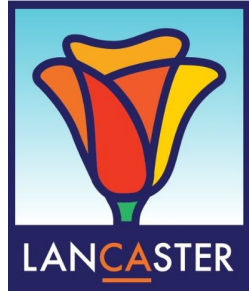


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**CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/  
POWER AUTHORITY**  
REGULAR MEETING  
MINUTES

**Tuesday, October 22, 2024**

**CALL TO ORDER**

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Housing/Financing/ Power/California Choice Energy Authority to order at 1:38 p.m.

**ROLL CALL**

PRESENT: City Council Members /Agency Directors /Authority Members: Hughes-Leslie, 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; Director-Public Works; Director-Community Development; Director-Parks, Recreation, Arts, & Community Services; Senior Director/Treasurer-Admin Services; Assistant Chief of Police

**INVOCATION**

Michael R. Hannah, Living Word Worship Center

**PLEDGE OF ALLEGIANCE**

Council Members Hughes-Leslie

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**PRESENTATIONS**

1. Antelope Valley Walls Presentation  
Presenter: Victoria Reyna, Assistant Director-Parks, Arts, Recreation & Community Services
2. Valley Oasis Updates  
Presenter: Sarah Perry, Valley Oasis
3. Team Up Lancaster  
Presenter: Marissa Diaz-Director of Public Works

**HOUSING AUTHORITY CONSENT CALENDAR**

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the Lancaster Housing Consent Calendar, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**HA CC 1. SUBORDINATION AGREEMENT, ALLOWING URBAN RENUAL, L.P. TO PROCEED WITH A REFINANCE OF THE SENIOR LOAN FOR ARBORGARDENS SENIOR APARTMENTS**

1. Adopted **Resolution No. HA 3-24** - authorizing the Executive Director, or his designee, to finalize terms, modify, and execute a subordination agreement in a form approved by the City Attorney with respect to a \$3,300,000.00 Lancaster Housing Authority Loan, a \$475,000.00 Lancaster Housing Authority (“Authority”) loan, and a new loan of \$5,900,000.00 from PNC Bank, National Association, allowing Urban Renual, L.P. to proceed with mortgage refinance of the senior loan for Arbor Gardens Senior Apartments;
2. Authorized the Executive Director, or his designee, to execute all related documents.

**COUNCIL ACTIONS**

**CONSENT CALENDAR**

Item Nos. CC 7 and CC 10 were removed for separate discussion.

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 Nos. CC 7 and CC 10, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Addressing the City Council on Item No. CC 7:

Eduu Flores – Antelope Valley College Student, inquired on how this would affect the homeowners.

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**CONSENT CALENDAR CONTINUED...**

On a motion by Vice Mayor Crist and seconded by Council Member Hughes-Leslie, the City Council approved Item No. CC 7, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Addressing the City Council on Item No. CC 10:

Fran Sereseres – Inquired on other uses for the money to improve handicap designated areas located at the metro station.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved Item No. CC 10, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CC 1. ORDINANCE WAIVER**

Waived further reading of any proposed ordinance. (This permits reading the title only in lieu of reciting the entire text.)

**CC 2. MEETING MINUTES**

Approved the City Council/Successor Agency/Financing/Housing/Power Authority Regular Meeting Minutes of October 08, 2024.

**CC 3. CHECK REGISTERS – SEPTEMBER 22, 2024, THROUGH OCTOBER 5, 2024**

Approved the Check and Wire Registers for payments made September 22, 2024, through October 5, 2024, in the amount of \$10,176,958.32 as presented.

**CC 4. FLEET PROGRAM SINGLE VENDOR EXPENDITURE AUTHORITY INCREASE AND APPROPRIATION**

1. Increased the City Manager's, or his designee, single-vendor expenditure authority to the budgeted amount for the fleet fund capital asset purchase and lease accounts through the end of FY 2024-2025, and require the City Manager to report purchases in excess of the purchasing authority to the City Council in writing; and
2. Appropriated \$240,000.00 into account 111-44097-82000; and
3. Authorized the City Manager, or his designee, to execute and sign all documents.

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**CC 5. AWARD OF BID AND TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 16 - LABOR COMPLIANCE) - PWCP 23-029 - AVENUE L AND 5TH STREET EAST DRAINAGE IMPROVEMENTS**

1. Award Public Works Construction Project (PWCP) 23-029, Avenue L and 5th Street East Drainage Improvements, to R.C. Becker and Son, Inc. of Santa Clarita, California, in the amount of \$948,554.01, (plus a 10% contingency), to construct drainage improvements at the southeast corner of Avenue L and 5 Street East. This contract was awarded per California Public Contract Code Section 22038(b). Authorized the City Manager, or his designee, to sign all documents.
2. Find the City has complied with the California Environmental Quality Act. A Notice of Exemption was filed on June 19, 2007.
3. Authorized Task Order expenditure amount of \$9,485.00, (plus a 5% contingency), for labor compliance services award to the successful firm in Multi-Year Professional Services Agreement, Service Group Category (SGC) 16 - Labor Compliance.

**CC 6. AUTHORIZE DEED RESTRICTION FOR SKYTOWER PARK**

- A. Authorized the execution of a deed restriction for Skytower Park.
- B. Authorized the City Manager, or his designee, to execute and submit all documents related to the Deed Restriction.

**CC 7. APPROVAL OF THE CARRYOVER WATER TRANSFER AGREEMENT BETWEEN THE CITY OF LANCASTER AND THE 50TH DISTRICT AGRICULTURAL ASSOCIATION**

1. Approved the Carryover Water Transfer Agreement between the City of Lancaster and the 50 District Agricultural Association (50 District) to transfer 192-acre feet (AF) of carryover water that the 50th District has banked since the Water Adjudication Judgement was finalized.
2. Approved an additional transfer of 32 AF of carryover water per year from the 50 District to the City. This includes a total of 160 AF of carryover water over a five-year period.
3. Approved the Transfer Request Form, which will be submitted jointly by the City of Lancaster and 50 District to the Antelope Valley Water Master (Water Master) for approval of the transaction. Approve any future transfer request forms submitted by the City and 50 District to complete this carryover water transfer agreement.
4. Authorized the City Manager, or his designees, to execute all documents and make any non-substantive changes necessary to complete the transaction.

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**CC 8. ORDINANCE REPEALING CHAPTER 2.39 OF THE LANCASTER MUNICIPAL CODE REGARDING SOCIAL EQUITY COMMISSION**

Adopted **Ordinance No. 1120** repealing Chapter 2.39 of the Lancaster Municipal Code regarding Social Equity Commission.

**CC 9. MONTHLY REPORTS OF INVESTMENTS – AUGUST & SEPTEMBER 2024**

Accepted and approved the August and September 2024 Monthly Report of Investments as submitted.

**CC 10. AWARD OF BID FOR PWCP 21-023 PH2 LANDSCAPE RESTORATION PROGRAM AND TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 16 – LABOR COMPLIANCE)**

1. Awarded Public Works Construction Project (PWCP) 21-023 PH2, Landscape Restoration Program, to Marina Landscape, Inc, of Orange, California, in the amount of \$4,251,985.00 (plus a 20% contingency), to replace landscaping and irrigation systems along the Sierra Highway Bike Path from Avenue J to Avenue M and authorized the City Manager, or his designee, to sign all documents. This contract is recommended for award in accordance with California Public Contract Code Section 22038(b).
2. Found the City has complied with the California Environmental Quality Act. A Notice of Exemption was filed on October 17, 2024.
3. Authorized Task Order expenditure amount of \$42,519.85, (plus a 5% contingency), for labor compliance services award to the successful firm in Multi-Year Professional Services Agreement, Service Group Category (SGC) 16 - Labor Compliance.

**PH 1. MITIGATION FEE ACT (AB 1600) REPORT FOR FISCAL YEAR 2024.**

Mayor Parris opened the Public Hearing.

It was the consensus of the City Council to waive the Staff Report for this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Hughes-Leslie, the City Council received and filed the Mitigation Fee Act (AB1600) Report on Development Impact Fees for the fiscal year ending June 30, 2024, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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**NB 1. ORDINANCE ADDING CHAPTER 8.34 TO THE LANCASTER MUNICIPAL CODE RELATING TO THE SALE OF ENERGY DRINKS TO PERSONS UNDER THE AGE OF 18**

The City Attorney presented the staff report for this item.

Addressing the City Council on this item:

Juan Camacho on behalf of the American Beverage Association – discussed their highest priority being safety, how they disclose information, how they operate to insure the health, safety, and well-being of consumers and residents, need for uniformity, amounts of caffeine found in beverages, the restrictions to be placed on consumers, and indicated they looked forward to discussing this item further with the City as the process moved forward .

Eduu Flores – Antelope Valley College Student, discussed how the ordinance would regulate the sale of these beverages during school hours.

The City Council and City Attorney discussed the possible removal of the school hours reference within the Ordinance being introduced by introducing the Ordinance with the removal of Section 8.34.050, which is the provision regarding schools.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1121** adding Chapter 8.34 to the Lancaster Municipal Code relating to the sale of energy drinks to persons under 18 years of age, but removing Section 8.34.050, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**NB 2. LANCASTER EATS SUPPORT PROGRAM OVERVIEW AND IMPLEMENTATION**

The Economic Development Supervisor I, Josh Thomas, presented the staff report for this item.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council 1. Authorized the City Manager or his designee to finalize and execute loan agreements for amounts up to \$25,000, along with associated operating covenants, between the City of Lancaster and Lancaster Eats Support Program participants; 2. Authorized the City Manager or his designee to execute all related documents, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CA 1. DISCUSSION AND CONSIDERATION OF NOMINATION AND APPOINTMENT OF NEW PLANNING COMMISSION MEMBER.**

This item was moved to the November meeting.

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**CR 1. COUNCIL REPORTS**

Council Member Hughes Leslie discussed her recent attendance at the Moms House event; a brief video highlighting the Moms House event was shown. Additionally, Council Member Lauren Hughes Leslie discussed her recent attendance at the City's Halloween Haunt; a brief video highlighting the City's Halloween Haunt event was shown.

Council Member Malhi discussed his attendance along with Council Member Hughes-Leslie at the High Desert Hospital's Senior Expo, and provided an update on the 14 freeway construction taking place.

Vice Mayor Crist discussed the AIRE award recently given to the Mayor by AVAQMD for his work with solar, hydrogen, and electric buses; a brief video highlighting the AIRE award being given to the Mayor was shown.

A brief video highlighting the High Desert Hospital's Senior Expo was shown.

Additionally, Vice Mayor Crist discussed the Fallen Heroes ride and the Caltrans scoping meetings.

Mayor Parris discussed the 10<sup>th</sup> Anniversary of the electric buses at AVTA and the significance of the entire fleet being fully battery-electric and zero-emission; a brief video highlighting the 10<sup>th</sup> Anniversary was shown.

**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 provided the date and time of the upcoming Caltrans scoping meeting, and discussed the most recent Peace March with the local churches and the Lancaster Police Department; a brief video highlighting the Peace March was shown.

Additionally, the City Manager provided information on the upcoming Field of Drafts event, Trunk-or-Treat event at the Lancaster Community Center, Joshua Tree Event at the Desert Woodlands Preserve, and introduced the new Community Development Director Patti Garibay.

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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:

Fran Sereres – discussed the information provided for events and meetings and how to get the information out to seniors.

Willie Green – thanked the City Council for their tremendous job and discussed a past issue being encountered again.

Council Member Hughes-Leslie discussed the overall love for the community, veterans, and children, and shared information on the recent passing of Naval Pilot, Lyndsay Evans, who was an Antelope Valley community member.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 3:06 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, November 12, 2024 at 5:00 p.m.

PASSED, APPROVED, and ADOPTED this 12<sup>th</sup> day of November, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

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ANDREA ALEXANDER  
CITY CLERK

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R. REX PARRIS  
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 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 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)

\_\_\_\_\_