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**CITY COUNCIL/SUCCESSOR AGENCY/  
FINANCING/POWER/  
CALIFORNIA CHOICE ENERGY AUTHORITY  
MINUTES  
Tuesday, July 14, 2020**

**CALL TO ORDER**

Mayor Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power/California Choice Energy Authority to order at 5:03 p.m.

**ROLL CALL**

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

EXCUSED: Dorris

On a motion by Mayor Parris and seconded by Council Member Mann the City Council excused Council Member Dorris from Regular Meeting of July 14, 2020, by the following vote: 4-0-0-1; Ayes: Malhi, Crist, Mann, Parris; Noes: None; Abstain: None; Absent: Dorris

**ROLL CALL**

Housing Authority Members: Harvey, Malhi, Mann; Vice Chair Crist; Chair Szeto

**STAFF MEMBERS:**

City Manager/Executive Director; Assistant City Manager/Assistant Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Assistant to the City Manager, Parks, Recreation and Arts Director; Development Services Director; Finance Director; Housing Director; Chief of Police/Public Safety Director

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

**PLEDGE OF ALLEGIANCE**

Waived Pledge of Allegiance due to meeting being conducted virtually.

**AGENDA ITEMS TO BE REMOVED**

City Manager removed Item No. CC 3 from the agenda as it is a duplicate of Item No. CC 4.

**PRESENTATION**

1. Presentation of and creation of Social Justice and Equity Commission.  
Presenter: Deputy Mayor Heather Varden.

**HA CC 1. FIVE-YEAR PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PLAN**

The City Manager, Executive Director presented the staff report on this item.

Addressing the Council at this time:

Fran Sereseres-discussed demographics of PLHA Plan.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the Housing Authority approved the Five-Year Permanent Local Housing Allocation Plan by the following vote: 5-0-0-0; Ayes: Malhi, Crist, Mann, Harvey, Szeto; Noes: None; Abstain: None; Absent: None

**MINUTES**

City Clerk announced procedure for public comment on Minutes.

No public comments on Minutes at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council approved the City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of June 23, 2020 and Special Meeting Minutes of July 04, 2020. by the following vote: 3-0-1-1; Ayes: Malhi, Crist, Mann; Noes: None; Abstain: Parris; Absent: Dorris

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

**CCEA CC 1. AMENDMENT NO. 2 PROFESSIONAL SERVICES AGREEMENT WITH BAYSHORE CONSULTING GROUP**

Approved Amendment No. 2 to Professional Services Agreement between California Choice Energy Authority and Bayshore Consulting Group, Inc. for management operations, and administrative services, and authorized Executive Director, or his designee to sign all documents.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**CCEA CC 2. LEGAL SERVICES AGREEMENT**

- a. Awarded Legal Services Agreement for Legal Support Services to Braun Blaising Smith Wynne, P.C. in an amount not to exceed \$350,000 for regulatory legal services for fiscal year 2021 in support of California Choice Energy Authority and its member agencies; and authorized the Executive Director, or his designee, to sign all documents
- b. b. Awarded a Legal Services Agreement with Hall Energy Law PC in an amount not to exceed \$125,000 for transactional legal services for fiscal year 2021 in support of California Choice Energy Authority and its member agencies; and authorized the Executive Director, or his designee, to sign all documents.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**CC 1. ORDINANCE WAIVER**

Waived further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**CC 2. CHECK REGISTERS – MAY 31, 2020 THROUGH JUNE 20, 2020**

Approved the check registers as presented.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**CC 3. ITEM REMOVED FROM AGENDA**

**CC 4. CUP 17-11 ACCEPTANCE OF IMPROVEMENTS (SEWER)**

Approved the following developer installed sanitary sewer and accepted the sewer for maintenance by the City and for public use:

<u>Project No.</u>	<u>Location/Owner</u>
Conditional Use Permit No. 17-11	1966 West Avenue L Owner: 20 West, LLC

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**CC 5. CUP 17-11 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.

<u>Project</u>	<u>Location/Owner</u>
Conditional Use Permit No. 17-11	1966 West Avenue L Owner: 20 West, LLC

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**CC 6. CUP 17-11 ACCEPTANCE OF IMPROVEMENTS (TRAFFIC SIGNALS)**

Approved the completed traffic signal installed by the developer for the following project:

<u>Project</u>	<u>Location/Owner</u>
Conditional Use Permit No. 17-11	1966 West Avenue L Owner: 20 West, LLC

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**CC 7. APPROVAL OF LEASE AGREEMENT**

Approved Lease Agreement between Dennis Dale Pursley and Kathleen Christine Pursley, as trustees of the Dennis Dale Pursley and Kathleen Christine Pursley revocable family trust and the City of Lancaster, allowing the City of Lancaster to lease the temporary drainage basin on the ten (10) acre parcel located west of Paraclete High School.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**CC 8. STATE ROUTE 14, FREEWAY MAINTENANCE AGREEMENT FOR PUBLIC WORKS CONSTRUCTION PROJECTS (20-005) AVENUE J, (21-006) AVENUE K, (21-005) AVENUE M, (15-001) AVENUE L, AND (13-020) AVENUE G INTERCHANGE IMPROVEMENTS**

City Council Member Mann recused himself because of the proximity of the project to property owned.

Council Member Mann left the meeting at this time.

Approved the Freeway Maintenance Agreement with the State of California for Public Works Construction Projects (20-005) Avenue J, (21-006) Avenue K, (21-005) Avenue M, (15-001) Avenue L, and (13-020) Avenue G Interchange Improvements; and Authorized the Mayor to sign all documents.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council approved item No. CC 8 by the following vote: 3-0-1-1; Ayes: Parris, Malhi, Crist; Noes: None; Abstain: Mann; Absent: Dorris

Council Member Mann returned to meeting at this time.

**CC 9. PUBLIC WORKS CONSTRUCTION PROJECT NO. 21-001**

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

1. Approved a budget transfer from Capital Improvement Project 203-12ST040-924 (2020 Pavement Management Program) in the amount of \$554,179.00 to project 203-12ST041-924 (2020 Spring Pavement Management Program).

2. Awarded Public Works Construction Project No. 21-001, 2020 Spring Pavement Management Program (PMP), to Sully-Miller Contracting Company of Brea, California, in the amount of \$4,506,827.20 Base Bid, plus Additive Alternate AA1 in the amount of \$869,694.25, and Additive Alternate AA2 in the amount of \$ 875,478.55, for a Total Bid of \$6,252,000.00, plus a 10% contingency, to repair and resurface approximately twenty-five (25) lane-miles of streets, as part of the City's Revive 25 program. Authorized the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

Mayor Parris recused himself from Item No. CC 9 due to proximity of the project to property owned.

Mayor Parris left the meeting at this time.

On a motion by Council Member Mann and seconded by Council Member Malhi the City Council approved Item No. CC 9 by the following vote: 3-0-1-1; Ayes: Malhi, Crist, Mann; Noes: None; Abstain: Parris; Absent: Dorris

Mayor Parris returned to meeting at this time.

## **CC 10. REIMBURSEMENT TO ANTELOPE VALLEY FAIRGROUNDS**

a. Adopted Budget Adjustment **Resolution No. 20-38**, to appropriate \$250,000 to the Antelope Valley Fairgrounds for the use of their facility for a COVID-19 medical sheltering facility.

b. Authorized the City Manager to execute the Rental Agreement with the Antelope Valley Fairgrounds for its use through August 31, 2020 and authorize payment up to \$1,000,000 contingent upon reimbursement by the FEMA Public Assistance Grant program.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

## **CC 11. FIVE-YEAR PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PLAN**

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

- a. Adopted **Resolution No. 20-35**, adopting the Five-Year PLHA Plan.
- b. Authorized the City Manager or his designee to apply to the State of California on behalf of the City to receive and administer the City's entitlement of PLHA funds, and to enter into all required agreements to receive the PLHA funds.
- c. Upon receipt of the first installment of PLHA funds, appropriate the funds to Account No. \_\_\_\_\_ for expenditure in accordance with the PLHA Plan.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved the Consent Calendar with the exception of Item No. CC 8 and Item No. CC 9. by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**PH 1. AMENDMENT TO THE PLAN FOR PHYSICAL MOBILITY OF THE CITY OF LANCASTER GENERAL PLAN 2030 RELATED TO ADOPTION OF VEHICLE MILES TRAVELED (VMT) BASELINES AND THRESHOLDS AS REQUIRED BY SENATE BILL (SB) 743**

Mayor Parris opened the Public Hearing.

City Clerk announced procedure to comment on Public Hearing item.

City Council waived the staff report on this item seeing no public comments 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 adopted Resolution No. 20-36 approving amendment to the plan for physical mobility of the City of Lancaster General Plan 2030 related to adoption of Vehicle Miles Traveled (VMT) baselines and thresholds as required by Senate Bill (SB) 473 by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**NB1. "DINE OUT LANCASTER" OUTDOOR DINING PROGRAM**

The Assistant to the City Manager presented the staff report on this item.

Discussion among the City Council included possible fees for permit; only applies to pre-existing businesses.

City Clerk provided public with procedure to address council on item NB 1.

No public comments on item NB1 at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council approved 1. the "Dine Out Lancaster" outdoor dining program, granting

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

permission for all restaurants in the City of Lancaster seeking to implement outdoor dining on private property in order to comply with COVID-19 restrictions to do so without the need for a permit from the City. 2. Ratified the “Dine Out Lancaster” streamlined, no-fee permit process for restaurants seeking to implement outdoor dining in the public realm by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**NB 2. RESOLUTION NO. 20-37 CONFIRMING THE CONTINUED EXISTENCE OF A LOCAL EMERGENCY**

The City Manager presented Staff Report on this item.

Discussion among council included plan to have an adequate COVID-19 testing program; methods to improve testing; locations of testing sites in the City; cost to get testing materials; possibility of County’s help meanwhile; citations and checking businesses for compliance on mask wearing.

Deputy Mayor Dr. Stock discussed rates of infection within City of Lancaster; need for testing.

Deputy Mayor Dr. Troung discussed the effectiveness of wearing masks to lower infection rates.

City Clerk provided public with procedure to address council on item NB 2.

Addressing the Council at this time:

Fran Sereseres discussed nursing and doctors testing at senior apartments and different housing establishments.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi the City Council adopted **Resolution No. 20-37**, a Resolution confirming the continued existence of a local emergency by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**NB 3. RESOLUTION NO. 20-39 TO SUBMIT BALLOT MEASURE TO THE VOTERS AT THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 3, 2020.**

The City Manager presented the staff report on this item.

Discussion among the Council included process to get on ballot; losing money before to County without having ballot measure.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

City Clerk provided public with procedure to address council on item NB 3.

Addressing the Council at this time:

Michael Evans-against measure due to economic downturn, unemployment and current pandemic; allow citizens to get enough signatures to get the measure on the ballot.

On a motion by Vice Mayor Crist and seconded by Council Member Mann the City Council adopted **Resolution No. 20-39**, a resolution to submit ballot measure to voters at the general municipal election held on November 03, 2020 and designate Mayor Parris and Council Member Dorris to prepare arguments in favor of ballot measure by the following vote: 4-0-0-1; Ayes: Parris, Malhi, Crist, Mann; Noes: None; Abstain: None; Absent: Dorris

**CR 1. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR DISTRICT NO. 14 OF THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY**

Vice Mayor Crist reported on the activities of the Board of Directors for District No. 14 of the County Sanitation District of Los Angeles County which included restaurant ability to receive rebates.

City Clerk provided procedure for public comment on CR 1.

No comments at this time.

**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS**

City Manager discussed initiative to put iPads in nursing homes and volunteers regularly communicating with Seniors to obtain their history; ordering masks; farmer's market up and running.

Deputy Mayor Tiffany Tanner discussed collaboration with places of worship to inform of new changes and ability to worship outdoors.

**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 item.

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS**

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

Fran Sereseres- thanked Mayor for fireworks show; people wearing masks at fireworks show; appointment to LA County Board of Supervisors as a commissioner for LA County on Older Adult Commission.

**CITY COUNCIL / AGENCY/ AUTHORITY COMMENTS**

No comments at this time.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 6:36 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, July 28, 2020 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 28th day of July, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

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ANDREA ALEXANDER  
CITY CLERK  
AGENCY/AUTHORITY SECRETARY

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R. REX PARRIS  
MAYOR/CHAIRMAN

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
July 14, 2020

STATE OF CALIFORNIA                    }  
COUNTY OF LOS ANGELES            }ss  
CITY OF LANCASTER                    }

CERTIFICATION OF MINUTES

CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/HOUSING/POWER/CALIFORNIA  
CHOICE ENERGY 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/California Choice Energy 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)

\_\_\_\_\_