

CC 2
05/13/2025
TN



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

Tuesday, April 8, 2025

CALL TO ORDER

Mayor Parris called the meeting of the Lancaster City Council / Successor Agency/ Financing/ Housing /Power Authority to order at 1:32 p.m.

ROLL CALL

PRESENT: City Council Members /Agency Directors/Authority Members: Hughes-Leslie, Malhi, Mann, Vice Mayor/Vice Chair Crist

On a motion by Vice Mayor Crist, the City Council excused Mayor/Chairman Parris from the meeting of the Lancaster City Council / Successor Agency/ Financing/ Housing /Power Authority, by the following vote: 4-0-0-1; AYES: Hughes-Leslie, Mann, Malhi NOES: None; ABSTAIN: None; ABSENT: Parris

EXCUSED: 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- Public Works; Director- Parks, Recreation, Arts, & Community Services; Senior Director/Treasurer- Admin Services; Chief of Police.

INVOCATION

David McCoy, Grace Resources

PLEDGE OF ALLEGIANCE

Council Member Lauren Hughes-Leslie

PRESENTATIONS

1. APWA High Desert Branch 2024 Best Use in Technology Award
Presented by: Marissa Diaz
2. CPRS Award of Excellence
Presented by: Sonya Patterson, Director-Parks, Arts, Recreation, & Community Services

Mayor/Chairman Parris joined the meeting at approximately 1:44 p.m.

AGENDA ITEMS TO BE REMOVED/CORRECTED

Allison Burns, City Attorney requested that consent calendar item No. CC 10, a duplication of City Council Consent Calendar Item No. CC 13, be removed.

Allison Burns, City Attorney also requested that CC 6 on the agenda, referring to 40th St East, should be referred to as 40th St West.

HA CC 1. AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH AFFORDABLE HOUSING SOLUTION & DEVELOPMENT OF SOUTHERN CALIFORNIA, LLC

On a motion by Vice Chair Crist and seconded by Housing Authority Member Mann, the Housing Authority approved item number HA CC 1 as comprised, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris NOES: None; ABSTAIN: None; ABSENT: None

1. Approved the Second Amendment to the Affordable Housing Solutions & Development of Southern California, LCC Professional Services Agreement extending the term of the agreement by one (1) year for a total of five (5) years, increasing the annual not-to-exceed amount to \$165,000 for the remainder of the contract, for a total contract amount not-to- exceed of \$605,200, and updating and expanding the services to be provided to include those listed in Exhibit A.
2. Authorized the City Manager, or his designee, to finalize and execute all documents related to the Amendment.

HA CC 2. LEASE AGREEMENT FOR 45404 AND 45356 DIVISION ST.

On a motion by Vice Chair Crist and seconded by Housing Authority Member Mann, the Housing Authority approved item number HA CC 2 as comprised, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris NOES: None; ABSTAIN: None; ABSENT: None

1. Approved lease agreement renewal for real property, located at 45404 Division St., to the Boys & Girls Club of the Antelope Valley through April 30, 2028.
2. Approved lease agreement for real property, located at 45356 Division St., to Boys & Girls Clubs of the Antelope Valley through April 30, 2028.
3. Authorized the City Manager, or his designee, to sign all documents related to the lease agreement(s) and all amendments, including amendments to extend the term, subject to City Attorney approval.

HA CC 3. INITIAL COST RECOVERY PROGRAM FROM LAHONTAN REGIONAL WATER QUALITY CONTROL BOARD FOR HNR-3

On a motion by Vice Chair Crist and seconded by Housing Authority Member Malhi, the Housing Authority approved item number HA CC 3 as comprised, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

1. Approved the Initial Cost Recovery Program from Lahontan Water Quality Control Board (LRWQCB) (Exhibit A)
2. Authorized the City Manager, or his designee, to finalize and execute all documents related to the Initial Cost Recovery Program.

CONSENT CALENDAR

On a motion by Vice Mayor Crist and seconded by Council Member Hughes-Leslie, the City Council approved the Consent Calendar as comprised including reference in item number CC 6 to 40th Street West and removing CC 10, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Mann, Malhi, 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 instead of reciting the entire text.)

CC 2. MINUTES

Approved the City Council/Successor Agency/Financing/Power Authority Regular Meeting Minutes of March 25, 2025.

CC 3. CHECK REGISTER – MARCH 09 THROUGH MARCH 22, 2025

Approved the Check and Wire Registers for payments made March 09, 2025, through March 22, 2025, in the amount of \$4,153,292.26 as presented.

CC 4. CONDITIONAL USE PERMIT (CUP) NO. 16-06 - 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. 16-06	Northwest Corner of 20th Street West and Avenue J
	Owner: Extram, LLC

CC 5. CONDITIONAL USE PERMIT (CUP) NO. 18-26 - ACCEPTANCE OF IMPROVEMENTS (WATER)

Approved the completed water system installed by the developer for the following project:

Project	Location/Owner
Conditional Use Permit No. 18-26	West of Sahuayo Street, 335 feet North of East Avenue K-4
	Owner: Imagine Village II, LP

CC 6.FINAL MAP APPROVAL – TRACT MAP NO. 062664 (LOCATED ON THE SOUTHEAST CORNER OF 40TH STREET EAST AND AVENUE M-4)

Approved the map and accepted the dedications as offered on Tract Map No. 062664 located on the southeast corner of 40th Street ~~East~~ West and Avenue M-4; 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 7.FINAL MAP APPROVAL – TRACT MAP NO. 74966-01 (LOCATED ON THE NORTHEAST CORNER OF AVENUE J AND 42ND STREET WEST)

Approved the map and accepted the dedications as offered on Tract Map No. 74966-01 located on the northeast corner of Avenue J and 42nd 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 8.APPROVAL OF NUTANIX ANNUAL LICENSING, MAINTENANCE, AND SUPPORT.

Approved the annual licensing, maintenance and support for Nutanix Hyperconverged Infrastructure.

CC 9. AMENDMENT TO CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PERMANENT LOCAL HOUSING ALLOCATION PROGRAM RESOLUTION.

1. Adopted **Resolution No. 25-11** amending Resolution No. 24-32 to remove Jason Caudle's name and replace it with "City Manager". No additional modifications are required.
2. Authorized the City Manager or his designee to execute all related documents.

**CC 10. ADOPTION OF THE 2025 LOCAL HAZARD MITIGATION PLAN (LHMP)-
ITEM REMOVED-DUPLICATE**

~~Adopted **Resolution No. _____** approving the 2025 Local Hazard Mitigation Plan (LHMP) for final FEMA approval. By adopting the LHMP, the City will maintain compliance with Federal Emergency Management Agency (FEMA) requirements, ensuring continued eligibility for federal hazard mitigation and disaster relief funding; establish a foundation for future action to incorporate the LHMP into the Safety Element; strengthen hazard mitigation planning to reduce disaster risks in the community.~~

CC 11. APPROVAL OF SEWER SYSTEM MANAGEMENT PLAN UPDATE

Approved the Sewer System Management Plan Update, and authorized the Director of Public Works, or her designee, to certify via the State-established electronic reporting system known as California Integrated Water Quality System (CIWQS).

CC 12. APPROVAL OF UPDATE TO THE CITY OF LANCASTER EMERGENCY OPERATIONS PLAN

Adopted **Resolution No. 25-12**, approving the updated City of Lancaster Emergency Operations Plan (EOP) and authorizing its implementation. The updated EOP was developed in collaboration with City departments, emergency response agencies, and community stakeholders, and aligns with the City's Local Hazard Mitigation Plan (LHMP) to ensure a comprehensive approach to disaster resilience. Further, direct the mayor to sign the EOP Promulgation Letter, affirming the City's adoption and commitment to the plan's execution, as well as the Concurrence Page, signifying the City's agreement to coordinate response efforts with regional, state, and federal partners.

CC 13. UPDATE TO THE CITY OF LANCASTER LOCAL HAZARD MITIGATION PLAN

Adopted **Resolution No. 25-13** approving the updated Local Hazard Mitigation Plan (LHMP) for final Federal Emergency Management Agency (FEMA) approval. By adopting the LHMP, the City will maintain compliance with FEMA requirements, ensuring continued eligibility for federal hazard mitigation and disaster relief funding; establish a foundation for future action to incorporate the LHMP into the Safety Element; strengthen hazard mitigation planning to reduce disaster risks in the community.

CC 14. DESIGNATION OF AN INDEPENDENT HEARING OFFICER TO HEAR APPEALS OF ORDERS, DECISIONS, AND/OR DETERMINATIONS OF THE CITY

BUILDING OFFICIAL

Adopted **Resolution No. 25-14** designating an independent hearing officer to hear appeals of orders, decisions, and/or determinations of the City Building Official.

CC 15. AGREEMENT WITH ANTELOPE VALLEY SOCCER, LLC, REGARDING USE OF CITY-OWNED PARCELS FOR PARKING

Authorized the City Manager or his designee, with the concurrence of the City Attorney, to negotiate, finalize and execute an agreement for a term not to exceed three years with Antelope Valley Soccer, LLC regarding the use of City-owned parcels around the Lancaster Municipal Stadium for parking.

PH 1. PUBLIC HEARING AND ADOPTION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FIVE-YEAR CONSOLIDATION PLAN (2025-2029) AND THE ONE-YEAR ACTION PLAN (2025-2026) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT(CDBG) AND HOME INVESTMENT PARTNERSHIP PROGRAM (HOME).

Mayor Parris opened the public hearing.

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

Mayor Paris closed the public hearing.

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

- a. Approved and adopted the draft Five Year Consolidated Plan (2025-2029) for the CDBG and HOME Programs.
- b. Approved and adopted the draft FY 2025-2026 Annual Action Plan for the CDBG and HOME Programs.
- c. Approved the proposed methodology for distributing funds should the City's 2025-2026 CDBG and HOME annual allocations increase or decrease.
- d. Authorized the City Manager or designee to execute all contracts and associated documents, including subrecipient agreements, subject to City Attorney approval

NB 1. "SHOP. DRIVE. EARN" ECONOMIC INCENTIVE PROGRAM

Sydney Yeseta, Economic Development Manager presented the staff report on this item.

Discussion among Council included the calculations of return on investments.

On a motion by Vice Mayor Crist and seconded by Council Member Hughes-Leslie, the City Council adopted **Resolution No. 25-15** confirming the “Shop. Drive. Earn.” Economic Incentive Program as a valid municipal affair, and appropriated \$500,000.00 from General Fund to 101.24000.5312 Special Activity Supplies to administer the program, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Mann, Malhi, Crist, Parris NOES: None; ABSTAIN: None; ABSENT: None

COUNCIL REPORTS

Mayor reported on the AV EDGE Spring Business Summit.

Staff presented a video presentation regarding AV EDGE.

Council Member Mann reported on the LPD Community Mural Paint Day.

Staff provided a video presentation regarding the LPD Community Mural Paint Day.

Vice Mayor Crist reported on the grand opening for Honda and Subaru. Vice Mayor Crist also discussed the upcoming Fair and Livestock opening scheduled for April 30, 2025.

Council Member Hughes-Leslie discussed the Open Rewards Shop Local and its benefits. Council Member Hughes-Leslie provided information regarding uploading receipts to the app which automatically ties your rewards to your accounts.

Mayor Parris inquired about the number of individuals enrolled in the Open Rewards Shop Local program.

Mayor Parris reported on the robotics competition that he attended. Mayor Parris discussed the number of students using artificial intelligence (AI) and the importance of being familiar with AI. Mayor discussed his desire to have the children of Lancaster proficient in using AI.

Council Member Mann stated that he and the City Manager have spoken to the colleges and are suggesting that we collaborate with the local schools and colleges.

Council Member Hughes-Leslie discussed that there are current classes that the city is offering for coding.

Mayor Parris directed Council to schedule a meeting with the school districts to discuss AI development.

Vice Mayor Crist suggested creating a JPA with the school district to further address

plans.

Vice Mayor and Council Member Hughes-Leslie will collaborate on this project and meet again in 30 days with a plan.

LANCASTER FINANCING AUTHORITY

No action is required at this time.

LANCASTER POWER AUTHORITY

No action is required at this time.

LANCASTER SUCCESSOR AGENCY

No action is required at this time.

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 Council at this time:

Edgar Pope- discussed building, safety and code enforcement issues.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

Trolis Niebla, City Manager reported on AV Alta's first game. The City Manager also announced upcoming events such as the Annual Bunny Hop on April 12, 2025; The Poppy Festival scheduled for April 25-27, 2025; The Farmer's Boulevard Market on Thursdays; Earth Day on April 19, 2025.

CITY COUNCIL/AGENCY/AUTHORITY COMMENTS

No comments at this time.

CLOSED SESSION

Allison Burns, City Attorney announced that the City Council would now move to closed session to discuss close session items 1 through 13.

The City Council went into closed session at approximately 2:20 p.m.

1. Conference with Legal Counsel - Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) - four potential cases.
2. Conference with Legal Counsel - Anticipated Litigation:

consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) – four potential cases.

3. Conference Involving a Joint Powers Agency: Antelope Valley Air Quality Management District Pursuant to Government Code Section 54956.96 Discussion will concern: Antelope Valley Air Quality Management District v. United States Environmental Protection Agency, et al. 9th Cir. Case No. 23-1614 Name of local agency representative on joint powers agency board: Marvin Crist, Ken Mann
4. 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
5. Brisa Mahoney, et al. v. City of Lancaster, et al., LASC Case No. 20STCV02556
6. Romines v. City of Lancaster, et al., LASC Case No. 20AVCV00345
7. Moujan v. City of Lancaster et al., LASC Case No. 20AVCV00205Lancaster v. Netflix, et al., LASC 21STCV01881
8. Castro v. Lancaster
9. Montenegro v. Green, LASC Case No. 22AVCV01050
10. Perez v. Lancaster, LASC Case No. 23AVCV00577
11. City of Whittier v. Superior Court, LASC Case No. 23 STCP03579
12. London v. Lancaster. LASC Case No. 23AVCV00950

RECONVENED

Mayor Parris reconvened the meeting at approximately 3:00 p.m.

Allison Burns, City Attorney stated that the City Council discussed closed session item numbers 1, 2, and 13. The City Council gave direction to staff. No reportable action.

ADJOURNMENT

Mayor Parris closed the meeting in honor of Debbie Smith, a valued member of our Lancaster community, who recently passed away. Debbie moved to Lancaster in 1961 and spent over three decades serving the Antelope Valley Fair & Event Center, retiring as Deputy Manager in 2021. Known for her dedication and warmth, Debbie played a pivotal role in the Fair's success, supporting vendors and building lasting relationships within the community. We remember Debbie not only for her professional contributions but for her vibrant spirit that made a lasting impact on everyone she encountered. Her legacy of community engagement and heartfelt service continues to inspire us all. Our thoughts are with Debbie's family and friends during this difficult time as we

remember her lasting impact on our community.

Mayor Parris adjourned the meeting at 3:01 p.m. and stated the next City Council/Successor Agency/Financing/Power Authority meeting will be held on Tuesday, May 13, 2025, at 1:30 p.m.

PASSED, APPROVED and ADOPTED this 13th day of May 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)
