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06/25/19
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**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/HOUSING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
June 11, 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 5:02 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; 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; Public Safety Director/Police Chief; Finance Director

**INVOCATION**

Deputy Mayor Dorris

**PLEDGE OF ALLEGIANCE**

Vice Mayor Crist

**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 May 28 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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**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

**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 May 5, 2019, through May 18, 2019 in the amount of \$3,149,637.56. Approved the Check Registers as presented.

**CC 3. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-020, AVENUE I CORRIDOR IMPROVEMENTS, 15TH STREET WEST TO 10TH STREET WEST**

- a. Approved Change Order No.'s 1-5 and increased the total amount of the contract with R.C. Becker and Son, Inc., of Santa Clarita, California, for Public Works Construction Project No. 17-020, Avenue I Corridor Improvements, 15th Street West to 10th Street West, by \$132,430.11, for a total revised contract amount of \$2,173,560.41, plus a 10% contingency.
- b. Accepted the work constructed by R.C. Becker and Son, Inc., for Public Works Construction Project No. 17-020, Avenue I Corridor Improvements, 15th Street West to 10th Street West, 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.

**CC 4. MULTI-YEAR PROFESSIONAL SERVICES AGREEMENT, TASK ORDER NO. 2 WITH KIMLEY-HORN & ASSOCIATES OF LOS ANGELES, CA**

Approved Task Order No. 2 with Kimley-Horn & Associates of Los Angeles, CA, in accordance with the Multi-Year Professional Services Agreement in the amount of \$440,090.20 with a 10% contingency; and authorized the City Manager, or his designee, to sign all documents.

**CC 5. PARCEL MAP NO. 69578**

Approved the map and accepted the dedications as offered on Parcel Map No. 69578, located at the northwest corner of 37th Street West and Avenue L-6; 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.

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**CC 6. PURCHASE AND SALE AGREEMENT WITH BEN SAYANI**

Approved the purchase and sale agreement with Ben Sayani for the sale of APN 3203-018-901, a 2.5-acre parcel near Avenue K and 70th Street West; and authorized the City Manager, or his designee, to execute all related documents.

**CC 7. ORDINANCE NO. 1065**

Adopted Ordinance No. 1065, amending the City Zoning Plan for three properties (APN: 3130-007-001; 3130-007-003; and 3130-007-006) approximately 5.43 acres located along 10th Street West between Avenue J-10 and Avenue J-12 from Hospital (H) to Office Professional (OP), known as Zone Change No. 17-05.

**CC 8. HIGHWAY SAFETY LED LIGHTS**

Authorized the City Manager, or his designee, to finalize and execute a Disposition and Development Agreement with BCP Commercial Properties, LLC for the sale and subsequent development of a 2.8-acre industrial parcel located in the Lancaster Business Park.; and authorized the City Manager, or his designee, to execute all related documents.

**JPH 1. PROPOSED FISCAL YEAR 2019-2020 BUDGETS AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM**

Mayor Parris opened the Public Hearing.

The City Manager, Assistant City Manager and Finance Director presented the Staff Report for this item.

Discussion took place among the City Council and staff regarding working more closely with Palmdale in the future.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor/Vice Chair Crist and seconded by Council Member/Agency Director/Authority Member Mann, the City Council and City Council acting as Lancaster Housing Authority, Lancaster Choice Energy, Lancaster Financing Authority and Lancaster Power Authority City Council and City Council acting as Lancaster Housing Authority, Lancaster Choice Energy, Lancaster Financing Authority and Lancaster Power Authority conducted the public hearing and directed staff to schedule the Proposed Fiscal Year 2019-2020 Budget and Five-Year Capital Improvement Plan (CIP) adoption for June 25, 2019, 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/Vice Chair Crist and seconded by Council Member/Agency Director/Authority Member Mann, California Choice Energy Authority conducted the public hearing and directed City of Lancaster staff to schedule the CCEA Proposed Fiscal Year 2019-2020 Budget adoption for June 25, 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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**PH 1. LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT LEVY OF ANNUAL ASSESSMENT FOR FISCAL YEAR 2019-2020**

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 Underwood-Jacobs, the City Council adopted **Resolution No. 19-31**, confirming the diagram and assessment, and ordering the levying of an assessment in the Lancaster Drainage Benefit Assessment District for Fiscal Year 2019-2020, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**PH 2. LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 LEVY OF ANNUAL ASSESSMENT FOR FISCAL YEAR 2019-2020**

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 Malhi, the City Council adopted **Resolution No. 19-32**, confirming the diagram and assessment, and ordering the levying of an assessment in the Lancaster Landscape Maintenance District No. 1 for Fiscal Year 2019-2020, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**PH 3. LANCASTER LIGHTING MAINTENANCE DISTRICT LEVY OF ANNUAL ASSESSMENT FOR FISCAL YEAR 2019-2020**

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 Underwood-Jacobs, the City Council adopted **Resolution No. 19-33**, confirming the diagram and assessment, and ordering the levying of an assessment in the Lancaster Lighting Maintenance District for Fiscal Year 2019-2020, 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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**CR 1. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR THE ANTELOPE VALLEY TRANSIT AUTHORITY**

Vice Mayor Crist stated routes to Mojave are now active and stated currently one bus handles that route.

**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**

The City Manager stated the City Clerk is leaving her position with the City.

**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:

Shannon McDonald – thanked the City Manager for his assistance with an issue she recently experienced.

David Paul – thanked the staff for the budget presentation, discussed a Justice Department meeting he recently attended; thanked the Council and stated he loves being an ambassador for the City.

Fran Sereseres – thanked staff for the bench and bike racks at the Senior Center; stated she supports helping Palmdale if they need it; discussed communication with the City.

“Mr. Happy” – asked what the City is doing about homelessness and suggests using a vacant building in the City to house the homeless; requested clarification regarding K-9 units in the valley.

**COUNCIL / AGENCY / AUTHORITY COMMENTS**

Mayor Parris discussed a recent comment he made; clarified he does not believe homelessness is a protected class; a thief is a thief regardless of whether the individual committing the crime is homeless.

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**ADJOURNMENT**

Mayor/Chair Parris stated the City Council meeting will be adjourned in memory of Jack Loyd Abney. Jack, a long-time resident of Lancaster, served in the US Navy during World War II. In the early 1950's, Jack and his wife, Faye, opened Jack's Market and later opened The Smart Shoppe on Lancaster Blvd. Jack was an AV Fair director, active in Kiwanis and was a member of The Assistance League of the Antelope Valley. He will be greatly missed, and leaves behind a great legacy for his family, friends, and the community.

Mayor/Chair Parris adjourned the meeting at 6:05 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, June 25, 2019 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 25<sup>th</sup> day of June, 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:

DocuSigned by:  
*Ronda Perez*  
4A273CE77DFB4AC...

DocuSigned by:  
*R. Rex Parris*  
8D06ACD1E5DE4B7

RONDA PEREZ  
Acting City Clerk  
City of Lancaster

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)

\_\_\_\_\_