

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 12, 2018**

CALL TO ORDER

Mayor/ Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Housing/Power/California Choice Energy Authority to order at 5:08 p.m.

ROLL CALL

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

EXCUSED: Council Member/Agency Director/Authority Member Malhi

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

ROLL CALL

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

EXCUSED: Chair Szeto

On a motion by Authority Member Mann and seconded by Vice Chair Crist, 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

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

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INVOCATION

Bishop Henry Hearn

PLEDGE OF ALLEGIANCE

Boy Scout Troop 164

PRESENTATIONS

1. Presentation and Thank You from Tent Revival Committee to Lancaster City Council
Presenter: Tent Revival Committee
2. Mosquito Abatement Update
Presenter: Cei Kratz, District Manager, Antelope Valley Mosquito & Vector Control District

HA CONSENT CALENDAR

Authority Member Mann stated he needs to recuse himself from Item No. HA CC 1 due to the proximity of the project to property he owns.

The City Attorney stated with Authority Member Mann's recusal a quorum does not exist for Item No. HA CC 1; this item will be pulled and brought to a future Housing Authority Meeting.

The Housing Director provided the Staff Report for this item.

Addressing the Housing Authority on Item No. HA CC 2:
Michael Rives – discussed the size of the project and stated the City should “step back” before approving the project.

On a motion by Authority Member Mann and seconded by Authority Member Harvey, the Lancaster Housing Authority approved Item No. HA CC 2, by the following vote: 3-0-0-1; AYES: Harvey, Mann, Crist; NOES: None; ABSTAIN: None; ABSENT: Szeto

HA CC 1.

PROFESSIONAL SERVICES AGREEMENTS WITH ANTELOPE VALLEY ENGINEERING INCORPORATED

This item was pulled from the agenda due to the lack of a quorum.

HA CC 2.

LOAN AGREEMENT WITH WHEN LIFE HANDS YOU LEMONS, LP, A CALIFORNIA LIMITED PARTNERSHIP

Approved the Loan Agreement between the Lancaster Housing Authority and When Life Hands You Lemons, LP, a California Limited Partnership for the construction of the proposed Kensington Campus Multifamily Residential Project located at the proposed 32nd Street West and Avenue I.

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M 1. MINUTES

On a motion by Vice Mayor/Vice Chair Crist and seconded by Council Member/Agency Director/Authority Member Underwood-Jacobs, 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 22, 2018, by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

CITY COUNCIL CONSENT CALENDAR

Council Member Mann stated he needs to recuse himself from Item No.'s SA CC 1 and CC 4 due to the proximity of the project to property he owns.

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

Council Member Mann left the dais at this time.

On a motion by Vice Mayor/Vice Chair Crist and seconded by Council Member/Agency Director Underwood-Jacobs, the City Council/Successor Agency approved Item No.'s SA CC 1 and CC 4, by the following vote: 3-0-0-1-1; AYES: Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; RECUSED: Mann; ABSENT: Malhi

Council Member Mann returned to the dais at this time.

SA CC 1.

RESOLUTION NO. SA 04-18

Adopted **Resolution No. SA 04-18**, approving the transfer of certain property to the City of Lancaster and making certain findings in connection therewith and authorized the Executive Director, or his designee, to execute all related documents.

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 May 6, 2018 through May 19, 2018 in the amount of \$3,582,859.32. Approved the Check Register as presented.

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CC 3. UNCLAIMED AND UNCASHED 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.

CC 4. LAND PURCHASE

- a. Adopted **Resolution No. 18-25**, approving the purchase of certain properties and authorizing execution of a purchase and sale agreement or agreements in connection therewith.
- b. Appropriated \$2,000,000 from account number 101-2900-000, Fund Balance to account number 101-4540-912, Property Acquisition.

CC 5. TASK ORDER NO. 25 WITH STANTEC CONSULTING SERVICES, INC., OF LANCASTER, CALIFORNIA

Approved Task Order No. 25 with Stantec Consulting Services, Inc., of Lancaster, California, in accordance with the 2016-2018 Multi-Year Professional Services Agreement in the amount of \$167,770.00, with a 10% contingency; and authorized the City Manager, or his designee, to sign all documents.

JPH 1. PROPOSED FISCAL YEAR 2018-2019 BUDGETS AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

Mayor Parris opened the Public Hearing.

The City Manager, Deputy City Manager, Parks, Recreation and Arts Director and Finance Director presented the staff report for this item.

Discussion between the City Council and staff included discussion of adding Sheriff Deputies, the number of vacant positions for the Lancaster Station with Los Angeles County Sheriff Department and exploring the option of a public/private partnership for Public Safety Officers. Discussion also took place regarding the use of an auxiliary police force until the positions the City is paying for in the LA Sheriff Department's contract are fully funded. The City Council and staff also discussed accelerating the Revive 25 project, CalPERS, and potentially establishing a skate park through a public/private partnership.

Addressing the City Council on this item:

Fran Sereseres – discussed a proposed skate park in Quartz Hill and the expansion of the Senior Center, specifically new furniture for the center and stated she is interested in volunteering if needed.

Mayor Parris closed the Public Hearing.

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JPH 1. PROPOSED FISCAL YEAR 2018-2019 BUDGETS AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM CONTINUED...

On a motion by Vice Mayor/Vice Chair Crist and seconded by Council Member/Agency Director/Authority Member Underwood-Jacobs, the City Council and City Council acting as the Lancaster Housing Authority, Lancaster Choice Energy, and Lancaster Power Authority conducted the public hearing on the Proposed Fiscal Year 2018-2019 Budget, Five-Year Capital Improvement Plan, and Adjustments to the Citywide Fee Schedule; and scheduled the budget and five-year Capital Improvement Plan for adoption and adjustments to the fee schedule on June 26, 2018, by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

On a motion by Vice Chair Crist and seconded by Authority Member Underwood-Jacobs, the California Choice Energy Authority conducted the public hearing on the CCEA Proposed Fiscal Year 2018-2019 Budget; and scheduled the budget for adoption on June 26, 2018, by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

PH 1. LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 LEVY OF ANNUAL ASSESSMENT FOR FISCAL YEAR 2018-2019

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 Underwood-Jacobs, the City Council adopted **Resolution No. 18-26**, confirming the diagram and assessment and ordering the levying of an assessment in Lancaster Landscape Maintenance District No. 1 for Fiscal Year 2018-2019, by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

PH 2. LANCASTER LIGHTING MAINTENANCE DISTRICT LEVY OF ANNUAL ASSESSMENT FOR FISCAL YEAR 2018-2019

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. 18-27**, confirming the diagram and assessment, and ordering the levying of an assessment in Lancaster Lighting Maintenance District for Fiscal Year 2018-2019, by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

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PH 3. LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT LEVY OF ANNUAL ASSESSMENT FOR FISCAL YEAR 2018-2019

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 Underwood-Jacobs, the City Council adopted **Resolution No. 18-28**, confirming the diagram and assessment, and ordering the levying of an assessment in Lancaster Drainage Benefit Assessment District for Fiscal Year 2018-2019 by the following vote: 4-0-0-1; AYES: Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: Malhi

PH 4. MULTIFAMILY HOUSING REVENUE BONDS FOR KENSINGTON II MULTIFAMILY RESIDENTIAL PROJECT

Mayor Parris stated he needs to recuse himself from this item because the party involved is a client and left the dais at this time.

Vice Mayor Crist opened the Public Hearing.

The Housing Director presented the Staff Report for this item.

Addressing the City Council on this item:

Michael Rives – discussed the location of the project, stated veterans should receive first priority to be occupants of the project.

David Paul – supports and approves the project, appreciates the work being done in the City.

Vice Mayor Crist closed the Public Hearing.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Mann, the City Council adopted **Resolution No. 18-29**, 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 \$13,000,000 to assist in the financing of the acquisition, construction and development of a multifamily rental housing development to be known as Kensington II located at the proposed 32nd Street West and Avenue I, in the City of Lancaster, California (the “Project”), by the following vote: 3-0-1-1; AYES: Mann, Underwood-Jacobs, Crist; NOES: None; RECUSED: Parris; ABSENT: Malhi

Mayor Parris returned to the dais at this time.

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

Mayor Parris stated this item will be deferred to a future meeting.

CR 1. COUNCIL REPORTS

Vice Mayor Crist discussed statements made by an elected official from another city, discussed the progress made at AVTA, and the recent hiring of the Executive Officer/CEO for AVTA.

Mayor Parris discussed his recent meetings with Brandon Nichols with the Los Angeles County Department of Children and Family Services and Peter Lynch at Los Angeles Homeless Services Authority.

LANCASTER FINANCING AUTHORITY

No action required at this time.

LANCASTER POWER AUTHORITY

No action required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

The City Manager discussed a temporary walkway established at a specific location that was facilitated by a citizen's request and discussed the recent Celebrate America with Thunder event. Additionally a brief video highlighting the recent LPAC gala 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.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

Michael Rives – discussed July 4th and arresting those who use illegal fireworks.

Fran Sereseres – stated the Littlerock Dam opened recently on a trial basis.

COUNCIL / AGENCY / AUTHORITY COMMENTS

ADJOURNMENT

Mayor Parris adjourned the meeting at 7:20 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, June 26, 2018 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 26th day of June, 2018, by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

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)