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05/03/2022
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**CITY COUNCIL/SUCCESSOR AGENCY/HOUSING/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY  
AUTHORITY  
REGULAR MEETING  
MINUTES**

***HYBRID MEETING PURSUANT TO  
GOVERNMENT SECTION CODE §54953 (e)  
Tuesday, March 22, 2022***

**CALL TO ORDER**

Mayor Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power/California Choice Energy 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

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.

**INVOCATION**

Council Member Darrell Dorris

**PLEDGE OF ALLEGIANCE**

Vice Mayor Crist

**PRESENTATIONS**

1. Tide Team Recognition

Presented by: Trolis Niebla, Assistant City Manager & Pat Summerville-American Public Works Association (APWA) Representative

2. Performing Arts & Virtual Augmented Reality Summer Arts Program

Presented by: Derrick Spiva, iLead Representative

Mayor Parris directed staff to research the organization of charter schools.

**EMERGENCY DECLARATIONS**

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

Discussion among Council included the possibility of creating a test to treat center.

Mayor Parris directed staff to research the ability to create an ordinance that will allow the playbook to automatically activate in the event of another pandemic.

Deputy Mayor Dr. Stock advised on vaccinations and long COVID-19 symptoms.

Discussion among Council included future health concerns along with precautions and safeguards for long COVID-19 symptoms.

No speakers joining telephonically or virtually.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council APPROVED item number ED 1 as comprised, 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 update from staff and/or 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/or expend funds in response to the COVID-19 pandemic.
4. Authorized and/or directed 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.

**CALIFORNIA CHOICE ENERGY AUTHORITY CONSENT CALENDAR**

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council APPROVED the California Choice Energy Authority-Consent Calendar as

comprised, 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 A LONG-TERM RENEWABLE ENERGY CONTRACT WITH POWEREX CORPORATION ON BEHALF OF ENERGY FOR PALMDALE’S INDEPENDENT CHOICE**

Approved California Choice Energy Authority entering into a long-term renewable energy contract with Powerex Corporation on behalf of Energy for Palmdale’s Independent Choice (EPIC).

**CCEA CC 2. ADOPT RESOLUTION ACCEPTING WITHDRAWAL OF THE CITY OF BALDWIN PARK FROM THE JOINT EXERCISE POWERS AGREEMENT AND APPROVAL OF DOCUMENTS RELATED THERETO**

Adopted **Resolution No. CCEA 1-22**, accepting the withdrawal of the City of Baldwin Park from the Joint Exercise of Powers Agreement for the California Choice Energy Authority and approval of documents related thereto.

**CONSENT CALENDAR**

Mayor Parris and Council Member Mann recused themselves from item number CC 6 due to property owned within proximity to the project listed.

Council Member Malhi also stated he owns property within proximity to the project listed in item number CC6.

Allison Burns, City Attorney advised the need to invoke the rule of necessity which allows Council Member Malhi to act on item number CC 6.

Mayor Parris and Council Member Mann left the dais at this time.

On a motion by Council Member Dorris and seconded by Council Member Malhi, the City Council APPROVED item number CC 6 as comprised, by the following vote: 3-0-0-2; Ayes: Dorris, Malhi, Crist; Noes: None; Abstain: Parris, Mann; Absent: None

Mayor Parris and Council Member Mann returned to the dais at this time.

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 6 for separate discussion, 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. MINUTES**

Approved the City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of March 8, 2022.

**CC 3. CHECK REGISTERS**

Approved the Check and Wire Registers for February 20, 2022 through March 5, 2022 in the amount of \$2,664,560.98 as presented.

**CC 4. MONTHLY REPORT OF INVESTMENTS**

Accepted and approved the February 2022 Monthly Report of Investments as submitted.

**CC 5. CONSTRUCTION AWARD OF BID AND APPROVE PURCHASE OF ITERIS VIDEO DETECTION SYSTEMS – PWCP 22-003 - 2022 SPRING PAVEMENT MANAGEMENT PROGRAM**

1. Awarded PWCP 22-003, 2022 Spring Pavement Management Program, to Sully-Miller Contracting Company of Brea, California, Base Bid Items in the amount of \$2,906,374.05, plus Additive Alternate 1 (AA1) Bid Items in the amount of \$624,069.30, and Additive Alternate 2 (AA2) Bid Items in the amount of \$385,160.80, plus a 10% contingency, to repair and resurface approximately thirteen (13) 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 Contract Code Section 22038 (b).

2. Approved the purchase of two (2) Video Detection Systems from Iteris, Inc. in the amount of \$54,712.67.

**CC 6. TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 1 - ROADWAY AND STRUCTURES ENGINEERING) DESIGN SERVICES FOR LANCASTER HEALTH DISTRICT (FORMERLY MEDICAL MAIN STREET), PROJECT ID# F9131 (REFERENCE PWCP 20-006)**

Approved Task Order No. 6 for additional authorization involving additional design services with Kimley-Horn and Associates, Inc., (KHA) of Los Angeles, California, in accordance with the Multi-Year Professional Services Agreement for Lancaster Health District (formerly Medical Main Street) Design Services in the amount of \$438,172.00 with an additional \$289,798.50 contingency; and authorized the City Manager, or his designee, to sign all documents.

**CC 7. DR 19-67 - ACCEPTANCE OF IMPROVEMENTS (DRAINAGE MAINTENANCE DISTRICT)**

Approved and accepted for maintenance the work and materials for the drainage improvements for the following Drainage Maintenance District annexation, installed by the developer of the subject project:

<u>Project</u>	<u>Annexation No</u>	<u>Location/Owner</u>
Director's Review No. 19-67	19-38	Southwest Corner of Gadsden Avenue and Kildare Street Owner: Midas Lancaster, LP

**CC 8. DR 19-67 - ACCEPTANCE OF IMPROVEMENTS (SEWER)**

Approved the following developer-installed sanitary sewer and accept the sewer for maintenance by the City and for public use:

<u>Project No.</u>	<u>Private Contract No.</u>	<u>Location/Owner</u>
Director's Review No. 19-67	PC 3765	Southwest Corner of Gadsden Avenue and Kildare Street Owner: Midas Lancaster, LP

**CC 9. DR 19-67 - ACCEPTANCE OF IMPROVEMENTS (STREETS)**

Approved the developer-constructed streets on the following project. In addition, accepted the streets for maintenance by the City and for public use.

<u>Project</u>	<u>Location/Owner</u>
Director's Review No. 19-67	Southwest Corner of Gadsden Avenue and Kildare Street Owner: Midas Lancaster, LP

**CC 10. DR 19-67 - ACCEPTANCE OF IMPROVEMENTS (WATER)**

Approved the completed water system installed by the developer for the following project:

<u>Project</u>	<u>Location/Owner</u>
Director's Review No. 19-67	Southwest Corner Gadsden Avenue and Kildare Street Owner: Midas Lancaster, LP

**CC 11. APPROVAL OF AMENDMENTS 2 AND 3 FOR CLEAN UP & VEGETATION REMOVAL SERVICES RFP 733-20 AGREEMENT WITH AV RECYCLING CENTER**

1. Approved agreement with AV Recycling Center of Lancaster, CA for an amount not to exceed \$600,000.00 for FY 21-22 for Task 2 – Illegal Dumping Clean Up and Task 3 – Vegetation Removal Services.
2. Authorized the City Manager or designee to pay invoices and to execute all contracts and associated documents.

**CC 12. AGREEMENT FOR CONDEMNATION PROCEEDINGS TRACT NO. 82831  
LOCATION: NEWGROVE STREET AND 62ND STREET WEST (APN NO. 3203-008-050)**

Approved an agreement with KB HOME Greater Los Angeles Inc., a California corporation, the developer of Tract No. 82831, to provide needed right-of-way for required street improvements for the tract through condemnation proceedings.

**CC 13. MEMORANDUM OF UNDERSTANDING WITH ANTELOPE VALLEY  
TRANSIT AUTHORITY REGARDING BUS STOP MAINTENANCE SERVICES WITH  
THE CITY OF LANCASTER**

1. Approved a Memorandum of Understanding (MOU) with Antelope Valley Transit Authority regarding Bus Stop Maintenance Services within the City of Lancaster. Authorized the City Manager, or his designee, to sign all documents.
2. Appropriated \$85,290.00 from Proposition A Fund Balance Account to Operating Budget Account No. 207-4430-301.

**CC 14. AWARD PROFESSIONAL SERVICES AGREEMENT FOR AUDIT SERVICES**

- a. Awarded a three-year Professional Services Agreement for Audit Services, pursuant to RFP 760-22 to Clifton Larsen Allen LLP for \$95,000 in FY 21-22, \$98,000 in FY 22-23, and \$101,600 in FY 23-24, with two optional one-year extensions.
- b. Authorized the City Manager or designee to execute such agreement.

**CC 15. EXTENSION OF CONTRACTS AWARDED FOR REVENUE COLLECTION  
AND CONSULTING SERVICES**

- A. Approved two-year extension of Revenue Collection and Consulting Services to Hinderliter, de Llamas and Associates (HdL), in an estimated annual amount of \$250,000, which includes a percentage of recovered revenue from Business and Rental Housing License discovery and delinquency collections, and Sales and Use Tax audits, as outlined in the contract, and authorized the City Manager or his designee to sign all documents. This contract was Request for Qualifications #18-703,
- B. Approved two-year extension of Revenue Collection and Consulting Services to HdL Coren and Cone (HdLCC), in an estimated annual amount of amount of \$30,000, which

includes 25% of recovered Property Tax revenue as outlined in the contract, and authorized the City Manager or his designee to sign all documents.

**CC 16. CONSTRUCTION AWARD OF BID – PWCP 22-009 – MOAH HVAC IMPROVEMENTS**

1. Approved an appropriation of \$1,513,272.00 from General Fund Reserves into Account No. 101-11BS042-924, MOAH HVAC Improvements.
2. Approved a budget transfer of \$749,930.00 from Account No. 701-11ZZ005-924, City Beautification to Account No. 701-11BS042-924 MOAH HVAC Improvements.
3. Awarded Public Works Construction Project No. 22-009, MOAH HVAC Improvements, to Circulating Air, Inc. of Lancaster, California, in the amount of \$1,775,859.00 Base Bid, plus Change Order No.1 in the amount of (\$64,576.00), plus Change Order No. 2 in the amount of \$156,220.00 for a total contract amount of \$1,867,503.00, plus a 20% contingency to restore proper climate control systems and to maintain stable temperatures, increase humidity, and establish a controlled environment within the museum. This contract was negotiated and awarded per California Public Contract Code Section 22038(c).
4. Authorized the City Manager, or his designee, to sign all documents

**CC 17. DISPOSITION AND DEVELOPMENT AGREEMENT WITH VERDANT LANCASTER, LLC**

1. Approved the Disposition and Development Agreement with Verdant Lancaster, LLC for the sale and subsequent development of nine commercial parcels located in the Front Row Center area.
2. Authorized the City Manager, or his designee, to execute (i) the Disposition and Development Agreement in substantially the form presented, subject to non-substantive changes approved by the City Manager and City Attorney; and (ii) all documents necessary or appropriate to complete the transaction.

**CC 18. AWARD RFP 758-22 PRODUCTION SERVICES CONTRACT**

1. Awarded RFP 758-22, Production Services Contract, to Corporate Streams of Orange County, California, in the amount of \$375,000 to produce and broadcast 2 news hours per week, and 8 non-news programming hours per week. Additionally, the contract includes a budget for special event filming and production services.
2. Authorized the City Manager, or his designee, to sign all documents.

**PH 1. CONDEMNATION PROCEEDINGS – PROPERTY ACQUISITION TRACT NO. 61041 LOCATION: AVENUE L AND 56TH STREET WEST (APN NO. 3204-006-080)**

Mayor Parris opened the public hearing.

Marissa Diaz, Senior Manager-Capital Programs, presented the staff report on this item.

Discussion among Council included issues around tax sale and abandoned properties.

Mayor Parris directed staff to request information from the Tax Assessor's office.

Discussion among Council included attempts to notify property owners.

No speakers joining telephonically/virtually 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 conducted a hearing pursuant to Code of Civil Procedure section 1245.235 and adopted **Resolution No. 22-13**, directing and authorizing the condemnation of certain real property located at Avenue L & 57th Street West APN No. 3204-006-080 Portions Thereof in the City of Lancaster, California, and declaring the public necessity therefor., by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None

**NB1. STATEWIDE PARK PROGRAM GRANT FUNDS**

Sonya Patterson, Parks, Arts, Recreation and Community Services Director presented the staff report on this item.

Discussion among Council included questions around grant process and staff involvement in the process.

Mayor Parris directed staff to research creating a centralized chain of command for grants and research potentially hiring a grant writer for the City.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council accepted Statewide Park Program Grant Funds in the amount of \$8,413,446 to revenue account 349-3313-000 and Appropriated Statewide Park Program Grant Funds in the amount of \$8,413,446 to expenditure account 349-11ZZ010-924, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None

**NB2. APPROVAL OF A CONDUIT LICENSE OPTION AGREEMENT WITH RACE TELECOMMUNICATIONS, LLC DBA RACE COMMUNICATIONS FOR CITYWIDE FIBER OPTIC CABLE INSTALLATION**

Patti Garibay, Manager-Economic Development & Real Estate presented the staff report on this item.



Discussion among Council included union involvement with the project.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved an Option to Lease Conduit License Agreement and Conduit Lease Agreement with Race Communications, LLC (Race) and authorized the City Manager to sign all documents subject to conversation with International Brotherhood of Electrical Workers, by the following vote: 5-0-0-0; Ayes: Dorris, Malhi, Mann, Crist, Parris; Noes: None; Abstain: None; Absent: None

**CR 1. SUMMARY OF THE FEBRUARY 22, 2022, BOARD OF DIRECTORS MEETING FOR THE ANTELOPE VALLEY TRANSIT AUTHORITY (AVTA)**

Vice Mayor Crist provided a video regarding AVTA's celebration of becoming one hundred percent electric. Vice Mayor Crist also discussed partnership with new company MV Transit.

**CR 2. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS MEETING 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 meeting for District No. 14 of the County Sanitation Districts of Los Angeles County to include COVID-19 testing in sewer water.

**CR 3. COUNCIL REPORTS**

Vice Mayor Crist reported on upcoming California Poppy Festival & Antelope Valley Fair.

Council Member Malhi provided an update on Medical Main Street and Antelope Valley Transit Authority (AVTA) employee recognition.

Council Member Dorris reported on the High Desert Corridor meeting. Council Member Dorris also reported on the Southern California Association of Government's training and policy development. He also reported on the upcoming Good Stock Concert and a video recap of Black History month.

Mayor Parris discussed status of contingency plan for Deputies and firefighters. Mayor Parris also reported on presenting upcoming opening for Japanese Emperor's birthday at the Consulate. He also reported on IMPACT volunteer's trip to see Hamilton.

**LANCASTER FINANCING AUTHORITY**

No action is required at this time.

**LANCASTER POWER AUTHORITY**

No action is required at this time

**LANCASTER SUCCESSOR AGENCY**

No action is required at this time

**LANCASTER HOUSING AUTHORITY**

No action is required at this time

**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS**

Trolis Niebla, Assistant City Manager announced the Capital team's accomplishments on tenth and final bond agreement for improvements. The Assistant City Manager also provided a video of upcoming Parks, Recreation, Arts & Community Services 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:

Nicole Hackett and Dr. Culpepper-Ofori- presented a certificate to Sheriff Deputy Kitt Groupie for his assistance in addressing school safety issues. She also discussed the need to have speed bumps near Life Source International Charter School.

Fran Sereseres-spoke in favor of making the daylight savings time permanent.

David Paul-spoke in opposition of rising storage facility rates. He also announced the upcoming veteran's dinner on Friday, March 25, 2022.

**COUNCIL/AUTHORITY COMMENTS**

No comments at this time.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 7:29 p.m. in honor and memory of Velta May Mann. Velta May was Councilmember Ken's mother and she was a lifelong resident of Lancaster until her retirement. She leaves behind 3 children who we know will cherish all the lessons, recipes, and love that she shared.

Council observed a moment of silence in Velta May Mann's memory.

Mayor Parris announced the next meeting will be held on May 3, 2022 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 3<sup>rd</sup> day of May 2022, by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:

DocuSigned by:  
*Andrea Alexander*  
ANDREA ALEXANDER

DocuSigned by:  
*R. REX PARRIS*  
R. REX PARRIS

CITY CLERK  
AGENCY/AUTHORITY SECRETARY

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/ 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)

\_\_\_\_\_