

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
April 23, 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 5:01 p.m.

**ROLL CALL**

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

**ABSENT:** Council Member/Agency Director/Authority Member Mann; Mayor/Chair Parris

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council/Successor Agency/Financing/ Power/California Choice Energy Authority excused Council Member/Agency Director/Authority Member Mann and Mayor/Chair Parris, by the following vote: 3-0-0-2; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Mann, Parris

**STAFF MEMBERS:**

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

**INVOCATION**

Pastor John Meadors, Christian Life Assembly

**PLEDGE OF ALLEGIANCE**

Council Member Underwood-Jacobs

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**PRESENTATIONS**

1. Recognition of 2018-2019 Women's Cal Pac Champions: University of Antelope Valley  
Presenter: Mayor Parris
2. Recognition of 2018-2019 Men's Cal Pac Champions: University of Antelope Valley  
Presenter: Mayor Parris
3. Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award  
Presenter: Pam Statsmann, Finance Director

**HA NB 1. DISPOSITION STRATEGY FOR PROPERTY ACQUIRED BY THE  
LANCASTER HOUSING AUTHORITY**

Vice Chair Crist stated due to lack of a quorum the Housing Authority item will be removed from the agenda.

**M 1. MINUTES**

On a motion by Council Member Underwood-Jacobs 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 March 26, 2019, by the following vote: 3-0-0-2; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Mann, Parris

**CONSENT CALENDAR**

Item No. CC 15 was removed for separate discussion.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved the Consent Calendar with the exception of Item No. CC 15 by the following vote: 3-0-0-2; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Mann, Parris

Addressing the City Council on Item No. CC 15:

Michael Rives – discussed pollution associated with waiting times at major intersections and stated homeowners should not be restricted to electric machines due to the danger of electrocution.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved Item No. CC 15, by the following vote: 3-0-0-2; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Mann, Parris

**CCEA CC 1. RESOLUTION NO. CCEA 04-19**

Adopted **Resolution No. CCEA 04-19**, approving and authorizing the cities of Baldwin Park, Commerce, Hanford, Palmdale, and Pomona (Cities) to enter into the Joint Exercise of Powers Agreement for the California Choice Energy Authority.

**CCEA CC 2. AMENDED AND RESTATED BYLAWS AND POLICIES OF THE CALIFORNIA CHOICE ENERGY AUTHORITY**

- a. Approved the First Amended and Restated Bylaws of the California Choice Energy Authority; and authorized the Executive Director, or his designee, to execute all necessary documents.
  
- b. Adopted **Resolution No. CCEA 05-19**, a resolution of the Board of the California Choice Energy Authority, approving and adopting policies for the California Choice Energy Authority.

**CCEA CC 3. PROFESSIONAL SERVICES AGREEMENT WITH FRONTIER ENERGY**

Approved the Professional Services Agreement with Frontier Energy for Energy Efficiency Consulting Services, and authorized the Executive Director, or his designee, to execute all 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 March 10, 2019 through April 6, 2019 in the amount of \$6,969,914.50. Approved the Check Registers as presented.

**CC 3. INVESTMENT REPORT**

Accepted and approved the March 2019, Monthly Report of Investments as submitted.

**CC 4. HOUSING RIGHTS CENTER SUB-RECIPIENT AGREEMENT**

Approved the Sub-Recipient Agreement between the City of Lancaster and the Housing Rights Center to provide fair housing services to the residents of Lancaster for the 2019 Community Development Block Grant (CDBG) Program Year.

**CC 5. RESOLUTION NO. 19-14**

Adopted **Resolution No. 19-14**, summarily vacating and abandoning the easement for storm drain and drainage purposes within lot 15 of Tract Map No. 54025 located near Lancaster Boulevard and 20th Street East.

**CC 6. RESOLUTION NO. 19-15**

Adopted **Resolution No. 19-15**, approving the Senate Bill 1 (SB 1) Proposed Project List Form and allocating funds in the fiscal year 2019-2020 Capital Improvement Budget to clarify Road Maintenance and Rehabilitation Account (RMRA) funded projects.

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**CC 7. PARCEL MAP NO. 72532-01**

Approved the map and accepted the dedications as offered on the map for Parcel Map No. 72532-01; 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 and the dedications shown thereon.

**CC 8. TASK ORDER NO. 1 WITH KIMLEY-HORN AND ASSOCIATES, INC., OF LOS ANGELES, CALIFORNIA**

Approved Task Order No. 1 with Kimley-Horn and Associates, Inc., of Los Angeles, California, in accordance with the Multi-Year Professional Services Agreement (Service Group Category 1 -Roadway and Structures Engineering) in the amount of \$2,194,151.00, with a 5% contingency; and authorized the City Manager, or his designee, to sign all documents.

**CC 9. HEAVY-DUTY VEHICLE LIFT**

Approved the replacement of the in-ground, heavy-duty vehicle lift in the Vehicle Maintenance building at the City's Corporate Yard.

**CC 10. PUBLIC WORKS CONSTRUCTION PROJECT NO. 18-001**

Awarded **Public Works Construction Project No. 18-001**, 2018 Pavement Management Program (Revive 25), to All American Asphalt of Corona, California, in the amount of \$ 1,396,040.35 Base Bid, plus Additive Alternate A1 in the amount of \$ 757,633.06, Additive Alternate A2 in the amount of \$ 167,357.33, and Additive Alternate A3 in the amount of \$399,072.91, for a Total Bid of \$2,720,103.65, plus a 10% contingency, to repair and resurface approximately 42 lane-miles of streets as part of the City's REVIVE 25 program; and authorized the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

**CC 11. CITY OF LANCASTER'S VEHICLE REPLACEMENT AND MAINTENANCE PROGRAM**

- a. Approved a Vehicle Replacement and Maintenance Program for the City of Lancaster.
- b. Approved a Master Equity Lease Agreement between the City of Lancaster and Enterprise Fleet Management Inc.
- c. Approved a Vehicle Maintenance Agreement between the City of Lancaster and Enterprise Fleet Management Inc.
- d. Approved the list of designated surplus vehicles and authorized Enterprise Fleet Management Inc. to liquidate designated surplus vehicles on behalf of the City of Lancaster.
- e. Authorized the City Manager to execute the Master Equity Lease and Vehicle Maintenance Agreements and any amendments between the City of Lancaster and Enterprise Fleet Management Inc.

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**CC 12. LANCASTER BLVD FIFTY-FOUR (54) CAMERAS**

Approved the purchase and installation of fifty-four (54) cameras along Lancaster Blvd.

**CC 13. ORDINANCE NO. 1058**

Adopted **Ordinance No. 1058**, adopting Development Agreement No. 18-01 for the Avanti South Master Planned Community (Specific Plan No. 15-02/Tentative Tract Map No. 74312) to establish specific development rights.

**CC 14. ORDINANCE NO. 1059, ORDINANCE NO. 1060, ORDINANCE 1061, ORDINANCE 1062**

- a. Adopted **Ordinance No. 1059**, amending Chapter 2.30 of the Lancaster Municipal Code regarding membership of the Criminal Justice Commission.
- b. Adopted **Ordinance No 1060**, amending Chapter 2.34 of the Lancaster Municipal Code regarding membership of the Architectural and Design Planning Commission.
- c. Adopted **Ordinance No. 1061**, amending Chapter 2.37 of the Lancaster Municipal Code regarding membership of the Lancaster Homeless Impact Commission.
- d. Adopted **Ordinance No. 1062**, amending Chapter 2.38 of the Lancaster Municipal Code regarding membership of the Lancaster Healthy Community Commission.

**CC 15. ORDINANCE NO. 1063**

Adopted **Ordinance No. 1063**, adding Chapter 8.70 to the Lancaster Municipal Code concerning use of gasoline powered landscape equipment by landscape maintenance businesses.

**PH 1. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2019 ONE-YEAR ACTION PLAN**

Vice Mayor Crist opened the Public Hearing.

It was the consensus of the City Council to waive the Staff Report for this item.

Vice Mayor Crist closed the Public Hearing.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved the proposed projects described herein for the City of Lancaster's 2019 CDBG One-Year Action Plan application to be submitted to the United States Department of Housing and Urban Development, by the following vote: 3-0-0-2; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Mann, Parris

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**PH 2. RESOLUTION AMENDING LANCASTER CHOICE ENERGY CUSTOMER  
POWER GENERATION RATE SCHEDULE**

Vice Mayor Crist opened the Public Hearing.

It was the consensus of the City Council to waive the Staff Report for this item.

Vice Mayor Crist closed the Public Hearing.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council adopted **Resolution No. 19-16**, amending Resolution No. 19-13 amending customer power generation rates for Lancaster Choice Energy effective with meter reads beginning April 12, 2019, by the following vote: 3-0-0-2; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Mann, Parris

**NB 1. JANE REYNOLDS SKATE PARK**

The Parks, Recreation and Arts Director presented the Staff Report for this item.

Addressing the City Council on this item:

Fran Sereseres – thanked the City Council for their work to make this project a reality and discussed activities at the park.

Michael Rives – discussed his feelings for Jane Reynolds Park, liability legislation related to skate parks, and potential noise and traffic related to the skate park.

Discussion among the City Council and staff included discussion of noise associated with all parks in the City.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved the design for the Jane Reynolds Skate Park as presented by City staff, by the following vote: 3-0-0-2; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Mann, Parris

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**NB 2. AMENDMENT TO SECTION 15.04.100 OF THE LANCASTER MUNICIPAL CODE AND CHAPTER 15.12 BY ADDING SECTION 15.12.050 CONCERNING STAND-ALONE ENERGY SYSTEMS**

It was the consensus of the City Council to waive the Staff Report for this item.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council introduced Ordinance No. 1064 amending section 15.04.100 of the Lancaster Municipal Code and Chapter 15.12 by adding Section 15.12.050 concerning stand-alone energy systems allowing residents and business owners the ability to construct and operate stand-alone energy systems, disconnected from any and all local utility grids, by the following vote: 3-0-0-2; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: None; ABSENT: Mann, Parris

**CR 1. RECEIVE A REPORT OF THE PROCEEDINGS AND ISSUES DISCUSSED AT THE FEBRUARY REGULAR BOARD OF DIRECTORS MEETING OF THE ANTELOPE VALLEY TRANSIT AUTHORITY (AVTA)**

Vice Mayor Crist discussed the budget for AVTA.

**CR 2. COUNCIL REPORTS**

Vice Mayor Crist discussed upcoming event at the fairgrounds honoring Council Member Malhi for his work in education.

Council Member Underwood-Jacobs discussed the recent 4.0 Student Recognition Dinner and discussed an event held at The Highlands Church.

**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 showed two videos highlighting recent milestone for BYD and the Annual *CEDARFEST* Exhibition. The City Manager also provided a video for the upcoming California Poppy Festival.

Los Angeles Sheriff Department Captain Todd Weber discussed upcoming Law Day being held at the Fairgrounds.

Los Angeles County Assistant Fire Chief Sullivan discussed upcoming Fire Service Day being held May 4, 2019.

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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:

Fran Sereseres – discussed BYD milestone, upcoming AVTA “Get Aboard Day”, sidewalks repaired in the City and thanked the Council for the cameras being installed on The BLVD.

David Paul – discussed the joyous noise associated with the skate park, the difference made by BYD, stated he enjoys being a part of the city and discussed requesting President Trump to pardon Leroy Baca.

Malia – requested the City Council do something about cyber security and hacking impacting senior citizens.

**COUNCIL COMMENTS**

Council Member Underwood-Jacobs discussed the impact being made for the citizens by the City Council and stated she is proud to be a part of it.



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**RECESS**

Vice Mayor Crist recessed the meeting at 6:06 p.m. for the purpose of conducting a Closed Session meeting regarding the following matters:

**CLOSED SESSION**

1. Conference with Legal Counsel - Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) - two potential cases.
2. Conference with Legal Counsel - Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.
3. Conference with Legal Counsel - Existing Litigation - Government Code Section 54956.9(d) (1)
4. Bootleggers 2 v. City of Lancaster, LASC Case No. BS169660
5. Parker v. Lancaster, LASC MC 027827
6. Kappler v. Lancaster, LASC 18STCVO4990
7. Better Neighborhoods v. Lancaster, LASC BS175020
8. Antelope Valley Groundwater Cases  
Included Actions:  
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co.  
Superior Court of California, County of Los Angeles, Case No. BC325201;  
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co.  
Superior Court of California, County of Kern, Case No. S-1500-CV-254-348  
Wm. Bolthouse Farms, Inc. v. City of Lancaster, Diamond Farming Co. v. City of Lancaster, Diamond Farming Co. v. Palmdale Water District  
Superior Court of California County of Riverside, consolidated actions;  
Case Nos. RIC 353 840, RIC 344 436, RIC 344 668
9. Conference with real property negotiators  
Property: APNs 3123-009-039, 3123-009-038  
Lancaster Negotiators: Jason Caudle and Chenin Dow  
Negotiating Parties: TRU 2005 RE I LLC  
Under Negotiation: price and terms of payment

**RECONVENE**

Vice Mayor Crist reconvened the meeting at 6:25 p.m.

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**CITY ATTORNEY ANNOUNCEMENT**

The City Attorney announced the City Council met in Closed Session and discussed Item No. 9 and gave direction to staff and legal counsel; no reportable action.

**ADJOURNMENT**

Vice Mayor Crist adjourned the meeting at 6:25 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, May 14, 2019 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 14<sup>th</sup> day of May, 2019, by the following vote:

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

NOES: None

ABSTAIN: Mayor Parris

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)

\_\_\_\_\_

