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**LANCASTER  
CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/HOUSING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
March 24, 2020**

**CALL TO ORDER**

Mayor 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: Dorris, Malhi, Mann, Vice Mayor/Vice Chair Crist; Mayor/Chair Parris

**STAFF MEMBERS:**

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

**INVOCATION**

Pastor Chris Johnson, Grace Chapel

**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 March 10, 2020, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**M 2. 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 Special Meeting Minutes of March 17, 2020, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

## **CITY COUNCIL CONSENT CALENDAR**

On a motion by Vice Mayor Crist, and seconded by Council Member Malhi, the City Council approved the Consent Calendar, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None.

### **CCEA CC 1. CALIFORNIA CHOICE ENERGY AUTHORITY ENTERING LONG-TERM ENERGY STORAGE RESOURCE ADEQUACY AGREEMENT**

Approved California Choice Energy Authority Entering into a Long-Term Energy Storage Resource Adequacy Agreement with Black Walnut Energy Storage, LLC on behalf of Pico Rivera Innovative Municipal Energy, Rancho Mirage Energy Authority and San Jacinto Power.

#### **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 AND WIRE REGISTERS**

Approved the Check and Wire Registers for February 16, 2020 through February 29, 2020 in the amount of \$5, 867,121.21. Approve the Check Registers as presented.

#### **CC 3. MONTHLY REPORT OF INVESTMENTS**

Accepted and approved the February 2020, Monthly Report of Investments as presented.

#### **CC 4. RESOLUTION NO. 20-11**

Adopted **Resolution No. 20-11**, approving Senate Bill 1 (SB 1) Proposed Project List Form and allocate funds in the fiscal year 2020-2021 Capital Improvement Budget to clarify Road Maintenance and Rehabilitation Account (RMRA) funded projects.

#### **CC 5. PROPOSED FISCAL YEAR 2018-2019 BUDGETS AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM**

1. Approved a budget transfer from Capital Improvement Project 210-12ST036-924 (16/17 Pavement Management Program) in the amount of \$200,000 to project 210-15SW016-924 (Pedestrian Gap Closure).

2. Approved a budget transfer from Capital Improvement Project 210-15ST055-924 (5<sup>th</sup> Street East Corridor Improvements) in the amount of \$100,000 to project 210-15SW016-

924 (Pedestrian Gap Closure).

**CC 6. COMPLETED WATER SYTEM INSTALLATION**

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

<u>Project</u>	<u>Location/Owner</u>
Directors Review No. 17-51	4226 East Lancaster Boulevard Owner: Lancaster Baptist Church

**CC 7. DEVELOPER-CONSTRUCTED STREETS**

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

<u>Project</u>	<u>Location/Owner</u>
Directors Review No. 17-51	4226 East Lancaster Boulevard Owner: Lancaster Baptist Church

**CC 8. TASK ORDER NO. 6**

Approved Task Order No. 6 with Kimley-Horn and Associates, Inc., of Los Angeles, California, in accordance with the Multi-Year Professional Services Agreement for Lancaster Health District (formerly Medical Main Street) Design Services in the amount of \$2,169,389 with a 10% contingency; and authorize the City Manager, or his designee, to sign all documents.

**CC 9. PUBLIC WORKS CONSTRUCTION PROJECT NO. 16-007**

Awarded Public Works Construction Project No. 16-007, 2017 Traffic Signal Upgrades, to California Professional Engineering, Inc., of La Puente, California, in the amount of \$524,628, base bid, plus a 15% of contingency, to add protected left-turn phasing to five existing signals locations. This contract is awarded to the lowest responsive bidder based on California Public Contract Code Section 22038 (b).

**CC 10. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-014 REBID**

Awarded Public Works Construction Project No. 17-014 REBID, Avenue I Improvements, Challenger Way to Price Lane, HSIPL-5419(047), to R.C. Becker and Son, Inc., of Santa Clarita, California, in the amount of \$835,760.87 plus a 10% contingency, to install sidewalk/pathways and bike lanes. Authorize 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. PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-015 REBID**

Awarded Public Works Construction Project No. 17-015 REBID, Avenue I Improvements,

Price Lane to 35<sup>th</sup> Street East, HSIPL-5419(048), to R.C. Becker and Son, Inc., of Santa Clarita, California, in the amount of \$860,948.29 plus a 10% contingency, to install sidewalk/pathways and bike lanes. Authorize 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 12. LONG-TERM ENERGY STORAGE RESOURCE ADEQUACY AGREEMENT WITH BLACK WALNUT ENERGY STORAGE, LLC**

Approved entering into a long-term energy storage resource adequacy agreement with Black Walnut Energy Storage, LLC for Lancaster Choice Energy.

**NB 1. “STAND STRONG” BUSINESS RECOVERY LOAN PROGRAM**

Assistant to the City Manager, Economic Development Manager presented this item.

Mayor Parris discussed striking loans that are presented by Elected Officials.

City Manager discussed all documentations will be made available public.

Emailed comments received on this item:

Diane Carlton – “I am the Government Affairs Director for the Greater Antelope Valley Association of REALTORS®. I wish to address item NB 1 the “Stand Strong” Business Recovery Loan Program. I would like to make sure that property owners/landlords are considered as qualified businesses for purposes of obtaining a loan pursuant to the program guidelines. Many landlords hold mortgages on property they are renting and are reliant on the ability of their tenants to pay their rent in order to pay the mortgage, utilities and other expenses associated with maintenance of the rental property. In light of the new regulations regarding non-payment of rent due to impacts by COVID-19 some of these landlords, who are running a business in the city, will be impacted. While some landlords will be able to wait for the deferred rent to be paid at an indeterminate point in the future, for others this will be a greater burden and may impact their ability to stay current with any expenses associated with maintaining their rental property. It is for these reasons that I request the City Council direct staff to include rental property as a class that is considered qualified to apply for funds under the proposed “Stand Strong” Business recovery loan program under consideration tonight. Thank you for your time, and thank you for your ongoing efforts to support small business in Lancaster during this challenging time.”

Council Member Ken Mann asked if we could add rental property owners as an additional item to the Business Loan Recovery Program.

Mayor Parris discussed not adding the item because of uncertainty of how far the monies will stretch with current proposal. He discussed landlords being in a separate procedure and doesn't want landlords competing with businesses under this program.

Vice Mayor Crist discussed giving City Manger the ability to talk with Diane Carlton and come back with some type of proposal.

Council Member Mann discussed that talking with Diane Carlton and coming up with a solution is a fair way to proceed and look at budgeting requirements.

Council Member Malhi agrees to looking and proceeding

Vice Mayor Crist discussed not hearing business licensing requirement in the proposal.

The Economic development, Assistant to the City Manager discussed there being requirement to have business license.

On a motion by Vice Mayor Crist, and seconded by Council Member Malhi, the City Council approved the "Stand Strong" Business Recovery Loan Program, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None.

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

Vice Mayor Crist stated the report has been presented. He gave a report on current AVTA operations during the COVID-19 pandemic which allows everyone to ride for free.

**CR 2. COUNCIL REPORTS**

Mayor Parris discussed keeping kids home; first child death as a result of COVID-19; ensuring kids are following the rules and staying home to remain safe; businesses abiding by rules

**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 discussed keeping everyone informed and the exceptional job the staff is doing to address issues related to COVID-19; preparing surge facility if there is an increase with hospital admittance; focused on rebuilding and recovery of normal business functions.

**CITY CLERK / AGENCY / AUTHORITY SECRETARY ANNOUNCEMENT**

The City Clerk did not receive any public comments on non-agendized items.

**COUNCIL / AGENCY / AUTHORITY COMMENTS**

Vice Mayor Crist discussed how well the staff has done preparing for first responder.

Council Member Dorris discussed response of videos to keep citizens informed.

Council Member Mann discussed the response from business owners and their appreciation with steps the City has taken.

Council Member Malhi discussed the staff helping and thankful for the efforts of everyone.

**ADJOURNMENT**

Mayor/Chair Parris adjourned the meeting at 5:35 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, April 28, 2020 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 28<sup>th</sup> day of April, 2020, by the following vote:

AYES: Dorris, Malhi, Mann, Crist, Parris

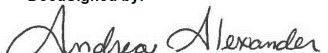
NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:

DocuSigned by:  
  
ANDREA ALEXANDER  
CITY CLERK

DocuSigned by:  
  
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)

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