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

***HYBRID MEETING PURSUANT TO  
GOVERNOR’S ORDERS N-08-21  
Tuesday, September 28, 2021***

**CALL TO ORDER**

Vice Mayor/Vice Chairman Crist called the meeting of the Lancaster City Council/Successor Agency/Financing/Power 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

**EXCUSED:** Mayor/Chairman Parris

On a motion by Council Member Mann and seconded by Council Member Malhi the City Council EXCUSED Mayor/Chairman Parris from the City Council/Successor Agency/Financing/Power/California Choice Energy Authority regular meeting of September 28, 2021, by the following vote: 4-0-0-1; Ayes: Dorris, Malhi, Mann, Crist; Noes: None; Abstain: None; Absent: Mayor/Chairman Parris

**STAFF MEMBERS:** City Manager/Executive Director; Deputy City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Assistant to the City Manager; Development Services Director; Parks, Recreation and Arts Director; Finance & Technology Director; Public Safety Director

**INVOCATION**

Council Member Darrell Dorris

**PLEDGE OF ALLEGIANCE**

Council Member Mann led the pledge of allegiance.

**PRESENTATIONS**

1. Summer Catch Up Program

Presented by: Sonya Patterson, Director of Parks, Arts, Recreation & Community Services

2. Recognition of Dr. John C. Beck

Presented by: Council Member Mann

**M 1. MINUTES**

The City Clerk provided the procedure for public comment on the minutes.

No comments at this time.

On a motion by Council Member Mann and seconded by Council Member Dorris the City Council APPROVED the City Council/Successor Agency/Financing/Power/California Choice Energy Authority regular meeting minutes of September 14, 2021, by the following vote: 4-0-0-1; Ayes: Dorris, Malhi, Mann, Crist; Noes: None; Abstain: None; Absent: Parris

**ED 1. COVID-19 UPDATES AND ACTIONS**

Deputy Mayor Dr. Troung presented the COVID-19 Situation Update.

Discussion among Council included requirements and status of vaccination booster shots. Council also inquired about whether there are holistic ways to treat COVID-19 that can help with various COVID mutations.

Deputy Mayor Tanner discussed prevention measures and measures to help fight against COVID-19.

Discussion among Council included vaccination resistance among some members of the health community which may produce resistance among citizens. Discussion also included that there is a greater number of vaccinated health care workers than those that have not received the vaccine.

Deputy Mayor Tanner reminded individuals regarding testing sites.

Deputy Mayor Stock discussed COVID-19 prevention measures.

Deputy Mayor Tanner provided an update from Antelope Valley Hospital regarding statistics.

## **ED 2. VACCINATION REPORT**

Jason Caudle, City Manager provided an update on vaccination sites. The City Manager also discussed tracking the availability of vaccination booster shots. He also provided various locations where the booster shoot vaccinations are available.

Discussion among Council included providing vaccination locations via social media.

## **ED 3. RESOLUTION CONFIRMING THE CONTINUED EXISTENCE OF A LOCAL EMERGENCY**

The City Clerk provided the procedure for public comment on this item.

No public comment at this time.

On a motion by Council Member Dorris and seconded by Council Member Malhi, the City Council adopted **Resolution No. 21-50**, a resolution of the City Council for the City of Lancaster, California, confirming the existence of a local emergency in the City of Lancaster, California, by the following vote: 4-0-0-1; Ayes: Dorris, Malhi, Mann, Crist; Noes: None; Abstain: None; Absent: Parris

## **CONSENT CALENDAR**

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

No public comment at this time.

On a motion by Council Member Mann and seconded by Council Member Dorris, the City Council APPROVED the Consent Calendar as comprised, by the following vote: 4-0-0-1; Ayes: Dorris, Malhi, Mann, Crist; Noes: None; Abstain: None; Absent: Parris

## **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 August 22, 2021 through September 11, 2021 in the amount of \$5,186,144.48 as presented.

**CC 3. MONTHLY REPORT OF INVESTMENTS-AUGUST 2021**

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

**CC 4. LANCASTER CHOICE ENERGY – 2020 POWER CONTENT LABEL AND ATTESTATION**

Provided the attestation specified under California’s Power Source Disclosure (PSD) Program, which requires the governing council of a public agency providing retail electric service to endorse the accuracy of each annual report and power content label, as submitted to the California Energy Commission, for the previous year. In the case of Lancaster Choice Energy (LCE), such attestations will be based on the California Choice Energy Authority’s (CalChoice) technical review and will address the 2020 Annual Reports and Power Content Labels (PCL) prepared for the LCE community choice aggregation (CCA) program.

**CC 5. RFP NO. 741-21 - HAND WORK AND PROTECTED BIKE LANE SWEEPING SERVICES**

Awarded a one-year contract, with an option of five (5), one-year extensions to CleanStreet, Inc., for RFP No. 741-21 - Hand Work and Protected Bike Lane Sweeping Services, and authorized the City Manager, or his designee, to sign all documents.

**CC 6. AWARD OF BID – PWCP 21-010 - 2021 FALL PAVEMENT MANAGEMENT PROGRAM**

Awarded PWCP 21-010 - 2021 Fall Pavement Management Program, to C.A. Rasmussen, Inc. of Valencia, California, in the amount of \$ 5,625,859.40 plus a 10% contingency, to repair and resurface approximately twenty-one (21) lane-miles of streets, as part of the City’s Pavement Management Program (PMP). 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 7. ACCEPTANCE OF PUBLIC WORKS CONSTRUCTION PROJECT NO. 20-010 - 2020 SIDEWALK, CURB & GUTTER REPAIRS**

Accepted the work constructed by C.S. Legacy Construction, Inc., for Public Works Construction Project No. 20-010, 2020 Sidewalk, Curb & Gutter Repairs, 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 Contract Code.

**CC 8. PROFESSIONAL SERVICES AGREEMENT FOR THE CREATION AND MANAGEMENT OF A BIOTECH INCUBATOR**

Approved the Professional Services Agreement with LLC2 Inc. dba Lab Launch for the project management related to the creation and operation of a biotech incubator, and authorized the City Manager, or his designee, to finalize and execute all documents related to the Professional Services Agreement.

**CC 9. PURCHASE ORDER- PARRON HALL FURNITURE CITY HALL RENOVATION AND MODERNIZATION**

Approved Furniture Purchase Order with Parron Hall for the City Hall Renovation and Modernization in the amount of \$2,209,965.16 plus a 5% contingency to improve the infrastructure of City Hall. Authorized the City Manager, or his designee, to sign all documents. Pricing is based on Allsteel's OMNIA Partners contract #R191802.

**PH 1. APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 20-02/TENTATIVE PARCEL MAP NO. 82243**

Vice Mayor Crist opened the public hearing.

Larissa De La Cruz, Senior Manager-Community Development, presented the staff report on this item.

The City Clerk provided the procedure for public comment.

Addressing the Council at this time:

Greg Sonstein-spoke in opposition of upholding the Planning Commission citing air quality impacts and CEQA violations.

Joshua C.-spoke in opposition of approving project citing issues regarding public cost of low wage jobs and area standard wages.

Victor (Caller 3) - spoke in opposition of project approval citing issues with hiring a responsible contractor that ensures workers receive a livable wage and medical coverage.

Michael M.- spoke in opposition of approving the project. He also requested the City provide skilled and trained workforce through certified apprenticeship program and provide benefits.

Jared L- discussed implementing a community wealth plan and benefits before approving the project.

Sean Mann- discussed the City and County requiring the project to be built utilizing the local, skilled and trained workforce.

Chuck Powell- discussed issues regarding livable wage as a union carpenter.

Russ Khouri -spoke in favor of approving the project stating the need for housing. He also discussed project offering twenty percent low income units. He discussed efforts to meet with Carpenter's Union. He also discussed agreeing to conditions imposed by staff.

Discussion among Council included discussion of rate in which labor union is used; ability to work out issues with union carpenters if given more time; current community workforce agreements and its application; compliance of environmental quality act; outcome of previous meetings between union carpenters and developer; both cities,

Palmdale and Lancaster making efforts to form implementations to better community workforce agreements.

Russ Khouri- discussed intentions to bid to the union subcontractors as previously discussed.

Vice Mayor Crist closed the public hearing.

On a motion by Council Member Mann and seconded by Council Member Dorris, the City Council adopted **Resolution No. 21-51**, upholding the Planning Commission's decision by denying the appeal for Conditional Use Permit No. 20-02/Tentative Parcel Map No. 82243 to allow for the development of a 392 unit multi-family apartment complex with 78 affordable units, and 12,750 square feet of neighborhood serving retail/commercial uses in the Mixed Use-Commercial (MU-C) zone, and to subdivide the subject property into four parcels at the southwest corner of Avenue I and 20<sup>th</sup> Street West (APN 3121-034-025; and adopting a Mitigated Negative Declaration, by the following vote: 4-0-0-1; Ayes: Dorris, Malhi, Mann; Noes: Crist; Abstain: None; Absent: Parris

**PH 2. PUBLIC HEARING FOR CITY COUNCIL CONSIDERATION TO RECEIVE COMMENTS AND FILE THE 2020-2021 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Vice Mayor Crist opened the public hearing.

The City Clerk provided the procedure for public comment.

No public comments at this time.

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

Mayor Parris closed the public hearing.

On a motion by Council Member Mann and seconded by Council Member Malhi, the City Council conducted a public hearing for the Consolidated Annual Performance and Evaluation Report (CAPER) prepared for the U.S. Department of Housing & Urban Development to report on specific Federal housing assistance and community development activities undertaken by the City of Lancaster during Fiscal Year 2020-2021; and authorized the City Manager to execute any documents necessary to submit the CAPER, along with any comments received during the public hearing and public comment period, to the Department of Housing & Urban Development, by the following vote: 4-0-0-1; Ayes: Dorris, Malhi, Mann, Crist; Noes: None; Abstain: None; Absent: Parris

**CA 1. YOUTH SPORTS ASSISTANCE PROGRAM**

The City clerk provided the procedure for public comment.

No public comment at this time.

Discussion among council included need to help sports programs that are struggling as a result of COVID-19.

On a motion by Vice Mayor Crist and seconded by Council Member Dorris, City Council directed staff to compile program and place on upcoming agenda for further consideration, by the following vote: 4-0-0-1; Ayes: Dorris, Malhi, Mann, Crist; Noes: None; Abstain: None; Absent: Parris

**CR 1. 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 provided a report on the activities of the Board of Directors for District No. 14 of the County Sanitation Districts of Los Angeles to include usage of excess land to provide fundraising abilities and grow pumpkins for nonprofits to sale during Halloween.

**CR 2. COUNCIL REPORTS**

Council Member Mann gave direction to staff to provide for an expanded workforce agreement.

Jason Caudle, City Manager emphasized the need to meet with Palmdale to hold discussions regarding expansion of workforce agreement.

Council Member Dorris provided a report on League of California Cities Conference.

Jason Caudle, City Manager and Council Member Malhi reported on presentation provided by Chenin Dow, Director-Real Estate & Economic Development at the League of California Cities Conference.

**LANCASTER SUCCESSOR AGENCY**

No action is required at this time.

**LANCASTER HOUSING AUTHORITY**

No action is required at this time.

**LANCASTER FINANCING AUTHORITY**

No action is required at this time.

**LANCASTER POWER AUTHORITY**

No action is required at this time

**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS**

Jason Caudle, City Manager discussed amount student participation to receive scholarships. He also discussed the ongoing renovations in City Hall as part of major infrastructure renovations; continued road work construction. The City Manager discussed upcoming events to include Haunt at the Hanger on October 16, 2021 and Field of Drafts on November 6, 2021. The City Manger also discussed upcoming opening and job fair at Marriot Hotel.

Council Member Malhi discussed attending drive-thru vaccination site at Kaiser Permanente.

Jason Caudle, City Manager provided video regarding hosted drive-thru vaccination efforts at Kaiser Permanente.

**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:

Sara Jones-spoke in opposition of air pollution and second-hand smoke.

Michael Thacker-spoke in opposition of trash on streets and parcels, along with lack of cleanup efforts.

**COUNCIL/AUTHORITY COMMENTS**

No comments at this time.

**ADJOURNMENT**

Vice Mayor Crist adjourned the meeting at 7:15 p.m.



PASSED, APPROVED and ADOPTED this 12<sup>th</sup> day of October 2021, by the following vote:

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

NOES: None

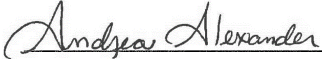
ABSTAIN: None

ABSENT: Mayor Parris

ATTEST:

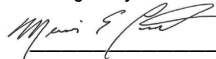
APPROVED:

DocuSigned by:



ANDREA ALEXANDER  
CITY CLERK  
AGENCY/AUTHORITY SECRETARY

DocuSigned by:



R. REX PARRIS  
MAYOR/CHAIRMAN

FOR

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/ 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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