

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 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 5:05 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; Deputy City Clerk/Agency/Authority Secretary; Assistant to the City Manager; 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

PRESENTATIONS

1. Antelope Valley Transit Authority (AVTA) Update
Presenter: Macy Neshati, Executive Director/CEO

2. Presentation to Newton Chelette, former Antelope Valley College Athletic Director, in recognition of his induction into the California Community College (CCC) Hall of Fame
Presenter: Mayor Parris

This item was moved to the July 9, 2019 City Council meeting.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

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 June 11, 2019 by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

CONSENT CALENDAR

Item No.'s CC 4, 5, 12 and 13 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, CC 5, CC 12 and CC 13, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

The City Attorney stated it appears three City Council Members have conflicts of interest regarding Item No. CC 12 due to the proximity of property they own. In order to vote on this item, the Rule of Necessity must be put in place; the conflicted members of the City Council will draw straws to determine who will be the voting member of the City Council for the vote at this meeting and for future votes regarding this project.

Council Member Mann stated there is a Denny's Franchise location in the proximity of the project area and he works as a consultant for the Denny's Corporation.

Vice Mayor Crist stated he owned property on Lancaster Boulevard.

Mayor Parris confirmed he owns property in the proximity of the project area.

The Deputy City Clerk presented straws for the City Council to choose; Mayor Parris drew the short straw and will be the voting member for this project.

Vice Mayor Crist and Council Member Mann 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 12, by the following vote: 3-0-2-0; AYES: Malhi, Underwood-Jacobs; Parris; NOES: None; RECUSED: Mann; Crist; ABSENT: None

Vice Mayor Crist and Council Member Mann returned to the dais at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved Item No. CC 13, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

CONSENT CALENDAR CONTINUED...

Addressing the City Council on Item No.'s CC 4 and 5:

Nicole Parsons – discussed Mervyns, the authority to sell property, property sale map, construction, fleet management, water, climate change, metals, the freeway, drawings, jobs, terrorists, being a brother's keeper, voting, energy generation and City maintenance.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved Item No.'s CC 4 and CC 5, 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 19, 2019 through June 1, 2019 in the amount of \$6,585,137.94. Approved the Check Registers as presented.

CC 3. INVESTMENT REPORT

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

CC 4. RESOLUTION NO. 19-34

Adopted **Resolution No. 19-34**, authorizing the examination of sales, use, and transactions tax records by Hinderliter, de Llamas & Associates (HdL) on behalf of the City of Lancaster.

CC 5. IMPROVEMENTS (DRAINAGE MAINTENANCE DISTRICT)

Approved and accepted for maintenance the work and materials for the drainage improvements for the following Drainage Maintenance District annexation, installed by the developer of the subject project:

<u>Project</u>	<u>Annexation No.</u>	<u>Location/Owner</u>
Site Plan Review No. 16-04	16-07	Northwest corner of BYD Boulevard and Avenue H Owner: BYD Coach & Bus, LLC

CC 6. IMPROVEMENTS (LANDSCAPE MAINTENANCE DISTRICT NO. 1)

Approved and accepted for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, installed by the developer of the subject project:

<u>Project</u>	<u>Location/Owner</u>
Site Plan Review 16-04	Northwest corner of BYD Boulevard and Avenue H Owner: BYD Coach & Bus, LLC

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

CC 7. IMPROVEMENTS (WATER)

Approved the completed water system installed by the developer for the following project:

<u>Project</u>	<u>Location/Owner</u>
Site Plan Review No. 16-04	Northwest corner of BYD Boulevard and Avenue H Owner: BYD Coach & Bus, LLC

CC 8. IMPROVEMENTS (STREETS)

Approved the developer-constructed streets on the following project. In addition, accepted the streets for maintenance by the City and for public use.

<u>Project</u>	<u>Location/Owner</u>
Site Plan Review No. 16-04	Northwest corner of BYD Boulevard and Avenue H Owner: BYD Coach & Bus, LLC

CC 9. IMPROVEMENTS (TRAFFIC SIGNALS)

Approved the completed traffic signal installed by the developer for the following project:

<u>Project</u>	<u>Location/Owner</u>
Site Plan Review No. 16-04	Northwest corner BYD Boulevard and Avenue H Owner: BYD Coach & Bus, LLC

CC 10. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-009

Accepted **Public Works Construction Project No. 17-009**, 5th Street East Corridor Improvements ATPL-5419(046), constructed by C.A. Rasmussen, Inc., 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 11. TASK ORDER NO. 1 WITH ENCOMPASS CONSULTANT GROUP, INC., OF LANCASTER, CA

Approved Task Order No. 1 with Encompass Consultant Group, Inc., of Lancaster, CA, in accordance with the Multi-Year Professional Services Agreement in the amount of \$438,105.80 with a 10% contingency; and authorized the City Manager, or his designee, to sign all documents.

CC 12. PUBLIC WORKS CONSTRUCTION PROJECT NO. 19-001

Awarded **Public Works Construction Project No. 19-001**, 2019 Pavement Management Program (Revive 25), to All American Asphalt of Corona, California, in the amount of \$3,021,104.02 Base Bid, plus Additive Alternate A1 in the amount of \$194,335.69 and Additive Alternate A2 in the amount of \$480,949.71, for a Total Bid of \$3,696,389.42, plus a 10% contingency, to repair and resurface approximately 41.25 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).

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

CC 13. RFP NO. 706-19

Awarded RFP No. 706-19, Tree Trimming Services, to Tip Top Arborists, Inc. of Lancaster, CA in the amount of \$493,000 for professional tree maintenance and management services.

JCB 1. FISCAL YEAR 2019-2020 BUDGETS AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

The City Manager presented the Staff Report for this item.

Addressing the City Council on this item:

Nicole Parsons – the advisory and the amount in the economic development fund.

On a motion by Vice Mayor/Vice Chair Crist and seconded by Council Member/Agency Director/Authority Member Underwood-Jacobs, the City Council acting as Lancaster Choice Energy, Lancaster Financing Authority, Lancaster Housing Authority, and Lancaster Power Authority adopted **Resolution No. 19-35**, adopting the proposed City of Lancaster Fiscal Year 2019-2020 General Fund Operating Budget, Special Funds Budget, and Capital Improvement Program Budget, 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 Underwood-Jacobs, the City Council acting as Lancaster Choice Energy, Lancaster Financing Authority, Lancaster Housing Authority, and Lancaster Power Authority adopted **Resolution No. 19-36**, establishing the annual Appropriations Limit 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

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

JCB 1. FISCAL YEAR 2019-2020 BUDGETS AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM CONTINUED...

On a motion by Vice Mayor/Vice Chair Crist and seconded by Council Member/Agency Director/Authority Member Underwood-Jacobs, the City Council acting as Lancaster Choice Energy, Lancaster Financing Authority, Lancaster Housing Authority, and Lancaster Power Authority adopted **Resolution No. 19-37**, authorizing an amendment to the final budget for Fiscal Year 2018-2019, 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 Underwood-Jacobs, the City Council acting as Lancaster Choice Energy, Lancaster Financing Authority, Lancaster Housing Authority, and Lancaster Power Authority adopted **Resolution No. 19-38**, amending Resolution No. 14-64 establishing terms and conditions of employment and a compensation schedule for non-represented regular and probationary employees of the City, 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 Underwood-Jacobs, the City Council acting as Lancaster Choice Energy, Lancaster Financing Authority, Lancaster Housing Authority, and Lancaster Power Authority approved long-term lease obligations related to Lancaster Finance Authority Lease Revenue Bonds, Series 2018, enabling the lease payment obligations to be shared between the General Fund and specific Special Revenue Funds, pursuant to Attachment A, Long-Term Lease Obligations, 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 Underwood-Jacobs, the California Choice Energy Authority adopted the proposed CCEA Fiscal Year 2019-2020 Budget as presented, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

PH 1. RESOLUTION AMENDING LANCASTER CHOICE ENERGY CUSTOMER POWER GENERATION RATE SCHEDULE

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 Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council adopted **Resolution No. 19-39**, amending Resolution No. 19-16 amending customer power generation rates for Lancaster Choice Energy effective June 1, 2019, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 1. U.S. BICYCLE ROUTE 85 (USBR85) THROUGH THE CITY OF LANCASTER

The City Engineer presented the Staff Report for this item.

Discussion among the City Council and staff included discussion of the route maintenance, design and improvements.

On a motion by Mayor Parris and seconded by Vice Mayor Crist, the City Council adopted **Resolution No. 19-40**, supporting the designation of proposed U.S. Bicycle Route 85 (USBR85) through the City of Lancaster with the understanding Mayor Parris wants safe bike lanes, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Additionally, discussion among the City Council and staff included the status on the installation of bollards.

JCB 1. FISCAL YEAR 2019-2020 BUDGETS AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM CONTINUED...

The City Attorney indicated JCB 1, Item d, was not expressly called out in the previous motion, and a vote on JCB 1, Item d, would be needed for a clear record of approval.

On a motion by Vice Mayor/Vice Chair Crist and seconded by Council Member/Agency Director/Authority Member Malhi, the City Council acting as Lancaster Choice Energy, Lancaster Financing Authority, Lancaster Housing Authority, and Lancaster Power Authority approved a \$1,425,000 Proposition A Funds exchange with the City of Commerce and authorized the City Manager to execute all documents related to the transaction, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

NB 2. DISPOSITION AND DEVELOPMENT AGREEMENT WITH GREEN VALLEY LAND MANAGEMENT, LLC

The Assistant to the City Manager presented the Staff Report for this item.

Discussion among the City Council and staff included discussion of the property location.

Addressing the City Council on this item:

Nicole Parsons – discussed the parcel location, her trail, entertainment, child safety, public safety, bike lane, construction cones, safety poles, dedication of her community, bus involvement and the new train.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council authorized the City Manager or his designee to finalize and execute a Disposition and Development Agreement with Green Valley Land Management, LLC for the sale and subsequent development of APN 3125-009-908, an 11.4-acre commercial parcel; and authorized the City Manager or his designee to execute all related documents, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CR 1. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR THE ANTELOPE VALLEY TRANSIT AUTHORITY

Vice Mayor Crist stated Macy Neshati did a great job with his earlier presentation and that it addressed this item.

CR 2. COUNCIL REPORTS

Mayor Parris discussed the safety of the City and requested the assistance of the Los Angeles County Sheriff’s Department Captain in addressing this.

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.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

The City Manager and Assistant City Manager discussed the success of the Great Race Event that took place last weekend in the City of Lancaster and showed a video highlighting the event.

The City Manager also invited the entire community to the 4th of July Event to be held at the Antelope Valley Fairgrounds and showed a video highlighting the upcoming event.

Discussion among the City Council and staff included discussion on the timing of the bull riding and fireworks show for the upcoming 4th of July Event.

CITY CLERK / AGENCY / AUTHORITY SECRETARY ANNOUNCEMENT

The Deputy City Clerk provided the public with the procedure to address the City Council/Successor Agency/Authority regarding non-agendized items.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

George Beatty – thanked the City for a dumpster that was provided; and discussed his clean-up activities, the need for an additional dumpster, the City’s great job on the Eastside Pool, his concern for a Los Angeles County Fire Dispatcher and commented on the good job being done.

Tom Shoffner – discussed what he believes to be a public safety and quality of life issue that he has been working on near to his personal residence, his past experiences, what he has witnessed, steps he has taken, and requested the City’s assistance.

Discussion among the City Council and staff included the information presented by Mr. Shoffner, and possible steps that can be taken to address the identified issues.

Jan Norin – discussed the state law affecting the sale of fireworks, what she is experiencing in her neighborhood with fireworks that are not safe and sane, effects of these fireworks, and requested a recommendation from the City Council on how citizens should deal.

Discussion among the City Council and staff included the information presented by Ms. Norin including the seriousness of what she described. Mayor Parris indicated one of the deputies would connect with Ms. Noren on her way out to obtain more details from her in order to address this matter.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS CONTINUED...

Fran Sereseres – thanked the AVTA for the bench installed at the Senior Center; thanked the Lancaster Maintenance Department for two bike racks; thanked the City for the music after the Farmer’s Market, wished everyone a happy and safe 4th of July; and discussed what she encountered last year at the 4th of July event that took place at the Antelope Valley Fairgrounds with people vaping.

Discussion among the City Council included the information presented by Ms. Sereseres including the suggestion of having no vaping signs installed.

Kam Kofod – discussed small home villages, data she obtained on small home villages, the homeless problem, low income housing, and cost effectiveness of the small home villages.

Discussion among Mayor Parris and Ms. Kofod included the information presented by Ms. Gofed, homelessness, low-income housing, current low unemployment rate, rising rate of homelessness, possible solutions, and the quality of life for community members.

D. Diane Adams – discussed her love for the community, her unhappiness with the lack of street improvements near to her personal residence, her personal experiences, and the experiences of her neighbors.

Discussion among the City Council and staff included the information presented by Ms. Adams, and the dangerousness of crosswalks between two intersections including the statistical information reviewed by staff.

David Paul – discussed fireworks, the Great Race Event video and the love for the community it showed, homelessness, recent meeting he attended, improvements throughout the City, and thanked the City Council.

COUNCIL / AGENCY / AUTHORITY COMMENTS

Discussion among the City Council and staff included homelessness and low income housing, Proposition A including the outcome of Proposition A, additional factors needing to be taken into consideration relating to housing, and train station activities.

Deputy Mayor Dorris discussed community outreach work being done on a volunteer basis, what he has encountered.

Donna Termeer discussed a public workshop held by the Homeless Impact Commission including the information obtained from the community members.

Council Member Mann pointed out that the action taken by the Council tonight will really make a significant impact on the Community.

**LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019**

ADJOURNMENT

Mayor/Chair Parris stated the City Council meeting will be adjourned in memory of LeeRoy Halley. LeeRoy Halley, was a U.S. National Guard Veteran, and long-time Antelope Valley businessman. During LeeRoy's 53 years in the Valley, he was involved with his career, church and the community. He enjoyed community service and helping others, working in the Kiwanis Club, Chamber of Commerce, and the Antelope Valley Fair. LeeRoy Halley will be missed by his community, his family and his friends.

Mayor/Chair Parris adjourned the meeting at 6:28 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, July 9, 2019 at 5:00 p.m.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
June 25, 2019

PASSED, APPROVED and ADOPTED this 9th day of July, 2019, by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Council Member Malhi

ATTEST:

APPROVED:

DocuSigned by:
Ronda Perez
4A273CE77DFB4AC...

DocuSigned by:
R. Rex Parris
8D06ACD1E5DE4B7...

RONDA PEREZ
ACTING CITY CLERK

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)
