

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/ HOUSING/ POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
July 10, 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 5:03 p.m.

ROLL CALL

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

EXCUSED: Council Member/Agency Director/Authority Member Mann

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

ROLL CALL

PRESENT: Housing Authority Members: Harvey, Malhi; Vice Chair Crist; Chair Szeto

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; Senior Operations Manager, Finance; Housing Director.

INVOCATION

Assistant Pastor Jeremy Hartley, Grace Chapel

PLEDGE OF ALLEGIANCE

Council Member Malhi

PRESENTATION

1. Recognition of Elizabeth Brubaker, Lancaster Successor Agency Oversight Board Chair
Presenter: Mayor Parris

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
July 10, 2018

AGENDA ITEMS TO BE REMOVED

It was the consensus of the City Council that Item No. CC 3 be removed and brought back when the full City Council is available to vote.

HA CONSENT CALENDAR

Authority Member Malhi stated he needs to recuse himself from Item No. HA CC 1 due to the proximity of the project to his business and left the dais at this time.

Addressing the Housing Authority on this item:

Michael Rives – stated the people in the neighborhoods surrounding this project should be involved in the process.

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

HA CC 1.PROFESSIONAL SERVICES AGREEMENTS WITH ANTELOPE VALLEY ENGINEERING INCORPORATED

Authorized the award of Professional Services Agreements between the Lancaster Housing Authority Agency and Antelope Valley Engineering Incorporated to complete design plans for on-site and off-site improvements for affordable housing project on 15th Street West South of Avenue J in accordance with the 2016-2018 Multi-Year Professional Services Agreement, and authorized the Executive Director, or his designee, to execute the Professional Services Agreements and all attendant documents.

M 1. MINUTES

On a motion by Vice Mayor Crist and seconded by Council 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 June 26, 2018, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
July 10, 2018

CITY COUNCIL CONSENT CALENDAR

Addressing the City Council on Item No.'s CC 2, 3 and 5:

Michael Rives – discussed preparing the Check Register in a way that it is separated by department, the proposed project located on Avenue L and 20th Street West and campaign contributions from a sign company.

Mayor Parris stated he needs to recuse himself from Item No. CC 6 due to the proximity of the project to property he owns.

Council Member Malhi stated he needs to recuse himself from Item No. CC 7 due to the proximity of the project to his business.

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 CC 3, 6 and 7, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

Council Member Malhi left the dais at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council approved Item No. CC 7, by the following vote: 3-0-1-1; AYES: Underwood-Jacobs, Crist, Parris; NOES: None; RECUSED: Malhi; ABSENT: Mann

Council Member Malhi 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 Underwood-Jacobs, the City Council approved Item No. CC 6, by the following vote: 3-0-1-1; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; RECUSED: Parris; ABSENT: Mann

Mayor Parris 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 June 10, 2018, through June 23, 2018 in the amount of \$5,477,580.84. Approved the Check Registers as presented.

CC 3. ORDINANCE NO. 1043

This item was pulled from the agenda.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
July 10, 2018

CC 4. ORDINANCE NO. 1044

Adopted **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).

CC 5. ORDINANCE NO. 1045

Adopted **Ordinance No. 1045**, amending and restating Section 17.40.210 of the Lancaster Municipal Code, modifying Off-Premises Advertising Signs.

CC 6. PARCEL MAP NO. 82267

Approved Parcel Map No. 82267, located at the northeast corner of Avenue I & 32nd 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 7. PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC., OF LOS ANGELES, CALIFORNIA

Approved a professional services agreement with Kimley-Horn and Associates, Inc., of Los Angeles, California, in the amount of \$1,894,078.00, with a 5% contingency, to develop the Plans, Specifications, and Estimate (PS&E) for **Public Works Construction Project No. 14-010, SR-138 (SR-14) Avenue J Interchange**, and authorized the City Manager, or his designee, to sign all documents. The consultant selection process was made in accordance with Government Codes 4526 and 53060.

CC 8. RESOLUTION NO. 18-37

Adopted **Resolution No. 18-37**, approving acceptance of a quitclaim deed for APN 3268-018-900 from KFG Investment Company, a California Corporation; and authorized the City Manager, or his designee, to execute all related documents.

CC 9. PROFESSIONAL SERVICES AGREEMENT WITH BRAUN, BLAISING, SMITH & WYNN, PC (“BBSW”)

Awarded a professional services agreement with Braun, Blaising, Smith & Wynn, PC (“BBSW”), in the amount not to exceed \$350,000.00 for Regulatory Legal Representation; and authorized the City Manager, or his designee, to sign all documents.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
July 10, 2018

JNB 1. REIMBURSEMENT TO CITY FOR FUNDS SPENT ON PROJECTS

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 adopted **Resolution No. 18-38**, permitting the City of Lancaster to reimburse itself for capital expenditures incurred earlier than 60 days prior to the issuance of debt, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

On a motion by Vice Chair Crist and seconded by Authority Member Malhi, the Lancaster Financing Authority adopted **Resolution No. FA 01-18**, regarding its intention to issue tax-exempt obligations, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

NB 1. PARTICIPATION IN THE SOLAR ENERGY INNOVATION NETWORK RESEARCH PROJECT FOR NATIONAL RENEWABLE ENERGY LABORATORY

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 Underwood-Jacobs, the City Council approved Consulting Services Agreement between Lancaster Choice Energy and Center for Climate Protection for support services and participation in the Solar Energy Innovation Network research project for National Renewable Energy Laboratory (NREL), by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council accepted funding from Center for Climate Protection and recognized revenue in the amount of \$15,332 over the course of the project to Revenue Account No. 490-3470-100, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council appropriated funds to Lancaster Choice Energy Expenditure Account No. 490-4370-770, by the following vote: 4-0-0-1; AYES: Malhi, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Mann

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
July 10, 2018

NB 2. STATION DEPLOYMENT UPDATE

Los Angeles County Sheriff Captain Weber presented the update for Station Deployment.

Discussion among the City Council, Captain Weber and staff included discussion of false alarms and recruitment, class size and training for new deputies.

Received and filed the update on Station Deployment.

CR 1. COUNCIL REPORTS

Vice Mayor Crist discussed a recent seminar he attended regarding Valley Fever at City of Hope, which will be provided to the Lancaster Planning Commission. Additionally, Vice Mayor Crist discussed the AVAQMD lawnmower giveaway the PBR Rodeo and fireworks for the 4th of July.

Planning Commission Chairman Vose discussed upcoming projects the Planning Commission will be considering.

CALIFORNIA CHOICE ENERGY 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

A video “True Community” was shown which highlighted the Penny Lane organization.

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:

Jessica Martinez – student at Antelope Valley College; asked the Mayor if he was going to request that the Sheriff Department limit the number of responses to alarm calls.

Desiree Cuadra – student at Antelope Valley College; asked where most of the City taxes go and what specific projects are being funded by those taxes; asked what the City is doing to address homelessness and how does the City enrich education.

Mahenaz Elharty - student at Antelope Valley College; asked the Mayor to share an example of when he accomplished a goal that was personally challenging.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
July 10, 2018

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

Jasmine Ayala – student at Antelope Valley College; asked the Mayor what projects he recently worked on and the path taken towards a solution and asked what is the most frustrating part of the job.

Shilah Bedingfield - student at Antelope Valley College; asked what is the number one priority for the Mayor, asked what advice the Mayor would give to someone who wants to be a Mayor and asked how difficult it is being the Mayor.

Vanessa Campos – student at Antelope Valley College; asked what the Mayor did in his first three years to impact the crime rate; asked Council Member Malhi what obstacles were faced in job creation as a member of the Planning Commission.

Vanessa Campos on behalf of Jaylene Jimenez - student at Antelope Valley College; asked Council Member Underwood-Jacobs how she organizes and prioritizes her work; asked Vice Mayor Crist what ways the community can get involved in local organizations.

Monique Jackson - student at Antelope Valley College; asked how projects are chosen and asked how many jobs are being created with the Housing Authority action taken earlier this evening.

Dulce Flores - student at Antelope Valley College; asked the Mayor if he's always lived in Lancaster and where he went to school.

Liliana Villalobos - student at Antelope Valley College; asked the Mayor what are his strengths and weaknesses, and asked about a time when he worked with someone difficult.

Kaila Neal - student at Antelope Valley College; asked when the homeless facility will be completed.

Fran Sereseres – stated the 4th of July events were wonderful and discussed a shade structure at the Metrolink Station.

Diana Cruz Alvarado - student at Antelope Valley College; asked how Lancaster can improve voter turnout; what advice can the Council give to the college students at the meeting.

Isaiah Han - student at Antelope Valley College; asked the Mayor if bipartisan politics impacts the Council, what advice would he give an aspiring public servant and what keeps him motivated.

Nancy Cazarez - student at Antelope Valley College; asked the Mayor what his most rewarding moment as being the Mayor.

Karen Lima - student at Antelope Valley College; asked the Mayor what his biggest accomplishment and biggest failure are; how is the City going to pay for the new homeless facility and asked, other than homelessness, what is another big issue the Mayor wants to focus on.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
July 10, 2018

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

George Beatty -- discussed empty homes, being a landlord, suggested the City reach out to Department of Children and Family Services to assist and require due process before children are removed from homes, and discussed the condition of a specific home in the City.

David Paul -- discussed exercise, crimes rates and discussed adopting a Resolution regarding separating families at the border.

COUNCIL / AGENCY / AUTHORITY COMMENTS

Mayor Parris discussed an article he read recently regarding the impact of wearing neckties.

ADJOURNMENT

Mayor/Chair Parris stated the City Council meeting will be adjourned in memory of Retired Detective Mitch Speed who was a long-time Antelope Valley resident, man of faith, beloved son, husband and father, cherished family member, treasured friend and colleague, renown author and dedicated community leader. Mitch was a Law Enforcement Officer for over fifteen years, retiring in 2016 when he was diagnosed with stage 4 cancer. Upon his diagnosis, he gave his life completely to God. Mitch inspired many by his courage, strength, positivity, and by the sharing of his journey including his life's lessons. Mitch touched the lives of many people and leaves behind a great legacy for his family and the community.

Mayor/Chair Parris adjourned the meeting at 7:17 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, July 24, 2018 at 5:00 p.m.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
July 10, 2018

PASSED, APPROVED and ADOPTED this 24th day of July, 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)