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10/22/24
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**CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/
POWER AUTHORITY**
REGULAR MEETING
MINUTES

Tuesday, October 08, 2024

CALL TO ORDER

Mayor Parris called the meeting of the Lancaster City Council / Successor Agency/ Financing/Housing/Power Authority to order at 1:34 p.m.

ROLL CALL

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

INVOCATION

Ethan Berthiaume, Grace Resources

PLEDGE OF ALLEGIANCE

Council Members Hughes-Leslie

HOUSING AUTHORITY CONSENT CALENDAR

On a motion by Vice Chair Crist and seconded by Authority Member Malhi, 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. COMMITMENT LETTER WITH RAVELLO HOLDINGS, INC.

Authorized the Executive Director to execute a loan commitment letter with Ravello Holdings, Inc. consistent with the terms outlined in this staff report.

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: 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/Power Authority Regular Meeting Minutes of September 10, 2024.

CC 3. CHECK REGISTERS – AUGUST 25, 2024, THROUGH SEPTEMBER 21, 2024

Approved the Check and Wire Registers for payments made August 25, 2024, through September 21, 2024, in the amount of \$11,356,998.51 as presented.

CC 4. RELEASE OF COVENANT AND TERMINATION OF AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

Approved the Release of Covenant and Termination of Agreement to hold Property as one Parcel (“Release and Termination”) for parcels 1 through 4, inclusive of Parcel Map No. 18060, recorded in book 193, pages 18-22; made findings that the Release and Termination will not violate any of the provisions of the Subdivision Map Act and will not intrude upon the ordinance amending Title 16.24 - Article XI of the Municipal Code relating to Covenant of Easement, as adopted in Resolution No. 17-31; instructed the City Manager to execute the Release and Termination, and the City Clerk to attest the same.

CC 5. ACCEPTANCE OF DESIGN-BUILD SERVICES – PUBLIC WORKS CONSTRUCTION PROJECT NO. 24-013, PUBLIC SAFETY BUILDING RENOVATION

Accepted the work designed and constructed by Bowe Contractors, Inc., for Public Works Construction Project No. 24-013, Public Safety Building Renovation, 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 6. ACCEPTANCE OF RAWLEY DUNTLEY PLAYGROUND IMPROVEMENT PROJECT

Accepted the work constructed by Playcore Wisconsin, Inc DBA GameTime c/o Great Western, for the Rawley Duntley Park Playground Improvements Project and directed the City Clerk to file the Notice of Completion for the project.

CC 7. APPROVE AMENDMENT NO. 1 TO THE PROGRAM MANAGEMENT AGREEMENT FOR LANCASTER ENERGY SOLAR AND BATTERY STORAGE PROGRAM

Approved Amendment No. 1 (Amendment) to the Program Management Agreement (Agreement) between the City of Lancaster (City) and authorized the City Manager or his designees to execute all documents and make any non-substantive changes necessary.

CC 8. ACCEPTANCE OF AVAMD FOR PURCHASE OF FOUR (4) HYDROGEN-POWERED UTILITY TERRAIN VEHICLES

Approved a Professional Services Agreement with AVIDUTV of Lancaster, California, in the amount of \$345, 825.00. Authorized the City Manager or his designee, to sign all documents.

CC 9. THIRD AMENDMENT TO THE AGREEMENT WITH POWERFLEX SYSTEMS, INC., FOR THE CITY HALL RESILIENCY PROJECT

1. Approved the Third Amendment to the Agreement with PowerFlex Systems, Inc., (PowerFlex) for the City Hall Resiliency Project.
2. Authorized the City Manager, or his designee, to sign all agreements with PowerFlex and Southern California Edison related to the project.

CC 10.FIRST AMENDMENT TO LOAN AGREEMENT WITH FRIENDS OF THE ANTELOPE VALLEY FAIR, INC.

1. Authorized the City Manager or his designee to negotiate, finalize, and execute the First Amendment to the Loan Agreement with Friends of the Antelope Valley Fair, Inc.
2. Authorized the City Manager or his designee to execute all related documents.

CC 11.ACCEPTANCE OF PUBLIC WORKS CONSTRUCTION PROJECT NO. 23-027 - PUBLIC SAFETY BUILDING IMPROVEMENTS PHASE 1

1. Approved Change Order No. 5 and increased the total amount of the contract with Toneman Development Corporation for Public Works Construction Project No. 23-027, Public Safety Building Improvements Phase 1, by \$54,259.18 for a total revised contract amount of \$502,055.86 plus a 20% contingency.

2. Accepted the work constructed by Toneman Development Corporation, for Public Works Construction Project No 23-027, Public Safety Building Improvements Phase I, and directed the City Clerk to file the Notice of Completion for the project. Retention of this project shall be disbursed in accordance with California Public Contract Code Section 22038(b).

PH 1. TEFRA HEARING/APPROVAL OF MULTIFAMILY HOUSING REVENUE BONDS FOR TERRACINA AT LANCASTER APARTMENTS

Mayor Parris opened the public hearing.

The City Council waived the staff report on this item seeing that there were not any public comments.

Mayor Parris closed the public hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Hughes-Leslie, the City Council adopted **Resolution No. 24-59** pursuant to Section 147(f) of the Internal Revenue Code of 1986 approving the issuance of housing revenue bonds (the “Housing Revenue Bonds”) by the California Municipal Finance Authority (“CMFA”) in an aggregate principal amount not to exceed \$55,000,000 to assist in the financing of the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 1743 E. Avenue J4 in the City of Lancaster, California (the “Project”), by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 1. ORDINANCE REPEALING CHAPTER 2.39 OF THE LANCASTER MUNICIPAL CODE REGARDING SOCIAL EQUITY COMMISSION

The City Council waived the staff report on this item seeing that there were not any public comments.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council introduced **Ordinance No. 1120** repealing Chapter 2.39 of the Lancaster Municipal Code regarding Social Equity Commission, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CR1. COUNCIL REPORTS

Staff provided a video recap regarding the Antelope Valley Auto Mall.

Council Member Hughes-Leslie reported on the Antelope Valley Fair.

Staff provided a video recap of the Antelope Valley Fair.

Mayor Parris reported on the Lancaster Police Department open house.

Staff provided a video recap of the Lancaster Police Department Open House.

Mayor Parris discussed the status of our current health care system. Mayor Parris also discussed partnership with Japan and the goal to cut cost of electricity by fifty percent (50%).

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

Trolis Niebla, City Manager announced upcoming events such as Haunt at the Hanger on October 19, 2024 and Field of Drafts on November 2, 2024. The City Manager also announced upcoming Peace March scheduled on October 12, 2024.

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:

Doug McAllister- discussed current issues with copper theft affecting Frontier Communications.

David Paul-discussed various topics such as desert trash dumping and copper wire theft issues.

Patricia McAllister-discussed issues with the cleanliness of Lancaster Blvd, crime and roaming cats.

CITY COUNCIL / AGENCY / AUTHORITY COMMENTS

Vice Mayor Crist discussed issues with nitrous oxide epidemic and smoke shops selling nitrous oxide.

Mayor Parris directed staff to research the ability to create an ordinance removing smoke shops.

ADJOURNMENT

Mayor Parris adjourned the meeting at 2:13 p.m. and stated the next City Council/Successor Agency/Financing/Power Authority meeting will be held on Tuesday, October 22, 2024 at 1:30 p.m.

PASSED, APPROVED and ADOPTED this 22nd day of October 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER
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)
