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05/27/2025
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**CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/
POWER AUTHORITY**
REGULAR MEETING
MINUTES

Tuesday, May 27, 2025

CALL TO ORDER

Mayor Parris called the meeting of the Lancaster City Council / Successor Agency/ Financing/ Housing/Power Authority to order at 1:36 p.m.

ROLL CALL

PRESENT: City Council Members /Agency Directors/Authority (Housing) Members: Hughes-Leslie, Malhi, Mann, Vice Mayor/Vice Chair Crist, Mayor Chairman Parris

STAFF MEMBERS:

City Manager/ Executive Director; Assistant City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Director-Community Development; Assistant Director-Public Works; Director- Parks, Recreation, Arts, & Community Services; Senior Director/Treasurer-Admin Services; Chief of Police.

INVOCATION

Brad Hayen, Grace Chapel

PLEDGE OF ALLEGIANCE

Council Member Malhi

PRESENTATIONS

1. Proclamation and Presentation on Water Safety Month
Presented by: Janae Walters, Aquatics Supervisor
2. ~~Antelope Valley Foster Friends Presentation~~
~~Presenter: Kate Downing~~ **ITEM REMOVED**

HOUSING AUTHORITY CONSENT CALENDAR

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

HA CC 1. EXCLUSIVE NEGOTIATING AGREEMENT WITH GRUPE INVESTMENT COMPANY, INC.

1. Authorized the Executive Director or his designee to negotiate, finalize and execute an Exclusive Negotiating Agreement (ENA) with Grupe Investment Company, Inc. to enter into negotiations for a three-month period for the potential disposition of property owned by the Lancaster Housing Authority. No deposit will be required.

2. Authorized the Executive Director or his designee to negotiate, finalize and execute all related documents in a form approved by the City Attorney.

HA CC 2. APPROVE EXPENDITURE AUTHORITY NOT TO EXCEED \$200,000 FOR HOME HRP (HOUSING REHAB) PROGRAM FOR FY25

Approved Expenditure Authority not to exceed \$200,000 for HOME HRP (Housing Rehab) Program for FY25 for each of the following contractors: Barrett Services, Inc., Petro Remodeling, Inc., and Pender Construction, Inc. for the remainder of fiscal year 2024-2025.

SUCCESSOR AGENCY CONSENT CALENDAR

On a motion by Vice Chair Crist and seconded by Successor Agency Authority Member Hughes-Leslie, the Successor Agency approved the Successor Agency Authority Consent Calendar as comprised, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

SA CC 1. CERTIFICATE OF COMPLETION FOR CONSTRUCTION AND DEVELOPMENT

Authorized the Executive Director, or his designee, to execute the Certificate of Completion for Construction and Development related to the 1995 Disposition and Development Agreement (DDA) between the Lancaster Redevelopment Agency and Rexhall Industries, Inc. in the Fox Field Redevelopment Area.

CONSENT CALENDAR

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the Consent Calendar as comprised, 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. MINUTES

Approved the City Council/Successor Agency/Financing/Housing/Power Authority Regular Meeting Minutes of May 13, 2025.

CC 3. CHECK REGISTERS – APRIL 27 THROUGH MAY 10, 2025

Approved the Check and Wire Registers for payments made April 27, 2025, through May 10, 2025, in the amount of \$16,158,380.49 as presented.

CC 4. MONTHLY REPORTS OF INVESTMENTS – APRIL 2025

Accepted and approved the April 2025 Monthly Report of Investments as submitted.

CC 5. Appropriation of Additional Highway Railroad Grade Crossing Safety Program (Section 130) Funds to Public Works Construction Project No. 23-001 Avenue M Grade Crossing, STPLR-7500(277)

1. Accepted \$50,000.00 in revenue from the State of California, Department of Transportation (Caltrans) Highway Railroad Grade Crossing Safety Program (Section 130) for Public Works Construction Project 23-001 Design Phase of Avenue M Grade Crossing.
2. Appropriated \$50,000.00 in Section 130 funds to revenue account number CP16ST033. FEDOTHER GL Account 30049900.4998.
3. Appropriated \$50,000.00 in Section 130 funds to account number CP16ST033. CONST GL Account 30049900.8000.
4. Authorized the City Manager, or his designee, to execute all related documents.

CC 6. 2025 ZONE TEXT AMENDMENT TO TITLES 2, 8, 15, 16, AND 17 OF THE LANCASTER MUNICIPAL CODE (ZTA25-001) AND GENERAL PLAN AMENDMENT TO THE SAFETY ELEMENT OF THE GENERAL PLAN (GPA25-001)

Adopted **Ordinance No. 1130**, for Zone Text Amendment No. 25-001 (ZTA25-001) for the 2025 Zone Text Amendment to Titles 2, 8, 15, 16, and 17 of the Lancaster Municipal

Code and General Plan Amendment No. 25-001 (GPA25-001) for the update to the Safety Element of the General Plan to provide clarification, consistency, and compliance with City policies and State requirements.

CC 7. PURCHASE ORDER INCREASE FOR TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY NO. 13 – DEVELOPMENT PLAN CHECK) GRADING PERMIT AND ENCROACHMENT PERMIT PLAN CHECKING (INCLUDING TRAFFIC PLAN CHECK) FOR CDP 18-05 – PERMIT PLAN CHECKING

Approved an increase in the Purchase Order (PO 25000327) for Task Order No. 1 with Cannon Corporation in the amount of \$150,000.00, and authorized the City Manager, or his designee, to sign all documents.

CC 8. PURCHASE ORDER INCREASE FOR THE REVISED TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY NO. 13) FOR CDP 18-05

Approved an increase in the Purchase Order 25000313 for Revised Task Order No. 1 with Antelope Valley Engineering, Inc., in the amount of \$100,000.00, and authorized the City Manager, or his designee, to sign all documents.

CC 9. PROFESSIONAL SERVICES AGREEMENT FOR THE DEVELOPMENT OF A PARKS, ARTS, RECREATION, AND COMMUNITY SERVICES (PARCS) COMPREHENSIVE MASTER PLAN

1. Awarded RFP #849-25 development of a PARCS Comprehensive Master Plan to MIG, inc. in the amount of \$454,450 (plus 10% contingency).
2. Authorized the City Manager or his designee to execute all contracts and associated documents, with non-substantive changes, subject to City Attorney approval.

CC 10. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER AUTHORIZING A JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+ PROGRAM FOR A PERMANENT SUPPORTIVE HOUSING DEVELOPMENT LOCATED AT 43530 17TH ST. WEST

1. Adopted **Resolution 25-17**, authorizing the City Manager or designee to prepare and submit a joint application with Greenland Symmetry (Greenland) to the State of California Housing and Community Development (HCD) Department's Homekey+ program for the Lancaster Inn Permanent Supportive Housing development in an amount not to exceed \$33,000,000.

2. Authorized the City Manager or designee to take all necessary actions for the City's participation in HCD's Homekey+ program, including entering into HCD's Standard Agreement and any amendments, subject to the concurrence of the City Attorney.
3. Authorized the City Manager or designee to negotiate and execute a three-way agreement among the City of Lancaster, the owner of the subject property, and Greenland to pursue Homekey+ grant funding ("Tri-Party Agreement"), subject to the concurrence of the City Attorney.

PH 1. UNDERGROUND UTILITY DISTRICT NO. 2025-01; DIVISION STREET FROM AVENUE J-8 TO 620 FEET SOUTH OF AVENUE K, AND AVENUE K FROM DIVISION STREET TO SAHUAYO STREET

Mayor Parris opened the public hearing.

The City Council waived the staff report on this item seeing that there weren't any public comments.

Mayor Parris closed the public hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council, adopted **Resolution No. 25-18** of the City Council of the City of Lancaster, declaring its intention to create the Underground Utility District No. 2025-01, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 1. PROPOSED LANCASTER MUSEUM OF ART AND HISTORY EDUCATION CLASSROOM RENAMING TO LEARN4LIFE EDUCATION ROOM

The City Council waived the staff report on this item seeing that there weren't any public comments.

On a motion by Vice Mayor Crist and seconded by Council Member Hughes-Leslie, the City Council approved item number NB 1 as comprised, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Approved Recommendations:

1. Adopted **Resolution No. 25-18**, approving the renaming of the Lancaster Museum of Art and History (MOAH) Education Classroom "Learn4Life Education Room" for a period of five (5) years (2025-2030).
2. Approved Sponsorship Contract between City of Lancaster and Lancaster Museum Public Art Foundation (LMPAF) Sponsorship Contract with Learn4Life.

3. Authorized the City Manager, or designee, to execute all documents necessary to effectuate the renaming, including the attached Sponsorship Contract.

NB 2. URGENCY ORDINANCE NO. 1131 AMENDING SECTIONS 2.56.070 AND 2.56.090 OF THE LANCASTER MUNICIPAL CODE TO CLARIFY THAT THE CITY MANAGER IS VESTED WITH THE AUTHORITY TO APPOINT AND LAYOFF EMPLOYEES, AND TO ABOLISH POSITIONS OF EMPLOYMENT ENTIRELY, AMONG OTHER THINGS

Allison Burns, City Attorney presented the staff report on this item.

Discussion among Council included whether unions were opposed to the ordinance.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced and adopted Urgency **Ordinance No. 1131** amending Sections 2.56.070 and 2.56.090 of the Lancaster Municipal Code (“LMC”) relating to the City Manager’s authority to make employment decisions, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 3. INTRODUCE ORDINANCE ADDING CHAPTER 8.80 TO THE LANCASTER MUNICIPAL CODE ESTABLISHING THE RIGHT TO TRY INVESTIGATIONAL THERAPIES FOR ALL PERSONS AGED 70 OR OLDER, RESTRICTED TO LICENSED MEDICAL FACILITIES WITHIN THE CITY

Allison Burns, City Attorney presented the staff report on this item.

Discussion among Council included whether there were benefits for other entities that adopted this method and the benefits to the citizens. City Council also discussed the possibility of the surge of medical professionals interested in Lancaster.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced **Ordinance No. 1132** adding Chapter 8.80 to the Lancaster Municipal Code concerning the right to try investigational therapies for all persons aged 70 or older, restricted to licensed medical facilities within the city., by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CR 1. COUNCIL REPORTS

Vice Mayor Crist introduced the 4.0 video recap.

Staff provided a video recap of the 4.0 event at this time.

Vice Mayor Crist also reported on the meeting with Congressman George Whitesides.

Council Member Hughes-Leslie also reported on Congressman Whitesides support of the Service Nomination Academy program. Council Member Hughes-Leslie also reported and reflected on Memorial Day ceremonial events.

Staff provided a video recap of the Memorial Day Ceremonial event.

Council Member Hughes-Leslie also spoke on issues with public comments on the City's social media outlets and the need to evaluate processes.

Allison Burns, City Attorney provided a summary regarding the recall efforts.

LANCASTER FINANCING AUTHORITY

No action is required at this time.

LANCASTER POWER AUTHORITY

No action is required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

Trolis Niebla, City Manager announced upcoming events such as the Lancaster Police Department Community Workshop regarding homelessness scheduled on Wednesday, May 28 at 6 p.m. The City Manager also announced that the month of May is Public Works Month and discussed all the accomplishments achieved by the public works team.

Staff provided a video recap regarding Public Works Month.

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

Fran Sereseres- discussed issues with Artificial Intelligence (AI) and the need for AI classes for seniors.

Greg Bashem- discussed issues with road conditions and the need for repairs.

CITY COUNCIL / AGENCY / AUTHORITY COMMENTS

Council Member Hughes-Leslie stated that she looks forward to seeing how Artificial Intelligence develops.

ADJOURNMENT

Mayor Parris adjourned today's meeting in honor of the life of Deputy Daniel V. Chavira, a member of the Los Angeles County Sheriff's Department who tragically passed away in a vehicle accident last week.

Deputy Chavira served with unwavering dedication and promise. A graduate of Academy Class 476, he had only recently begun his service at the North County Correctional Facility but had already made a profound impression on those around him. He came from a proud law enforcement family that continues to serve in the region, many here in the Antelope Valley.

Though he was only 21 years old, his commitment to protecting others was clear both in and out of uniform. We extend our deepest condolences to Deputy Chavira's family, friends, and fellow deputies. We hold them in our hearts and prayers during this time of unimaginable grief.

Deputy Chavira-thank you for your service.

Mayor Parris adjourned the meeting at 2:42 p.m. and stated the next City Council/Successor Agency/Financing/Power Authority meeting will be held on Tuesday, June 10, 2025, at 1:30 p.m.

PASSED, APPROVED and ADOPTED this 10th day of June 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER, CMC
CITY CLERK

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 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)
