



CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/  
POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
REGULAR MEETING  
AGENDA

**TELEPHONIC/VIRTUAL PURSUANT TO  
GOVERNOR'S EXECUTIVE ORDER N-29-20**

**Tuesday, March 9, 2021**

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 March 5, 2021  
at the entrance to the Lancaster City Hall Council Chambers  
44933 Fern Avenue, Lancaster, CA 93534

**LEGISLATIVE BODY**

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

Mayor/Chair R. Rex Parris

Vice Mayor/Vice Chair Marvin Crist

Council Member/Agency Director/Authority Darrell Dorris

Council Member/Agency Director/Authority Member Raj Malhi

Council Member/Agency Director/Authority Member Ken Mann

**In response to Governor's Executive Order N-29-20, this meeting will be  
conducted telephonically and video streamed live on Channel 28 and the City's  
website: <https://www.cityoflancasterca.org/connect/public-meetings>**

**PUBLIC COMMENTS ON AGENDIZED ITEMS MAY BE RECEIVED BY**

**DIALING 1-877-853-5257 USING MEETING ID:935 1364 4006#**

**PASSWORD:394001#.**

**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**

In accordance with Governor’s Order N-29-20, the public may observe this telephonic/ virtual meeting by listening to the live broadcast on local cable channel 28 or live stream on the City’s website (<https://www.cityoflancasterca.org/connect/public-meetings>). The public may participate in the meeting by ***DIALING 1-877-853-5257 USING MEETING ID:935 1364 4006 PASSCODE: 394001#.*** ***Individual comments are limited to three (3) minutes unless a different time limit is announced.***

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, unless a different time limit is announced, 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: Dorris, Malhi, Mann;  
Vice Mayor/ Vice Chair Crist, Mayor/Chair Parris

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**PRESENTATION**

**COUNCIL ACTIONS**

**MINUTES**

- M1.** Approve the City Council/Successor Agency/Financing/Power/Housing/California Choice Energy Authority Regular Meeting Minutes of February 23, 2021

## **EMERGENCY DECLARATION**

### **ED 1. COVID-19 Pandemic Updates and Actions**

Recommendation:

1. Receive update from staff and/or deputy mayors regarding COVID-19 pandemic status.
2. Direct staff to take actions in response to updated COVID-19 information.
3. Authorize the City Manager to take actions, execute documents and/or expend funds in response to the COVID-19 pandemic.
4. Authorize and/or direct the City Attorney, with the concurrence of the City Manager, to take actions, execute documents and expend funds in response to legal issues pertaining to the COVID-19 pandemic.
5. Authorize and/or direct the City Attorney, with concurrence of the City Manager, to complete and enter into agreement with Kaiser Permanente for the vaccination site located at the Antelope Valley Fair Grounds.

Staff and/or the Deputy Mayors will provide an update regarding the COVID-19 pandemic and its current impact in the City and the Antelope Valley. The Council will be asked to take action(s) and/or give direction(s) based upon the most up-to-date data available.

## **CONSENT CALENDAR**

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

**CC 2.** Check Registers – February 7, 2021 through February 20, 2021

Recommendation:

Approve the Check and Wire Registers for February 7, 2021 through February 20, 2021 in the amount of \$2,127,626.76 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.

**CC 3.** Measure M Funding Agreement - Multi-Year Subregional Programs with Los Angeles County Metropolitan Transportation Authority for Construction of Project ID# MM4501.05, Located at Sierra Highway from Avenue J to Avenue L

Recommendation:

Approve the Measure M Funding Agreement - Multi-Year Subregional Programs (MSP) with Los Angeles County Metropolitan Transportation Authority (LACMTA), for construction of  
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REGULAR MEETING AGENDA

Sierra Highway from Avenue J to Avenue L, in the amount of \$1,240,486.00; and authorize the City Manager, or his designee, to sign all documents.

The proposed Measure M Funding Agreement is for the construction of curb, gutter, and sidewalk improvements on Sierra Highway from Avenue J to Avenue L. This project is part of the larger Pedestrian Gap Closure Improvements (15SW016) project, comprised of thirty-six (36) separate locations.

**CC 4. Acceptance of Public Works Construction Project No. 20-004 – 2020 Thermoplastic Striping Refresh Program**

Recommendation:

Accept the work constructed by Cal Stripe Inc., for Public Works Construction Project No. 20-004, 2020 Thermoplastic Striping Refresh Program, and direct the City Clerk to file the Notice of Completion on this project. Retention on this project shall be disbursed in accordance with the California Public Contract Code.

The project was a maintenance effort that refreshed approximately thirty (30) roadway miles of long line striping throughout the City. Thermoplastic traffic paint was used because it lasts much longer than the alternative and is more visible to the driver, creating safer roadways in the City. Locations were prioritized based on age of existing striping and traffic volumes. This project was funded with Measure R and TDA article 8 funds.

**CC 5. Acceptance of Public Works Construction Project No. 20-007 - Drainage Fencing**

Recommendation:

Accept the work constructed by Quality Fence Company for Public Works Construction Project No. 20-007, Drainage Fencing, and direct the City Clerk to file the Notice of Completion. Retention on this project shall be disbursed in accordance with California Public Contract Code.

In 2018, the City of Lancaster launched the Impact Initiative, which addresses beautification of the community, as well as to enhance the quality of life of our residents. Lancaster’s Impact Initiative will plan, create, contribute to, and support activities and innovative programs that transform the visual character of our City. Through this initiative, City Administration envisions a community where blighted areas are substantially eliminated, and the investment in visual improvement to instill civic pride and enhance social trust citywide, as well as improve security and the health and safety for all its residents. With these goals in mind, the City refurbished and replaced the existing drainage channel fencing along the east bank of the Amargosa Creek between Lancaster Boulevard and Avenue J. Per Section 2.2, this project was subject to the Community Workforce Agreement by and between the City of Lancaster and Los Angeles/Orange Counties Building and Construction Trades Council, and the Signatory Craft Councils and Unions (“CWA”). The PWCP 20-007 contract documents were prepared, and the project was advertised accordingly. Per Section 2.6(b) of the CWA, Letters of Assent were submitted by the Contractor and each of its subcontractors, of whatever tier, forty-eight (48) hours prior to commencement of work, or within forty-eight (48) hours after the award of Project Work to that Contractor (or subcontractor), whichever occurs later.

## CC 6. Award of Grant Funds for Electric Vehicle Charger Projects

Recommendation:

1. Accept the grant award from:

- a. Antelope Valley Air Quality Management District for up to \$300,000.00 to be used for installation and purchase of Electric Vehicle Chargers;
- b. CaleVIP Grant for \$40,000.00 to be used for the purchase of one (1) fast Electric Vehicle Charging station that will be installed at Lancaster City Hall;
- c. Cal OES Grant for \$15,500.00 to be used to cover the City's 20% required match with AVAQMD, for the purchase of one (1) Arc Solar Electric Vehicle Charger that will be located at Lancaster Baptist Church.

2. Appropriate:

- a. \$300,000.00 in grant funds to Account Number 349-11EE003-924;
- b. \$40,000.00 in grant funds to Account Number 349-11EE004-924;
- c. \$15,500.00 to Account Number 349-11EE005-924.

3. Authorize the City Manager to execute all related documents.

In April 2020, Antelope Valley Air Quality Management District and CaleVIP approved funding for the City of Lancaster in order to install Electric Vehicle (EV) Charging Stations throughout the City. In addition, in November 2020, Cal OES approved funding for the City to purchase emergency equipment.

## CC 7. Family+As One Program

Recommendation:

- A. Authorize the City Manager or designee to execute all contracts and associated documents, including sub recipient agreements, subject to City Attorney approval.

The Family+As One Program utilizes portions of both grants and fights to combat homelessness in Lancaster by assisting families on the fringe of homelessness and provides access to interim housing with a transition into permanent housing in concurrence with supportive, individualized case management/wrap around services.

## CC 8. Award of Bid – Public Works Construction Project No. 21-017 AVTA Bus Stop Improvements

Recommendation:

Award 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, signal modifications, and median modifications. This contract is awarded to the lowest responsive bidder based on California Public Contract Code Section 22038 (b).

In partnership with Antelope Valley Transit Authority (AVTA), City staff regularly surveys the improvement needs of AVTA bus stops in the City's jurisdiction. These surveys include the evaluation of rider feedback, ridership, ADA accessibility and compliance, and safety of each bus stop location. In January 2020, as part of this ongoing effort, a survey was conducted that identified six bus stop locations in need of accessibility, safety, and amenity improvements. The

locations included: Avenue I/17<sup>th</sup> Street West (Stop ID: 629), Lancaster Boulevard/3<sup>rd</sup> Street East (Stop ID: 345), Lancaster Boulevard/5<sup>th</sup> Street East (Stop ID: 334), Avenue J/30<sup>th</sup> Street East (Stop IDs: 77 and 610), Avenue L-6/8<sup>th</sup> Street West (Stop ID: 810). Subsequently, the City hired a traffic consultant to design the proposed improvements.

**CC 9.** Final Map Approval – Tract Map No. 62578 (Located on the Southwest Corner of 40th Street West and Avenue J-12)

Recommendation:

Approve the map and accept the dedications as offered on the map for Tract Map No. 62578; make findings that this project will not violate any of the provisions of Sections 66473.5, 66474.1, and 66474.6 of the Subdivision Map Act; and instruct the City Clerk to endorse on the face of the map the certificate, which embodies the approval of said map and the dedications shown thereon.

On November 16, 2015, the Planning Commission approved Tentative Tract Map No. 62578. The Final Map is in substantial conformance with the approved tentative map. Tract Map No. 62578 has been examined by the City Surveyor and is ready for Council approval. In addition, an Undertaking Agreement and improvement securities have been submitted to guarantee the installation of improvements.

**CC 10.** Amendment to Chapter 5.04 of the Lancaster Municipal Code relating to Sidewalk Vendors and Food Truck Operators

Recommendation:

Adopt **Ordinance No. 1080**, amending Chapter 5.04 of the Lancaster Municipal Code (“Business Licenses Generally”) by adding new Article V (Sidewalk Vendors) and Article VI (Food Truck Operators), establishing licensing requirements and operational regulations on these types of business operators.

At the February 23, 2021 City Council meeting, the City Council approved the introduction of Ordinance 1080 by the following vote:

AYES: Council Members Dorris, Malhi, Mann, Vice Mayor Crist, Mayor Parris

NOES: None

ABSTAIN: None

ABSENT: None

**NEW BUSINESS**

**NB1.** Condemnation of Real Property for a Freeway On-Ramp, Located at the Southeast Corner of 22nd Street West and Avenue J, and Declaring the Public Necessity Therefor

Recommendation:

1. Hold hearing on Resolution of Necessity.

2. Adopt **Resolution No. 21-12**, authorizing and directing the condemnation of certain real property in the County of Los Angeles, State of California, and declaring the public necessity therefor.

The City seeks to acquire by eminent domain a fee title interest in certain real property located at the southeast corner of 22<sup>nd</sup> Street West and Avenue J, Lancaster, California (“Property”), for the construction of a freeway on-ramp (“On-ramp Project”). The On-ramp Project is part of the City’s Measure R project. This transportation project is required to provide a freeway on-ramp at this specific location. The Property is owned by a private citizen. The City previously hired an independent appraiser who determined that the fair market value of the Property is \$200,000.00. By letter dated September 22, 2020 (see Attachment “A”), and subsequent phone conversations, the City offered to purchase the Property for the full appraisal value as required by Government Code Section 7267.2. The City received a verbal counter offer of \$450,000.00. That offer was rejected as being not in the public’s best interest.

**NB2.** Restaurant Rescue Package Extension

Recommendation:

Approve the extension of the Restaurant Rescue Package through June 30, 2021.

Gift cards initially carried an expiration date of February 1<sup>st</sup>, and an extension authorized by the Council in January allowed recipients to use cards through February 28<sup>th</sup>. The proposed extension would allow recipients to use the cards through the end of the 2020-2021 fiscal year. This extension will help assure that the purpose of the Restaurant Rescue Package – to ensure the long-term vitality of these key local businesses – is fully achieved.

**NB3.** Award Clean Up & Vegetation Removal Services RFP 733-20

Recommendation:

- A. Approve agreement with AV Recycling Center of Lancaster, CA for an amount not to exceed \$360,000.00 for FY 20/21 Task 1 – Homeless Encampment Clean Up;
- B. Approve agreement with AV Recycling Center of Lancaster, CA for an amount not to exceed \$200,000.00 for FY 20/21 for Task 2 – Illegal Dumping Clean Up and Task 3 – Vegetation Removal Services;
- C. Authorize the City Manager or designee to pay invoices and to execute all contracts and associated documents.

On February 3, 2021, the City advertised Request for Proposals (RFP) 733-20 (RFP 733-20) for Clean Up & Vegetation Removal Services, a multi-task RFP to be managed by Public Safety and Development Services. The City of Lancaster was seeking Proposals from qualified Contractors to provide comprehensive clean up services throughout the City as outlined below:

- Task 1 - Homeless Encampment Clean Up (managed by Public Safety)
- Task 2 - Illegal Dumping Clean Up (managed by Development Services)
- Task 3 - Vegetation Removal Services (managed by Development Services)

**COUNCIL REPORTS**

**CRI. Council Reports**

**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.

**LANCASTER SUCCESSOR AGENCY**

No action required at this time.

**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS**

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

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

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**CITY 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 - Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.
4. Desert-Candle, LP v. Frontier Homes, LLC, LASC Case No. 20STCV05178
5. Kappler v. Lancaster, LASC 18STCVO4990
6. Antelope Valley Groundwater Cases Included Action:  
 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
7. Ramos v Patino, LASC Case No. MC027974
8. Lozoya v. City of Lancaster, LASC Case No. 19AVCV00714
9. Johnson v. City of Lancaster, LASC Case No. 19AVCV00824
10. Rahier v. City of Lancaster, LASC Case No. 19AVCV00163
11. Brisa Mahoney, et al. v. City of Lancaster, et al., LASC Case No. 20STCV02556
12. Conference with Real Property Negotiators:  
 Property: APNs 3124-012-007&012  
 City negotiators: Mike Livingston, Allison Burns  
 Negotiating parties: Elassaad Walid  
 Under negotiation: price and terms of payment  
 Property: APNs 3124-012-008&009  
 City negotiators: Mike Livingston, Allison Burns  
 Negotiating parties: Ann Hiramoto

Under negotiation: price and terms of payment

13. Manzo v. Beazer Homes Holdings, LLC et al., LASC Case No. 20AVCV00297
14. Hernandez v. County of Los Angeles, et al., LASC Case No. 20AVCV00318
15. Romines v. City of Lancaster, et al., LASC Case No. 20AVCV00345
16. Mahoney v. City of Lancaster et al, LASC Case No. 20AVCV00199
17. Moujan v. City of Lancaster et al., LASC Case No. 20AVCV00205
18. Davis v. State of California, LASC Case No. 19AVCV00805
19. Lancaster v. Netflix, et al., LASC 21STCV01881
20. Butts v. Lancaster, LASC 21STCP00389
21. Lancaster v. Rives
22. Myesha Lopez, et al. v. County of Los Angeles et al. CDCA Case No. 5:21-cv-00290-JGB(SHKx)

### **ADJOURNMENT**

Next Regular Meeting:

March 23, 2021 at 5:00 PM

### **MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act and Executive Order N-29-20, the City has implemented a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act and resolving any doubt whatsoever in favor of accessibility. If you need special assistance to participate in this telephonic meeting, please contact the City Clerk at (661)723-6020 or via email at [aalexander@cityoflancasterca.org](mailto:aalexander@cityoflancasterca.org). 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.

All documents available for public review are on file with the City Clerk Department.