



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, March 23, 2021***

**CALL TO ORDER**

Mayor/Chairman Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power /Housing/California Choice Energy Authority to order at 5:04 p.m.

**ROLL CALL**

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

**CALL TO ORDER**

Vice Chair Crist called the meeting of the Lancaster Housing Authority to order 5:05 p.m.

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

On a motion by Council Member Mann and seconded by Vice Chair Crist the Lancaster Housing Authority Excused Chair Szeto from the Lancaster Housing Authority meeting of March 23,

2021, by the following vote: 4-0-0-1 AYES: Harvey, Malhi, Mann, Vice Chair Crist; NOES: None; ABSTAIN: None; ABSENT: Chair Szeto.

EXCUSED: 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**

Pastor Tom Pickens  
AV Christian Center

## **PLEDGE OF ALLEGIANCE**

Waived due to the meeting being conducted telephonically/virtually

## **PRESENTATIONS**

1. Recognition of Justice Sunday Event Youth Participants  
Presented by: Jason Caudle, City Manager & Mayor R. Rex Parris
2. Recognition of Wyatt Kenneth Coleman  
Presented by: Mayor R. Rex Parris & Jason Caudle, City Manager
3. Key to the City in Honor of Morris Thomas  
Presented by: Mayor R. Rex Parris

## **EMERGENCY DECLARATIONS**

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

Discussion among Council included encouraging individuals to get the vaccines that are available; upcoming ASK & MASK event to educate the public on the vaccine.

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

Addressing the Council at this time:

Dave Bowman-discussed research into organization that provided numerous vaccination.

Fran Sereseres-discussed mobile unit to assist senior citizens.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved item number ED 1 and ED 2 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**

1. Received an update from staff and Deputy Mayors regarding COVID-19 pandemic status.
2. Directed staff to take actions in response to updated COVID-19 information.
3. Authorized the City Manager to take actions, execute documents and expend funds in response to the COVID-19 pandemic.
4. 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.

### **ED 2. RESOLUTION CONFIRMING THE CONTINUED EXISTENCE OF A LOCAL EMERGENCY**

**ADOPTED Resolution No. 21-13**, a resolution of the City Council of the City of Lancaster, California, confirming the continued existence of a local emergency in the City of Lancaster, California.

### **JPH 1. ADOPTION OF THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH BRIDGE HOUSING CORPORATION TO CONSTRUCT AN INCOME-TARGETED HOUSING DEVELOPMENT AT THE SOUTHWEST CORNER OF AVENUE I AND SIERRA HIGHWAY**

Mayor Parris opened the public hearing at this time.

Chenin Dow, Senior Manager-Real Estate & Economic Development, Chris Aune, Housing Manager-Real Estate & Economic Development presented the staff report on this item.

Discussion among Council, City Attorney and staff included the potential for profits from the project.

City Clerk provided 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 Mann, the City Council **ADOPTED Resolution No. 21-14**, approving the Disposition and Development Agreement, accepting the Health and Safety Code Section 33433 Report, and making certain findings pursuant to Health and Safety Code 33433; **AUTHORIZED** the City Manager or his designee to execute all related documents, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Housing Authority Member Mann and seconded by Housing Authority Member Malhi, the Lancaster Housing Authority (1) **ADPOPTED Resolution No. HA 1-21**, approving the Disposition and Development Agreement, accepting the Health and Safety Code Section 33433 Report, and making certain findings pursuant to Health and Safety Code 33433; (2) **AUTHORIZED** the City Manager or his designee to execute all related documents.by the following vote: 4-0-1-0; AYES: Harvey, Malhi, Mann, Crist; NOES: None; ABSTAIN: Dorris; ABSENT: Szeto

## MINUTES

City Clerk provided 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 City Council/Successor Agency/Financing/Power/California Choice Energy Authority regular meeting minutes of March 23, 2021, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None

## **CCEA CC 1. APPROVE CALIFORNIA CHOICE ENERGY AUTHORITY ENTERING INTO LONG-TERM RENEWABLE ENERGY AGREEMENTS WITH DURAN MESA LLC ON BEHALF OF PICO RIVERA INNOVATIVE MUNICIPAL ENERGY, RANCHO MIRAGE ENERGY AUTHORITY, AND SAN JACINTO POWER**

City Clerk announced the procedure for public comments.

Addressing the Council at this time:

Dave Bowman-discussed reading of consent calendar items.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council APPROVED the California Choice Energy Authority Consent Calendar, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

1. **APPROVED** California Choice Energy Authority entering into a long-term renewable energy agreement with Duran Mesa LLC on behalf of Pico Rivera Innovative Municipal Energy, and authorized the Executive Director to execute a Power Purchase Agreement in a form substantially as attached.
2. **APPROVED** California Choice Energy Authority entering into a long-term renewable energy agreement with Duran Mesa LLC on behalf of Rancho Mirage Energy Authority, and authorized the Executive Director to execute a Power Purchase Agreement in a form substantially as attached.
3. **APPROVED** California Choice Energy Authority entering into a long-term renewable energy agreement with Duran Mesa LLC on behalf of San Jacinto Power, and authorized the Executive Director to execute a Power Purchase Agreement in a form substantially as attached.

## **CONSENT CALENDAR**

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

No public comment at this time

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, 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**

Approved the Check and Wire Registers for February 20, 2021 through March 6, 2021 in the amount of \$4,615,654.08 as presented.

## **CC 3. MONTHLY REPORT OF INVESTMENTS – FEBRUARY 2021**

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

## **CC 4. TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 9 – DRAINAGE, HYDROLOGY AND HYDRAULIC ENGINEERING) DESIGN SERVICES FOR PWCP 21-021 - MPDF ON CHALLENGER WAY FROM AVENUE K TO LANCASTER BLVD**

Approved Task Order No. 3 with Stantec Consulting Services, Inc., of Santa Barbara, California, for design services, in accordance with the Multi-Year Professional Services Agreement for Public Works Construction Project No. 21-021, MPDF on Challenger Way from Avenue K to Lancaster Blvd Design Services, in the amount of \$268,035.00 with a 10% contingency; and authorized the City Manager, or his designee, to sign all documents.

**CC 5. PURCHASE OF ITERIS VIDEO DETECTION SYSTEMS (REFERENCE PWCP 21-003 2020 SUMMER PAVEMENT MANAGEMENT PROGRAM (PMP))**

Approved the purchase of twelve (12) Video Detection Systems from Iteris, Inc. in the amount of \$266,375.45.

**CC 6. TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 9 – DRAINAGE, HYDROLOGY AND HYDRAULIC ENGINEERING) DESIGN SERVICES FOR PWCP 22-005 - DRAINAGE IMPROVEMENTS AT 30TH STREET WEST AND AVENUE J-8**

Approved Task Order No. 2 with Stantec Consulting Services, Inc. of Santa Barbara, California, for design services, in accordance with the Multi-Year Professional Services Agreement for Public Works Construction Project No. 22-005, Drainage Improvements at 30<sup>th</sup> Street West and Avenue J-8 Design Services, in the amount of \$195,892.00 with a 10% contingency; and authorized the City Manager, or his designee, to sign all documents.

**CC 7. TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 4 – ENVIRONMENTAL SERVICES) DESIGN SERVICES FOR HIGH VALLEY AND RANGELAND SOLAR PROJECTS ENVIRONMENTAL IMPACT REPORT**

Approved Task Order No. 1 in accordance with the 2018-2020 Multi-Year Professional Services Agreement with Psomas in the amount of \$163,995.00. Authorized the City Manager, or his designee, to sign all documents.

**CC 8. AWARD OF BID – PWCP 21-020 BLVD SATELLITE PARKING**

Awarded Public Works Construction Project No. 21-020, Blvd Satellite Parking, to R.C. Becker and Son, Inc., of Santa Clarita, California, in the amount of \$166,278.33 plus a 10% contingency, to rehabilitate the existing public parking lot. Authorized the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

**CC 9. AGREEMENT FOR MAINTENANCE SERVICES FOR THE ELM COMMUNITY GARDEN**

Approved the agreement for maintenance services for the Elm Community Garden.

**CC 10. APPROVE ENTERING INTO A LONG-TERM RENEWABLE ENERGY AGREEMENT WITH DURAN MESA LLC ON BEHALF OF LANCASTER CHOICE ENERGY**

Approved entering into a long-term renewable energy agreement with Duran Mesa Wind LLC on behalf of Lancaster Choice Energy, and authorized the City Manager to execute a Power Purchase Agreement in a form substantially as attached.

**CC 11. SUBORDINATION AGREEMENT FOR REGULATORY AGREEMENT, ALLOWING RIVA PARK DEVELOPMENT, LLC. TO PROCEED WITH REFINANCE OF SENIOR LOAN FOR WILLOWS APARTMENTS**

Adopted Resolution No. 21-16, approving a Subordination Agreement for Regulatory Agreement, allowing Riva Park Development, LLC. to proceed with refinance of senior loan for Willows Apartments and authorized the City manager to execute the same.

**PH 1. INTRODUCTION OF AN ORDINANCE TO ESTABLISH SPEED LIMITS ON 96 ROADWAY SEGMENTS AND AMEND SECTION 10.04.020 OF THE LANCASTER MUNICIPAL CODE**

Mayor Parris opened the public hearing at this time.

Larissa De La Cruz, Senior Manager-Community Development 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 City Council Members Man, the City Council **INTRODUCED Ordinance No. 1081**, establishing speed limits on 96 street segments in the City of Lancaster, and amending Section 10.04.020 of the Lancaster Municipal Code (LMC), by the following vote: 4-1-0-0; AYES: Dorris, Malhi, Mann, Crist; NOES: Parris; None; ABSTAIN: None; ABSENT: None

**NB 1. APPROVAL OF LICENSE AGREEMENT WITH SIFI NETWORKS LANCASTER, LLC FOR CITYWIDE FIBER OPTIC CABLE INSTALLATION**

Jason Caudle, City Manager presented the staff report on this item.

City Clerk announced the procedure for public comment.

Discussion among Council included possibility of fee charges

Addressing the Council at this time:

Ron Kagan-inquired whether the company used for this project is the same as the company that would have installed cameras.

Fran Sereseres-discussed cost and privacy issues.

Dave Bowman- discussed City's investment and partnership with SiFi company.

T. Walker- discussed potential traffic issues.

L. Burns-discussed health effects from technology.

On a motion by Vice Mayor Crist and seconded by Council Member Darrell Dorris, the City Council **APPROVED** a License Agreement granting SiFi Networks Lancaster, LLC (SiFi) access to and a license to use the Public Rights of Way to install and operate a fiber optic network of cables and appurtenant equipment throughout the City; and authorized the City Manager to sign all documents, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; None; ABSTAIN: None; ABSENT: None

**CB 1. RESOLUTION DIRECTING 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**

Mayor Parris opened the hearing on the Resolution of Necessity.

Allison Burns, City Attorney presented the staff report on this item.

Discussion among Council included owner's response and rejection of offer.

Council Member Malhi recused himself on this item due property owned within proximity to the project. Council Member Malhi left the meeting at this time.

The City Clerk provided the procedure for public comment.

On a motion by Vice Mayor Crist and seconded by Council Member Dorris, the City Council conducted a hearing pursuant to Code of Civil Procedure section 1245.235 and **ADOPTED Resolution No. 21-12**, thereby directing the 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, by the following vote: 4-0-1-0; AYES: Dorris, Mann, Crist, Parris, NOES: None; ABSTAIN: Malhi; ABSENT: None

Council Member Malhi returned to the meeting at this time.



## **CA 1. APPOINTMENT OF A CHAIR AND VICE-CHAIR FOR THE MEASURE LC CITIZENS' OVERSIGHT COMMITTEE**

City Clerk announced the procedure for public comment.

Addressing the Council at this time:

Dave Bowman-discussed nomination process.

On a motion by Mayor Parris and seconded by Council Member Dorris, the City Council nominated and appointed James Vose as Chair and Kristine Sisson as Vice- Chair of the Measure LC Citizens' Oversight Committee, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; None; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council **ADOPTED Resolution No. 21-15**, adopting the guidelines pursuant to section 3.14.170 of the Lancaster Municipal Code relation to the duties of the transactions and use tax Citizens' Advisory Committee, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; None; ABSTAIN: None; ABSENT: None

### **CR1. SUMMARY OF THE FEBRUARY 23, 2021, BOARD OF DIRECTORS FOR THE ANTELOPE VALLEY TRANSIT AUTHORITY (AVTA)**

Vice Mayor Crist reported on the February 23, 2021, Board of Directors for AVTA meeting which included loss of rider participation and all electric local fleet.

### **CR2. 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 report on the activities of the Board of Directors for District No. 14 of the County Sanitation Districts of Los Angeles County which included discussion of scheduled rate increase and vote to eliminate rate increase at this time.

### **CR3. COUNCIL REPORTS**

No other Council Reports at this time.

### **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 presented video on walk-in vaccination site; upcoming Easter giveaway and ASK & MASK events.

## **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:

Ron Kagen-discussed community issues and steps for forward progress.

David Abber-discussed ongoing issues encountered at Kensington Campus.

Cynthia Carter-discussed opposition of public safety ordinance imposing fines.

Eugene Hernandez-discussed success with obtaining vaccination; issues with rent control; issues with Los Angeles County Sherriff's Department.

Ruth Sanchez-discussed issues with availability of homeless population accessing vaccination.

Dave Bowman-discussed issues with Los Angeles County Sherriff's Department contract and assistance with implementing public safety ordinance.

## **CITY COUNCIL COMMENTS**

City Council discussed community and policing issues.

## **ADJOURNMENT**

Mayor Parris adjourned the meeting at 8:08 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, April 27, 2021 at 5:00pm.

PASSED, APPROVED and ADOPTED this 27<sup>th</sup> day of April 2021, by the following vote:


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

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

DocuSigned by:  
  
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FOR

ANDREA ALEXANDER  
CITY CLERK  
AGENCY/AUTHORITY SECRETARY

APPROVED:

DocuSigned by:  
  
8D06ACD1E5DE4B7...

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)

\_\_\_\_\_