

**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/HOUSING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
May 28, 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 5:00 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**

Luke Duncan

**PLEDGE OF ALLEGIANCE**

Vice Mayor Crist

**PRESENTATION**

- 1. LTV/AVHUSD Student Video Contest Winners  
Presenter: Mayor Parris

**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 11, 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**

Item No.'s CC 4 and CC 6 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 4 and CC 6, 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 4:  
Fran Sereseres – requested clarification regarding where the funds are being used.

Michael Rives – discussed the use of the funds and the Emergency Room entrance from Avenue J.

Addressing the City Council on Item No. CC 6:  
Fran Sereseres – suggested using funds towards the Metrolink Station and an indoor skating rink.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved Item No.'s CC 4 and CC 6 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 April 28, 2019 through May 4, 2019 in the amount of \$2,628,688.66. Approved the Check Registers as presented.

**CC 3. INVESTMENT REPORT**

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

**CC 4. RESOLUTION NO. 19-19**

Adopted **Resolution No. 19-19**, authorizing the City Manager, or his designee, to apply for all funds available to the city of Lancaster, from the Los Angeles County Metropolitan Transportation Authority, allocated for street and road improvements for the fiscal year 2018-19 in the amount of \$6,310,964, and draw reserves for: fiscal year 2015-16 in the amount of \$1,684,780; fiscal year 2016-17 in the amount of \$2,877,586.

**CC 5. RESOLUTION NO. 19-20**

Adopted **Resolution No. 19-20**, authorizing submittal of application(s) for all CalRecycle grants for which the City of Lancaster is eligible.

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**CC 6. RESOLUTION NO. 19-21**

Adopted **Resolution No. 19-21**, approving the blanket authority to file applications for grant funds from the Los Angeles County Regional Park and Open Space District for Measure A funding for projects and programs.

**CC 7. TRACT MAP NO. 61989-01**

Approved the map and accepted the dedications as offered on Tract Map No. 61989-01, located at the southwest corner of 67th Street West and Avenue L; 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. HIGHWAY SAFETY LED LIGHTS**

Approved the purchase of Highway Safety LED Lights from BYD Energy, LLC for the purpose of replacing and upgrading the City's highway safety lights.

**CC 9. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-005**

Awarded **Public Works Construction Project No. 17-005**, 2020 Safe Route to School (SRTS) Pedestrian Improvements, ATPSB1L-5419(055), to R.C. Becker & Son, Inc., of Santa Clarita, California, in the amount of \$5,774,744.42, plus a 20% contingency, to install gap closures and pedestrian improvements, such as sidewalks, bulb-outs, curb ramps, cross-walks and bike lanes; 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 10. LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT ANNUAL ASSESSMENT FOR FISCAL YEAR 2019-2020**

- a. Adopted **Resolution No. 19-22**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer to prepare and file a report for Lancaster Drainage Benefit Assessment District.
- b. Adopted **Resolution No. 19-23**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Drainage Benefit Assessment District.

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**CC 11. LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 ANNUAL ASSESSMENT FOR FISCAL YEAR 2019-2020**

- a. Adopted **Resolution No. 19-24**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer, Harris & Associates, to prepare and file a report for Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.
- b. Adopted **Resolution No. 19-25**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

**CC 12. LANCASTER LIGHTING MAINTENANCE DISTRICT ANNUAL ASSESSMENT FOR FISCAL YEAR 2019-2020**

- a. Adopted **Resolution No. 19-26**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer, Harris & Associates, to prepare and file a report for Lancaster Lighting Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.
- b. Adopted **Resolution No. 19-27**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Lighting Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

**CC 13. RESOLUTION NO. 19-28**

Adopted **Resolution No. 19-28**, declaring a Trusted System for the management of records and the automation of retention requirements.

**CC 14. DEPARTMENT OF HEALTH AND HUMAN SERVICES (HHS) GRANT FUNDS**

Authorized staff to submit an application to the Department of Health and Human Services (HHS) for Youth Engagement in Sports Collaboration to Improve Adolescent Physical Activity and Nutrition (YES Initiative) grant funds.

**CC 15. PURCHASE AND SALE AGREEMENT WITH LIVIER A. MAQUEDA**

Approved the purchase and sale agreement with Livier A. Maqueda for the sale of a 3,000-square-foot building located at 416 W. Lumber Street; and authorize the City Manager, or his designee, to execute all related documents.

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**PH 1. LEVYING LANCASTER SEWER SYSTEM SERVICE CHARGES 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 Mann, the City Council adopted **Resolution No. 19-29**, a resolution of the City Council of the City of Lancaster, California, levying Lancaster Sewer System Service Charges for maintenance and servicing of the Lancaster Sewer System, 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. GENERAL PLAN AMENDMENT NO. 17-05 AND ZONE CHANGE NO. 17-05 LOCATED ALONG 10TH STREET WEST BETWEEN AVENUE J-10 AND AVENUE J-12 (ASSESSOR'S PARCEL NUMBER (APN): 3130-007-001; 3130-007-003; AND 3130-007-006)**

Mayor Parris opened the Public Hearing.

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

Addressing the City Council on this item:

Michael Rives – discussed his request to turn the former Community Hospital into an inpatient VA Hospital; stated Redevelopment Agencies should be put back in place; suggests reserving this area as ‘H’ just in case.

Discussion took place among the City Council and staff regarding changing the zoning designation if needed in the future.

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. 19-30**, approving General Plan Amendment No. 17-05, to redesignate three properties (APN: 3130-007-001; 3130-007-003; and 3130-007-006) along 10th Street West between Avenue J-10 and Avenue J-12 from Healthcare (H) to Office Professional (OP), 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 Malhi, the City Council introduced **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, 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 maintenance costs for buses is decreasing and is projected to decrease nearly 65% with electric buses.

Discussion took place regarding an Assembly Bill that may eliminate the sales tax for electric buses; further information will be provided to the City Council by AVTA Executive Director, Macy Neshati.

**CR 2. COUNCIL REPORTS**

Vice Mayor Crist discussed the budget for Antelope Valley Air Quality Management District and discussed incentives to stimulate new applications.

Discussion took place regarding the impact of incentives for local business owners as opposed to incentives to the parent company. Mayor Parris requested statistics regarding how many business owners live in the local area and stated he is concerned with incentivizing out of town business owners as opposed to local business owners.

Council Member Mann stated Destination Lancaster recently hired Sandy Smith as the new Executive Director. Discussion took place regarding measuring success for Destination Lancaster.

**COUNCIL COMMENTS**

Mayor Parris stated results are already being seen from the recent Unite AV Summit.

Discussion took place regarding filming, or potentially hosting, meetings of the School Board or other agencies and placing the videos on LTV.

Discussion took place regarding four more potential hotels in the City; the status of City partnership with an operator for assisted living projects and the status of the work being done on the Community Center.

Council Member Mann discussed new Veteran's Home sign and suggested the art being placed at the new roundabout on the west side of Lancaster be placed in honor of the Vice Mayor for all he's done. Mayor Parris requested this item be placed on the next agenda.

**CALIFORNIA CHOICE ENERGY AUTHORITY**

No action required at this time.

**LANCASTER HOUSING AUTHORITY**

No action required at this time.

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**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 Parks Recreation and Arts Director discussed upcoming Celebrate America event being held on The BLVD.

The City Manager showed a video highlighting recent Public Works Week.

**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 – stated Access Paratransit will be getting three new buses, transfer buses on the weekends and the cost for some rides is being cut in half.

David Paul – stated the Public Works Day is a great event and discussed the observance of Memorial Day in the community.

Vee Friss – discussed absence of filtered water for food preparation at the Senior Center; requested a bench for the Access bus stop at the Senior Center.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 6:04 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, June 11, 2019 at 5:00 p.m.

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PASSED, APPROVED and ADOPTED this 11<sup>th</sup> day of June, 2019, by the following vote:

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

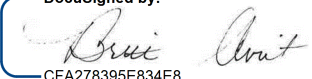
NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:

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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)

\_\_\_\_\_