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10/27/2020
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**CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/ POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
Tuesday, October 13, 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 5:07 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/Assistant 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

M 1. MINUTES

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of September 22, 2020, by the following vote: 5-0-0-0; Ayes: Parris, Malhi, Dorris, Crist, Mann; Noes: None; Abstain: None; Absent: None

CCEA CC 1. CALIFORNIA CHOICE ENERGY AUTHORITY ENTERING INTO A LONG-TERM RESOURCE ADEQUACY AGREEMENT WITH CALPINE ENERGY SERVICES, L.P. ON BEHALF OF LANCASTER CHOICE ENERGY

On a motion by Vice Chairman Crist and seconded by Council Member Malhi, the City Council approved California Choice Energy authority entering into a long-term resource adequacy agreement with Calpine Energy Services, L.P on behalf of Lancaster Choice Energy by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None.

CCEA CC 2. CALIFORNIA CHOICE ENERGY AUTHORITY ENTERING INTO A LONG-TERM RESOURCE ADEQUACY AGREEMENTS WITH CALPINE ENERGY SERVICES, L.P. ON BEHALF OF APPLE VALLEY CHOICE ENERGY, BALDWIN PARK RESIDENT OWNED UTILITY DISTRICT, LANCASTER CHOICE ENERGY, PICO RIVERA INNOVATIVE MUNICIPAL ENERGY, POMONA CHOICE ENERGY, RANCHO MIRAGE ENERGY AUTHORITY, AND SAN JACINTO POWER

On a motion by Vice Chairman Crist and seconded by Authority Member Malhi, the Authority Board approved California Choice Energy Authority entering into a long-term resource adequacy agreements with Calpine Energy Services, L.P. on behalf of Apple Valley Choice Energy, Baldwin Park Resident Owned Utility District, Lancaster Choice Energy, Pico Rivera Innovative Municipal Energy, Pamona Choice Energy, Rancho Mirage Energy Authority and San Jancinto Power, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None.

CCEA CC 3. CALIFORNIA CHOICE ENERGY AUTHORITY ENTERING INTO A MASTER AGREEMENT WITH SOUTHERN CALIFORNIA EDISON

On a motion by Vice Chairman Crist and seconded by Authority Member Malhi, the Authority Board approved California Choice Energy Authority entering into a master agreement with Southern California Edison, 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 with the exception of Item No. CC 5, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, 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 Registers for September 6, 2020 through September 26, 2020 in the amount of \$6,317,666.80. Approved the Check Registers as presented.

CC 3. OFFICE OF TRAFFIC SAFETY PEDESTRIAN AND BICYCLE SAFETY PROGRAM GRANT

Approved the appropriation of \$65,000 in grant funds from the Office of Traffic Safety (OTS), Pedestrian and Bicycle Safety Program Grant.

CC 4. CONSIDERATION AND ACTION ON THE JULY 31, 2020, LOS ANGELES COUNTY CIVIL GRAND JURY REPORT ENTITLED "A DIET FOR LANDFILLS: CUTTING DOWN ON FOOD WASTE", AUTHORIZING A RESPONSE TO THE GRAND JURY REPORT

Adopted **Resolution 20-52**, approving and authorizing the Mayor to sign and deliver the attached response to the July 31, 2020 Los Angeles County Civil Grand Jury Report Entitled "A DIET FOR LANDFILLS: Cutting Down on Food Waste."

CC 6. CA MUNICIPAL COMPLIANCE CONSULTANTS AGREEMENT

Approved the agreement between the City of Lancaster and CA Municipal Compliance Consultants (CMCC) for quality of life enforcement services. Authorized the City Manager to sign all agreements and annual extensions.

CC 5. MEDICAL MAIN STREET – PHASE II

Mayor Parris and Council Member Mann recused themselves from this item.

Mayor Parris and Council Member Mann left the meeting at this time.

On a motion by Council Member Dorris and seconded by City Council Member Malhi, approved Consent Calendar Item No. CC 5 as comprised, by the following vote: 3-0-2-0; Ayes: Dorris, Malhi, Crist; Noes: None; Abstain: Mann, Parris; Absent: None.

1. Approved a Professional Services Agreement with KHJR Real Estate Advisors in an amount not to exceed \$1,235,000 for Phase II planning for Medical Main Street, including a Master Economic Development Plan, District Master Plan, and Pro Forma for Major Building Concept Designs.
2. Approved a Loan Agreement with Antelope Valley Hospital in the amount of \$626,781 for their proportional share of the agreement's costs.
3. Approved a Promissory Note in the amount of \$318,365 for APN 3123-004-024, owned by Palmdale Grand Plaza LLC, for their proportional share of the agreement's costs.
4. Appropriated \$1,235,000 from General Fund account 101-2900-000, Fund Balance to account 101-4240-301, Professional Services.
5. Authorized the City Manager or his designee to finalize and execute all related documents.

Mayor Parris and Council Member Mann returned to the meeting at this time.

PH 1. APPEAL OF THE PLANNING COMMISSION'S DENIAL OF CONDITIONAL USE PERMIT NO. 18-17 TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A GAS CANOPY ISLAND, CAR WASH FACILITY AND MINI-MART ALLOWING THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (TYPE 20 CALIFORNIA STATE ALCOHOLIC BEVERAGE CONTROL [ABC] LICENSE) WITH A WAIVER FROM THE DISTANCE REQUIREMENTS AT THE NORTHEAST CORNER OF 20TH STREET WEST AND AVENUE K (APNS 3129-019-031, -032; 3129-020-036)

Mayor Parris opened the Public Hearing.

The Planning Director presented the staff report on this item.

Alicia Bartley, Attorney for applicant presented.

George Passantino discussed the outcome of a survey given to Lancaster residents; concerns raised regarding single beer purchase and consumption; foot paths across property that can be prevented by barrier walls to be installed if approved; ability of applicant to work with the City.

Discussion Among the Council included:

Mayor Parris discussed upcoming announcement of relationship with Japan regarding Hydrogen technology and desire for applicant to incorporate hydrogen technology into its plan.

Vice Mayor Crist discussed the area being over-saturated with alcohol establishments.

Council Member Dorris noted that he was unfamiliar with the project and the applicant and stated his desire to get a better understanding before making a decision.

Council Member Mann discussed being in agreement with the Staff Report, concern regarding deviations from the established distance restrictions, and needing a better holistic approach.

Council Member Malhi discussed being in agreement with the Staff Report.

Council Member Mann suggested sending the item back to the Planning Commission to make changes and stated his biggest concern is that making an exception for one company may result in the need to do the same for others.

Addressing the Council at this time:

Kevin Sealy-complimented applicant's efforts; firmly supports Planning Commission's decision; concerns with noise for nearby residential community; need for additional security cameras; paving roads in townhome area.

Marebel- discussed working in substance abuse and concerns with considering alcohol license; limiting amount of space for alcohol itself; limiting hours for sales of alcohol.

Randy Terrell- discussed vacant lot being disgusting; issues with gas station on opposite corner; amount of trash in vacant lot; encouraged City Council to work with the developer.

On a motion by Vice Mayor Crist and seconded by Council Member Dorris the City Council **ADOPTED Resolution No. 20-51**, upholding the Planning Commission's decision denying the Alcoholic Beverage Control (ABC) Type 20 License for the off-sale of beer and wine with a waiver from the distance requirements associated with the proposed development by the following vote: 4-1-0-0; Ayes: Dorris, Malhi, Mann, Crist; Noes: Parris; Abstain: None; Absent: None.

Vice Mayor Crist discussed sending Resolution 20-50 back to Planning Commission in regards to Planning Commission denying construction and operation of a gas canopy island, car wash facility and a mini-mart in the Commercial Planned Development zone at the northeast corner of 20th Street West and Avenue K and adopting a Mitigated Negative Declaration.

Mayor Parris opposed to sending Resolution 20-50 back to Planning Commission for further consideration.

Alicia Bartley, Attorney for applicant, discussed the applicant's ability to work with staff, noting that without alcohol, the project would be at a competitive disadvantage and would fail.

George Passantino- discussed applicant's eagerness to work with the City; vote to uphold denial of Liquor License puts the applicant at a disadvantage.

Vice Mayor Crist discussed the protocol for reconsideration of the prior motion upholding denial of liquor license; ability to conform design; too many variables on project.

City Attorney announced need to take action on adoption or continuance of Resolution No. 20-50 and applicable procedure.

On a motion by Council Member Mann and seconded by Council Member Dorris, the City Council CONTINUED the public hearing and consideration of adoption of Resolution 20-50, denying the Planning Commission's decision by approving the appeal for Conditional Use Permit No. 18-17 to allow for the construction and operation of a gas canopy island, car wash facility and a mini-mart in the Commercial Planned Development (CPD) zone at the northeast corner of 20th Street West and Avenue K (APNs 3129- 019-031, -032; 3129-020-036) and adopting a Mitigated Negative Declaration by the following vote: 5-0-0-0; Ayes: Parris, Malhi, Dorris, Crist, Mann; Noes: None; Abstain: None; Absent: None

PH 2. INTRODUCTION OF ORDINANCE TO ESTABLISH SPEED LIMITS ON 32 ROADWAY SEGMENTS AND AMEND SECTION 10.04.020 OF THE LANCASTER MUNICIPAL CODE

Mayor Parris opened the Public Hearing.

Trolis Niebla, Building Official, presented the staff report on this item.

Assistant City Clerk announced the procedure for public comment.

No speakers at this time.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved introduction of Ordinance 1076 to Establish Speed Limits on 32 Roadway Segments and Amend Section 10.04.20 of the Lancaster Municipal Code, by the following vote: 5-0-0-0; Ayes: Parris, Malhi, Dorris, Crist, Mann; Noes: None; Abstain: None; Absent: None

CA1. CONSIDER NOMINATION AND APPOINTMENT OF GIOVANNI POPE AS COMMISSIONER TO THE SOCIAL EQUITY COMMISSION.

Assistant City Clerk announced the procedure for public comment.

No speakers at this time.

On a motion by Mayor Parris and seconded by Council Member Mann, the City Council approved nomination and appointment of Giovanni Pope as commissioner to the Social Equity Commission, by the following vote:
5-0-0-0; Ayes: Parris, Malhi, Dorris, Crist, Mann; Noes: None; Abstain: None; Absent: None

CA2. CONSIDER NOMINATION AND APPOINTMENT OF CHRISTOPHER DELOACH AS COMMISSIONER TO THE SOCIAL EQUITY COMMISSION.

Assistant City Clerk announced the procedure for public comment.

No speakers at this time.

On a motion by Mayor Parris and seconded by Council Member Malhi, the City Council approved nomination and appointment of Christopher DeLoach as commissioner to the Social Equity Commission, by the following vote: 5-0-0-0; Ayes: Parris, Malhi, Dorris, Crist, Mann; Noes: None; Abstain: None; Absent: None

CR 1. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR DISTRICT NO. 14 OF THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

Vice Mayor Crist reported on the activities of the Board of Directors for District No. 14 of the County Sanitation Districts of Los Angeles County, which activities included working to refinance bonds and food giveaway.

CR 2. COUNCIL REPORTS

No Council Reports at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

City Manager discussed close of Operation Jumpstart which generated 3,500 sales; small business resources are still available; playgrounds have officially re-opened; report on Blvd Farmer's Market; congratulations to new Assistant City Manager, Trolis Niebla.

Deputy Mayor Dr. Troung gave a presentation on COVID-19 numbers and Safe Halloween recommendations.

Deputy Mayor Tiffany Tanner discussed the upcoming free flu shot clinic happening Friday, October 16, 2020.

Deputy Mayor Heather Varden discussed outreach in homeless encampments and referrals to Kensington campus.

City Council discussed issues with concerns around potential ballot harvesting and directed the City Manager to follow up.

CITY CLERK/AGENCY/AUTHORITY SECRETARY ANNOUNCEMENT

The Assistant 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 Council at this time:

David Abber-discussed concerns and issues with Kensington Campus.

Fran Sereseres discussed advantages of voting for Measure LC.

ADJOURNMENT

Mayor Parris adjourned the meeting at 7:00 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, October 27, 2020 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 27th day of October by the following vote:

AYES: Dorris, Malhi, Mann, Crist, Parris

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:

DocuSigned by:
Andrea Alexander
ANDREA ALEXANDER
CITY CLERK

DocuSigned by:
Rey Parris
REY 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)
