CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER AUTHORITY
REGULAR MEETING
AGENDA

Tuesday
November 13, 2018
Regular Meeting -- 5:00 p.m.
Council Chambers – Lancaster City Hall
The City Clerk/Agency/Authority Secretary hereby declares the agenda was posted
by 5:00 p.m. on November 9, 2018
at the entrance to the Lancaster City Hall Council Chambers
44933 Fern Avenue, Lancaster, California 93534

LEGISLATIVE BODY

City Council/Successor Agency/Financing/Power Authority

Mayor/Chair R. Rex Parris
Vice Mayor/Vice Chair Marvin Crist
Council Member/Agency Director/Authority Member Raj Malhi
Council Member/Agency Director/Authority Member Ken Mann
Council Member/Agency Director/Authority Member Angela Underwood-Jacobs

AGENDA ITEMS TO BE REMOVED
Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may
cause you.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS
Any person who would like to address the Legislative Bodies on any agendized item is requested to
complete a speaker card for the City Clerk/Agency/Authority Secretary and identify the agenda item you
would like to discuss. Each person will be given an opportunity to address the Legislative Body at the time
such item is discussed. Speaker cards are available at the rear of the Council Chambers and your speaker
card must be filled out prior to the agenda item being called. We respectfully request that you fill the cards
out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely
process for the meeting and we appreciate your cooperation. Individual speakers are limited to three (3)
minutes each. Consent Calendar items under the Legislative Body may be acted upon with one motion, a
second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out
one speaker card for the Consent Calendar. You will be given three minutes to address your concerns
before the Legislative Body takes action on the Consent Calendar.

CALL TO ORDER

City Council/Successor Agency/Financing/Power/ California Choice Energy Authority

ROLL CALL

City Council Members /Agency Directors /Authority Members: Malhi, Mann, Underwood-Jacobs; Vice Mayor/Vice Chair Crist, Mayor/Chair Parris

INVOCATION

PLEDGE OF ALLEGIANCE

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Recognition of Quartz Hill High School Girls Tennis 30th Undefeated Season in Golden League Presenter: Mayor Parris

2. Recognition of Employees Years of Service  Presenters: Mayor Parris and City Manager Mark Bozigian

3. Recognition of the City of Lancaster winning two 3CMA awards for: Ready Lancaster: Citizen Emergency Preparedness Campaign; Category - Marketing and Tools – Government Service Delivery/Community Issue, Population 100,000 and up Join the City of Lancaster on Nixle video: Category - Video – Promotional Video, population 95,000-160,000 Presenter: Mayor Parris

COUNCIL ACTIONS

CA 1. Nomination and appointment of Adolfo Estrada to the Architectural and Design Commission

Presenter: Mayor Parris

MINUTES


M1

CONSENT CALENDAR

CCEA CC 1.

a. Approve Administrative Services Agreement with the Town of Apple Valley (“Apple Valley”); and authorize the Executive Director, or his designee, to sign all documents.

b. Recognize revenue of $288,409 into Account No. 491-3100-013 and appropriate a total of $155,750 into Account 491-4250-013P and $132,659 into Account No. 491-4999-490 for professional services to be provided to Apple Valley in accordance with the above agreements. Transfer in $132,659 to Account No. 490-3990-491 to offset Lancaster Choice Energy operating costs.
c. Approve amendment to Master Professional Services Agreement with Calpine Energy Solutions, LLC (“Calpine”) in the amount of $218,750 to support work performed for Apple Valley under the terms of the Administrative Services Agreement; and authorize the Executive Director, or his designee, to sign all documents.

d. Approve Professional Services Agreement with Pacific Energy Advisors (“PEA”) in the amount of $122,000 to support work performed for Apple Valley under the terms of the Administrative Services Agreement for Apple Valley; and authorize the Executive Director, or his designee, to sign all documents. On March 28, 2017, Lancaster City Council adopted Resolution No. 02-17, adopting the first amendment to the California Clean Energy Authority Joint Exercise of Powers Agreement. The amendment changed the name of the JPA to California Choice Energy Authority (“CCEA”) to better reflect the authority’s purpose and administrative support to be provided to member cities for their CCA operational services.

CCEA CC1

CCEA CC1 attachment

CCEA CC 2. Adopt Resolution No. CCEA 04-18, approving and authorizing the Town of Apple Valley (“Apple Valley”) to enter into the Joint Exercise Powers Agreement for the California Choice Energy Authority.

On November 13, 2018, the Town of Apple Valley, a CCA, will approve a Resolution to join the Authority for the purpose of receiving operational and administrative support services from the Authority, including the purchase and sale of electricity, technical support, and data management services, on behalf of their CCA. Apple Valley’s CCA program, Apple Valley Choice Energy (AVCE) began operations in April 2017.

CCEA CC2

CCEA CC2 attachment

CC 1. Waive further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

CC 2. Approve the Check and Wire Registers for October 07, 2018 through October 27, 2018 in the amount of $12,219,784.15. Approve the Check Registers as presented.

At each regular City Council Meeting, the City Council is presented with check and ACH/wire registers listing the financial claims (invoices) against the City for purchase of materials, supplies, services, and capital projects issued the prior three to four weeks. This process provides the City Council the opportunity to review the expenditures of the City. Claims are paid via checks, Automated Clearing House (ACH) payments, or federal wires. The justifying backup information for each expenditure is available in the Finance Department.

CC2

CC2 attachment

CC 3. Approve Multi-Year Professional Service Agreements with each of the pre-qualified consulting firms on the attached list, and authorize the City Manager, or his designee, to execute all task orders.

In August 2018, the City advertised a Request for Qualifications (RFQ 694-18) for Multi-Year
Professional Services for the term of December 2018 to December 2020, from professional consulting firms to support the Capital Improvement Program and departmental operations. Fifty-seven (57) firms submitted proposals on September 20, 2018. For each service category, a selection committee consisting of three (3) or more members reviewed and assessed the submittals. Based on the total evaluation scores received, a short-list was created for each service category. The firms on the attached list are recommended to be pre-qualified service providers until December 2020. The Multi-Year Agreement will permit City staff to issue Task Orders for individual projects. This process will expedite the completion of Council approved projects.

CC3

CC3 attachment

CC 4. Approve and accept for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, installed by the developer of the subject project:

Project Location/Owner SPR 16-06 Northwest corner of 10th Street West and West Avenue K (median only) Owner: Clutter Family Trust The landscape improvements for this project have been installed by the developer according to the approved plans and specifications. The improvements have been inspected and found to be satisfactory to the Development Services Director.

CC4

CC4 attachment

CC 5. Approve the developer constructed streets on the following project. In addition, accept the streets for maintenance by the City and for public use.

Project Location/Owner Director’s Review No. 12-68 15th Street West & Park Somerset Drive Owner: Kaiser Permanente Street improvements included a raised median approximately 70 feet long, new driveway and minor curb extension (bulb-out) modification. The street has been constructed and completed by the developer according to the approved plans and specifications. The work has been inspected and found to be satisfactory to the Development Services Director.

CC5

CC5 attachment

CC 6. Approve the completed water systems installed by the developer for the following project:

Project Location/Owner Director’s Review No. 12-68 15th Street West & Park Somerset Drive Owner: Kaiser Permanente The water system for this project has been constructed and completed to the satisfaction of the local water purveyor, Los Angeles County Waterworks District No. 40-04, Antelope Valley, and was constructed according to the approved plans and specifications. Additionally, the work has been inspected and found to be satisfactory to the Development Services Director.

CC6

CC6 attachment

CC 7. Adopt Ordinance No. 1051, amending the city zoning plan for approximately 80 acres of a 424-acre site generally bounded by Avenue H, Avenue G, 75th Street West, and 90th Street West, known as Zone Change No. 18-02, from R-7,000 (Single Family Residential, minimum lot size 7,000 square feet) and PK (Park) to RR-2.5 (Rural Residential, minimum lot size 2.5 acres).
The proposed change in the land use designation and zoning for the subject site would be consistent with the designation and zoning of the surrounding properties.

CC7

CC7 attachment

CC 8. Adopt Ordinance No. 1052, amending the city zoning plan for approximately 20 acres of land located at the southeast corner of Avenue H-8 and 70th Street West, known as Zone Change No. 18-04, from PK (Park) to RR-2.5 (Rural Residential, minimum lot size 2.5 acres).

The proposed change in the land use designation and zoning for the subject site would be consistent with the designation and zoning of the surrounding properties.

CC8

CC8 attachment

NB 2. Amendment to Chapters 5.56 and 17.43 of the Lancaster Municipal Code Relating to the Regulation of Cannabis Commercial Activity in the City

Recommendation: Introduce Ordinance No. 1053, amending Chapters 5.56 and 17.43 of the Lancaster Municipal Code, relating to the regulation of cannabis commercial activity in the City. The purpose of the proposed ordinance is also to align the City’s regulation of commercial cannabis activity with applicable state law and to regulate the types of commercial cannabis activity permitted under state law. The proposed ordinance is specifically in response to the state laws that permit commercial cannabis activity and the objective of the proposed ordinance is to minimize the negative impacts of commercial cannabis activity.

NB2

NB2 attachment

CONSENT CALENDAR

JOINT PUBLIC HEARING

JPH 1. Resolutions and Financing Documents for Lease Revenue Bonds (Public Improvements Project)

Recommendations: City Council Recommendation: Adopt Resolution No. 18-56 approving the issuance by the Lancaster Financing Authority of its Lease Revenue Bonds, Series 2018 (Public Improvements Project) in the aggregate principal amount not to exceed $16,000,000, and approving a Site and Facility Lease, a Lease Agreement, a Bond Purchase Agreement, a Continuing Disclosure Agreement, a Preliminary Official Statement and a Final Official Statement in connection therewith, and authorizing the taking of certain other actions in connection therewith. Lancaster Financing Authority Recommendation: Adopt Resolution No. FA 02-18 approving the issuance of its Lease Revenue Bonds, Series 2018 (Public Improvements Project) in the aggregate principal amount not to exceed $16,000,000, and approving an Indenture, a Site and Facility Lease, a Lease Agreement, an Assignment Agreement, a Bond Purchase Agreement, a Preliminary Official Statement and a Final Official Statement in connection therewith, and authorizing the taking of certain other actions in connection therewith. The City has embarked upon a public improvement program that seeks to construct and refurbish key City assets such that services may be delivered to residents more effectively. Additionally, by making certain capital investments now, the City anticipates forestalling even greater capital costs in the future, thus saving City residents money in the future.
NEW BUSINESS

**NB 1. Office of Traffic Safety Pedestrian and Bicycle Safety Program Grant**

Recommendation: Recognize grant funds revenue from the State of California Office of Traffic Safety reimbursement program for the Pedestrian and Bicycle Safety Program (Grant No. PS19008) in the amount of $55,000.00 into revenue account number 324-3306-101, and appropriate the same amount to account number 324-4785-770. In May 2018, City staff applied to the Office of Traffic Safety (OTS) to participate in their Pedestrian and Bicycle Safety program. The application proposed to install artistic and educational wraps on the signal cabinets along The BLVD corridor, from Antelope Valley High School to Lancaster High School. OTS accepted the City’s application in September 2018. The educational component of the wraps will integrate the City’s Safe Routes to School Master Plan for the aforementioned high schools and Monte Vista Elementary School to promote safe behaviors by pedestrians and bicyclists, as well as provide wayfinding maps. The educational components on bicycle and pedestrian safety will be especially geared toward children and older adults.

**NB3**

**NB 3. Art in Public Places Program**

Recommendation: Approve the proposed Art in Public Places Program and Manual to create arts amenities and facilities in connection with all City Capital improvement projects and establish guidelines and processes for public art provided by the public sector. The adoption of this program is one of the goals set in the City’s Master Cultural Plan 2016-2021. More than 640 community residents and stakeholders participated in cultural workshops that provided valuable insight for the development of the adopted Master Cultural Plan and the proposed Art in Public Places Program. Approval by the City Council is the first step in implementing the Program’s goals and objectives. Through the program’s concepts, the residents and the City of Lancaster will reap the physical, social, cultural and economic benefits only a public art program can accomplish.

**NB4**

**NB 4. Lancaster Museum of Art and History Accreditation Documents**

Recommendation: Approve the presented Core Operating Documents for the Lancaster Museum of Art and History (MOAH). These documents are required to begin the accreditation process for MOAH through the American Alliance of Museums (AAM). Through accreditation, MOAH, MOAH:CEDAR, the Western Hotel Museum and the Elyze Clifford Interpretive Center will be equipped to facilitate loans and collections with peer museums, ensure consistency in Museum operations and leadership and overall increase its credibility among funders, policy makers and peers. Accreditation will ensure the residents and the City of Lancaster physical, social, cultural and economic benefits.
NB4 attachment

COUNCIL AGENDA

CA 2. Discussion and possible action regarding appointment of City Manager and authorization to execute City Manager contract

Presenter: Mayor Parris

LANCASTER HOUSING 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

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Legislative Bodies on any item NOT ON THE AGENDA regarding City/Agency/Authority business and speaker cards must be submitted prior to the beginning of this portion of the Agenda. Please complete a speaker card for the City Clerk/Agency/Authority Secretary and identify the subject you would like to address. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. State law prohibits the Legislative Body from taking action on items not on the agenda and your matter may be referred to the City Manager/Executive Director. Individual speakers are limited to three (3) minutes each.

COUNCIL / AGENCY / AUTHORITY COMMENTS

CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) – two potential cases.

2. Conference with Legal Counsel – Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.

3. Conference with Legal Counsel--Existing Litigation - Government Code Section 54956.9(d) (1)

4. Adams v. Thomas, LASC Case No MC027683

5. Simmons v. City of Lancaster, LASC Case No. BC 615471

6. Bootleggers 2 v. City of Lancaster, LASC Case No. BS169660

7. Byrd v. City of Lancaster, LASC Case No. MC 026025
8. Smith v. Lancaster, LASC Case No. MC 027485
9. Parker v. Lancaster, LASC MC 027827
10. Better Neighborhoods v. Lancaster, LASC BS175020
11. Antelope Valley Groundwater Cases Included Actions: Los Angeles County Waterworks District No. 40 v. Diamond Farming Co. Superior Court of California, County of Los Angeles, Case No. BC325201; Los Angeles County Waterworks District No. 40 v. Diamond Farming Co. Superior Court of California, County of Kern, Case No. S-1500-CV-254-348 Wm. Bolthouse Farms, Inc. v. City of Lancaster, Diamond Farming Co. v. City of Lancaster, Diamond Farming Co. v. Palmdale Water District Superior Court of California County of Riverside, consolidated actions; Case Nos. RIC 353 840, RIC 344 436, RIC 344 668
12. Public Employee Appointment: City Manager

ADJOURNMENT

NEXT REGULAR MEETING:
December 11, 2018 at 5:00 PM

MEETING ASSISTANCE INFORMATION
In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this meeting, please contact the City Clerk at (661)723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

AGENDA ADDENDUM INFORMATION
On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.