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

***TELEPHONIC/VIRTUAL MEETING PURSUANT TO
GOVERNOR'S ORDERS N-29-20
Tuesday, February 23, 2021***

CALL TO ORDER

Mayor/Chairman Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power /Housing Authority to order at 5:00 p.m.

ROLL CALL

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

ROLL CALL

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

STAFF MEMBERS: City Manager/Executive Director; Deputy City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Assistant City Clerk; Development Services Director; Parks, Recreation and Arts Director; Finance & Technology Director; Public Safety Director; Senior Manager-Real Estate & Economic Development

INVOCATION

Council Member Darrell Dorris

PLEDGE OF ALLEGIANCE

Waived due to meeting being conducted telephonically/virtually

PRESENTATION

Recognition of Dr. John Porter

Presented by: Mayor R. Rex Parris and Jason Caudle, City Manager

Mayor Parris turned the meeting over to the Lancaster Housing Authority Chair Szeto at 5:07 p.m.

HA CC 1. LOAN AGREEMENT FOR NO MORE LEMONS, LP

City Clerk announced the procedure for public comment.

No public comment at this time.

On a motion by Vice Chair Crist and seconded by Council Member Mann the Lancaster Housing Authority approved a revised loan agreement with No More Lemons, LP to fund development impact fees in the amount of \$436,505.00 for the final phase of Kensington Campus, by the following vote: 5-0-0-0; AYES: Harvey, Malhi, Mann, Crist, Szeto; NOES: None; ABSTAIN: None; ABSENT: None

Housing Authority Chair Szeto turned the meeting back over to Mayor Parris at 5:08 p.m.

MINUTES

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council APPROVED the City Council/Successor Agency/Financing/Power/California Choice Energy Authority regular meeting minutes of February 9, 2021, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None

ED 1. COVID-19 UPDATES AND ACTIONS

Deputy Mayor Dr. Troung and COVID-19 team presented a situation update on COVID-19.

Discussion among Council included comparison of vaccinated persons within Los Angeles County; disparity in individuals' ability to receive vaccine; possible mobile units to vaccinate Antelope Valley; issues with scheduling; status of vaccination sites in Lancaster; availability of clinics.

Mayor Parris directed staff to ensure communication is circulated regarding availability of clinics and services for uninsured.

City Clerk provided the procedure for public comment on COVID-19 updates and actions.

Addressing the Council at this time:

Marcos Alvarez- discussed access to medical services and collaborative effort to address issues.

Fran Sereseres- discussed vaccination access at senior centers within Lancaster.

Ruth- discussed various access hours for vaccination sites and issues with transportation to get to vaccination sites.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council received an update from staff and Deputy Mayors regarding COVID-19 pandemic status; directed staff to take actions in response to updated COVID-19 information; authorized the City Manager to take actions, execute documents and expend funds in response to the COVID-19 pandemic; authorized and directed 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, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CONSENT CALENDAR

City Clerk provided the procedure for public comment on the Consent Calendar.

Addressing the Council at this time:

David Abber-requested to speak on Housing Authority item.

Allison Burns, City Attorney announced citizen's ability to provide comment during public business from the floor on non-agendized items.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council APPROVED the Consent Calendar as comprised, 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 – JANUARY 24, 2021 THROUGH FEBURARY 6, 2021

Approved the Check and Wire Registers for January 24, 2021 through February 6, 2021 in the amount of \$6,325,699.81 as presented.

CC 3. MONTHLY REPORT OF INVESTMENTS

Accepted and approved the January 2021 Monthly Report of Investments as submitted.

CC 4. FINAL MAP APPROVAL – PARCEL MAP NO. 82768 (LOCATED AT THE SOUTHEAST CORNER OF TREVOR AVENUE AND AVENUE H-6)

Approved the map and accepted the dedications as offered on Parcel Map No. 82768, located at the southeast corner of Trevor Avenue and Avenue H-6; made 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 instructed 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.

CC 5. AMENDMENT OF CHAPTER 9.48 OF THE LANCASTER MUNICIPAL CODE RELATING TO ADMINISTRATIVE DIVERSION FOR MISDEMEANOR OFFENSES; AMENDMENT TO CHAPTER 1.16 AND 17.42 OF THE LANCASTER MUNICIPAL CODE RELATING TO APPEAL PROCEDURES FOR ADMINISTRATIVE CITATIONS.

Adopted **Ordinance No. 1079**, amending Title 9 of the Lancaster Municipal Code by repealing and replacing Chapter 9.48 (Administrative Diversion for Misdemeanor Offenses), relating to the imposition of administrative penalties against persons who commit certain state and local offenses in the City of Lancaster through the issuance of administrative citations, and by amending Chapters 1.16 (Administrative Remedies) and 17.42 (Alcoholic Beverage Establishments), relating to appeal procedures of administrative citations.

CC 6. APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS

Adopted **Resolution No. 21-02**, approving the application for Statewide Park Development and Community Revitalization Program grant funds

PH 1. ADOPTION OF RESOLUTION ESTABLISHING FEES FOR THE RETRIEVAL AND DAILY STORAGE OF SHOPPING CARTS

Mayor Parris opened the Public Hearing.

Jocelyn Corbett, Assistant City Attorney presented the staff report on this item.

City Clerk announced the procedure for public comment.

No public comments 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 ADOPTED **Resolution No. 21-03**, establishing fees for the retrieval and daily storage of shopping carts located off of the cart owner's premises, by the following vote: AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None.

Chair Szeto adjourned the Lancaster Housing Authority Meeting at 6:09 p.m.

PH 2. ESTABLISH A FEE FOR THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY

Mayor Parris opened the Public Hearing.

Jeff Hogan, Development Services Director presented the staff report on this item.

City Clerk announced the procedure for public comment.

No public comment at this time.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council ADOPTED **Resolution No. 21-04**, establishing a fee for the issuance of a Temporary Certificate of Occupancy, by the following vote: AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None.

PH 3. UPDATE “GRAFFITI ABATEMENT COSTS AND EXPENSES” COST MODEL AS REQUIRED

Mayor Parris opened the Public Hearing.

George Harris, Finance and Information Technology Director presented the staff report this item.

City Clerk announced the procedure for public comment.

No public comment at this time.

Mayor Parris closed the Public Hearing at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council **ADOPTED Resolution No. 21-05**, approving and adopting a revised “Graffiti Abatement Costs and Expenses” cost model, by the following vote: AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None.

PH 4. AMENDMENT TO THE ADOPTED BUDGET AND CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2020-2021, AMENDMENT TO THE CLASSIFICATION AND COMPENSATION SCHEDULE FOR REPRESENTED AND NON-REPRESENTED FULL TIME EMPLOYEES AND TEMPORARY EMPLOYEES, AND AMEND THE LANCASTER CHOICE ENERGY CUSTOMER POWER GENERATION RATE SCHEDULE.

Mayor Parris opened the Public Hearing.

Jason Caudle, City Manager and George Harris, Finance and Information Technology Director presented the staff report on this item.

Discussion among Council included Lancaster Choice Energy rates due to exit charges and extending restaurant assistance for another month.

City Clerk announced the procedure for public comment.

No public comment at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council **APPROVED** the amendment to the adopted budget and capital improvement program for fiscal year 2020-2021, amendment to the classification and compensation schedule for represented and non-represented full time employees and temporary employees and amendment to the Lancaster Choice Energy customer power generation schedule , by the following vote: AYES: Dorris, Malhi, Mann, Crist, Parris ; NOES: None; ABSTAIN: None; ABSENT: None.

Mayor Parris closed the Public Hearing at this time.

Recommendations:

- A. ADOPTED **Resolution No. 21-06**, authorizing an amendment to the adopted Budget and Capital Improvement Program for Fiscal Year 2020-2021;
- B. ADOPTED **Resolution No. 21-07** amending the Classification and Compensation Schedule for Represented and Non-Represented Full Time Employees and Temporary Employees;
- C. ADOPTED **Resolution No. 21-08**, amending Resolution No. 20-043 amending customer power generation rates for Lancaster Choice Energy effective March 1, 2021.

PH 5. ADOPTION OF THE CITY OF LANCASTER IMPACT FEE STUDY AND THE DEVELOPMENT IMPACT FEE SCHEDULE; APPROVAL OF THE IMPACT FEE REDUCTION PROGRAM; IMPLEMENTATION OF THE CONSUMER PRICE INDEX (CPI) ADJUSTMENT; ESTABLISH PARTICIPATION IN THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT PROGRAM (BOLD); APPROVE THE CITY SERVICES COSTS ANALYSIS AND THE RATE AND APPORTIONMENT METHOD FOR THE DEVELOPMENT OF A COMMUNITY SERVICES COMMUNITY FACILITIES DISTRICT; AND TO APPROVE THE OUTER CORE DEVELOPMENT POLICY

Mayor Parris opened the Public Hearing.

Trolis Niebla, Assistant City Manager, along with Patti Garibay, Manager-Economic Development, George Harris, Finance and Information Technology Director, and Mike Medev, Consultant presented the staff report on this item.

City Clerk announced the procedure for public comment.

No public comment at this time.

Mayor Parris closed the Public Hearing at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council APPROVED adoption of the City of Lancaster impact fee study and the development impact fee schedule; approval of the impact fee reduction program; implementation of the Consumer Price Index (CPI) adjustment; established participation in the Bond Opportunities for Land Development program (BOLD); approved the city services costs analysis and the rate and apportionment method for the development of a community services community facilities district; and approved the outer core development policy , by the following vote: AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None.

Recommendations:

- 1. Opened the public hearing and invited any interested members of the public to provide testimony regarding proposed Resolution No. 21-09, Resolution No. 21-10 and Resolution No. 21-11

2. ADOPTED **Resolution No. 21-09** to amend existing development impact fees and authorizing and establishing the City of Lancaster Impact Fee Reduction Program.
3. Directed the City Manager to implement the Consumer Price Index (CPI) adjustment approved by Council through Resolution 15-29 for fiscal years 2018-2019 and 2019-2020.
4. ADOPTED **Resolution No. 21-10** to authorize the City of Lancaster to join the Statewide Community Infrastructure Program (SCIP), authorized the California Statewide Communities Development Authority to accept applications from property owners, conduct special assessment proceedings and levy assessments within the territory of the City, to approve acquisition agreement for use when applicable, and authorized related actions.
5. ADOPTED **Resolution No. 21-11** to authorize the use of Bond Opportunities for Land Development (BOLD) program, authorizing the California Municipal Finance Authority (CMFA) to accept applications from property owners, conduct proceedings and levy special taxes within the territory of the City of Lancaster pursuant to the Mello-Roos Community Facilities Act of 1982 as amended, and to authorize related actions.
6. Approved the City Services Costs Analysis and the Rate and Apportionment Method, in order to establish a Community Facilities District (CFD) proposed to be named "Citywide Community Facilities District of the City of Lancaster" for future development.
7. Approved the Outer Core Development Policy for new residential development construction to include private streets and private landscaping within the scope of the "Outer Core" boundaries.

PH 6. AMENDMENT TO CHAPTER 5.04 OF THE LANCASTER MUNICIPAL CODE RELATING TO SIDEWALK VENDORS AND FOOD TRUCK OPERATORS

Mayor Parris opened the Public Hearing.

Jocelyn Corbett, Assistant City Attorney presented the staff report on this item.

Discussion among Council included issues with flower vendors near freeway; compliance of vendors on weekends and nights; public health and safety issues; not allowing restrictions to hinder small businesses.

City Council gave direction to City Manager and Staff to develop a program to allow fee waivers to first time business owners.

City Clerk announced the procedure for public comment.

Addressing the Council at this time:

Ruth-discussed safety concerns with traffic from In-N-Out Burger; wearing masks; conflict of interest with Council Members who are business owners.

Marco Alvarez- discussed safety issues; concern with origin of enforcement; unifying businesses.

Mayor Parris closed the Public hearing at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council APPROVED introduction of **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, by the following vote: AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None.

CR 1. SUMMARY OF THE JANUARY 26, 2021, BOARD OF DIRECTORS FOR THE ANTELOPE VALLEY TRANSIT AUTHORITY(AVTA) `

Vice Mayor Crist provided a summary of January 26, 2021, Board of Directors for the Antelope Valley Transit Authority which included review of micro-transit bus services to other areas; successful use of micro transit buses; purchase of UV lights to sanitize areas and possible partnership with the City of Lancaster.

CR 2. COUNCIL REPORTS

Vice Mayor Crist reported on Antelope Valley Air and Quality Management District meeting which included partnership with City of Lancaster regarding electric charging stations.

Vice Mayor Crist and Council Member Dorris reported on Valley Oasis meeting.

Mayor Parris reported on schools reopening.

LANCASTER FINANCING AUTHORITY

No action is required at this time.

LANCASTER POWER AUTHORITY

No action required at this time.

LANCASTER SUCCESSOR AGENCY

No action is required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

Jason Caudle, City Manager provided updates on Antelope Valley College pilot program, upcoming food giveaway, upcoming ASK & MASK event at Lancaster Soccer Center, and provided a presentation regarding Black History Month.

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

Fran Sereseres-discussed protocol and procedures for reopening of schools.

Sylvia Garner-discussed issues with comments regarding teachers and lack of government information at the beginning of the pandemic.

Jonathan Hawes-City Clerk read written comment submitted regarding embezzlement from EL Monte Promise Foundation.

Robin Arrington-discussed assistance with homeless population receiving COVID-19 vaccination and hard work of teachers.

Dave Bowman-discussed worker's compensation in reference to teachers and Measure J subcommittee.

ADJOURNMENT

Mayor Parris adjourned the meeting at 8:09 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, March 9, 2021 at 5:00pm.

PASSED, APPROVED and ADOPTED this 9th day of March 2021, by the following vote:

AYES: Dorris, Malhi, Mann, Crist, Parris

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:

DocuSigned by:
Andrea Alexander
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ANDREA ALEXANDER

CITY CLERK

AGENCY/AUTHORITY SECRETARY

DocuSigned by:
Rex Parris
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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/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)
