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**CITY COUNCIL/SUCCESSOR AGENCY/HOUSING/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY  
AUTHORITY  
REGULAR MEETING  
MINUTES**

**Tuesday, March 28, 2023**

**CALL TO ORDER**

Mayor Parris called the meeting of the Lancaster City Council/Successor Agency/ Financing/ Power/California Choice Energy Authority to order at 5:01 p.m.

**ROLL CALL**

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

ABSENT: Dorris

**STAFF MEMBERS:**

City Manager/Executive Director; Assistant City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Assistant to the City Manager; Parks, Recreation and Arts Director; Real Estate & Economic Development Senior Manager; Public Works Director

**INVOCATION**

Tony Herrera, Grace Chapel

**PLEDGE OF ALLEGIANCE**

Vice Mayor Marvin Crist

**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: 4-0-0-1; AYES: Malhi, Mann, Crist; NOES: None; ABSTAIN: None; ABSENT: Dorris

**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/California Choice Energy Authority Regular Meeting Minutes of March 14, 2023.

**CC 3. CHECK REGISTERS – FEBRUARY 26, 2023, THROUGH MARCH 11, 2023**

Approved the Check and Wire Registers for February 26, 2023, through March 11, 2023, in the amount of \$5,948,680.08 as presented.

**CC 4. MONTHLY REPORT OF INVESTMENTS – FEBRUARY 2023**

Accepted and approved the February 2023 Monthly Report of Investments as submitted.

**CC 5. ACCEPTANCE OF PUBLIC WORKS CONSTRUCTION PROJECT NO. 21-012 SR-138 (SR-14)/ AVENUE J INTERCHANGE IMPROVEMENTS, AVENUE J, BETWEEN 15TH STREET WEST AND 25TH STREET WEST (PHASE 1 LOCAL STREETS)**

1. Accepted the work constructed by C.A. Rasmussen for Public Works Construction Project No. 21-012, SR-138 (SR-14) / Avenue J Interchange Improvements (Phase 1 Local Streets) 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 Contract Code.

2. Found that the City has complied with the California Environmental Quality Act. A Notice of Exemption was filed on June 31, 2019, and posted on June 29, 2019.

**CC 6. CUP 16-08 - ACCEPTANCE OF IMPROVEMENTS (WATER)**

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

<u>Project No.</u>	<u>Location/Owner</u>
Conditional Use Permit 16-08	108 East Avenue K  Owner: Circle K Stores, Inc.

2. Found that the City has complied with the California Environmental Quality Act. An Initial Study was prepared and a Notice of Determination was filed on June 19, 2017

**CC 7. SPR 15-03 - ACCEPTANCE OF IMPROVEMENTS (STREETS)**

1. Approved the developer-constructed streets on the following project. In addition, accept the streets for maintenance by the City and for public use.

<u>Project No.</u>	<u>Location/Owner</u>
Site Plan Review No. 15-03	Northwest Corner Division Street and Avenue H Owner: Parc Land Holdings, LLC

2. Found that the City has complied with the California Environmental Quality Act. An Initial Study was approved by staff on June 4, 2015, and a Notice of Determination was filed and posted on June 24, 2015.

#### **CC 8. SPR 20-03 - ACCEPTANCE OF IMPROVEMENTS (STREETS)**

1. Approved the developer-constructed streets on the following project. In addition, accept the streets for maintenance by the City and for public use.

<u>Project No.</u>	<u>Location/Owner</u>
Site Plan Review No. 20-03	42723 Challenger Way Owner: Challenger JRC, LLC

2. Found that the City has complied with the California Environmental Quality Act. A Notice of Exemption was approved by staff on September 15, 2020.

#### **CC 9. DESIGNATING CITY OFFICIALS AUTHORIZED TO FILE APPLICATION(S) TO THE STATE OF CALIFORNIA HIGHWAY PATROL TO OBTAIN FINANCIAL ASSISTANCE RELATING TO IMPAIRED DRIVING AND INCREASE PUBLIC AWARENESS.**

Adopted **Resolution No. 23-19**, designating those officials authorized to file application(s) to the California Highway Patrol to obtain certain state financial assistance.

#### **CC 10. AGREEMENT AMENDMENT WITH CERES ENVIRONMENTAL SERVICES, INC.**

Approved amendment to extend for three (3)-years, agreement for Disaster Debris Removal Services following a debris-generating event such as but not limited to an earthquake. The agreement was for a period of three (3) years beginning on October 18, 2020 through October 18, 2023 with the option to renew the contract term upon mutual agreement

**CC 11. AGREEMENT AMENDMENT WITH TETRA TECH, INC.**

Approved amendment to extend for three (3)-years, the agreement with Tetra Tech, Inc. for Disaster Debris Removal Monitoring Services. The agreement was for a period of three (3) years beginning on March 12, 2020 through March 12, 2023 with the option to renew the contract term upon mutual agreement.

**CC 12. PURCHASE AND INSTALLATION OF CITY HALL CAMERAS & DOOR ACCESS CONTROL PANELS PHASE 3**

Approved the following:

The purchase and installation of cameras for the City Hall Phase 3. There will be 52 Indoor Dome Cameras phase 3, 52 Outdoor Multi-sensor dome cameras. 10 Year Camera Licenses. 16 Security Door Access Control Panels. Verkada 10-Year Alarm License, 3 Wireless Panic buttons. Verkada 10-Year wireless Alarm Hub License. Verkada ACC Cellular Backup Module. Verkada 10-Year Cellular Backup License \$195,440.63. Project includes 30 licenses for 10 years to access application to view cameras and camera footage which will be stored in the cloud. This is one of many parts of the multi-part program to update City security.

**CC 13. AGREEMENT WITH LDM ASSOCIATES, INC. TO AIDE IN THE ADMINISTRATIVE AND IMPLEMENTATION SERVICES FOR THE HOUSING REHABILITATION PROGRAM**

1. Approved Professional Services Agreement with LDM Associates, Inc. (LDM) to aide in the Administrative and Implementation Service for the Housing Rehabilitation Program for a period of one (1) year with the option of two (2) one-year extensions, and;
2. Appropriated \$210,000.00 in Community Development Block Grant (CDBG) funding from Fund Balance from account number 362-2900-000 to expenditure account 361-4792-770.
3. Authorized the Executive Director, or his designee, to execute all related documents.

**CC 14. APPROVAL OF THE MASTER AGREEMENT BETWEEN THE CITY OF LANCASTER AND CLEAN WATER VENTURES, INC.**

1. Approved the Master Agreement between the City of Lancaster and Clean Water Ventures Incorporated (CWV), for CWV to develop, own and operate a plant that processes recycled waste water using their Modular Hydro-thermal Technology (MHTT) to produce green hydrogen, clean water and clean coproducts.
2. Adopted **Resolution No. 23-20**, in support of the development and construction of a plant to process recycled water to generate clean water, green energy, and other clean coproducts.

3. Authorized the City Manager, or his designee, to execute all documents, and make (i) any non- substantive changes that are approved by the City Attorney and necessary to complete the transaction, and/or (ii) any changes necessary to comply with the rules, regulations and/or policies of the Antelope Valley Watermaster.

**CC 15. APPROPRIATION OF \$363,328.31 AND APPROVAL OF CHANGE ORDER TOTALING \$363,328.31, TO INCREASE FORMAL BID NO. 729-20 CITY HALL RENOVATION AND MODERNIZATION, TO NEW TOTAL OF \$7,944,151.78**

A. Appropriated \$363,328.31 from Account No. 701-11BS019-924 to cover the cost of installing the new roof at City Hall.

B. Approved Change Order and increase the total amount of the contract with Bowie Contractors, Inc., of Lancaster, California, Formal Bid No. 729-20 City Hall Renovation and Modernization, by \$363,328.31, for a total revised contract amount of \$7,944,151.78. The scope of work for this Change Order includes the removal and replacement of the entire existing roof surface.

**NB 1. TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 12 – ARCHITECTURAL AND ENGINEERING DESIGN – ON-SITE FACILITIES) FOR EL DORADO PARK IMPROVEMENTS (REFERENCE PWCP 24-008)**

Sonya Patterson, Parks, Arts, Recreation and Community Services Director presented the staff report on this item.

Discussion among Council included the timeline of the project and the possibility to expedite the project. Council also discussed receiving community input regarding the renaming of El Dorado Park.

Allison Burns, City Attorney advised Council of the Naming Policy.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council (1) approved Task Order No. 2 with IDS Group, of Irvine, California, in accordance with the Multi-Year Professional Services Agreement, Service Group Category (SGC) 12 – Architectural and Engineering Design – On-Site Facilities, to provide Architectural and Engineering (A&E) Final Design Services for El Dorado Park Improvements, in the amount of \$755,624.00 plus a 10% contingency; and authorized the City Manager, or his designee, to sign all documents. (2) Found that the approval of a Task Order is not a project under California Environmental Quality Act (CEQA) Guideline Section 15378(b)(5) (CCR, Title 4, Chapter 3, Article 20), by the following vote: 4-0-0-1; AYES: Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: Dorris

**LANCASTER HOUSING AUTHORITY**

No action required at this time.

**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.

**CALIFORNIA CHOICE ENERGY AUTHORITY**

No action required at this time.

**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS**

Jason Caudle, City Manager announced that the biggest graffiti offender was brought to justice with the graffiti tracker.

The City Manager also announced upcoming events such as the Poppy Festival beginning on April 22 through April 23, 2023.

The City Manager also reported on the Lost Angels' graduation ceremony and the Community Center Birthday Celebration.

Staff provided a video recap of the Community Center Birthday Celebration

The City Manager also announced the Public Works Department as a recipient of the best technology award for the traffic center.

Staff provided a video recap of the Lost Angels' graduation.

Mayor Parris commented on the success of the Lost Angels program.

**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**

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
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Addressing the City Council at this time:

Victor Schermerhorn -discussed parking issues on sidewalks and lack of street sweeping.

Fran Sererseres – discussed various topics.

Daniel Mejia-discussed graffiti issues.

**CITY COUNCIL/AGENCY/AUTHORITY COMMENTS**

Vice Mayor Crist discussed presentation of upcoming ordinance to the Los Angeles Board of Supervisors with the Los Angeles County Sheriff's Department regarding rotating deputies. Vice Mayor Crist requested that the City oppose the decision.

Jason Caudle, City Manager discussed drafting a resolution in response.

Council Member Malhi also discussed having Mayor Parris compose a letter to oppose the decision to rotate deputies.

Mayor Parris discussed partnership with Japan and having the City of Lancaster as a hydrogen hub in California. Mayor Parris also discussed receiving funding from Sacramento to assist with the process and the potential to bring several jobs to Lancaster.

Mayor Parris also discussed redesigning the City and on the east side of Lancaster. Also, getting community input regarding the redesign. The Mayor also proposed having safer neighborhoods and providing gates for community neighborhoods. The Mayor also discussed assisting neighborhoods that would like to have a Homeowner's Association.

Mayor Parris discussed wanting an in-person ethics training for all Council and all Commission members.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 5:44 p.m. Mayor Parris stated that the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, April 11, 2023 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 11<sup>th</sup> day of April, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

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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/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/ 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)

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