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

**Tuesday, January 09, 2024**

**CALL TO ORDER**

Mayor Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Housing/Power/California Choice Energy Authority to order at 5:04 p.m.

**ROLL CALL**

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

On a motion by Council Member Mann and seconded by Vice Mayor Crist the City Council excused Council Member Hughes-Leslie from the City Council/ Successor Agency/Financing/Power/California Choice Energy authority regular meeting, by the following vote:

4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Hughes-Leslie

EXCUSED: Lauren Hughes-Leslie

**ROLL CALL**

PRESENT: Housing Authority Members: Malhi, Mann, Vice Chairman Crist, Chairman Szeto

ABESENT: Housing Authority Member Harvey

**STAFF MEMBERS:**

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

**INVOCATION**

Dr. Nathan McWherter, Desert Vineyard Church

**PLEDGE OF ALLEGIANCE**

Council Member Raj Malhi

**PRESENTATION**

1. Recognition for a Heroic Lifesaving Effort by a Lancaster Sheriff's Deputy  
Presented by: Jason Caudle, City Manager & Mayor R. Rex Parris

**HA PH 1. CONSIDERATION FOR APPROVAL OF ACTIONS IN CONNECTION WITH LANCASTER HOUSING AUTHORITY OWNED PARCELS RELATED TO COMPLIANCE WITH THE SURPLUS LAND ACT AND AN EXCLUSIVE NEGOTIATION AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES AND USA PROPERTIES FUND INC.**

Chair Szeto opened the public hearing.

The Housing Authority waved the staff report seeing there aren't any public comments.

Chair Szeto closed the public hearing.

On a motion by Vice Chair Crist and seconded by Housing Authority Member Malhi, the Lancaster Housing Authority approved item number HA PH 1 as comprised, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Szeto; NOES: None; ABSTAIN: None; ABSENT: Harvey

Approved Recommendation(s):

1. Adopted the attached resolution, declaring Housing Authority-owned property (APNS: 3176-005-915, -916, -918, -919, -921, -930), as exempt surplus land.
2. Adopted the attached resolution, approving an Exclusive Negotiation Agreement with Habitat for Humanity of Greater Los Angeles, a California non-profit corporation, and USA Properties Fund, Inc., a California corporation to construct 110 units of affordable workforce for-sale housing (the "Habitat Project") and approximately 272 units of affordable rental housing (the "USA Project") and a to be determined commercial/retail project (the "Commercial/Retail Project").
3. Found that this item is not subject to the California Environmental Quality Act.
4. Authorized the City Manager or his designee to negotiate, finalize, and execute all related documents in a form approved by the City Attorney

**CALIFORNIA CHOICE ENERGY CONSENT CALENDAR**

On a motion by Vice Chair Crist and seconded by Authority Member Mann, the California Choice Energy Authority approved the California Choice Energy Consent Calendar as comprised, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Hughes-Leslie

**CCEA CC 1. APPROVE AMENDMENTS TO PROFESSIONAL SERVICES AGREEMENTS BETWEEN CALIFORNIA CHOICE ENERGY AUTHORITY AND BAYSHORE CONSULTING GROUP, INC., CALIFORNIA CHOICE ENERGY AUTHORITY AND MAHER ACCOUNTANCY, AND APPROVE AGREEMENT BETWEEN CALIFORNIA CHOICE ENERGY AUTHORITY AND DEVEAU BURR GROUP, LLC**

1. Approved Amendment No. 4 to the Professional Services Agreement between California Choice Energy Authority (CalChoice) and Bayshore Consulting Group, Inc. (Bayshore) for management, operations, and administrative services and authorized the Executive Director, or his designee, to sign all documents.
2. Approved Amendment No. 3 to the Professional Services Agreement between CalChoice and Maher Accountancy (Maher) for accounting support services and authorized the Executive Director, or his designee, to sign all documents.
3. Approved Agreement for Professional Services between California Choice Energy Authority and Deveau Burr Group, LLC (DBG) for lobbying services.

**CCEA CC 2. ADOPT RESOLUTION NO. CCEA 24-XX APPROVING ACQUISITION OF A CREDIT CARD FOR CALIFORNIA CHOICE ENERGY AUTHORITY BUSINESS PURPOSES**

Adopted **Resolution No. CCEA 01-24** approving acquisition of a credit card for California Choice Energy Authority business purposes.

**SUCCESSOR AGENCY - CONSENT CALENDAR**

On a motion by Vice Chair Crist and seconded by Authority Member Malhi, the Successor Agency Authority approved the Successor Agency Consent Calendar as comprised, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Hughes-Leslie

**SA CC 1. SUCCESSOR AGENCY ADMINISTRATIVE BUDGETS FOR THE PERIODS JULY 1, 2024, TO DECEMBER 31, 2024, AND JANUARY 1, 2025, TO JUNE 30, 2025.**

Adopted **Resolution No. SA 01-24** approving the Successor Agency of the Former Redevelopment Agency to the City of Lancaster Administrative Budgets for the periods of July 1, 2024 to December 31, 2024 and January 1, 2025 to June 30, 2025, as detailed in Attachments A & B.

**CONSENT CALENDAR**

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the Consent Calendar as comprised, by the following vote: 4-0-0-1;

AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Hughes-Leslie

**CC 1. ORDINANCE WAIVER**

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

**CC 2. MINUTES**

Approved the City Council/Successor Agency/Financing/Housing/Power/California Choice Energy Authority Regular Meeting Minutes of January 09, 2024

**CC 3. ACCEPTANCE OF PUBLIC WORKS CONSTRUCTION PROJECT NO. - PWCP 22-003 - 2022 SPRING PAVEMENT MANAGEMENT PROGRAM**

Accepted the work constructed by Sully-Miller Contracting Company, for Public Works Construction Project (PWCP) No. 22-003, 2022 Spring Pavement Management Program, and directed the City Clerk to file the Notice of Completion for the project. Retention on this project shall be disbursed in accordance with California Public Contract Code Section 22038(b)

**CC 4. CUP 16-08 - ACCEPTANCE OF IMPROVEMENTS (RECYCLED WATER)**

Approved the following developer-installed recycled water system, and accepted the recycled water system for maintenance by the City and for public use:

Project No.	Location/Owner
Conditional Use Permit No. 16-08	Southeast Corner Avenue K and Division Street
	Owner: Circle K Stores, Inc.

**CC 5. CUP 16-08 - 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.

Project	Location/Owner
Conditional Use Permit No. 16-08	Southeast corner Avenue K and Division Street

Owner: Circle K Stores, Inc

**CC 6. APPROVAL OF MULTI-YEAR PROFESSIONAL SERVICE AGREEMENTS FOR PUBLIC WORKS INSPECTIONS SERVICES**

Approved Multi-Year Professional Service Agreements with each of the pre-qualified consulting firms, and authorized the City Manager, or his designee, to execute all task orders within existing signature authority limits.

**CC 7. TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 1 – ROADWAY AND STRUCTURES ENGINEERING) FOR 2024 PAVEMENT MANAGEMENT PROGRAM (PMP) ROAD REHABILITATION PROJECT (REFERENCE: PWCP 24-005)**

1. Approved Task Order No. 1 with Pavement Engineering, Inc., in accordance with the Multi-Year Professional Services Agreement, Service Group Category (SGC) 1 - Roadway and Structures Engineering, to provide Design Services for pavement resurfacing on approximately 14.2 lane miles in the amount of \$369,935.00 plus a 10% contingency; and authorized the City Manager, or his designee, to sign all documents.
2. Found that the approval of a Task Order is not a project under California Environmental Quality Act (CEQA) Guideline Section 15378(b)(5) (CCR, Title 4, Chapter 3, Article 20).

**CC 8. CITYWIDE UTILITY AUDITING PROFESSIONAL SERVICES AGREEMENT - PACIFIC UTILITY AUDIT, INC.**

1. The City Council approved a Professional Services Agreement with Pacific Utility Audit, Inc. ("PUA").
2. Authorized the City Manager, or his designee, to sign all documents.

**CC 9. TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 1 – ROADWAY AND STRUCTURES ENGINEERING) FOR 2024 PAVEMENT MANAGEMENT PROGRAM (PMP) PREVENTATIVE MAINTENANCE (REFERENCE PWCP 24-006)**

Approved Task Order No. 2 with Pavement Engineering, Inc., in accordance with the Multi-Year Professional Services Agreement, Service Group Category (SGC) 1 - Roadway and Structures Engineering, to provide Design Services for preventative maintenance treatments on approximately 5.75 lane miles in the amount of \$150,000.00

plus a 10% contingency; and authorized the City Manager, or his designee, to sign all documents.

**CC 10.ADDING CHAPTER 12.28 TO THE LANCASTER MUNICIPAL CODE RELATING TO PROTECTION OF CRITICAL INFRASTRUCTURE / WILDFIRE RISK AREAS, AND AMENDING CHAPTER 12.04 - PARKS AND PUBLIC SPACES**

1. Adopted **Ordinance No. 1112**, adding Chapter 12.28 to the Lancaster Municipal Code relating to the Protection of Critical Infrastructure and Wildfire Risk Areas; and
2. Adopted **Ordinance No. 1113**, amending Chapter 12.04 – Parks and Public Places Rules and Regulations.

**CC 11.GENERAL PLAN AMENDMENT NO. 17-007/ZONE CHANGE NO. 17-006**

Adopted **Ordinance No. 1110**, amending the City zoning plan for approximately 160 acres of land located south of Avenue H between 50th Street West and 55th Street West (APNs 3269-011-015, 3269-011-007), known as Zone Change No. 17-006, from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) to LI (Light Industrial).

**CC 12.GENERAL PLAN AMENDMENT NO. 23-001/ZONE CHANGE NO. 23-001**

Adopted **Ordinance No. 1111**, amending the City zoning plan for approximately 45 acres of land located on the west side of Sierra Highway between Avenue H and Avenue H-8 (APNs 3135-001-903 thru 3135-001-918), known as Zone Change No. 23-001, from a mix of MDR (Moderate Density Residential) and PK (Park) to MDR., amending the City zoning plan for approximately 45 acres of land located on the west side of Sierra Highway between Avenue H and Avenue H-8 (APNs 3135-001-903 thru 3135-001-918), known as Zone Change No. 23-001, from a mix of MDR (Moderate Density Residential) and PK (Park) to MDR.

**CC 13.AWARD OF CONTRACTS TO CITY’S FINANCIAL ADVISORS TO NHA ADVISORS, LLC FOR FINANCIAL ADVISORY SERVICES.**

Authorized the City Manager and/or his designee, with the concurrence of the City Attorney, to negotiate, finalize and execute the contracts and all related documents and addendums with NHA Advisors, LLC for Financial Advisory Services.

**NB 1. SHOTSPOTTER PILOT PROGRAM WITH SOUNDTHINKING, INC.**

Chris Roberts, Assistant Director-Public Safety presented the staff report.

Discussion among Council includes timing of the contract, costs and coverage area. Council also discussed the benefits of having the Shotspotter program and time of installation. Council further discussed the cost to expand beyond four (4) square miles.

Council discussed the program's ability to decipher between gunshots and fireworks. Council also discussed the rate of accuracy.

Addressing the Council at this time:

David Paul- discussed personnel issues to respond to coverage area and cost of technology.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved six (6) month pilot program and three (3) year Professional Service Agreement with SoundThinking, Inc.; and authorized the City Manager, or his designee, to execute all task orders. City has the option to cancel the contract at the end of the pilot program by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Hughes-Leslie

## **CR1. COUNCIL REPORTS**

Vice Mayor Crist reported on the Antelope Valley Transit Authority (AVTA) toy and food giveaway.

Council Member Mann reported on Wreaths Across America event.

Council Member Malhi reported on the AVTA toy and food giveaway.

Staff provided a video recap of the AVTA toy and food giveaway.

### **LANCASTER FINANCING AUTHORITY**

No action required at this time.

### **LANCASTER POWER AUTHORITY**

No action required at this time.

## **CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS**

Jason Caudle, City Manager provided a video recap of the Year 2024 in Review. The City Manager also announced upcoming Justice Sunday event to be held on Sunday, January 14, 2024.

Discussion among Council included the accuracy of Lancaster's criminal activity statistics.

## **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 City Council at this time:

David Paul discussed various issues.

Fran Sereseres-discussed the Antelope Valley Transit Authority food giveaway and inquired about the Shotspotter pilot program.

**CITY COUNCIL/AGENCY/AUTHORITY COMMENTS**

No comments at this time.

**ADJOURNMENT**

Mayor/Chair Parris adjourned the meeting at 6:36 p.m. Mayor Parris stated that the next City Council/Successor Agency/Financing/ Housing/Power/California Choice Energy Authority meeting will be held on Tuesday, January 23, 2024 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 23rd day of January, 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



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)

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