

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
January 22, 2019**

**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 5:03 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; 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 Dorelle Arnwine, Prevailing Word

**PLEDGE OF ALLEGIANCE**

Council Member Mann

**M 1. MINUTES**

On a motion by Vice Mayor Crist and seconded by Council Member Mann, 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 January 8, 2019, 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**

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

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the Consent Calendar with the exception of Item No. CC 6, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

Mayor Parris left the dais at this time.

On a motion by Council Member Mann and seconded by Council Member Underwood-Jacobs, the City Council approved Item No. CC 6, by the following vote: 4-0-1-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; RECUSE: Parris; ABSENT: None

Mayor Parris returned to the dais at this time.

**CCEA CC 1. RESOLUTION NO. CCEA 01-19**

Adopted **Resolution No. CCEA 01-19**, approving loan agreement between California Choice Energy Authority and River City Bank; and authorized the Executive Director, or his designee, to execute all necessary documents.

**CCEA CC 2. RESOLUTION NO. CCEA 02-19**

Adopted **Resolution No. CCEA 02-19**, adopting an Energy Risk Management Policy for the California Choice Energy Authority.

**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 December 9, 2018 through January 5, 2019 in the amount of \$10,097,508.80. Approved the Check Registers as presented.

**CC 3. INVESTMENT REPORT**

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

**CC 4. CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC., OF LOS ANGELES, CALIFORNIA**

Approved increase in contract amount and extension of contract term for Measure R "Highway Equity" Program/Project Management Services with Kimley-Horn and Associates, Inc., of Los Angeles, California, by \$519,760.00 and an additional 2-year term; authorized the City Manager, or his designee, to sign all documents.

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**CC 5. PROFESSIONAL SERVICES AGREEMENT WITH TRC SOLUTIONS, INC., OF IRVINE, CALIFORNIA,**

Approved a professional services agreement with TRC Solutions, Inc., of Irvine, California, in the amount of \$2,204,742.00 with a 5% contingency, to develop the Project Plans, Specifications, and Estimates (PS&E) for Public Works Construction Project (PWCP) No. 13-018, SR-138 (SR-14) and Avenue K Interchange; 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 6. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-016**

Acceptance of **Public Works Construction Project No. 17-016** Auto Mall Improvements

a. Approved Change Order Number 1, and increased the total amount of the contract with Pavement Coatings Co., of Jurupa Valley, California, for Public Works Construction Project No 17-016, Auto Mall Improvements, by \$61,437.05, for a total revised contract amount of \$267,796.33, plus a 10% contingency.

b. Accepted the work constructed by Pavement Coatings Co. for Public Works Construction Project No. 17-016, Auto Mall Improvements, and directed the City Clerk to file the Notice of Completion for the project. Retention on this project will be disbursed in accordance with California Public Contract Code.

**PH 1. APPEAL OF CONDITIONAL USE PERMIT NO. 18-05, AND APPROVAL OF GENERAL PLAN AMENDMENT NO. 18-03 AND ZONE CHANGE NO. 18-03 FOR A PROPOSED MEDICAL CANNABIS CULTIVATION AND MANUFACTURING FACILITY LOCATED AT 43511 70<sup>TH</sup> STREET EAST (ASSESSOR'S PARCEL NUMBER (APN): 3386-007-035)**

Mayor Parris opened the Public Hearing.

The Community Development Manager presented the Staff Report for this item.

Discussion took place regarding the attorney representing the appellant. The Mayor reminded staff this attorney appealed a different Planning Commission decision and arrived at that meeting late and was upset he could not speak at that particular hearing.

The City Attorney discussed articles cited in a letter from the appellant sent to the City Council the day of the City Council meeting and stated the letter provides no evidence to overturn the Planning Commission's decision.

Discussion took place regarding attorney representation for this matter.

Addressing the City Council on this item:

David Paul – discussed his appreciation of the City getting things done; stated he supports this project and discussed drug overdoses.

Mayor Parris closed the Public Hearing.

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**PH 1. APPEAL OF CONDITIONAL USE PERMIT NO. 18-05, AND APPROVAL OF GENERAL PLAN AMENDMENT NO. 18-03 AND ZONE CHANGE NO. 18-03 FOR A PROPOSED MEDICAL CANNABIS CULTIVATION AND MANUFACTURING FACILITY LOCATED AT 43511 70<sup>TH</sup> STREET EAST (ASSESSOR'S PARCEL NUMBER (APN): 3386-007-035) CONTINUED...**

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. 19-03**, upholding the Planning Commission decision by denying the appeal for Conditional Use Permit No. 18-05 to allow for the construction and operation of a 122,871 square-foot medical cannabis cultivation and manufacturing facility, and adoption of a mitigated negative declaration, 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 Underwood-Jacobs, the City Council adopted **Resolution No. 19-04**, approving General Plan Amendment No. 18-03, amending the General Plan land use designation from Non-Urban Residential (NU) to Light Industrial (LI), 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 Underwood-Jacobs, the City Council introduced **Ordinance No. 1054**, amending the City zoning plan for approximately 15 acres of land located at 43511 70th Street East (APN: 3386-007-035), known as Zone Change No. 18-03, from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) to LI (Light Industrial), by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**COUNCIL / AGENCY / AUTHORITY COMMENTS**

Mayor Parris introduced Palmdale Mayor Hofbauer. Marris Parris and Mayor Hofbauer discussed a partnership between the two cities to put together funding to help mitigate the financial impact to affected federal employees during the partial federal shutdown. Mayor Parris stated this is the first time the two cities, in many years, have joined together to address a problem and thanked Mayor Hofbauer and the City Council for their efforts to assist federal employees impacted by this issue.

This item came to the attention of the City Council after the agenda was posted. The City Attorney advised the City Council in order to take action on this item, it would need to be added to the agenda as an urgent item.

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On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the addition of Item No. NB 1 to the agenda by a two-thirds vote, as a matter that came to the City Council's attention after the agenda was posted, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**NB 1. DISCUSSION OF ASSISTANCE TO FEDERAL WORKERS IMPACTED BY GOVERNMENT SHUTDOWN**

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council gave authorization to the City Manager to expend an amount, not to exceed an amount set by the Mayor after data has been collected, to assist federal workers who have been impacted by the government shutdown for payment of utility and mortgage costs: the City Council finds that the care of the needy and the prevention of suffering from lack of the necessities of life is the basis for the exercise of this governmental power and these funds are to assist in the necessities of life for these federal employees, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Mayor Parris requested the City Attorney prepare an Ordinance that blocks recriminatory behavior from lenders and vendors that may negatively impact federal employees during a Federal Government shut down.

Planning Commission Chairman Vose reminded the City Council there are individuals who are not technically Federal Employees and are contractors, or members of other agencies such as FAA employees who are furloughed and still required to work without pay.

Mayor Parris directed staff to ensure to "cast the net wide enough" and include anyone who may be affected.

**CA 1. CONSIDER NOMINATION AND APPOINTMENT OF DAVE GOMEZ AS DEPUTY MAYOR**

On a motion by Mayor Parris and seconded by Vice Mayor Crist, the City Council approved the appointment of Dave Gomez as Deputy Mayor, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CA 2. DISCUSSION AND POSSIBLE ADOPTION OF THE CODE OF CONDUCT AND ETHICS FOR APPOINTED OFFICIALS TO THE CITY'S COMMISSIONS AND BOARDS**

Mayor Parris requested that this item be moved to the February 12, 2019 City Council meeting.

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**CA 3. CONSIDER NOMINATION AND APPOINTMENT OF TIERNEY SMITH TO THE ANTELOPE VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT BOARD OF TRUSTEES**

On a motion by Mayor Parris and seconded by Vice Mayor Crist, the City Council approved the appointment of Tierney Smith to the Antelope Valley Mosquito and Vector Control District Board of Trustees, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Mayor Parris administered the Oath of Office at this time.

**CR 1. COUNCIL REPORTS**

Vice Mayor Crist stated the Antelope Valley Transit Authority will be allowing federal workers to ride buses for free. Additionally, security officers have been assigned to the Park and Ride located at Sgt. Steve Owen Memorial Park.

**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**

A brief video highlighting the recent Martin Luther King Day of Service was shown. The Assistant City Manager discussed the success of the Martin Luther King Day of Service event. The City Manager discussed the Justice Sunday event, which was held in honor of Dr. Martin Luther King. The City Manager stated a skateboard park community meeting will be held January 30<sup>th</sup> and information regarding the details of this meeting will be placed on the City's website and social media. Additionally, the City Manager discussed parkway and landscaping improvements recently implemented in the community.

**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.

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**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS**

Addressing the City Council at this time:

Donna Young – speaking on behalf of a mobile home park; asked if the City Council has answers for requests from when she spoke to them in September and December.

The City Attorney stated an Ordinance is being crafted to address these issues; the Mayor requested an investigative brief on what's occurred and what's happened at the Mobile Home Park involved.

Seth Laughlin – Political Science Student at Antelope Valley College; asked the members of the City Council what are the biggest issues facing the City.

Gabriela Garcia - Political Science Student at Antelope Valley College; asked about the assistance being provided to Federal workers.

John Pembleton - Political Science Student at Antelope Valley College; asked about the success of the Eye in the Sky program and asked about expungement programs or programs for rehabilitating individuals getting out of jail.

Aubrey Flores - Political Science Student at Antelope Valley College; asked where the funding will come from for assisting Federal workers.

Sahak Arzovmanian - Political Science Student at Antelope Valley College; discussed streets without streetlights and asked if there are plans to address this.

Tim Wittkopf - Political Science Student at Antelope Valley College; asked the City Council how one can get started as an intern with the City and in politics.

Sirak Arzovmanian - Political Science Student at Antelope Valley College; asked the City Council what the City Council's goals are for the community for the year.

Tyler Willis - Political Science Student at Antelope Valley College; asked if the City will be moving towards wind power, why or why not; after net-zero what is the next step towards impacting the City's 'footprint.'

David Paul – complimented the work done at American Heroes Park, discussed the homeless issue, safe parking and safe camping.

George Beatty – discussed a TV show he watched regarding a street paver purchased by Los Angeles County and suggested the City borrow the paver because the show indicated it is only being used 5 hours a year.

Fran Sereseres – discussed the cooperation with the City of Palmdale, thanked the AVTA for providing free bus service.



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**COUNCIL / AGENCY / AUTHORITY COMMENTS**

Vice Mayor Crist thanked the Mayors of both cities for working together and stated he looks forward to the change in the political climate.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 6:30 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, February 12, 2019 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 12<sup>th</sup> day of February, 2019, 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



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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)

\_\_\_\_\_