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

Tuesday, May 13, 2025

CALL TO ORDER

Mayor Parris called the meeting of the Lancaster City Council / Successor Agency/ Financing/ Housing/Power Authority to order at 1:35 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

Fred Jaramillo, Grace Chapel

PLEDGE OF ALLEGIANCE

Council Member Mann

PRESENTATIONS

1. Proclamation and Presentation for Older American's Month
Presented by: Victoria Reyna, Assistant Director-Parks, Arts, Recreation & Community Services
2. Lancaster High School Football Team: League Win Recognition
Presented by: Trolis Niebla, City Manager

3. SCAG Award Recognition
Presented by: Larissa De La Cruz, Assistant City Manager

Addressing Council at this time:

Newton Chelette-thanked the Lancaster Performing Arts Center staff for their efforts during his fundraising event.

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. APPROVE AMENDMENT NO. 1 TO AGREEMENT WITH LDM ASSOCIATES, INC. TO SUPPORT THE ADMINISTRATIVE AND IMPLEMENTATION SERVICES FOR THE HOUSING REHABILITATION PROGRAM

1. Approved Amendment No. 1 to Professional Services Agreement with LDM Associates, Inc. (LDM) to support the Administrative and Implementation Service for the Housing Rehabilitation Program, increase the not to exceed amount of \$603,226, and to extend through March 29, 2026.
2. Authorized the Executive Director, or his designee, to execute all related documents.

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, 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 April 08, 2025.

CC 3. CHECK REGISTERS – MARCH 23, THROUGH APRIL 26, 2025

Approved the Check and Wire Registers for payments made March 23, 2025, through April 26, 2025, in the amount of \$25,495,556.32 as presented.

CC 4. MONTHLY REPORTS OF INVESTMENTS – MARCH 2025.

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

CC 5. BUDGET ADJUSTMENT COVERING LA COUNTY SERVICES RENDERED

Appropriated an additional amount of \$276, 007.20 to Account No. 10112000-5313 to cover election services rendered for the City of Lancaster Special Municipal Election held on November 5, 2024.

CC 6. 2025-2026 ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA) PROJECT LIST FOR SENATE BILL 1, THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

Adopted **Resolution No. 25-16** of the City Council of the City of Lancaster, California, approving Senate Bill 1 (SB 1) Proposed Project List form, and allocated funds in the Fiscal Year 2025-2026 Capital Improvement budget to clarify Road Maintenance and Rehabilitation Account (RMRA) funded projects.

CC 7. KIMLEY-HORN AND ASSOCIATES, INC. THIRD REVISED TASK ORDER 1 AND DMR TEAM, INC. THIRD REVISED TASK ORDER 2 FOR MULTI-YEAR PROFESSIONAL SERVICES FOR PWCP 20-005, SR 138 (SR-14) AVENUE J INTERCHANGE IMPROVEMENTS (PHASE II CALTRANS INTERCHANGE)

1. Approved Third Revised Task Order No. 1, for services in accordance with the Multi-Year Professional Services Agreement (RFQ 769-22), Service Group Category 1 – Roadway and Structures Engineering, with Kimley-Horn and Associates, Inc. (KHA), of Los Angeles, California, in the amount of \$84,154.00, to provide construction support services during construction of SR-138 (SR-14) Avenue J Interchange Improvements (Phase II – Caltrans), and authorized the City Manager, or his designee, to sign all documents.

2. Approved Third Revised Task Order No. 2, for services in accordance with the Multi-Year Professional Services Agreement (RFQ 739 21), Service Group Category 1 – Construction Management and Inspection, with DMR Team, Inc. (DMR), of Chatsworth, California, in the amount of \$607,705.00, to provide on-call construction management and inspection services during construction of SR-138 (SR-14) Avenue J Interchange Improvements (Phase II – Caltrans), and authorized the City Manager, or his designee, to sign all documents.

CC 8. ACCEPTANCE OF PUBLIC WORKS CONSTRUCTION PROJECT NO. 23-008 – MARIPOSA PARK RENOVATION (PHASE I)

Accepted the work constructed by R Brothers, Inc., for Public Works Construction Project (PWCP) No. 23-008, Mariposa Park Renovation (Phase I), 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 9. AWARD OF BID AND TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 16 - LABOR COMPLIANCE) - PUBLIC WORKS CONSTRUCTION PROJECT (PWCP) 24-002 - SYSTEMIC COMMERCIAL DRIVEWAY MODIFICATION HSIPSL - 5419(060)

1. Awarded PWCP 24-002, Systemic Commercial Driveway Modification, to Chrisp Company of Bloomington, California, in the amount of \$197,677.50 plus a 20% contingency, to restrict and prohibit left turns at seven distinct locations; and authorized the City Manager, or his designee, to sign all documents in accordance with California Public Contract Code Section 22038(b).
2. Found the City has complied with the California Environmental Quality Act. A Notice of Exemption was filed on December 30, 2022.
3. Authorized Task Order expenditure amount of \$2,470.97, plus a 5% contingency for labor compliance services award to the successful firm in Multi-Year Professional Services Agreement, Service Group Category (SGC) 16 - Labor Compliance.

CC 10.SITE PLAN REVIEW (SPR) NO. 20-02 - ACCEPTANCE OF IMPROVEMENTS (WATER)

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

Project	Location/Owner
Site Plan Review No. 20-02	Southwest Corner 27th Street West and Avenue
K-12	Owner: The Emerald 2020, LP

CC 11.OUTDOOR RECREATION LEGACY PARTNERSHIP (ORLP) GRANT APPLICATION LOCAL FUNDING COMMITMENT

- A. Allocation commitment of \$2,350,000 in matching local funds to the ORLP Grant upon award for the Webber Pool and Jane Reynolds Park Improvement Project.
- B. Authorized the City Manager, or his designee, to execute all contracts and associated documents, including, but not limited to, a Letter of Commitment committing up to \$2,350,000 in matching funds, subject to City Attorney approval.

CC 12.T-MOBILE CELL TOWER SITE LA56XC941 LEASE AGREEMENT FIRST AMENDMENT

1. Approved first amendment to the T-Mobile/Sprint PCS12 TC Assets, LLC, A Delaware limited liability company, at Rawley Duntley Park, 3334 West Ave. K, Lancaster CA 93534, also known as site # LA56XC94.
2. Authorized City Manager, or his designee, to sign all agreements and associated documents.

CC 13.FINAL MAP APPROVAL – PARCEL MAP NO. 84702 (SOUTHEAST CORNER OF WILLIAM J BARNES AVENUE AND 47TH STREET WEST)

Approved the map and accepted the dedications as offered on Parcel Map No. 84702 located on the southeast corner of William J Barnes Avenue and 47th 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 14.APPROVE AGREEMENT BETWEEN THE ANTELOPE VALLEY FAIR AUTHORITY AND THE CITY OF LANCASTER.

Approved a 4-year staffing agreement between the Antelope Valley Fair Authority (FAIR) and the City of Lancaster (CITY). Authorized the City Manager, or their designee, to execute all necessary and related documents.

CC 15. L28 LANCASTER GOVERNMENT ACCESS CHANNEL/TJ PRODUCTIONS

1. Approved a one-year \$700,000 Professional Services contract (with option of two 1-year extensions) with TJ Productions to produce and broadcast weekly news programming, non-news content, special event coverage, local sports, and other production services for L28 Public Access Television.
2. Authorized the City Manager, or his designee, to sign all documents.

PH 1. SUBSTANTIAL AMENDMENT TO THE CITY'S 2020-2021 THROUGH 2024-2025 ACTION PLANS

Mayor Parris opened the public hearing.

Cindy Valdivia, Analyst-Administrative Services presented the staff report on this item.

Mayor Parris 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, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Approved Recommendations:

- a. Conducted a public hearing and accepted public testimony;
- b. Approved the Substantial Amendment to the 2020-2021 through 2024-2025 Action Plans (Action Plans) to allow for the reprogramming of \$745,009.74 in Home Investment Partnerships (HOME) funds to the City's existing First Time Homebuyer (FTHB) Program;
- c. Approved a Substantial Amendment from the Neighborhood Stabilization Program 3 (NSP3) to transfer \$868,398.81 in program income funds to the City's new Community Development Block Grant (CDBG) First-Time Homebuyer Program; and appropriated \$868,398.81 to the CDBG Fund (31022000.5656) accordingly.
- d. Authorized the City Manager, or designee, to execute and transmit all necessary documents to the U.S. Department of Housing and Urban Development (HUD), including the Substantial Amendment to the Action Plans to ensure the City's timely expenditure of HUD funds

PH 2. 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)

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, introduced **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, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB 1. APPROVE ANNUAL HARDWARE AND SOFTWARE COSTS FOR COMMUNITY PRESERVATION VEHICLE MOUNTED CAMERAS AND AI SERVICES PROVIDED BY CITY DETECT

Patti Garibay, Director-Community Development and Sam McNutt, Manager-Community Preservation presented the staff report on this item.

Discussion among Council included the functionality and programming of the artificial intelligence (AI) services incorporated in City Detect. Council also discussed the potential expansion of City Detect.

Mayor Parris directed staff to provide a plan to incorporate public safety into the City Detect model.

On a motion by Vice Mayor Crist and seconded by Council Member Hughes-Leslie, the City Council approved Annual Hardware and Software Costs for Community Preservation Vehicle Mounted Cameras and AI Services provided by City Detect for an initial term of three (3) years, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

NB2. URGENCY ORDINANCE NO. 1129 ACCEPTING THE REQUIREMENTS OF SECTION 13510(C) AND 13522, AND 13512 OF THE PENAL CODE RELATING TO THE RECRUITMENT AND TRAINING STANDARDS OF LAW ENFORCEMENT OFFICERS AND PUBLIC SAFETY DISPATCHERS

Rodrick Armalin, Chief of Police presented the staff report on this item.

Discussion among Council included the next steps to receiving Peace Officer Standards and Training (POST) certification.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council introduced and adopted **Urgency Ordinance No. 1129** accepting the Requirements of Section 13510(c) and 13522, and 13512 of the Penal Code Relating to the Recruitment and Training Standards of Law Enforcement Officers and Public Safety Dispatchers, 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

Council Member Hughes Leslie reported on the Bunny Hop event.

Staff provided a video recap of the Bunny Hop event.

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

Vice Mayor Crist reported on the Junior Livestock Auction.

Staff provided a video recap of the Junior Livestock Auction.

Council Member Mann reported on the Lancaster Police Department Town Hall.

Staff provided a video recap of the Lancaster Police Department Town Hall.

Mayor Parris reported on the Poppy Festival event.

Staff provided a video recap of the Poppy Festival.

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 MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

Trolis Niebla, City Manager announced upcoming events such as Monday Night Bitez, the Farmer's Market, the Juneteenth Event scheduled for June 15, 2025, Summer Block Party on June 28, 2025; Water Safety event on May 17, 2025.

Staff provided a video recording of the Lancaster Police Department community mural.

The City Manager also announced the upcoming Brews with Blues event scheduled for May 14, 2025.

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

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

CITY COUNCIL / AGENCY / AUTHORITY COMMENTS

Mayor Parris discussed the approved grant in the amount of \$83 million dollars to build a mental health facility. Mayor Parris also discussed Governor Newsom's direction to remove homeless encampments.

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 2:53 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. 20AVCV00205 Lancaster 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 3:22 p.m.

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

ADJOURNMENT

The Mayor closed the meeting in honor of Johnny Zamrzla, a dedicated leader whose contributions to California's rodeo community spanned decades. As longtime president of the California Circuit Finals Rodeo, Johnny was known for doing the work behind the scenes—setting up chutes, preparing grounds, and ensuring rodeo events ran smoothly across the state. But beyond the logistics, he brought mentorship, advocacy, and a deep love for the sport to everything he touched.

Johnny wasn't just involved—he was foundational. Whether supporting high school rodeo athletes or serving as a legislative voice for rodeo across California, he stood at the center of the sport's growth and resilience. To many, he was not only a leader but a friend, a mentor, and a role model. His passing is a tremendous loss to the rodeo world and to our broader community. Today, we extend our sincere condolences to his family, friends, and all those in the PRORODEO family whose lives he impacted. He will be deeply missed.

Mayor Parris adjourned the meeting at 3:24 p.m. and stated the next City Council/Successor Agency/Financing/Power Authority meeting will be held on Tuesday, May 27 2025, at 1:30 p.m.

PASSED, APPROVED and ADOPTED this 27th 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)
