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**CITY COUNCIL/SUCCESSOR AGENCY/  
HOUSING/FINANCING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
TELEPHONIC/VIRUTAL MEETING MINUTES  
Tuesday, January 12, 2021**

**CALL TO ORDER**

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Housing/Financing/ Power/California Choice Energy Authority to order at 5:03 p.m.

**ROLL CALL**

PRESENT: City Council Members /Agency Directors /Authority Members: Dorris, Malhi, Mann; Vice Mayor/Vice Chair Crist, Mayor/Chair Parris.

**ROLL CALL**

PRESENT: Housing Authority Members: Harvey, Malhi, Mann, Vice Chair Crist

ABSENT: Chair Szeto

**STAFF MEMBERS:**

City Manager/Executive Director; Deputy City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Administrative and Community Services Director, Development Services Director; Parks, Recreation and Arts Director; Public Safety Director, Finance Director; Housing Director

**INVOCATION**

Pastor John Meadors

Christian Life Assembly

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance waived due to meeting being conducted telephonically/virtually.

**PRESENTATION**

1. Report on Homelessness Activities

Presented by Carol Crabson, Valley Oasis Representative

**M1. MINUTES**

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved City Council/Successor Agency/Financing/Housing/Power/California Choice Energy Authority Special Meeting Minutes of December 3, 2020 and December 18, 2020, along with the City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Special Meeting Minutes of December 8, 2020, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None

Mayor Parris turned the meeting over to the Housing Authority. Mayor Parris left the meeting at this time.

**HA CC 1. CONSENT TO MODIFICATION AGREEMENT AND SUBORDINATION AGREEMENTS FOR PHASE III OF KENSINGTON CAMPUS**

City Clerk announced the procedure for public comment.

No public comments at this time.

Vice Chair Crist announced vote.

Addressing the Council at this time:

David Aber- discussed issues with Kensington campus and its representatives.

On a motion by Council Member Malhi and seconded by Council Member Mann the Housing Authority authorized the Executive Director or his designee to finalize and execute Subordination Agreements for the latest phase of Kensington Campus; Authorized the Executive Director or his designee to finalize and execute a Consent of Subordinate Lender to a Modification Agreement for the latest phase of Kensington campus; and authorized the Executive Director or his designee to execute all related documents, by the following vote: 4-0-0-0; Ayes: Malhi, Crist, Mann, Harvey; Noes: None; Abstain: None; Absent: Chair Szeto

Mayor Parris returned to the meeting at this time.

**SA NB 1. SUCCESSOR AGENCY ADMINISTRATIVE BUDGETS FOR THE PERIODS JULY 1, 2021 TO DECEMBER 31, 2021 AND JANUARY 1, 2022 TO JUNE 30, 2022**

City Clerk announced the procedure for public comment.

No public comments at this time.

On a motion by Council Member Mann and seconded by Council Member Malhi the City Council adopted Resolution No. SA 1-21, approving the Successor Agency of the Former Redevelopment Agency to the City of Lancaster Administrative Budgets for the periods of July 1, 2021 to December 31, 2021 and January 1, 2022 to June 30, 2022, as detailed in attachments A & B, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris Noes: None; Abstain: None; Absent: None

**SA NB 2. RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2021 TO JUNE 30, 2022**

City Clerk announced the procedure for public comment.

No public comment at this time.

Vice Mayor Crist turned the meeting back over to Mayor Parris.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council adopted Resolution SA 02-21, approving the Recognized Obligation Payment Schedule for the period July 1, 2021 to June 30, 2022, and directing staff to bring before the County of Los Angeles Consolidated Oversight Board for approval, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None

## **CITY COUNCIL CONSENT CALENDAR**

City Council pulled item no. CC 7 for separate discussion.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar as comprised pulling item number CC 7 for separated discussion, by the following vote: 5-0-0-0; Ayes: Council Members: Dorris, Malhi, Mann Vice Chair Crist, Mayor Parris Noes: None; Abstain: None; Absent: None

Trolis Neibla, Asst. City Manager presented the staff report on item number CC 7.

Discussion among Council included legal issues that may prevent the City from moving forward with item number CC 7.

Mayor Parris directed Council and Staff to CONTINUE item number CC 7 for thirty (30) days.

### **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 – NOVEMBER 21, 2020 THROUGH DECEMBER 19, 2020**

Approved the Check and Wire Registers for November 21, 2020 through December 19, 2020 in the amount of \$16,097,360.67 as presented.

### **CC 3. MONTHLY REPORT OF INVESTMENTS – NOVEMBER 2020**

Accepted and approved the November 2020 Monthly Report of Investments as submitted.

**CC 4. ACCEPTANCE OF PUBLIC WORKS CONSTRUCTION PROJECT NO. 20-001  
2020 PAVEMENT MANAGEMENT PROGRAM (NEIGHBORHOOD PRESERVATION)**

Accepted the work constructed by Pavement Coatings Co., for Public Works Construction Project No. 20-001, 2020 Pavement Management Program (Neighborhood Preservation), and directed the City Clerk to file the Notice of Completion for the project. Retention on this project shall be disbursed in accordance with the California Public Contract Code.

**CC 5. ACCEPTANCE OF PUBLIC WORKS CONSTRUCTION PROJECT NO. 20-009  
PRIME DESERT WOODLAND PRESERVE GAP CLOSURE (AVENUE K-4)**

Accepted the work constructed by R.C. Becker and Son, Inc., for Public Works Construction Project No. 20-009, Prime Desert Woodland Preserve Gap Closure (Avenue K-4), and directed the City Clerk to file the Notice of Completion for the project. Retention on this project shall be disbursed in accordance with California Public Contract Code.

**CC 6. AWARD OF BID – PUBLIC WORKS CONSTRUCTION PROJECT NO. 18-008  
INTERSECTION OF AVENUE I AND 50TH STREET WEST**

Awarded Public Works Construction Project No. 18-008, Intersection of Avenue I and 50<sup>th</sup> Street West, to Crosstown Electrical & Data Inc., of Irwindale, California, in the amount of \$77,326.00, base bid, plus a 15% of contingency, to add advance street surface warning devices (rumble bars), L.E.D. flashing signal ahead signs, high visibility signal heads, and advanced dilemma zone video detection. This contract is awarded to the lowest responsive bidder based on California Public Contract Code Section 22038 (b).

**CC 7. AWARD OF BID – PUBLIC WORKS CONSTRUCTION PROJECT NO. 21-017  
AVTA BUS STOP IMPROVEMENTS**

Council CONTINUED ITEM FOR THIRTY(30) DAYS regarding Award of Bid on Public Works Construction Project No. 21-017, AVTA Bus Stop Improvement, to R.C. Becker and Son, Inc., of Santa Clarita, California, in the amount of \$461,034.88, base bid, plus a 15% of contingency, to improve six (6) existing bus stop locations by providing ADA accessibility, ADA path of travel, intersection connectivity, make signal modifications, and median modifications. This contract is awarded to the lowest responsive bidder based on California Public Contract Code Section 22038 (b).

**CC 8. PURCHASE OF HP DESKTOP COMPUTERS**

Approved the purchase of 100 HP Desktop Computers from the lowest quote.

**CC 9. EXECUTION OF A LETTER OF CREDIT WITH RIVER CITY BANK**

Approved the ratification of the execution of a letter of credit with River City Bank on behalf of Lancaster Choice Energy to comply with California Public Utilities Commission financial security requirements

**CC 10. AWARD THE LANCASTER COMMUNITY CENTER UPGRADES/ RENOVATIONS PROJECT TO BELFOR PROPERTY RESTORATION**

- a. Approved the tenant improvements project at the Community Center to Belfor Property Restoration with the amount not to exceed \$800,000.
- b. Authorized the City Manager or designee to pay invoices and execute all contracts and associated documents, including sub-recipient agreements, subject to City Attorney approval.

**PH 1. ADOPTION OF THE CITY OF LANCASTER'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2020 – 2024 FIVE-YEAR CONSOLIDATED PLAN AND APPROVE THE ONE-YEAR ACTION PLAN FOR THE 2020 PROGRAM YEAR**

Mayor Parris opened the public hearing.

City Clerk announced the procedure for public comment.

City Council unanimously waived the staff report on this item seeing no public comments.

Mayor Parris closed the public hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council approved and adopted the 2020-2024 Five-Year Consolidated Plan and approved the One- Year Action Plan for the 2020 program year to be submitted to the United States Department of Housing and Urban Development; Appropriated \$1,486,234.00 from 2020/21 CDBG Program year funds; Appropriated \$874,303.00 from 2020/21 HOME program year funds; Authorized the City Manager or designee to execute all contracts and associated documents, including subrecipient agreements, subject to City Attorney approval, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None

**NB1. PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH SGH2**

Chenin Dow, Senior Manager -Real Estate and Economic Development, presented the staff report on this item.

City Clerk provided the procedure for public comment.

Discussion among Council included ensuring measures to prevent increasing costs of trash collection.

Addressing the Council at this time:

Maribel- discussed agreement being with a company where CUP was previously approved and issued by Council; encouraged more citizens to engage in Council meetings; over saturation of alcohol licenses; inquired about longevity of agreement; suggested two (2) year review of agreement; inquired about the five (5) percent received and whether the percentage is standard.

Fran Sereseres inquired about changes to individual trash collections and citizens need to separate trash in which Chenin Dow responded that there will not be any impact to consumers.

David Aber-congratulated the City and Chenin Dow for innovation and vision and moving City forward

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council authorized the City Manager or his designee to negotiate, finalize and execute a master agreement regarding private partnership among the City of Lancaster, SGH2 Lancaster Project Company, LLC, and SGH2 Lancaster Holding Company LLC and authorized the City Manager or his designee to finalize and execute all related documents, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris Noes: None; Abstain: None; Absent: None

## **NB2. DISCUSS AND RECOMMEND ACTION ON LOS ANGELES COUNTY COORDINATED ENTRY SYSTEM SPA-1 LEAD SELECTION PROCESS**

City Clerk announced the procedure for public comment.

Addressing the Council at this time:

David Aber- discussed being issues with Kensington Campus.

City Council waived the staff report on this item.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council approved and directed Staff to request the Los Angeles Homeless Services Authority and Board of Supervisors conduct a Request for Proposal (RFP) process for the Coordinated Entry System (CES) Lead agreement for SPA-1 and directed Staff to request

the City be included as an evaluator and have input on the RFP selection process for the CES Lead for SPA-1, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris Noes: None; Abstain: None; Absent: None

**CA1. CONSIDER NOMINATION AND APPOINTMENT OF FIVE (5) MEMBERS TO THE MEASURE LC OVERSIGHT COMMITTEE.**

City Clerk announced the procedure for public comment.

No public comments at this time.

Jason Caudle, City Manager provided names of interested persons to the Measure LC Oversight Committee along with the total number of applicants received.

On a motion by Mayor Parris and seconded by Vice Mayor Crist the City Council approved nomination and appointment of Cassandra Harvey, Dave Gomez, James Vose, Kristine Sission and Geoff Yeager, by the following vote: 5-0-0-0; Ayes: Parris, Malhi, Dorris, Crist, Mann; Noes: None; Abstain: None; Absent: None

**CR1. 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 District of Los Angeles County which included report of requesting to allocate money out of reserves to assist with hotels. However, Attorneys advised that request was not possible.

**CR2. SUMMARY OF THE NOVEMBER 24, 2020, BOARD OF DIRECTORS FOR THE ANTELOPE VALLEY TRANSIT AUTHORITY (AVTA)**

Vice Mayor Crist gave a report of the November 24, 2020, Board of Directors for the Antelope Valley Transit Authority (AVTA) which included AVTA milestone of four (4) million miles and remaining the only agency that makes money from running fleet.

**CR3. COUNCIL REPORTS**

Council Member Dorris discussed video regarding COVID-19 views and passing out cards for Take Out and Chill initiative.



**CALIFORNIA CHOICE ENERGY 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.

**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS**

Jason Caudle, City Manager presented an overview of 2020 reflecting on accomplishments within the City.

Donna Termeer thanked the Council for providing the Take Out and Chill cards to various initiatives.

**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 items.

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS**

Addressing the Council at this time:

Fran Sereseres inquired about the status of a fellow citizen.

**CLOSED SESSION**

Allison Burns, City Attorney announced the need to go into Closed Session to discuss items 1-18.

Council went into Closed Session at this time.

Council returned from Closed Session at this time.

Allison Burns, City Attorney announced that in Closed Session, the Council took up items one (1) and two (2) and gave direction to staff and legal counsel regarding items one (1) and with regard to item two (2): (a) authorized counsel to file a quo warranto action and seek authority to file a quo warranto action from the Attorney General with regard to an incompatible offices issue; and (b) authorized counsel to file an action as the class representative in a class action lawsuit against Netflix and Hulu to pay franchise fees.

## **ADJOURNMENT**

Mayor Parris adjourned the City Council meeting in memory of Michael Mercy & Justin Lane.

**Michael I.D. Mercy**, passed away on December 22<sup>nd</sup>, 2020. He is the father of Commissioner Drew Mercy. Michael recently retired after nearly fifty years as an attorney. He lived nearly his entire life in Southern California, having graduated from Alemany High School in the San Fernando Valley and the California State University at Northridge before earning his law degree from Loyola Marymount University. He enjoyed outdoor recreation, and in particular fishing, camping and target shooting. He also had a keen interest in military and United States history as well as repairing and restoring antique rifles. He passed peacefully at home after a recent decline in health.

**Justin Lane** passed away on January 1, 2021 from a tragic water truck accident. Justin was a business leader and community advocate who was devoted to his family. He was a kind and gentle horseman and trainer and considered his horses to be a partner to his sport.

Mayor Parris adjourned the meeting at 8:49 p.m. and announced the next meeting is scheduled for Tuesday, January 26, 2021 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 26<sup>th</sup> day of January, 2021 by the following vote:

AYES: Dorris, Malhi, Mann, Crist, Parris

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:

DocuSigned by:



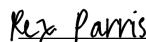
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ANDREA ALEXANDER

CITY CLERK

AGENCY/AUTHORITY SECRETARY

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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)

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