

CC 2
02/25/2025
TN



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

Tuesday, February 28, 2025

CALL TO ORDER

Mayor Parris called the meeting of the Lancaster City Council / Successor Agency/ Financing/ Power Authority to order at 1:33 p.m.

ROLL CALL

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

ABSENT: Council Member Hughes-Leslie

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

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

Jeremy Johnson, Grace Resources

PLEDGE OF ALLEGIANCE

Council Member Mann

PRESENTATION

1. City Employee Achievement Awards
Presented by: Trolis Niebla, City Manager

CONSENT CALENDAR

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved the Consent Calendar as comprise, pulling item number CC 4 and CC 8 for separate discussion, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Hughes-Leslie

Sonya Patterson, Director of Parks, Arts, Recreation & Community Services, presented the staff report regarding item number CC 4.

Allison Burns, City Attorney, presented the staff report on item number CC 8.

Addressing Council at this time:

Shawn Cannon- spoke in support of approval of item number CC 8.

Discussion among Council regarding item number CC 8 included whether the ordinance includes designated protesting areas.

Vice Mayor Crist directed staff to include designated protest zones.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved item numbers CC 4 and CC 8 as comprised, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: Crist; ABSENT: Hughes-Leslie

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 February 11, 2025.

CC 3. CHECK REGISTERS – JANUARY 26, THROUGH FEBRUARY 8, 2025.

Approved the Check and Wire Registers for payments made January 26, 2025, through February 8, 2025, in the amount of \$10,368,625.27 as presented.

CC 4. ACCEPTANCE OF U.S. DEPARTMENT OF JUSTICE (DOJ), EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) AWARD

A. Accepted \$103,241.00 in Edward Byrne Memorial Justice Assistance Grant (JAG) funds to JAGSEESAY.FEDOTHER (GL Account 300.60000.4998).

B. Appropriated Edward Byrne Memorial Justice Assistance Grant (JAG) funds in the amount of \$103,241.00 to JAGSEESAY.MISCGRANT.PARCS (GL Account 30060000.5656). C. Authorized the City Manager or designee to execute all grant documents subject to City Attorney approval. The City of Lancaster has been awarded a of \$103,241.00 to support crime prevention initiatives. This funding facilities a three-year Public Service Announcements (PSA) campaign, “If It’s Sketch, Send a Text,” aimed at empowering youth to report suspicious activities via text. The contest invites teens to create impactful PSA in various formats, including video, posters, social media campaigns, and written scripts. Submissions will be evaluated based on creativity, clarity, relevance, and potential impact, with awards distributed across multiple tiers.

CC 5. LANCASTER PERFORMING ARTS CENTER BOX OFFICE RENOVATION

A. Awarded a contract to Angeles Contractor Inc. for the renovation of the Lancaster Performing Arts Center Box Office Renovation and Painting, in the amount of \$513,217.34 plus a 10% contingency utilizing the Sourcewell public sector contract process.

B. Found that the City has complied with the California Environmental Quality Act. A Notice of Exemption was filed on February 13, 2025.

C. Authorized the City Manager, or his designee, to execute all contracts and associated documents, subject to City Attorney approval.

CC 6. APPROVAL OF ACCELA CIVIC PLATFORM AND ACCELA CITIZEN ACCESS AGREEMENT.

1. Approved five-year agreement for Accela Civic Platform, Accela Citizen Access and purchase of 25 additional user licenses in an amount not to exceed \$1,215,228.73; and

2. Authorized the City Manager, or his designee, to execute all contracts and associated documents.

CC 7. MONTHLY REPORTS OF INVESTMENTS – JANUARY 2025.

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

CC 8. ADDING CHAPTER 9.52 TO THE LANCASTER MUNICIPAL CODE RELATING TO PUBLIC ACCESS TO HEALTH CARE FACILITIES, PLACES OF WORSHIP, AND SCHOOLS

Adopted **Ordinance No.1126**, adding Chapter 9.52 to the Lancaster Municipal Code relating to public access to health care facilities, houses of worship, and schools.

CC 9. EVOLV WEAPONS DETECTION SYSTEM

- A. Awarded the contract for purchasing EVOLV Weapons Detection System equipment to ICU Technologies in an amount not to exceed \$364,237.26, utilizing the General Services Administration (GSA) Acquisition Service Contract.
- B. Appropriated \$249,148.66 from the general fund balance to 6000EVOLV.CONTRACT (GL10160000-8100) to cover the associated costs for FY25.
- C. Authorized the City to enter into an agreement with AV ALTA and the Antelope Valley Fair and Event Center for the shared use and reimbursement of the EVOLV Weapons Detection System.
- D. Authorized the City Manager, or his designee, to execute all contracts and associated documents, subject to City Attorney approval.

CC 10.ART STORAGE SYSTEM

- A. Awarded the contract for purchasing and installing art storage system equipment at the Lancaster Police Department Storage Facility to McMurray Stern, Inc in an amount not to exceed \$153,799.49, plus a 10% contingency utilizing the Sourcewell Contract process.
- B. Authorized the City Manager, or his designee, to execute all contracts and associated documents, subject to City Attorney approval.

CC 11.FIRST AMENDMENT TO THE AGREEMENT BETWEEN AVENEW SOLUTIONS LLC AND THE CITY OF LANCASTER.

- 1. Approved the First Amendment to the AveNew Solutions LLC professional services agreement extending the term of the agreement by 1 year to March 27, 2026, increasing the not-to-exceed amount to \$653,565, and updating and expanding the services to be provided to include a classification and compensation study, as described in the updated Scope of Services attached as Exhibit A to the Amendment.
- 2. Authorized the City Manager, in consultation with the City Attorney, to finalize terms and conditions of the proposed First Amendment and execute the final First Amendment.

CC 12.APPROVAL OF FIBER LEASE AGREEMENT WITH RACE COMMUNICATIONS.

- 1. Approved a three-year lease agreement with Race Communications.
- 2. Authorized the City Manager, or his designee, to execute all contracts and associated documents.

CC 13.COMMERCIAL SINGLE-TENANT LEASE AGREEMENT FOR 722 W. LANCASTER BLVD.

- 1. Approved the commercial single-tenant lease agreement for 722 W. Lancaster Blvd for use by the Lancaster Police Department.

2. Appropriated \$2,400.00 from General Fund Balance to 101.30000.5330 to cover the rent from March 1, 2025 through June 30, 2025.
3. Authorized the City Manager or his designee, with the concurrence of the City Attorney, to negotiate, finalize and execute the commercial single-tenant lease agreement and all related documents.

CC 14.ASSIGNMENT OF PROFESSIONAL SERVICES AGREEMENTS FROM THE CITY OF LANCASTER TO THE FIRST PUBLIC HYDROGEN AUTHORITY (FPH2)

1. Approved the assignment of the following professional services agreements from the City of Lancaster to the First Public Hydrogen Authority (FPH2), transferring all contractual rights, obligations, and responsibilities:
 - a. ENSO Advisory Services – Providing advisory services for the H2 Twin Cities Mentor/Mentee Program.
 - b. FTI Consulting – Providing hydrogen-related communications and design support.
2. Authorized the City Manager to finalize and execute the Assignment Agreements and any necessary documents to finalize the transfer, ensuring continuity of services under FPH2's.

PH 1. TEFRA HEARING/APPROVAL OF BONDS FOR MAISON'S SIERRA PHASE 2 APARTMENTS.

Mayor Parris opened the public hearing

Chris Aune, Housing Manager, presented the staff report on this item.

Addressing the City Council at this time:

Jason Zink- discussed and provided various ideas and opportunities for housing improvements.

Mayor Parris closed the public hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council adopted **Resolution No. 25-06** approving the issuance of tax-exempt facility Bonds by the California Municipal Authority (CMFA) for the benefit of Maisons Sierra Phase 2, LP (the "Borrower"), to provide for the financing of the Project. Such adoption is solely for the purpose of satisfying the requirements of TEFRA, the Internal Revenue Code, and the California Government Code Section 6500, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Hughes-Leslie

NB 1. CITY OF LANCASTER PUBLIC ART MASTER PLAN

Victoria Reyna, Assistant Director-Parks, Arts, Recreation & Community Services presented the staff report on this item.

Discussion among Council included the processing of art donations and time guidelines for implementation.

Addressing the Council at this time:

Laura Downey- discussed issues with art selection; utilization of funds and presented other various ideas.

Jason Zink- provided various ideas such as the placement of art along with placing an interactive map on the website.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council adopted **Resolution No. 25-07**, thereby approving the City of Lancaster Public Art Master Plan and authorizing staff to implement strategies and recommendations outlined within the Plan, by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Hughes-Leslie

NB 2. ADOPTION OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF LANCASTER AND THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND DECLARING THE URGENCY THEREOF

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 Malhi the City Council adopted **Ordinance No. 1127**, authorizing an amendment to the contract between the City of Lancaster and the Public Employees' Retirement System and declaring the urgency thereof., by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Hughes-Leslie

CA 1. COUNCIL AGENDA

Discussion and possible action regarding a Waste Management temporary waiver of solid waste facility permit terms and conditions to increase the maximum permitted daily disposal tonnage of municipal solid waste from 3,000 tons per day (TPD) to 5,000 TPD; and increase of permitted hours of operation from 5:00 A.M. to 8:00 P.M. to 5:00 A.M. to 10:00 P.M., 6 days a week.

Discussion among Council included the deterioration of City roads from transport of debris; the potential hazardous chemicals and possibly pursuing an injunction.

CR 1. COUNCIL REPORTS

Vice Mayor Crist discussed Antelope Valley Air Quality Management District sending a letter to Waste Management.

LANCASTER FINANCING AUTHORITY

No action is required at this time.

LANCASTER HOUSING 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 MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

The City Manager also announced the upcoming ribbon cutting event for the new soccer stadium to be held on March 2, 2025; Community Mural Day on March 27, 2025; First AV Alta soccer game on April 5, 2025.

Mayor Parris directed staff to research how El Salvador reduced their crime rate.

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 as this time:

John Downey- spoke in opposition to the proposal of a homeless encampment.

Jason Zink- discussed asking for resources to add jobs in the Antelope Valley.

Fran Sereseres- discussed upcoming Riders on the Move luncheon at the Antelope Valley Mall.

Chloe S- spoke in support of having housing resources and the art master plan.

Laura Downey- spoke in opposition to potential homeless encampment. Downey also discussed other alternatives to address homelessness issues.

Gary Hawkins- discussed crime and homelessness issues in the neighborhood.

Heather Varden- spoke in support of acquiring a building for the unhoused.

CITY COUNCIL/AGENCY/AUTHORITY COMMENTS

No comments at this time.

ADJOURNMENT

Mayor Parris adjourned the meeting at 3:15 p.m. and stated the next City Council/Successor Agency/Financing/Power Authority meeting will be held on Tuesday, March 11, 2025, at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 11th day of March 2025, 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/ 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/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)
