

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
January 8, 2019**

CALL TO ORDER

Vice Mayor/Vice Chair Crist called the meeting of the Lancaster City Council/Successor Agency/Financing/ Power/California Choice Energy Authority to order at 5:03 p.m.

ROLL CALL

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

EXCUSED: Mayor/Chair Parris

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

STAFF MEMBERS:

City Manager/Executive Director; Assistant City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Assistant to the City Manager, Administrative and Community Services Director; Assistant Parks, Recreation and Arts Director; Development Services Director; Finance Director; Housing Director; Public Safety Director

INVOCATION

Pastor John Meadors, Christian Life Assembly

PLEDGE OF ALLEGIANCE

Deputy Mayor Dorris

Mayor Parris arrived at the meeting at this time.

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SA CONSENT CALENDAR

Addressing the Successor Agency on the Successor Agency Consent Calendar:
Fran Sereseres - discussed the future use of the properties involved.

On a motion by Vice Chair Crist and seconded by Agency Director Malhi, the Lancaster Successor Agency approved the Consent Calendar, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

SA CC 1. PURCHASE AND SALE AGREEMENT WITH GAFY INVESTMENTS

Approved the purchase and sale agreement with GAFY Investments for the sale of APN 3114-010-900.

SA CC 2. PURCHASE AND SALE AGREEMENT WITH RESOLUTION FUND MANAGEMENT LLC

Approved the purchase and sale agreement with Resolution Fund Management LLC for the sale of various irregular parcels located in the Fox Field Industrial Corridor.

SA NB 1. RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2019 TO JUNE 30, 2020

It was the consensus of the Successor Agency to waive the Staff Report for this item.

On a motion by Vice Chair Crist and seconded by Agency Director Mann, the Lancaster Successor Agency Adopted **Resolution No. SA 01-19**, approving the Recognized Obligation Payment Schedule for the period July 1, 2019 to June 30, 2020 and directed staff to bring before the County of Los Angeles Consolidated Oversight Board for approval, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

SA NB 2. SUCCESSOR AGENCY ADMINISTRATIVE BUDGETS FOR THE PERIODS JULY 1, 2019 TO DECEMBER 31, 2019 AND JANUARY 1, 2020 TO JUNE 30, 2020

It was the consensus of the Successor Agency to waive the Staff Report for this item.

On a motion by Vice Chair Crist and seconded by Agency Director Underwood-Jacobs, the Lancaster Successor Agency Adopted **Resolution No. SA 02-19**, approving the Successor Agency Administrative Budgets for the periods of July 1, 2019 to December 31, 2019 and January 1, 2020 to June 30, 2020, as detailed in Attachments A & B, 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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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 December 11, 2018, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

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

JCC 1. APPROVED LOAN AGREEMENT BETWEEN CITY OF LANCASTER AND THE CALIFORNIA CHOICE ENERGY AUTHORITY

City Council Recommendation:

Approved Loan Agreement between the City of Lancaster and the California Choice Energy Authority and authorized the City Mayor, or designee, to execute all necessary documents.

California Choice Energy Authority Recommendation:

Approved Loan Agreement between the City of Lancaster and the California Choice Energy Authority and authorized the Board Chairman, or designee, to execute all necessary documents.

JCC 2. ASSIGNMENT OF PROFESSIONAL SERVICE AGREEMENTS WITH BRAUN, BLAISING, SMITH & WYNN, PC FROM CITY OF LANCASTER TO CALIFORNIA CHOICE ENERGY AUTHORITY

City Council Recommendation:

Approved the assignment of professional services agreement with Braun, Blaising, Smith & Wynn, PC ("BBSW") to California Choice Energy Authority ("CCEA"); and authorized the City Manager, or his designee, to execute all necessary documents.

California Choice Energy Authority Recommendation:

Accepted the assignment of professional services agreement with Braun, Blaising, Smith & Wynn, PC ("BBSW") from City of Lancaster; and authorized the Executive Director, or his designee, to execute all necessary documents.

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JCC 3. AMENDMENT 3 TO ADMINISTRATIVE SERVICES AGREEMENT BETWEEN CITY OF LANCASTER AND CALIFORNIA CHOICE ENERGY AUTHORITY

City Council Recommendation:

Approved Amendment 3 to Administrative Services Agreement with California Choice Energy Authority (“CCEA”); and authorized the City Manager, or his designee, to execute all necessary documents.

California Choice Energy Authority Recommendation:

Approved Amendment 3 to Administrative Services Agreement with the City of Lancaster (“Lancaster”); and authorized the Executive Director, or his designee, to execute all necessary documents.

JCC 4. APPROVE SECURITY AGREEMENT, ACCOUNT CONTROL AGREEMENT, AND INTERCREDITOR AND COLLATERAL AGENCY AGREEMENT WITH RIVER CITY BANK

City Council Recommendations:

- a. Approved Security Agreement between the City of Lancaster and River City Bank for the benefit of Power Purchase Providers, as Secured Creditors; and authorized the City Manager, or his designee, to execute all necessary documents.
- b. Approved Account Control Agreement between the City of Lancaster and River City Bank for the benefit of Power Purchase Providers, as Secured Creditors; and authorized the City Manager, or his designee, to execute all necessary documents.
- c. Approved Intercreditor and Collateral Agency Agreement between the City of Lancaster, and River City Bank; and authorized the City Manager, or his designee, to execute all necessary documents.
- d. Ratified the termination of Security Agreement, Account Control, and Intercreditor and Collateral Agency Agreements between the City of Lancaster and Wilmington Trust, National Association effective February 28, 2019; and authorized the City Manager, or his designee, to execute all necessary documents.

California Choice Energy Authority Recommendation:

Approved Intercreditor and Collateral Agency Agreement between California Choice Energy Authority, on behalf of City of Lancaster, and River City Bank; and authorized the Executive Director, or his designee, to execute all necessary documents.

CCEA CC 1. BAYSHORE CONSULTING GROUP, INC. CONTRACT

Awarded contract to Bayshore Consulting Group, Inc. for management, operations, and administrative services for the California Choice Energy Authority; and authorized the Board Chairman, or his designee, to execute all necessary 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.)

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CC 2. CHECK REGISTERS

Approved the Check and Wire Registers for November 11, 2018 through December 8, 2018 in the amount of \$10,432,275.13. Approved the Check Registers as presented.

CC 3. INVESTMENT REPORT

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

CC 4. RESOLUTION NO. 19-01

Adopted **Resolution No. 19-01**, directing and authorizing the street name change of Avenue N to R. Lee Ermey Avenue / Avenue N, from Sierra Highway to Agena Road.

**PH 1. ECONOMIC DEVELOPMENT AGREEMENT WITH GOLDEN STATE
PROCUREMENT COMPANY, INC.**

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. 19-02**, approving an Economic Development Agreement with Golden State Procurement Company, Inc.; and authorized the City Manager, or his designee, to execute all related documents, by the following vote: 5-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 1. SHAPING TOURISM IN LANCASTER

Council Member Mann; Angela Clayborne, Destination Lancaster Executive Director; Aleesa Pagliei, Charter Spectrum Reach and Mark Hemstreet, Lancaster Chamber of Commerce presented this item.

Discussion among the City Council and staff included discussion of the occupancy rates for local hotels. Additional discussion took place regarding the future app, the geographical span for Spectrum regarding media, and discussion of determining the reason individuals choose a particular hotel. The City Council and staff discussed the number of hotels being planned for the City. Discussion related to targeting specific audiences took place. The Mayor requested staff explore hotels as a revenue generating option for the City. Council Member Mann stated the Destination Lancaster Board is exploring adding a full time staff person to manager Destination Lancaster.

Received the presentation regarding Shaping Tourism in Lancaster.

CR 1. COUNCIL REPORTS

Mayor Parris discussed his intention at the January 22, 2019 City Council meeting to appoint Dave Gomez as Deputy Mayor to replace Marvin Kropke.

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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.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

City Manager Jason Caudle thanked the City Council for the honor and opportunity to lead the organization. He introduced the new Assistant City Manager, Ronda Perez and Assistant to the City Manager, Chenin Dow and discussed the focus for the future of the organization.

COUNCIL / AGENCY / AUTHORITY COMMENTS

Mayor Parris stated the City Council is very supportive of reaching out to the City of Palmdale as it relates to Destination Lancaster and stated he is excited about the relationship with the City of Palmdale.

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:

Fran Sereseres – discussed future building of hotels and apartments and stated she has been appointed to the AVTA Community Advisory Board.

David Paul – discussed concerns with the homeless and relying too heavily on certain organizations; discussed the make-up of homeless including sex-offenders and offered his assistance if needed.

Kristina Robledo – Political Science student at Antelope Valley College; asked the Mayor what motivated him to become Mayor and what plans he has for the City regarding use of land.

Nyami Bondzi-Simpson– Political Science student at Antelope Valley College; asked the City Manager what new perspective he is bringing to the City; asked about future solar panels.

Zhenghao Huang (Howard) – Political Science student at Antelope Valley College; asked the City Council why they chose to be on the City Council and asked about the relationship with Edwards Air Force Base.

Jose Castillo – Political Science student at Antelope Valley College; asked how schools are expanding in the Antelope Valley.

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ADJOURNMENT

Mayor Parris adjourned the meeting at 6:08 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, January 22, 2019 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 22nd day of January, 2019, by the following vote:

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

NOES: None

ABSTAIN: None

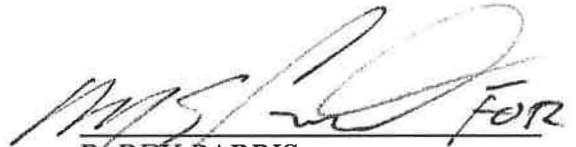
ABSENT: None

ATTEST:

APPROVED:



BRITT AVRIT, MMC
CITY CLERK
AGENCY/AUTHORITY SECRETARY



R. REX PARRIS
MAYOR/CHAIRMAN

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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)
