCAL YEAR 2018-2019

Adopted **Resolution No. 18-18**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the Capital Program Manager to prepare and file a report for Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.

Adopted **Resolution No. 18-19**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

CC 13. LANCASTER LIGHTING MAINTENANCE DISTRICT ANNUAL ASSESSMENT FOR FISCAL YEAR 2018-2019

Adopted **Resolution No. 18-20**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the Capital Program Manager to prepare and file a report for Lancaster Lighting Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.

Adopted **Resolution No. 18-21**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Lighting Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 22, 2018

CC 14. LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT ANNUAL ASSESSMENT FOR FISCAL YEAR 2018-2019

Adopted **Resolution No. 18-22**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the Capital Program Manager to prepare and file a report for Lancaster Drainage Benefit Assessment District.

Adopted **Resolution No. 18-23**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Drainage Benefit Assessment District.

PH 1. LANCASTER SEWER SYSTEM SERVICE CHARGES FOR FISCAL YEAR 2018-2019

Mayor Parris opened the Public Hearing.

The Capital Program Manager presented the Staff Report for this item.

Addressing the City Council on this item:

Michael Rives – thanked the Council for not increasing the fee.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. 18-24**, a resolution of the City Council of the City of Lancaster, California, levying Lancaster Sewer System Service Charges for maintenance and servicing of the Lancaster Sewer System, for Fiscal Year 2018-2019, 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
May 22, 2018

NB 1. PUBLIC WORKS CONSTRUCTION PROJECT NO. 18-006, 2018 SIDEWALK, CURB AND GUTTER REPAIRS

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

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council awarded **Public Works Construction Project No. 18-006, 2018 Sidewalk, Curb and Gutter Repairs**, to Hardy & Harper, Inc., of Santa Ana, California, in the amount of \$1,976,000.00, plus a 10% contingency, for curb and gutter, sidewalk, and pedestrian curb ramp replacement, as well as tree removal/root pruning; 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), by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 2. PRESENTATION ON PROCESS TO ADJUST TRANSIENT OCCUPANCY TAX RATE

The City Clerk presented the Report for this item.

Addressing the City Council on this item:

Michael Rives – discussed the competitive advantage with having a lower rate.

Discussion among the City Council and staff included discussion of possibly declaring an emergency and directed staff to look at the cost to hold a consolidated election with the election in November and report back to the City Council.

Reviewed and filed report on the process to undertake an increase to the Transit Occupancy Tax (TOT) rate.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 22, 2018

Council Member Mann stated he will be abstaining from Item No. NB 3 because his son works for Waste Management. The City Attorney stated it was not a legal requirement to recuse himself from this item.

NB 3. AGREEMENT FOR THE COLLECTION OF SOLID WASTE BETWEEN THE CITY OF LANCASTER AND WASTE MANAGEMENT OF ANTELOPE VALLEY

The City Manager presented the Staff Report for this item.

Addressing the City Council on this item:

Michael Rives – discussed the impact of increasing rates for those with low incomes.

Discussion among the City Council and Sandra Pursley from Waste Management included discussion of signage on Waste Management's trucks as it relates to natural gas.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council authorized the City Manager and City Attorney to prepare and execute an extension and modifications to the First Amendment to Amended and Restated Agreement for the Collection of Solid Waste effective December 14, 2012 ("Amendment") and Amended and Restated Agreement for the Collection of Solid Waste effective May 22, 2007 ("Restated Agreement") between the City of Lancaster and Waste Management (WM) of Antelope Valley as specified in the staff report; and authorized the City Manager, or his designee, to sign all documents, by the following vote: 4-0-1-0; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: Mann; ABSENT: None

CA 1. NOMINATIONS/APPOINTMENTS OF COUNCIL MEMBERS TO VARIOUS POSITIONS:

Mayor Parris stated the nominations and appointments to various Commissions and Boards will be made at the next City Council meeting.

CR 1. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR THE ANTELOPE VALLEY TRANSIT AUTHORITY

Vice Mayor Crist discussed a recent article in LA Times regarding electric buses, discussed BYD hiring disadvantaged workers, veterans, etc. and stated AVTA hired Macy Neshati as the new Executive Director/CEO effective June 1, 2018.

CR 2. COUNCIL REPORTS

Council Member Crist discussed a new Joint Powers Authority (JPA) made up of Lancaster, Palmdale, Santa Clarita and Los Angeles County-5th Supervisorial District; known as North Los Angeles County Transportation Coalition (NCTC); Council Member Mann stated Vice Mayor Crist was unanimously elected as Chairman of this Board. Vice Mayor Crist stated Antelope Valley Air Quality Management District has the lowest rates in the region.

Discussion took place regarding screening and early intervention for Valley Fever.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 22, 2018

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 ANNOUNCEMENTS

The City Manager discussed the upcoming budget presentation scheduled for June 12, 2018, the recent Mother's Day Tea and recent tent revival. A brief video highlighting a mural completed on Lancaster Blvd was shown.

Deputy Mayor Dorris discussed the diversity of the attendees at the recent tent revival and discussed the success of the event.

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:

Shannon McDonald – thanked the Council and Public Works for the job they do and discussed repairing streets.

George Beatty – thanked the Council for a job well done, requested that the City Council take action to address abandoned homes and discussed a specific home visited by LA County Deputies.

Fran Sereseres – discussed her absence from the recent Homeless Impact Commission meeting and thanked the Council for the work they do.

Heather Brown – discussed single lanes of traffic in the City.

Discussion between the City Council and staff included discussion of road diets, car volume and auto accidents.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 22, 2018

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

Johnny – discussed the need for a skate park in Lancaster, stated the skate community is growing and discussed the difficulty for skaters to find a place to skate in Lancaster; the skate park may keep kids off the street.

COUNCIL / AGENCY / AUTHORITY COMMENTS

Mayor Parris requested an analysis of crime rates when events are taking place in various locations in the City.

ADJOURNMENT

Mayor Parris adjourned the City Council meeting in memory of Bishop Grover Lee Talley, a loving husband, wonderful father, and founder of Antelope Valley Church of God in Christ.

Bishop Talley was born on March 11, 1918, in Texarkana, Arkansas; in 1939 he moved to Los Angeles, California and was called into the ministry in 1941, which was the same year he was drafted into the United States Army, and served overseas for three years during World War II. Bishop Talley relocated to the Antelope Valley in 1951 and founded the Antelope Valley Church of God in Christ in 1952. Bishop Talley touched the lives of many people through his work in the Antelope Valley and leaves behind a great legacy for his family and the community.

Mayor Parris adjourned the meeting at 6:37 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, June 12, 2018 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 12th day of June, 2018, by the following vote:

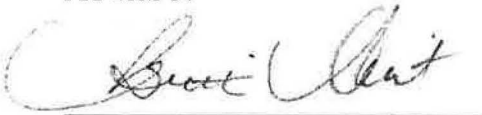
AYES: Council Members Mann, Underwood-Jacobs, Vice Mayor Crist,
Mayor Parris

NOES: None

ABSTAIN: None

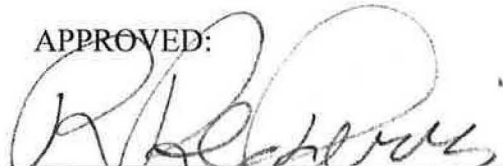
ABSENT: Council Member Malhi

ATTEST:



BRITT AVRIT, MMC
CITY CLERK
AGENCY/AUTHORITY SECRETARY

APPROVED:



R. REX PARRIS
MAYOR/CHAIRMAN

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 22, 2018

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)
