

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
June 26, 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 5:09 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; Assistant Parks, Recreation and Arts Director; Development Services Director; Finance Director; Public Safety Director

**INVOCATION**

Pastor Darrell Dorris, Living Faith Cathedral Church of God in Christ

**PLEDGE OF ALLEGIANCE**

Vice Mayor Crist

**PRESENTATIONS**

1. Recognition of Lancaster Successor Agency Oversight Board Members  
Presenter: Mayor Parris

**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/Housing/Power/California Choice Energy Authority Regular Meeting Minutes of June 12, 2018, 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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**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 with the exception of Item No. CC 2, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

Vice Mayor Crist and Council Member Malhi stated they need to recuse themselves from Item No. CC 2 due to refund checks related to their City Council Election campaign and left the dais at this time.

Addressing the City Council on Item No. CC 2:

Michael Rives – suggested the check register be provided by category as opposed to alphabetical.

On a motion by Council Member Mann and seconded by Council Member Underwood-Jacobs, the City Council approved Item No. CC 2, by the following vote: 3-0-2-0; AYES: Mann, Underwood-Jacobs; Parris; NOES: None; RECUSED: Malhi, Crist; ABSENT: None

Vice Mayor Crist and Council Member Malhi 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.)

**CC 2. CHECK REGISTERS**

Approved the Check and Wire Registers for May 20, 2018, through June 9, 2018 in the amount of \$7,239,387.04. Approved the Check Registers as presented.

**CC 3. INVESTMENT REPORT**

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

**CC 4. HUMAN RESOURCES MANAGEMENT AND PAYROLL MANAGEMENT SYSTEMS CONTRACT AWARD TO AUTOMATIC DATA PROCESSING, INC. (ADP)**

Awarded a contract for Human Resources Management and Payroll Management Systems to Automatic Data Processing, Inc. (ADP) in the amount of \$114,314.60 annually for 3 years (totaling \$342,943.80) plus a onetime implementation fee in the amount of \$15,375.00; and authorized the City Manager, or his designee, to execute the contract.

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**CC 5. PARCEL MAP NO. 74422**

Approved Parcel Map No. 74422, located at the southwest corner of Avenue L-4 & 37th Street West, made findings that this project will not violate any of the provisions of Sections 66473.5, 66474.1, and 66474.6 of the Subdivision Map Act, and instructed the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map.

**CC 6. FEDERAL PROCUREMENT POLICIES AND PROCEDURES MANUAL**

Approved the Federal Procurement Policies and Procedures Manual to ensure compliance with the procurement standards issued via the Uniform Guidance Title 2 of the Code of Federal Regulations (CFR) Part 200.

**JCB 1. FISCAL YEAR 2018-2019 BUDGETS AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM**

Addressing the City Council on this item:

Fran Sereseres – discussed funding related to public safety and the Homeless Initiative and discussed financial stability.

Michael Rives – discussed holding public sessions related to department budget funding requests.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 18-31**, adopting the proposed City of Lancaster Fiscal Year 2018-2019 General Fund Operating Budget, Special Funds Budget, and Capital Improvement Program Budget, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 18-32**, establishing the annual Appropriations Limit 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

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 18-33**, authorizing an amendment to the final budget for Fiscal Year 2017-2018, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 18-34**, approving adjustments to the Citywide Fee Schedule, 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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**JCB 1. FISCAL YEAR 2018-2019 BUDGETS AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM CONTINUED...**

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved a \$1,425,000 Proposition A Funds exchange with the City of Commerce and authorized the City Manager to execute all documents related to the transaction, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved a loan repayment, in the amount of \$1,820,000 plus accrued interest, by Lancaster Choice Energy to the General Fund, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved a month-to-month extension of the Law Enforcement Aerial Platform System (LEAPS) agreement with Aero View LLC and authorized the City Manager to execute all documents related to the transaction, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved entering into a professional services agreement with IBM/Watson, in the amount of \$350,000, and authorized the City Manager 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

On a motion by Vice Chair Crist and seconded by Authority Member Mann, the California Choice Energy Authority adopted the proposed CCEA Fiscal Year 2018-2019 Budget as presented, 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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**PH 1. GENERAL PLAN AMENDMENT NO. 17-01 AND ZONE CHANGE NO. 17-01  
LOCATED AT 1966 WEST AVENUE L (ASSESSOR'S PARCEL NUMBER: 3109-  
019-003)**

Mayor Parris opened the Public Hearing.

The Development Services Director introduced the Planning Manager who presented the Staff Report for this item.

Addressing the City Council on this item:

Donna Jay-Giguere – discussed issues with the commercial property near this proposed project and stated this area does not need a gas station and car wash.

Brian Flint – stated he lives near and is opposed to the project; stated he moved to this area to be in a semi-rural area; the project is incongruent to the existing homes, has concerns regarding security and air quality.

Vern Roberts – previous owner of the property, stated he requested a zone change for this property and was told no; discussed the issues he faced when he owned the property and discussed future traffic.

Michael Rives – opposed to the project, discussed the private water district, the EIR, public safety and a project located at Avenue J and 20<sup>th</sup> Street West.

Mark Maldonado - discussed accidents and the traffic at the intersection for this project and discussed concerns with public safety.

Eugenie Trow – discussed a student of hers who grew up living behind a gas station and the health risks to children when exposed to cancer causing pollutants.

Shelley Hurle – stated if she wanted to live in the San Fernando Valley where there's strip mall on every corner she could move; she and her husband choose to live here for the rural area; discussed giving up quality of life to develop every vacant property.

Discussion between the City Council and staff included discussion of the proximity of the project to homes, development in the area of this project, redevelopment of existing empty buildings, air quality near Costco's gas station and the results of the Planning Commission's votes. Additionally discussion took place regarding the east and west traffic flow and the review of the project done by the local Sheriff station.

Mayor Parris closed the Public Hearing.

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**PH 1. GENERAL PLAN AMENDMENT NO. 17-01 AND ZONE CHANGE NO. 17-01 LOCATED AT 1966 WEST AVENUE L (ASSESSOR'S PARCEL NUMBER: 3109-019-003) CONTINUED:**

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 18-35**, approving General Plan Amendment No. 17-01, amending the General Plan land use designation on the subject property from Non-Urban Residential (NU) to Commercial (C); and introduced **Ordinance No. 1043**, amending the zoning designation on 1.98 acres of land located on 1966 West Avenue L (APN No. 3109-019-003), known as Zone Change No. 17-01, from Rural Residential, minimum lot size 2.5 acres (RR-2.5), to Commercial Planned Development (CPD), by the following vote: 3-2-0-0; AYES: Malhi, Mann, Crist; NOES: Underwood-Jacobs, Parris; ABSTAIN: None; ABSENT: None

**PH 2. GENERAL PLAN AMENDMENT NO. 17-02 AND ZONE CHANGE NO. 17-02 LOCATED AT THE SOUTHEAST CORNER OF AVENUE L AND 22ND STREET WEST (ASSESSOR'S PARCEL NUMBER: 3109-017-071)**

Mayor Parris opened the Public Hearing.

The Development Services Director introduced the Planning Manager who presented the Staff Report for this item.

Discussion among staff and the City Council included discussion of the type of signage that will be permitted, the sidewalks and maintenance of 22<sup>nd</sup> Street West.

Addressing the City Council on this item:

Paul Buckley – discussed his opposition to the project, requests the Council turn the project down and provide information to the public regarding the Council's plan for commercial development along Avenue L.

Donna Jay-Giguere – discussed a recent wellness check she requested of the Los Angeles County Sheriff Department for an individual lying on the street near this project, lives on a private unmaintained road adjacent to this project.

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. 18-36 with the added condition, and agreed upon by the applicant, that only a monument sign is allowed**, approving General Plan Amendment No. 17-02, amending the General Plan land use designation from Non-Urban Residential (NU) to Commercial (C); and introduced **Ordinance No. 1044**, amending the zoning designation on 2.11 acres of land located on the southeast corner of Avenue L and 22nd Street West (APN: 3109-017-071), known as Zone Change No. 17-02, from Rural Residential, minimum lot size 1 acre (RR-1) to Commercial (C), 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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Mayor Parris requested a recess at this time

Mayor Parris reconvened the meeting at 6:52

**PH 3. AMENDMENT TO SECTION 17.40.210 OF THE LANCASTER MUNICIPAL CODE MODIFYING OFF-PREMISES ADVERTISING SIGNS**

Mayor Parris opened the Public Hearing.

The Planning Manager presented the Staff Report for this item.

Addressing the City Council on this item:

Michael Rives – stated two Council Members received contributions from a specific company and should not vote on the item.

Mayor Parris closed the Public Hearing.

The City Attorney clarified the item before the City Council relates to changes to the Municipal Code not to a specific company.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1045**, amending and restating Section 17.40.210 of the Lancaster Municipal Code, modifying Off-Premises Advertising Signs, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CA 1. DISCUSSION AND POSSIBLE NOMINATIONS/APPOINTMENTS OF COUNCIL MEMBERS TO THE FOLLOWING POSITIONS:**

On a motion by Mayor Parris and seconded by Vice Mayor Crist, the City Council approved the appointments to the following positions, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

- Vice Mayor – Marvin Crist
- Edwards Air Force Base Restoration Advisory Board – Council Members Malhi and Underwood-Jacobs
- Antelope Valley Transit Authority – Vice Mayor Crist and Council Member Underwood-Jacobs
- Antelope Valley Air Quality Management District – Mayor Parris and Vice Mayor Crist with Council Member Mann as the first alternate followed by the remaining members of the City Council
- Southern California Association of Governments – Council Member Malhi
- North County Transportation Coalition – Current appointees Vice Mayor Crist, Council Member Mann and City Manager Mark Bozigian remain appointed until further action taken by the City Council
- Antelope Valley Fair Authority JPA – Vice Mayor Crist and Rob Parris

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**CA 1. DISCUSSION AND POSSIBLE NOMINATIONS/APPOINTMENTS TO THE FOLLOWING POSITIONS CONTINUED:**

- The Visitors Bureau of Lancaster – Council Member Mann
- Lancaster Housing Authority – Vice Mayor Crist, Council Members Mann and Malhi, Deputy Mayor Cassandra Harvey and Deputy Mayor Kitty Szeto
- Southern California Regional Airport Authority – Council Member Malhi
- Audit Representative – Council Member Underwood-Jacobs
- Antelope Valley Mosquito Abatement – Evelyn Medrano
- California Contract Cities Association – Council Member Underwood-Jacobs and Council Member Malhi as the appointed alternate
- League of CA Cities Voting Delegate – Council Member Mann as the delegate and Council Members Malhi and Underwood-Jacobs as the alternates.

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

Council Member Underwood-Jacobs stated three grants have been awarded to AVTA totaling more than \$39 million and stated the Executive Director/CEO is requesting that those in leadership positions at AVTA ride buses once a month. Additionally, AV College has approximately 700 students who ride for free.

Vice Mayor Crist stated progress is being made regarding transportation to Mojave.

**CR 2. COUNCIL REPORTS**

Council Member Malhi thanked staff for the recent Celebrate America event.

**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 July 4<sup>th</sup> fireworks and PBR Rodeo events. In addition, staff is continuing to prepare a video regarding employment in the area. A video highlighting the recent Kensington Campus groundbreaking was shown.



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**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:

Jim Barletta – discussed actions of a local water company.

Michelle Fajardo Hernandez – Political Science student at Antelope Valley College asked the Mayor what inspired him to become Mayor.

Bruce Helton - Political Science student at Antelope Valley College asked the Mayor his involvement with the City's closed session cases.

Henry Coreas - Political Science student at Antelope Valley College discussed the World Cup coming to Los Angeles in 2026.

Shawn Pease - Political Science student at Antelope Valley College asked why politicians claim to support transparency and yet fail to do so, and asked the Mayor's opinion regarding splitting the State of California.

Jazmyn Surratt - Political Science student at Antelope Valley College asked the Mayor what has been done to keep the City safe.

George Beatty – discussed the City's plan to address vacant homes, Sheriff Deputy's safety who address the issues related to these vacant homes and child abuse in the City.

Shannon McDonald – complimented staff for the quick response for a recent knocked down stop sign, discussed illegal dumping and littering.

Fran Sereseres – discussed the progress on the Senior Center expansion project, a specific business on Lancaster Blvd and the skate park.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 7:53 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, July 10, 2018 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 10<sup>th</sup> day of July, 2018, by the following vote:

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

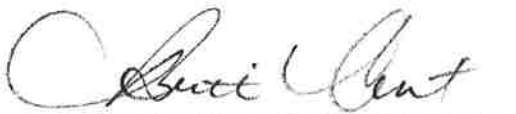
NOES: None

ABSTAIN: None

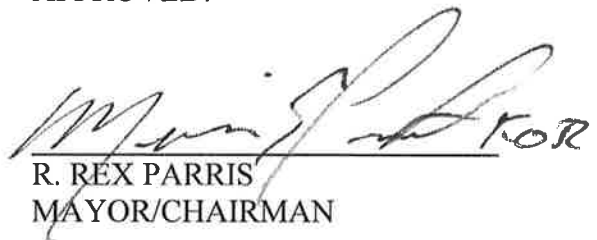
ABSENT: Council Member Mann

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/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)

\_\_\_\_\_