



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

**Tuesday, December 13, 2022**  
Regular Meeting – 5:00 PM

The City Clerk/Agency/Authority Secretary hereby declares the agenda was posted  
by 5:00 p.m. on December 9, 2022  
at the entrance to the Lancaster City Hall Council Chambers  
44933 Fern Avenue, Lancaster, CA 93534

***LEGISLATIVE BODY***

City Council/Successor Agency/Financing/Housing/Power/California Choice Energy  
Authority

Mayor/Chair R. Rex Parris

Vice Mayor/Vice Chair Marvin Crist

Council Member/Agency Director/Authority Darrell Dorris

Council Member/Agency Director/Authority Member Raj Malhi

Council Member/Agency Director/Authority Member Ken Mann

***Lancaster Housing Authority***

Chair Kitty Szeto

Vice Chair Marvin Crist

Authority Member Cassandra Harvey

Authority Member Raj Malhi

Authority Member Kenn Mann

### **AGENDA ITEMS TO BE REMOVED**

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

### **PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS**

Any person who would like to address the Legislative Bodies on any agendized item is requested to complete a speaker card for the City Clerk/Agency/Authority Secretary and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Legislative Body at the time such item is discussed. Speaker cards are available at the rear of the Council Chambers and your speaker card must be filled out *prior* to the agenda item being called. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. *Individual speakers are limited to three (3) minutes each.*

Consent Calendar items under the Legislative Body may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes, unless a different time limit is announced, to address your concerns before the Legislative Body takes action on the Consent Calendar.

### **CALL TO ORDER**

City Council/Successor Agency/Financing/Housing/Power/California Choice Energy Authority

### **ROLL CALL**

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

### **ROLL CALL**

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

### **INVOCATION**

Chris Johnson, Grace Chapel

### **PLEDGE OF ALLEGIANCE**

### **PRESENTATION**

1. Recognition of the Lancaster High School Football Team  
Presenter: Mayor R. Rex Parris

## **EMERGENCY DECLARATION**

### **ED 1. COVID-19 Pandemic Updates and Actions**

#### Recommendation(s):

1. Receive update from staff and/or deputy mayors regarding COVID-19 pandemic status.
2. Direct staff to take actions in response to updated COVID-19 information.
3. Authorize the City Manager to take actions, execute documents and/or expend funds in response to the COVID-19 pandemic.
4. Authorize and/or direct 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.

## **HOUSING AUTHORITY ACTIONS - CONSENT CALENDAR**

### **HA CC 1. Whit Carter Park Lease Agreement with the Lancaster Housing Authority**

Recommendation(s):

1. Approve a lease agreement between the Lancaster Housing Authority (Lessor) and the City of Lancaster (Lessee) for land use at Whit Carter Park.
2. Authorize the City Manager or his designee to sign, in substantially the form attached, with non-substantive changes approved by the City Attorney.

A funding opportunity through the California State Parks Office of Grants and Local Services to replace and improve the exercise equipment at the park is the impetus for an amendment to authorize a one dollar 30-year lease of the land to allow the City of Lancaster to proceed with the construction of the exercise station and continue to operate and maintain the park site during the tenure period.

### **HA CC 2. Housing Successor Annual Report Regarding the Low-and-Moderate Income Housing Asset Fund**

Recommendation(s):

Authorize submittal of the Housing Successor 2021-2022 Annual Report to the California Department of Housing and Community Development.

his Report details the activities of the City of Lancaster acting as the Successor Housing Agency (LHA) during Fiscal Year 2021-2022. As required by California law, the Report provides an annual, independent financial audit on the housing assets and activities of the LHA.

## **CALIFORNIA CHOICE ENERGY AUTHORITY - CONSENT CALENDAR**

### **CCEA CC 1. Approve Amendments to Professional Services Agreements for Technical Support Services for the Town of Apple Valley and the cities of Lancaster, Pico Rivera, Rancho Mirage, and San Jacinto**

Recommendation(s):

- a. Approve Amendment No. 1 to a Professional Services Agreement with Pacific Energy Advisors, Inc. (PEA) in support of the Town of Apple Valley extending the term through June 30, 2023, and authorize the Executive Director, or his designee, to sign all documents.
- b. Approve Amendment No. 1 to a Professional Services Agreement with PEA in support of the City of Lancaster extending the term through June 30, 2023, and authorize the Executive Director, or his designee, to sign all documents.
- c. Approve Amendment No. 1 to a Professional Services Agreement with PEA in support of the City of Pico Rivera extending the term through June 30, 2023, and authorize the Executive Director, or his designee, to sign all documents.
- d. Approve Amendment No. 1 to a Professional Services Agreement with PEA in

CITY OF LANCASTER, CALIFORNIA

CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY

ADJOURNED REGULAR MEETING AGENDA

TUESDAY, 12/13/2022

support of the City of Rancho Mirage extending the term through June 30, 2023, and authorize the Executive Director, or his designee, to sign all documents.

e. Approve Amendment No. 1 to a Professional Services Agreement with PEA in support of the City of San Jacinto extending the term through June 30, 2023, and authorize the Executive Director, or his designee, to sign all documents.

Pacific Energy Advisors provides essential ongoing consulting and technical services in support of the respective CCA programs for CalChoice member agencies. These services include power resource management, regulatory compliance, rate setting, financial modeling, and performance reporting. The existing agreements with PEA in support of the Town of Apple Valley and the cities of Lancaster, Pico Rivera, Rancho Mirage, and San Jacinto expire in 2022. For ease of contract administration and to align the agreements with CalChoice's fiscal year, CalChoice wishes to extend the terms of these agreements to June 30, 2022.

**CCEA CC 2.** Approve Entering into Professional Services Agreements for Technical Support Services with Pacific Energy Advisors, Inc. for the City of Santa Barbara and the City of Palmdale

Recommendation(s):

1. Approve entering into a Professional Services Agreement for Technical Support Services with Pacific Energy Advisors, Inc. for the City of Santa Barbara, and authorize the Executive Director, or his designee, to sign all documents.
2. Approve entering into a Professional Services Agreement for Technical Support Services with Pacific Energy Advisors, Inc. for the City of Palmdale, and authorize the Executive Director, or his designee, to sign all documents.

CalChoice provides implementation and operational support services to cities that wish to participate in community choice aggregation (CCA) programs. CalChoice currently has eight associate members operating successful CCA programs. CalChoice contracts for energy and energy products, legal services, and technical and operational support services for its member agencies to keep costs low and maximize revenues for each associate member. By joining together, CalChoice can cut costs for each member agency through economy-of-scale benefits.

## **SUCCESSOR AGENCY - CONSENT CALENDAR**

**SA CC 1.** Successor Agency Administrative Budgets for the Periods July 1, 2023 to December 31, 2023 and January 1, 2024 to June 30, 2024

Recommendation(s):

Adopt **Resolution No. SA 4-22**, approving the Successor Agency of the Former Redevelopment Agency to the City of Lancaster Administrative Budgets for the periods of July 1, 2023 to December 31, 2023 and January 1, 2024 to June 30, 2024, as detailed in Attachments A & B.

Health and Safety Code Section 34177(j) require successor agencies to adopt six-month budgets. These budgets are developed from the enforceable obligations listed on the Recognized Obligation Payment Schedule for the period July 1, 2023 to June 30, 2024. Each budget recommended for approval covers the corresponding six-month periods of July 1, 2023 to December 31, 2023 and January 1, 2024 to June 30, 2024.

## SA CC 2. Recognized Obligation Payment Schedule for the Period July 1, 2023 to June 30, 2024

Recommendation(s):

Adopt **Resolution No. SA 5-22**, approving the Recognized Obligation Payment Schedule for the period July 1, 2023 to June 30, 2024, and directing staff to bring it before the County of Los Angeles Consolidated Oversight Board for approval.

Health & Safety Code Section 34177(o)(1) requires the Successor Agencies of the previous redevelopment agencies to prepare Recognized Obligation Payment Schedules (ROPS) that list obligations to be paid for the coming July 1 to June 30. These schedules are used by the County Auditor-Controller in determining the amount of property tax revenues to distribute to the Successor Agency.

## COUNCIL ACTIONS

## CONSENT CALENDAR

- CC 1. Waive further reading of any proposed ordinance. (This permits reading the title only in lieu of reciting the entire text.)
- CC 2. Approve the City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of November 8, 2022.
- CC 3. Check Registers – October 23, 2022, through December 1, 2022

Recommendation(s):

Approve the Check and Wire Registers for October 23, 2022, through December 1, 2022, in the amount of \$12,339,673.36 as presented.

At each regular City Council Meeting, the City Council is presented with a check and ACH/wire registers listing the financial claims (invoices) against the City for the purchase of materials, supplies, services, and capital projects issued the prior three to four weeks. This process provides the City Council the opportunity to review the expenditures of the City. Claims are paid via checks, Automated Clearing House (ACH) payments, or federal wires. The justifying backup information for each expenditure is available in the Finance Department.

## CC 4.

Monthly Report of Investments – October 2022

Recommendation(s):

Accept and approve the October 2022 Monthly Report of Investments as submitted.

Each month, the Finance Department prepares a report listing the investments for all separate entities under the jurisdiction of the City as identified in the City's Comprehensive Annual Financial Report.

**CC 5. Approval of Increase in Purchase Price for PB Loader Truck and Patcher Box**

Recommendation(s):

Approve the increase of purchase order number 22-00906 in the amount by \$12,382.18 (plus 10% contingency) to cover pricing increase due to supply change increases on a PB Loader and Patcher Box from PB Loader Corporation utilizing the Sourcewell Cooperative Purchasing Contract.

This purchase was originally approved at the December 14, 2021, Council Meeting, and was funded with road bond funds. This truck will provide Public Works maintenance crews a more efficient and effective way to maintain the 1,700 Citywide lane-miles. The purchase was done by utilizing the Sourcewell Cooperative Purchasing Contract.

**CC 6. Sewer Collection System Annual Report for Fiscal Year 2021-2022**

Recommendation(s):

Accept the Sanitary Sewer Collection System Annual Report for Fiscal Year 2021-2022.

The attached Sewer Collection System Annual Report provides detailed information regarding the system's growth and characteristics over the past year, and outlines the accomplishments of the Development Services Department, Utilities Services Division regarding operations and maintenance of the City's sewer system.

**CC 7. Revenue and Expenditure Appropriations for Funding and Establishing Two Capital Improvement Program Projects**

Recommendation(s):

Increase appropriated expenditures and establish two (2) Capital Improvement Program (CIP) projects totaling \$500,000.00.

For several years, the City of Lancaster has been diligently working to secure grant funding that would construct a variety of infrastructure improvements from its series of transportation master plans, i.e. Safe Routes to School Master Plan, Master Plan for Trails and Bikeways, Lancaster Safer Streets Action Plan, and Local Road Safety Plan. These projects would provide needed safety and accessibility features for the benefit of all those moving in and around the City.

**CC 8. Whit Carter Park Lease Agreement with the Lancaster Housing Authority**

Recommendation(s):

1. Approve a lease agreement between the Lancaster Housing Authority (Lessor) and the City of Lancaster (Lessee) for land use at Whit Cater Park.
2. Authorize the City Manager or his designee to sign, in substantially the form attached, with non-substantive changes approved by the City Attorney.

In 2013, Lancaster's Housing Authority assumed ownership of Whit Carter Park, APN 3135-001-901 at 45635 Sierra Highway, Lancaster, CA 93534 and the City has operated and maintained the social, recreational and civic space for public use. A funding opportunity through the California State Parks Office of Grants and Local Services to replace and improve the exercise equipment at the park is the impetus for an amendment to authorize a one dollar 30-year lease of the land to allow the City of Lancaster to proceed with the construction of the exercise station and continue to operate and maintain the park site during the tenure period.

**CC 9. Disposition and Development Agreement with Access Services**

Recommendation(s):

1. Approve the Disposition and Development Agreement with Access Services for the sale and subsequent development of two industrial parcels located in the Lancaster Business Park.
2. 1. Authorize the City Manager, or his designee, to execute (i) the Disposition and Development Agreement substantially in 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.

The City acquired these properties for the express purpose of future development. With the regional real estate market at its highest level in a decade and the booming industrial market, this will be a welcomed addition to the Lancaster Business Park.

**CC 10. Memorandum of Understanding with Avenue G, LLC**

Recommendation(s):

1. Approve a Memorandum of Understanding with Avenue G, LLC to advance efforts to develop a half-square mile area located in the Fox Field Industrial Corridor.
2. Authorize the City Manager or his designee to make any needed non-substantive changes and execute all related documents.

To further development efforts, in 2018, the Lancaster Successor Agency sold 20 non-contiguous, irregular parcels located in an approximate one-half square mile area generally bordered by Avenue G, 30<sup>th</sup> Street West, Avenue G-8, and 40<sup>th</sup> Street West to Resolution Fund Management, LLC. Since that time, the principals of the firm have been working to acquire additional parcels in an effort to assemble developable sites. They have currently acquired or are poised to acquire parcels totaling 35% of the project area.

**CC 11. Acceptance of Public Works Construction Project No. 19-002 - 10th Street West and Avenue J Improvements, HSIPL-5419(053)**

Recommendation(s):

Accept the work constructed by Los Angeles Engineering, Inc., for Public Works



Construction Project No. 19-002, 10<sup>th</sup> Street West and Avenue J Improvements, HSIPL-5419(053); and direct 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.

Construction of the project has been completed to the satisfaction of the Senior Director - Development Services. The project was substantially completed on March 16, 2022, which was within the time permitted by the contract. The construction quantities and the amount of payment have been approved by the Contractor and the Senior Director - Development Services.

**CC 12.** Acceptance of Public Works Construction Project No. 21-009 – 2021 Summer Pavement Management Program

Recommendation(s):

Accept the work constructed by Sully-Miller Contracting Company for Public Works Construction Project No. 21-009, 2021 Summer Pavement Management Program, and direct 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.

Construction of the project has been completed to the satisfaction of the Senior Director - Development Services. The project was substantially completed on March 11, 2022, which was within the time permitted by the contract. The construction quantities and the amount of payment have been approved by the Contractor and the Senior Director - Development Services.

**CC 13.** Professional Services Agreement for Biotech Incubator Design Services

Recommendation(s):

Approve the Professional Services Agreement with BAM Creative, of Los Angeles, California, in the amount of \$739,770.00 with a 10% contingency, for biotech incubator tenant improvement final design services, and authorize the City Manager, or his designee, to sign all documents related to the Professional Services Agreement.

The creation of the biotech incubator within the City of Lancaster is the first step to fostering a biotech industry cluster that could in turn lead to additional firms locating in the City. We believe that by investing in an incubator, start-up companies, scientists, and entrepreneurs looking to develop their ideas will be able to grow and expand with access to affordable and high-quality facilities, equipment, and a like-minded business community.

**CC 14.** Final Map Approval – Tract Map No. 061118 (Located at the Northwest Corner of 62<sup>nd</sup> Street West and Avenue J)

Recommendation(s):

Approve the map and accept the dedications as offered on Tract Map No. 061118 located at the Northwest corner of 62<sup>nd</sup> Street West and Avenue J; make 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 instruct 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.

The Final Map is in substantial conformance with the approved tentative map. Tract Map No. 061118 has been examined by the City Surveyor, and is ready for Council approval. In addition, an Undertaking Agreement and improvement securities have been submitted to guarantee the installation of improvements.

- CC 15.** 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)

Recommendation(s):

Approve 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 \$498,768.00 with an additional \$150,000.00 contingency; and authorize the City Manager, or his designee, to sign all documents.

The project was divided into construction Phase 1 and Phase 2 in order to be able to meet construction scheduling for building permits for Antelope Valley Medical Center (AVMC) and LifePoint Health buildings to be located northeast of 18th Street West and Avenue J-5. Phase 1 is located on 17th Street West 100 feet north of Norberry Street to 400 feet south of Avenue J, west to 18<sup>th</sup> Street West, and on 18th Street West from Avenue J to Avenue J-5 within existing and proposed right-of-way and sewer easements. Phase 1 will include approximately 3,650 feet of sewer pipeline, 2,000 feet of storm drain/box, intersection improvements and pavement resurfacing, and 1,800 feet of temporary construction access pavement. Phase 2 will include the remainder of backbone infrastructure improvements.

- CC 16.** Task Order for Multi-Year Professional Services (Service Group Category 4 - Environmental Services) Environmental Services for Lancaster Health District (formerly Medical Main Street), Project ID# F9131 (Reference PWCP 20-006)

Recommendation(s):

Approve Task Order No. 2 for additional authorization involving environmental services with Psomas of Pasadena, California, in accordance with the Multi-Year Professional Services Agreement, Service Group Category (SGC) 4 – Environmental Services for Lancaster Health District (formerly Medical Main Street) Environmental Services in the amount of \$204,196.00 with an additional \$100,000.00 contingency; and authorize the City Manager, or his designee, to sign all documents.

With approval of this additional authorization, Revision 1, Psomas will provide additional project management and cultural resource monitoring for 90 days during the construction phase of the project. Task Order No. 2 will be revised for a total contract amount not to exceed \$328,295.00 and approve \$100,000.00 in contingency.

- CC 17.** Resolution of Intent Proceedings to Form Proposed Community Facilities District No. 2021-1 (Public Services)

Recommendation(s):

Adopt **Resolution No. 22-60**, for intention to establish a community facilities district, proposed to be named City of Lancaster Community Facilities District No. 2021-1 (Public Services), and to authorize the levy of special taxes.

The City of Lancaster has identified the need to fund the continuing expansion of demand for Public Services (fire and police) of public facilities associated with new development and population growth in the City. In April of 2020, the City began talks with the Owner and a Special Tax Consultant to assist in the establishment of Community Facilities Districts (“CFD”) to levy a special tax to fund Public Services serving the new development. The City has received a petition from Hatzlacha Development LLC (the “Owner”), the owner and developer of APNs: 3153-005-024 (Parcel 1), 3153-005-025 (Parcel 2), 3153-005-078 (Parcel 3), and 3153-005-088 (Parcel 4) (the “Property”), requesting the formation of the proposed CFDs, encompassing the Property, to finance:

**CC 18.** Acceptance of Public Works Construction Project No. 21-008 (REBID) – 2021 Neighborhood Improvement Project

Recommendation(s):

Accept the work constructed by Sully-Miller Contracting Company for Public Works Construction Project No. 21-008, 2021 Neighborhood Improvement Project, and direct 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.

This project was the seventh project funded, in part, with road bond funds in addition to Proposition C funds. The project included approximately twenty-four (24) lane-miles of roadway repair and rehabilitation in the following project areas: (1) NBH 1 – Avenue J to Avenue J-8 and Division Street to 5<sup>th</sup> Street East, and (2) NBH 2 – 10<sup>th</sup> Street West to Sierra Highway and Avenue I to Lancaster Boulevard.

**CC 19.** Task Order for Multi-Year Professional Services (Service Group Category 11) Architectural and Engineering Design Services for Public Safety Building Improvements (Reference PWCP 23-027)

Recommendation(s):

Approve Task Order No. 1 with Huitt-Zollars, Inc., for services in accordance with the 2018-2020 Multi-Year Professional Services Agreement, Service Group Category 11 – Architectural and Engineering Services for the Public Safety Building Improvements in the amount of \$347,376.27 plus a 20% contingency. Authorize the City Manager, or his designee, to sign all documents.

On June 14, 2022, Council approved the Purchase and Sale Agreement with Antelope Valley Joint Union High School District for its former administrative office building located at 44811 N. Sierra Highway. As the City continues to expand its Public Safety efforts and plans for the hybrid policing model, acquiring the property that is located closer to Lancaster’s Sheriff Station and a few blocks away from City Hall is a logical decision. With the City Hall renovation underway, the need for supplemental office space has become clear. In addition, the extra square footage will be used for the storage of materials for the Parks, Arts, Recreation, and Community Services Department. Prior to occupancy, the 29,623 square-foot

building is in need of renovation and repairs.

**CC 20.** Zone Change No. 22-01 Located Between Avenue K and Avenue K-8 on the East Side of 55th Street West (APNs: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059)

Recommendation(s):

Adopt **Ordinance No. 1095**, amending the City Zoning Plan for approximately 40.4 gross acres of land located between Avenue K and Avenue K-8 on the east side of 55th Street West (APN Numbers: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059), from Single-Family Residential, minimum lot size 10,000 square feet (R-10,000) to Single-Family Residential, minimum lot size 7,000 square feet (R-7,000), known as Zone Change No. 22-01.

At the Lancaster City Council meeting held on November 8, 2022, the City Council approved the introduction of Ordinance No. 1095, amending the City Zoning Plan for approximately 40.4 gross acres of land located between Avenue K and Avenue K-8 on the east side of 55th Street West (APN Numbers: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059), from Single-Family Residential, minimum lot size 10,000 square feet (R-10,000) to Single-Family Residential, minimum lot size 7,000 square feet (R-7,000), known as Zone Change No. 22-01, by the following vote 4-0-0-1; Ayes: Dorris, Mann, Vice Mayor Crist, Mayor Parris; Noes: None; Abstain: None; Absent: Malhi.

**CC 21.** “Stand Strong” Youth Sports Loan Program Forgiveness

Recommendation(s):

1. Approve the forgiveness of all “Stand Strong” Youth Sports loans awarded to local non-profit youth sports organizations that were negatively impacted by the COVID-19 pandemic.
2. Authorize the City Manager, or his designee, to finalize and execute all related documents.

In December 2021, the City Council approved the “Stand Strong” Youth Sports Loan Program in an effort to aid local non-profit youth sports organizations that were negatively impacted by the COVID-19 pandemic. The City partnered with Mission Bank to administer the loan program. The loans provided \$2,500.00 - \$20,000.00 interest-free funds to not-for-profit organizations to be used to purchase working capital items such as PPE gear and cleaning supplies, required COVID-19 testing, facility rental fees, and to help offset costs of operating said organization, including rent, utilities, and equipment that was not covered by registration dues because of decreased enrollment in sporting programs as a result of the pandemic.

**CC 22.** Professional Services Agreement - Project Advisor of Clean Energy Ministerial / DOE H2 Twin Cities Mentor-Mentee Program

Recommendation(s):

Approve a Professional Services Agreement with Enso Advisory Services, LLC (“Enso”) of New York, New York, in the amount of \$288,000.00. Authorize the City Manager, or his designee, to sign all documents.

In 2020, the City of Lancaster announced its intention to become the first renewable Hydrogen City. Lancaster is working with several organizations to increase the production and use of renewable hydrogen and other sources of clean energy. In May of 2022, the City applied to the Clean Energy Ministerial/DOE H2 Twin Cities Mentor-Mentee Program with Namie, Japan and Hawai'i County. Upon Council approval, Enso will continue to advise the City on the Clean Energy Ministerial/DOE H2 Twin Cities Mentor-Mentee program pursuant to a contract awarded in November 2022 for the first 18 months of the proposed five-year program.

**CC 23.** Amending Classification Schedule and Increasing the Full Time Equivalent (FTE) Headcount

Recommendation(s):

Adopt **Resolution 22-62**, amending Resolution 21-65, establishing a compensation schedule for various classifications of employees of the City of Lancaster and adding 37 additional FTE positions.

The proposed thirty (30) new FTE will allow the Public Safety Department to provide additional law enforcement resources to aid in addressing crime and quality of life issues. With the current crime trends, the City recognizes the need to be proactive and create a system to mitigate potential serious issues.

## **PUBLIC HEARING**

**PH 1.** Zone Change No. 21-04 Located at the Northeast Corner of 55th Street West and Avenue K (APNs: 3203-016-035, -036, -037)

Recommendation(s):

Introduce **Ordinance No. 1096**, amending the City Zoning Plan for approximately 38.9 gross acres of land located at the northeast corner of 55<sup>th</sup> Street West and Avenue K (APNs: 3203-016-035, -036, -037) from Single-Family Residential, minimum lot size 10,000 square feet (R-10,000), and Single-Family Residential, minimum lot size 15,000 square feet (R-15,000) to Single-Family Residential, minimum lot size 7,000 square feet (R-7,000), known as Zone Change No. 21-04.

The proposed project would bring new single-family housing to an undeveloped area. The development would be governed by a homeowners' association (HOA), which would manage the common open space areas, and ensure quality standards are enforced. In addition, the project would be compatible with the single-family homes and other residential uses that surround the proposed subject site. Therefore, staff is recommending approval to change the zoning designation from R-10,000 and R-15,000 to R-7,000.

**PH 2.** First Time Homebuyer Program

Recommendation(s):

1. Adopt **Resolution No. 22-61**, implementing the First Time Homebuyer Program.
2. Authorize the City Manager or his designee to execute all related documents.
3. Authorize the City Manager or his designee to negotiate and execute individual loan agreements of up to \$150,000.00 each with qualified homebuyers under the parameters of the First Time Homebuyer Program, up to a maximum cumulative amount of \$1,657,393.00, with the concurrence of the City Attorney.
4. Appropriate \$981,261.00 from fund balance 391-2900-000 to expenditure account number 391-4792-355 for the First Time Home Buyer Program expenses.

The First Time Homebuyer (FTHB) Program has been designed to assist low-income families and individuals who wish to purchase a home, but are unable to secure a sufficient down payment to qualify for an affordable loan. The intent of this program is to offset some of the impact of high housing costs on low-income households, while encouraging investment in the community and helping to eliminate overcrowding in the City of Lancaster. A Program loan provides down payment assistance in the form of a silent second mortgage to eligible first-time purchasers in the City of Lancaster.

- PH 3.** Substantial Amendment to the City's Community Development Block Grant (CDBG) 2021-2022 and 2022-2023 Action Plans, Substantial Amendment to the City's Consolidated Plan and Strategy Citizen Participation Plan and Public Hearing to Receive Public Input on the 2023-2024 Program Year

Recommendation(s):

- a. Conduct a public hearing and upon accepting public testimony concerning housing and community development needs, priority non-housing community development needs, proposed strategies and actions for affirmatively furthering fair housing, the development of proposed activities, and review of program performance, proposals and questions;
- b. Approve the Substantial Amendment to the Community Development Block Grant (CDBG) 2021-2022 and 2022-2023 Action Plans (Action Plans) to allow for the reprogramming of \$681,258 funds to one (1) new activity;
- c. Approve the Substantial Amendment to the City's Consolidated Plan and Strategy Citizen Participation Plan (CPP) which has been modified to be more consistent with U.S. Department of Housing and Urban Development (HUD)'s recent guidance; and
- d. Authorize the City Manager, or designee, to execute and transmit all necessary contracts and associated documents, including the Substantial Amendment to the Action Plans and CPP, and any additional amendments, to ensure the City's timely expenditure of HUD funds.

HUD requires all entitlement communities receiving CDBG funds, such as the City, to prepare and submit a Consolidated Plan every five (5) years to establish a unified, strategic vision for economic development, housing and community development actions. The Consolidated Plan encompasses the analysis of local community needs and coordinates appropriate responses to those needs and priorities.

**NEW BUSINESS**

- NB1.** Ordinance Pertaining to Lancaster Municipal Code Provisions regarding Administrative

## Citations

### Recommendation(s):

Introduce **Ordinance No. 1097** amending Titles 1, 5, 8, 9, and 12 of the Lancaster Municipal Code relating to administrative citations for misdemeanor and civil offenses, the implementation of a process for fee reduction and appeal for administrative citations, and giving the city manager discretion to create policies and procedures to further implement each Title.

As the City looks forward to establishing its Hybrid Policing Program, it is appropriate to expand appeal and review processes for cited persons and establish processes for waiving or reducing citation penalties for those cited persons who can demonstrate indigency is in the public interest, while providing persons who commit such offenses an opportunity to avoid criminal proceedings. It is also appropriate to provide the City Manager and his designee with authority to promulgate rules, policies and procedures necessary to implement amended Titles 1, 5, 8, 9, and 12 of the Lancaster Municipal Code.

## **COUNCIL AGENDA**

- CA1.** Consideration of nomination and reappointment of commission members to the following Commissions:
- Criminal Justice Commission
  - Measure LC Citizens' Oversight Committee
  - Social Equity Commission
- CA2.** Consideration of nomination and appointment of commissioners to the Social Equity Commission.
- CA3.** Consideration of nomination and appointment of the Chair to the Social Equity Commission.
- CA4.** Discussion and possible action regarding the Lancaster Metrolink Station.

## **COUNCIL REPORTS**

- CR1.** Council Reports

## **LANCASTER FINANCING AUTHORITY**

No action required at this time.

## LANCASTER POWER AUTHORITY

No action required at this time.

## CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

## CITY CLERK/AGENCY/AUTHORITY SECRETARY ANNOUNCEMENT

## PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Legislative Bodies on any item ***NOT ON THE AGENDA*** regarding City/Agency/Authority business and speaker cards must be submitted ***prior*** to the beginning of this portion of the Agenda. Please complete a speaker card for the City Clerk/Agency/Authority Secretary and identify the subject you would like to address. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. State law prohibits the Legislative Body from taking action on items not on the agenda and your matter may be referred to the City Manager/Executive Director. ***Individual Speakers are limited to three (3) minutes each unless a different time limit is announced.***

## CITY COUNCIL / AGENCY/ AUTHORITY COMMENTS

## CLOSED SESSION

1. Conference with Legal Counsel - Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) - two potential cases.
2. Conference with Legal Counsel - Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.
3. Antelope Valley Groundwater Cases Included Action:  
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co. Superior Court of California, County of Los Angeles, Case No. BC325201;  
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co. Superior Court of California, County of Kern, Case No. S-1500-CV-254-348;  
Wm. Bolthouse Farms, Inc. v. City of Lancaster, Diamond Farming Co. v. City of Lancaster, Diamond Farming Co. v. Palmdale Water District  
Superior Court of California County of Riverside, consolidated actions; Case Nos. RIC 353 840, RIC 344 436, RIC 344 668

CITY OF LANCASTER, CALIFORNIA

CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY

ADJOURNED REGULAR MEETING AGENDA

TUESDAY, 12/13/2022



4. Ramos v Patino, LASC Case No. MC027974
5. Rahier v. City of Lancaster, LASC Case No. 19AVCV00163
6. Brisa Mahoney, et al. v. City of Lancaster, et al., LASC Case No. 20STCV02556
7. Manzo v. Beazer Homes Holdings, LLC et al., LASC Case No. 20AVCV00297
8. Hernandez v. County of Los Angeles, et al., LASC Case No. 20AVCV00318
9. Romines v. City of Lancaster, et al., LASC Case No. 20AVCV00345
10. Moujan v. City of Lancaster et al., LASC Case No. 20AVCV00205
11. Davis v. State of California, LASC Case No. 19AVCV00805
12. Lancaster v. Netflix, et al., LASC 21STCV01881
13. Butts v. Lancaster, LASC 21STCP00389
14. Lancaster v. Rives
15. Myesha Lopez, et al. v. County of Los Angeles, et al. CDCA Case No. 5:21-cv-00290-JGB(SHKx)
16. Ortiz v. Lancaster, LASC Case No. 21AVCV00001
17. Aijala v. Lancaster, LASC Case No. 21STCV07841
18. Gardner v. Dominoids, LASC Case No. 21AVCV00186
19. Evans v. Lancaster, LASC Case No. 21AVCV00145
20. Bojorquez v. Lancaster, LASC Case No. 20AVCV00894
21. Arkey v. Lancaster, LASC Case No.20AVCV00816
22. Perez v. Lancaster, LASC Case No. 20AVCV00589
23. Serrano v. Los Angeles County et al. LASC Case No. 21AVCV00562
24. Jackson v. RE Schultz Construction et al. LASC Case No. 21AVCV00863
25. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 3123-009-029  
Agency negotiators: Allison Burns, Mike Livingston  
Negotiating parties: Roger W. Pannier, Trustee of the Roger W. Pannier Revocable Trust, established April 25, 1988 as to an undivided ½ interest and Lorraine Prater, Trustee of the Prater Family Trust dated February 23, 1987, Lorraine Prater, Trustee of the Lorraine Alice Prater Survivors Trust dated October 8, 1993, Brian Lee Prater, Niel Howard Prater and Lloyd Bruce Prater, as their respective interest appear of record as to the remaining 1/2 interest  
Under negotiation: Price and terms of payment
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 3123-009-035  
Agency negotiators: Allison Burns, Mike Livingston  
Negotiating parties: Gholwan Mechammil and Insaf Mechammil, husband and wife as joint tenants  
Under negotiation: Price and terms of payment
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 3125-021-002  
Agency negotiators: Allison Burns, Mike Livingston

Negotiating parties: Ukani Enterprise Inc., a California Corporation  
Under negotiation: Price and terms of payment

**ADJOURNMENT**

Next Regular Meeting:  
January 10, 2023 at 5:00 PM

**MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this meeting, please contact the City Clerk at (661)723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

**AGENDA ADDENDUM INFORMATION**

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.

All documents available for public review are on file with the City Clerk Department.