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

**Tuesday, September 13, 2022**

**CALL TO ORDER**

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power/California Choice Energy Authority to order at 5:02 p.m.

**ROLL CALL**

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

**STAFF MEMBERS:**

City Manager/Executive Director; Assistant City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; Assistant City Clerk/Agency/Authority Secretary; Assistant to the City Manager, Finance and Technology Director; Parks, Recreation and Arts Director; Development Services Director; Chief of Police/Public Safety Director; Community Development Senior Manager; Real Estate & Economic Development Senior Manager

**INVOCATION**

John Meadors, Christian Life Assembly

**PLEDGE OF ALLEGIANCE**

Council Member Malhi

**ROLL CALL**

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

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

Deputy Mayor Dr. Troung presented this item.

Social Equity Commission Vice Chair Giovanni Christon-Pope presented additional information on Monkey Pox.

Discussion amongst the City Council and Deputy Mayor Dr. Troung included the different ways of transmissions.

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

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

Mayor Parris moved JPH 1 to the end of the agenda.

**CONSENT CALENDAR**

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the Consent Calendar, with the exception of Item No. CC 8, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

The City Manager presented a brief recap of Item No. CC 8.

Addressing the City Council on Item No. CC 8:

Deputy Mayor Shawntwayne Cannon discussed his support of Ordinance 1092.

Discussion amongst the City Council and staff included information on youth engagement with the IMPACT Program.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved Item No. CC 8, 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. MEETING MINUTES**

Approved the City Council/Successor Agency/Housing/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of August 23, 2022.

**CC 3. CHECK REGISTERS – AUGUST 7, 2022, THROUGH AUGUST 20, 2022**

Approved the Check and Wire Registers for August 7, 2022, through August 20, 2022, in the amount of \$13,923,068.28 as presented.

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**CC 4. FINAL MAP APPROVAL – TRACT MAP NO. 061989 (LOCATED AT THE SOUTHWEST CORNER OF AVENUE L AND FUTURE 67TH STREET WEST)**

Approved the map and accepted the dedications as offered on Tract Map No. 061989 located at the southwest corner of Avenue L and future 67th Street West; 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. VACATION OF THE PUBLIC ROAD EASEMENT AS SHOWN ON TRACT MAP NO. 35738, AND DRAINAGE AND SEWER EASEMENTS RESERVED IN INSTRUMENT NUMBER 5613 OF OFFICIAL RECORDS MAY 26, 1962, OVER ALDENVALE AVENUE LOCATED ON THE SOUTH SIDE OF AVENUE I AND EAST OF 20TH STREET WEST**

**Adopted Resolution No. 22-50**, declaring its intention to vacate the public Road Easement as dedicated on Tract Map No. 35738, and Drainage and Sewer Easements reserved in Instrument Number 5613 of Official Records May 25, 1962, over Aldenvale Avenue located on the south side of Avenue I and approximately 465 feet east of the centerline of 20th Street West.

**CC 6. ADDITIONAL AUTHORIZATION NO. 3 TO PROFESSIONAL CONSULTANT SERVICES AGREEMENT FOR PREPARATION OF PROJECT PLANS, SPECIFICATIONS, AND ESTIMATES FOR SR-138 (SR-14) AVENUE K INTERCHANGE (REFERENCE PWCP 21-006, FORMERLY PWCP 13-018)**

Approved Additional Authorization No. 3 to Professional Consultant Services Agreement with TRC Solutions, Inc., of Irvine, California, in the amount of \$166,643.00 for additional design services for Plans, Specifications, and Estimates (PS&E) for SR-138 (SR-14) Avenue K Interchange (Reference **PWCP 21-006, formerly PWCP 13-018**). Authorized the City Manager, or his designee, to sign all documents.

**CC 7. ON-CALL AUTOMOTIVE FUEL DELIVERY FOR TRANSPORTATION SERVICES**

1. Approved a \$460,000.00 combined expenditure authority with Mansfield Energy Corp., TACenergy (Truman Arnold Company), LLC, and Pinnacle Petroleum, Inc., utilizing OMNIA Partners Cooperative Purchasing Contracts.
2. Appropriated \$143,541.00 from Fleet Fund Balance account number 111-2900-000 to expenditure account 111-4753-217, for the anticipated costs of fuel through the end of the current fiscal year 2022-2023.

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**CC 8. ADOPTION OF ORDINANCE NO. 1092, AMENDING TITLE 2 OF THE LANCASTER MUNICIPAL CODE BY REPEALING CHAPTERS 2.28, 2.34, 2.37, AND 2.38 RELATING TO VARIOUS COMMISSIONS**

Adopted **Ordinance No. 1092**, amending Title 2 (Administration and Personnel) of the Lancaster Municipal Code by repealing Chapter 2.28 (Youth Commission); Chapter 2.34 (Architectural Design and Planning Commission; Chapter 2.37 (Lancaster Homeless Impact Commission); and Chapter 2.38 (Lancaster Health Community Commission).

**CC 9. AGREEMENT WITH AV RECYCLING CENTER FOR CLEAN UP & VEGETATION REMOVAL SERVICES**

1. Approved the renewal for Professional Services with AV Recycling Center of Lancaster, CA for an amount not to exceed \$378,000 for FY 22-23 for Task 1 – Clean Up and Removal Services.
2. Authorized the City Manager or designee to pay invoices, and to execute all contracts and associated documents pertaining to Amendment No. 1 upon the Council’s approval of the FY 22-23 budget in an amount not to exceed the amount set forth therein.

**CC 10. LANCASTER ENERGY – 2021 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 Energy (LE), such attestations will be based on the California Choice Energy Authority’s (CalChoice) technical review and will address the 2021 Annual Reports and Power Content Labels (PCL) prepared for the LE community choice aggregation (CCA) program.

**CC 11. REVISED TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY CONSTRUCTION MANAGEMENT AND INSPECTION) POST DESIGN SERVICES AND CONSTRUCTION MANAGEMENT FOR ADDITIONAL FIRE ALARM AND FIRE SPRINKLER SYSTEM UPGRADES FOR FORMAL BID 729-20, CITY HALL RENOVATION AND MODERNIZATION AND EXTEND CONTRACT COMPLETION DATE**

Approved Revised Task Order No. 1, with Duke Engineering and Associates of Lancaster, CA, in accordance with the Multi-Year Professional Services Agreement in the total amount of \$186,000.00 with a 5% contingency; and authorized the City Manager, or his designee, to sign all documents.

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**CC 12. APPROVAL OF THE PURCHASE OF NETWORKING EQUIPMENT FOR MOAH, MUNICIPAL STADIUM, LPAC AND CITY YARD**

Approved the purchase of Cisco networking equipment from Logicalis using National Association of State Procurement Officials (NASPO) ValuePoint Master Agreement #AR3227 for City Hall.

**CC 13. ANIMAL CONTROL SERVICES AGREEMENT**

Approved the renewal of the City-County Municipal Services Agreement and Service Level Request between the City of Lancaster and the County of Los Angeles for Animal Control Services provided by the Los Angeles County Animal Care and Control (LACACC); and authorized the City Manager, or his designee, to sign all documents.

**CC 14. ON-CALL ELECTRICAL CONTRACTOR CROSSTOWN ELECTRICAL AND DATA, INC. FOR CITYWIDE USE (RFP NO. 755-22)**

Increased expenditure authority to previously awarded (1) one-year contract, with an option of (4) four, (1) one-year extensions with a not-to-exceed amount of \$360,000.00 per contract term to Crosstown Electrical and Data, Inc., of Irwindale, California, for **RFP No. 755-22** On-Call Electrical Contractor for Citywide use, and authorized the City Manager, or his designee, to sign all documents.

**CC 15. APPROPRIATION OF CITY LEGAL BUDGET FUNDS**

Appropriated \$250,000 from the General Reserve Fund Account No. 101-2900-000 to the following Legal Account No.'s: \$1,000 to Registration (101-4260-200), \$1,000 to Travel Expenses (101-4260-201), \$2,500 to Publication & Dues (101-4260-206), \$500 to Postage & Special Mailing, \$200,000 to Professional Services (101-4260-301), and \$45,000 to Legal Services (101-4260-303).

**CC 16. APPROVE TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 4 – ENVIRONMENTAL SERVICES) FOR ENVIRONMENTAL REPORT AND 30% DESIGN PLANS FOR AMARGOSA CREEK RECREATION TRAIL PROJECT TO MICHAEL BAKER INTERNATIONAL**

Approved task order to Michael Baker International, to amend and increase the Multi-Year Professional Services (Service Group Category 4 – Environmental Services) for Environmental Report and 30% Design Plans for Amargosa Creek Recreation Trail Project in the amount of \$432,295.00 plus 15% contingency for any additional work needed. Authorized the City Manager, or his designee, to sign all documents.

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**CC 17.SBA CELL TOWER #CA4564-A EARLY LEASE EXTENSION AT RAWLEY DUNTLEY PARK**

1. Approved the early cell tower lease extension with SBA 2012 TC Assets, LLC, A Delaware limited liability company, at Rawley Duntley Park, also known as cell tower #CA4564-A Desert View.
2. Accepted a one-time sign-on bonus of \$20,000 and \$1,954.27 in monthly rent to revenue account 101-3402-100.
3. Authorized City Manager, or his designee, to sign all agreements and associated documents.

**CC 18.21ST CENTURY AND AFTER SCHOOL EDUCATION AND SAFETY PROGRAM: A.S.E.S**

1. Approved the City operation of A.S.E.S after-school programming at nine school sites.
2. Authorized the City Manager or designee to execute all contracts and associated documents, including partnership agreement, subject to City Attorney approval.

**CC 19.AMENDING THE FISCAL YEAR 2022-23 FULL TIME BUDGETED HEADCOUNT**

**Adopted Resolution 22-51**, amending Resolution 22-XX, establishing an additional full-time position.

**PH 1. ZONE TEXT AMENDMENT TO TITLE 17 (ZONING) OF THE LANCASTER MUNICIPAL CODE RELATING TO ALCOHOLIC BEVERAGE ESTABLISHMENTS (CHAPTER 17.10, CHAPTER 17.12, CHAPTER 17.16 AND CHAPTER 17.42)**

Mayor Parris opened the Public Hearing.

The Community Development Senior Planner presented the staff report regarding this item.

Discussion amongst the City Council and staff included the improved application processing time, project analysis, concern of overloading the city, and the requirements of a public review including a public hearing for liquor store approvals.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1093**, amending Chapter 17.10, Chapter 17.12, Chapter 17.16 and Chapter 17.42 of the Lancaster Municipal Code relating to Alcoholic Beverage Establishments, by the following vote: 4-1-0-0; AYES: Malhi, Mann, Crist, Parris; NOES: Dorris; ABSTAIN: None; ABSENT: None

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**PH 2. PUBLIC HEARING FOR CITY COUNCIL CONSIDERATION TO RECEIVE COMMENTS AND FILE THE 2021-2022 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Mayor Parris opened the Public Hearing.

The Finance and Technology Director presented the staff report regarding this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council: 1. 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 2021-2022; and 2. 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: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CA 1. MONDAY NITE BITEZ UPDATE**

The Parks, Recreation and Arts Manager presented the staff report regarding this item.

Discussion amongst the City Council and staff included the event success, future growth of the event to the East Side of Lancaster, over saturation, impacts to local brick and mortar businesses, and the enforcement of the food truck ordinance.

Addressing the City Council on Item No. CA 1:

Kendall “DJ Krazy K” Ross discussed providing the entertainment for Monday Nite Bitez and the positive impact to the community.

Alfred Nunez discussed his participation in Monday Nite Bitez, positive impact to the community, his past work experiences, potential future growth of the event, and the great opportunity provided by the City with this event.

Ricardo Barrera discussed his participation in Monday Nite Bitez, potential for future events, importance of following rules to keep everything balanced, and incorporation of all trucks with future events.

Received and filed the Monday Nite Bitez Update.

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**CR 1. COUNCIL REPORTS**

Vice Mayor Crist discussed his recent attendance at the Sanitation District's meeting where notification that testing for COVID through sanitation at the Avenue D Facility was provided along with the denial of the refinancing of bonds, fair starting September 23<sup>rd</sup> through September 25<sup>th</sup> for concerts and then motor sports starting 2 days later, thanked PARCS for their wonderful job out at the Fair, Palmdale High School Reunion taking place in Lancaster, and award received with Kaiser at the AV Fair kickoff dinner for the vaccination work completed at the Fairgrounds.

Council Member Mann discussed his recent attendance at the League of California Cities conference, the great work of the City of Lancaster staff, and how well run the City of Lancaster is.

Council Member Raj discussed his recent attendance at the 911 Event and the Fair Kickoff Event.

Mayor Parris discussed his recent trip to Japan, the reasons behind the trip including the future of Hydrogen along with a trip slideshow and brief video.

**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**

The City Manager discussed upcoming Rawley Duntley Park community input days, upcoming Antelope Valley Walls along with the Antelope Valley Walls Arts and Music festival to celebrate the 16 new murals, Landscape Restoration Program throughout the community, and Summer Pavement Management Program.

Mayor Parris discussed vandalism to Jane Reynolds Park and the importance of the community taking care of the park.



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

The Assistant 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 City Council at this time:

Dave Owens – Chairman of the Board to the Antelope Valley Cemetery District, wanted to honor and acknowledge Council Member Mann’s recent retirement.

Heather Varden – thanked the City of Lancaster for the collaboration on the Homeless Count and discussed some of the findings from the recent 2022 Homeless Count.

Discussion amongst the City Council and Ms. Varden included the recent Homeless Count, actual timing of the point of time count, lack of a count from 2021, funding determination, understated and inaccurate numbers, decrease in homelessness, and hidden homeless.

Dave Owens – Chairman of the Board to the Antelope Valley Cemetery District, discussed the possibility of returning to a future meeting to discuss the Antelope Valley Cemetery District success in becoming self-supporting and thriving.

Mayor/Chair Parris stated the meeting would be adjourned in honor of Raj Malhi’s father, Surjeet Singh Malhi, and discussed his great positive impact to the community.

Discussion amongst the City Council and staff included JPH 1 and the need for the Mayor to leave the dais.

Mayor Parris left the dais at this time.

**JPH1. ROAD EASEMENT FOR FUTURE AVENUE J-2 (APN NO. 3123-016-904)**

Vice Mayor Crist opened the Public Hearing.

The Real Estate & Economic Development Manager presented the staff report regarding this item.

The City Attorney announced the reason for the Mayor’s departure was due to the proximity of the project to property he owns, and that this item is regarding Medical Main Street where the City Council has done the rule of necessity to allow Council Member Malhi to participate.

Council Member Mann discussed the need for his recusal on this item.

The City Attorney stated the absence of Chair Szeto and Authority Member Harvey could not cause a rule of necessity, so Council could approve the item tonight, but the Housing Authority did not have a quorum and would need to continue the item.

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**JPH1. ROAD EASEMENT FOR FUTURE AVENUE J-2 (APN NO. 3123-016-904)...**

Discussion amongst the City Council and staff included the continuation of this item and any possible time restraints.

The City Attorney recommended the continuation of this item to the next meeting on October 11, 2022 at 5:00 p.m.

Vice Mayor Crist continued this item to the next meeting on October 11, 2022 at 5:00 p.m.

**ADJOURNMENT**

Vice Mayor/Vice Chair Crist adjourned the meeting at 7:00 p.m. The next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, October 11, 2022 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 11<sup>th</sup> day of October, 2022, by the following vote:

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

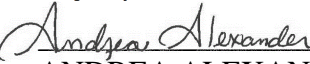
NOES: None

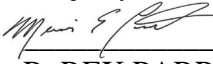
ABSTAIN: None

ABSENT: Mayor Parris

ATTEST:

APPROVED:

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**ANDREA ALEXANDER**  
CITY CLERK

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**R. REX PARRIS** FOR  
MAYOR/CHAIRMAN

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STATE OF CALIFORNIA            }  
COUNTY OF LOS ANGELES       }ss  
CITY OF LANCASTER             }

CERTIFICATION OF MINUTES  
CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/HOUSING/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)

\_\_\_\_\_