

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 14, 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 5:01 p.m.

ROLL CALL

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

Chair Szeto called the meeting of the Lancaster Housing Authority to order at 5:01 p.m.

ROLL CALL

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

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; Administrative & Community Services Director; Parks, Recreation and Arts Director; Development Services Director; Finance Director

INVOCATION

Pastor Chris Johnson, Grace Chapel

PLEDGE OF ALLEGIANCE

Housing Authority Chair Szeto

PRESENTATIONS

1. Recognition of Employees Years of Service
Presenters: Mayor Parris and City Manager Jason Caudle
2. Antelope Valley College Update
Presenter: Ed Knudson, President
3. Proclamation in Support of Energy Upgrade California
Presenter: Mayor Parris

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

It was the consensus of the Housing Authority to waive the Staff Report for this item.

On a motion by Vice Chair Crist and seconded by Authority Member Malhi, the Lancaster Housing Authority adopted **Resolution No. HA 01-19**, a resolution of the Lancaster Housing Authority (the "Housing Authority") approving a disposition strategy for the sale of single-family residences, by the following vote: 5-0-0-0; AYES: Harvey, Malhi, Mann, Crist, Szeto; NOES: None; ABSTAIN: None; ABSENT: None

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 April 23, 2019, 4-0-1-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: Parris; ABSENT: None

CONSENT CALENDAR

Item No.'s CC 3 and 4 were removed for separate discussion.

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 and CC 4 by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

Addressing the City Council on Item No. CC 3:

Fran Sereseres – requested clarification regarding standalone energy systems.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved Item No. CC 3 by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

Mayor Parris and Council Member Mann recused themselves from Item No. CC 4 due to the proximity of the project to property they own and left the dais at this time.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved Item No. CC 4, by the following vote: 3-0-2-0; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; RECUSED: Mann; Parris; ABSENT: None

Mayor Parris and Council Member Mann 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.)

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CC 2. CHECK REGISTERS

Approved the Check and Wire Registers for April 7, 2019 through April 20, 2019 in the amount of \$8,929,156.41.

CC 3. ORDINANCE NO. 1064

Adopted **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.

CC 4. PROFESSIONAL SERVICES AGREEMENT WITH KHJR REAL ESTATE ADVISORY SERVICES, LLC

Approved the proposed professional services agreement with KHJR Real Estate Advisory Services, LLC; and authorized the City Manager, or his designee, to execute all documents.

CC 5. RENTAL AGREEMENT WITH EDISUN MICROGRIDS, LLC

Authorized the City Manager or his designee to finalize and execute a rental agreement between the City of Lancaster and Edisun Microgrids, LLC for the lease of City property located in the Lancaster Business Park, which was formerly used as a golf center.

JPH 1. PROPOSED FINANCING OF CERTAIN STREET IMPROVEMENTS WITHIN THE CITY FROM PROCEEDS OF THE LANCASTER FINANCING AUTHORITY REVENUE BONDS

Mayor Parris opened the Public Hearing.

The City Manager and Development Services Director presented the Staff Report for this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 19-17**, approving the financing of certain improvements; approving an installment sale agreement, a bond purchase contract and a continuing disclosure agreement; and authorizing the taking of certain other actions in connection therewith, 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 Agency Director Malhi, the Financing Authority adopted **Resolution No. FA 01-19**, approving the issuance of its revenue bonds, series 2019 (Measure M & R Street Improvements Projects) in the aggregate principal amount not to exceed \$57,000,000; approving an indenture of trust, an installment sale agreement and a bond purchase contract; and authorizing the taking of certain other actions in connection therewith, 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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NB 1. MUNICIPALLY OWNED UTILITY

The City Manager presented the Staff Report for this item.

Addressing the City Council on this item:

David Paul – discussed his joy and pride in all the City is doing.

Discussion among the City Council and staff included discussion of potentially requiring businesses to use these utilities similar to the requirement to purchase energy through Lancaster Choice Energy.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. 19-18**, authorizing the creation and operation of a municipally owned utility for the purpose of providing various utility services, and authorizing the taking of certain other actions in connection therewith, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CR 1. COUNCIL REPORTS

Council Member Mann discussed Destination Lancaster’s dining guide and business guide being placed in hotel rooms and discussed an app being created to supplement the guide.

Vice Mayor Crist discussed the recent actions taken at the Sanitation District meeting and stated the Board reluctantly approved an increase to pay for improvements of facilities.

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

The City Manager thanked staff for the amazing work at the recently held Poppy Festival; a video highlighting the construction of two round-abouts in the City was shown.

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:

David Padilla – discussed issues associated with a business located near his family business.

Fran Sereseres – requested status of, and discussed the location of, the Community Center on Yucca Avenue.

COUNCIL COMMENTS

Mayor Parris discussed recent Unite AV Summit held with Palmdale, Antelope Valley Board of Trade, Greater Antelope Valley Economic Alliance (GAVEA), Antelope Valley Air Quality Management District, Antelope Valley Transit Authority, and others with the goal to have a coordinated effort to address valley wide issues of concern and to improve the wellbeing of those who live in the area. Mayor Parris discussed having a “unified front” for resources and discussed the impact that can be made as a collective group as opposed to individual organizations. Mayor Parris stated the issues facing the Antelope Valley Union High School District (AVUHSD) Board was discussed at this meeting including discussions of the impact on the City regarding the potential recall of members of the Board. Mayor Parris stated the City does not support the recall effort with the information currently available.

Vice Mayor Crist stated the City is not choosing sides with regard to the potential AVUHSD Board and suggests communication from both sides be improved. Vice Mayor Crist discussed the Unite AV Summit and stated Destination Lancaster could be changed to Destination AV with involvement from many different entities in the Antelope Valley. Vice Mayor Crist also discussed potentially merging the Board of Trade and GAVEA to one Board to collectively represent the Antelope Valley.

Mayor Parris requested an ordinance be drafted to prohibit the sale of Round Up in the City due to the recent court cases indicating the product may cause cancer.

ADJOURNMENT

Mayor Parris adjourned the meeting at 6:15 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, May 28, 2019 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

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

NOES: None

ABSTAIN: None

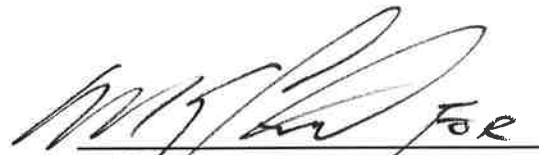
ABSENT: None

ATTEST:

APPROVED:



BRITT AVRIT, MMC
CITY CLERK
AGENCY/AUTHORITY SECRETARY



R. REX PARRIS
MAYOR/CHAIRMAN

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)