

PALM DESERT CITY COUNCIL MEETING AGENDA

Thursday, February 27, 2025

Closed Session 3:30 p.m.; Regular Session 4:00 p.m.

Council Chamber, City Hall

73-510 Fred Waring Drive

Palm Desert, California

This is a joint meeting of the Palm Desert City Council, Successor Agency to the Palm Desert Redevelopment Agency, Palm Desert Housing Authority and the Palm Desert Board of Library Trustees. Pursuant to Assembly Bill 2449, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person, and up to two Councilmembers may attend remotely.

WATCH THE MEETING LIVE: Watch the City Council meeting live at the City's website: www.palmdesert.gov under the "Council Agenda" link at the top of the homepage, or on the City's [YouTube Channel](#).

OPTIONS FOR PARTICIPATING IN THIS MEETING:

If unable to attend the meeting in person, you may choose from the following options:

OPTION 1: VIA EMAIL

Send your comments by email to: CityClerk@palmdesert.gov.

Emails received prior to 10:00 a.m. on the day of the City Council meeting will be made part of the record and distributed to the City Council. Emails will not be read aloud at the meeting.

OPTION 2: LIVE VIA ZOOM

1. Access via palmdesert.gov/zoom or zoom.us, click "Join Meeting" and enter Webinar ID 833 6744 9572.

OPTION 3: LIVE VIA TELEPHONE

1. (213) 338-8477 and enter Meeting ID 833 6744 9572 followed by #.
2. Indicate that you are a participant by pressing # to continue.
3. During the meeting, press *9 to add yourself to the queue and wait for the City Clerk to announce your name/phone number. Press *6 to unmute your line and limit your comments to three minutes.

1. **CALL TO ORDER - CLOSED SESSION - 3:30 P.M.**
2. **PUBLIC COMMENT FOR CLOSED SESSION ITEMS ONLY**
This time has been set aside for members of the public to address the City Council on items contained only on the Closed Session Agenda within the three-minute time limit. Speakers may utilize one of the three options listed on the first page of this agenda.
3. **RECESS TO CLOSED SESSION**
4. **CLOSED SESSION AGENDA**
The following items will be considered in closed session:
 - 4.a **Closed Session Meeting Minutes: January 9, 2025**
 - 4.b **Public Employee Appointment Pursuant to Government Code Section 54957**
Title: City Manager
5. **ROLL CALL - REGULAR MEETING - 4:00 P.M.**
6. **PLEDGE OF ALLEGIANCE**
Councilmember Pradetto
7. **INSPIRATION**
Mayor Pro Tem Trubee
8. **REPORT OF CLOSED SESSION**
City Attorney Shah
9. **AWARDS, PRESENTATIONS, AND APPOINTMENTS**
 - 9.a **PROCLAMATION - BLOOD DISORDER AWARENESS MONTH** 11
10. **CITY MANAGER COMMENTS**
11. **MAYOR/COUNCILMEMBER REPORTS AND REQUESTS FOR ACTION**
12. **NONAGENDA PUBLIC COMMENTS**
This time has been set aside for the public to address the City Council on issues that are not on the agenda for up to three minutes. Speakers may utilize one of the three options listed on the first page of the agenda. Because the Brown Act does not allow the City Council to act on items not listed on the agenda, members may briefly respond or refer the matter to staff for a report and recommendation at a future meeting.
13. **CONSENT CALENDAR**
All matters listed on the Consent Calendar are considered routine and may be approved by one motion. The public may comment on any items on the Consent Agenda within the three-minute time limit. Individual items may be removed by the City Council for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

- 13.a APPROVAL OF CITY COUNCIL, SUCCESSOR AGENCY, AND HOUSING AUTHORITY MINUTES** 13
RECOMMENDATION:
Approve the Minutes of February 13, 2025.
- 13.b APPROVAL OF WARRANT REGISTERS** 27
RECOMMENDATION:
Approve the warrant registers issued for the period 2/6/2025 to 2/13/2025.
- 13.c RATIFICATION OF A LETTER OF SUPPORT FOR THE BUILDING RESILIENCE INFRASTRUCTURE AND COMMUNITIES (BRIC) CITY OF PALM SPRINGS WESTERN COACHELLA VALLEY FLOOD AND BLOWSAND MITIGATION PROJECT** 57
RECOMMENDATION:
Ratify the letter of support for the BRIC City of Palm Springs Western Coachella Valley Flood and Blowsand Mitigation Project.
- 13.d ADOPTION OF ORDINANCE 1426 TO ACT IN CAPACITY AS THE LEGISLATIVE BODY OF THE PALM DESERT COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SHADOW RIDGE PUBLIC SERVICES) AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT.** 61
RECOMMENDATION:
Adopt Ordinance No. 1426 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE PALM DESERT COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SHADOW RIDGE PUBLIC SERVICES) AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT."
- 13.e INTRODUCTION OF AN ORDINANCE DISSOLVING THE MARKETING COMMITTEE AND RESOLUTION ESTABLISHING THE PUBLIC AFFAIRS MARKETING PANEL** 73
RECOMMENDATION:
1. Introduce an Ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, DISSOLVING THE MARKETING COMMITTEE AND DELETING CHAPTER 2.14 OF THE PALM DESERT MUNICIPAL CODE."
2. Adopt a Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ESTABLISHING A PUBLIC AFFAIRS MARKETING PANEL TO BE ADVISORY TO THE PUBLIC AFFAIRS MANAGER."
- 13.f APPROVE DEACCESSION OF GRAND PIANO BY DAVID MUELLER** 81
RECOMMENDATION:
Approve the deaccession and removal of *Grand Piano* by David Mueller.

- 13.g AUTHORIZE CITY MANAGER/EXECUTIVE DIRECTOR TO AWARD AGREEMENTS TO MULTIPLE CONSULTANTS FOR HOUSING PROGRAM ADMINISTRATIVE SERVICES** 93
- RECOMMENDATION:
1. Authorize City Manager/Executive Director to review and award task order agreements to multiple qualified consultants for Affordable Housing Administrative Services in an initial amount not to exceed \$50,000 in aggregate for the remainder of FY 2024-25, and \$100,000 in aggregate annually thereafter, pursuant to the terms of the agreements.
 2. Authorize the City Attorney to make any necessary non-monetary changes to the agreements.
 3. Authorize the City Manager/Executive Director to execute the agreements and any other documents necessary to effectuate this action, and to review and approve up to three (3) additional one-year terms per vendor agreement.
- 13.h RATIFICATION OF V.M. POOL SERVICE AND REPAIR FOR POOLS, SPA, AND WATER FEATURE MAINTENANCE AND REPAIR AT HOUSING AUTHORITY PROPERTIES IN AN AMOUNT NOT TO EXCEED \$95,400** 167
- RECOMMENDATION:
1. Ratify the six-month agreement with V.M. Pool Maintenance and Repair for pool, spa, and water feature maintenance and repair at Housing Authority properties in an amount not to exceed \$95,400 and \$15,000 for additional services as required.
 2. Authorize the Executive Director, or his designee, to take any necessary actions to execute the agreement and any related documents to effectuate this action.
- 13.i AUTHORIZE AN INCREASE OF \$80,000 TO NOT TO EXCEED AMOUNT FOR ADDITIONAL SERVICES FOR JOHN HARRISON CONTRACTING, INC.** 195
- RECOMMENDATION:
1. Authorize an increase of \$80,000 to the not to exceed amount for additional services for John Harrison Contracting, Inc., for Fiscal Year 2024-25 and Fiscal Year 2025-26 for a total amount Not to Exceed \$108,500 each fiscal year.
 2. Authorize the Executive Director, or his designee, to take any necessary actions to facilitate and effectuate the actions taken herewith.
- 13.j APPROVE CIVIC ENGAGEMENT COMMITTEE 2025 WORK PLAN** 289
- RECOMMENDATION:
Approve the Civic Engagement Committee's 2025 Work Plan.

- 13.k APPROVAL OF LAW ENFORCEMENT RESPONSIBILITIES MEMORANDUM OF UNDERSTANDING AGREEMENTS WITH THE COUNTY OF RIVERSIDE, CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO, COLLEGE OF THE DESERT, AND THE UNIVERSITY OF CALIFORNIA, RIVERSIDE** 291
- RECOMMENDATION:
1. Approve a Law Enforcement Responsibilities Memorandum of Understanding (MOU) Agreement between the City of Palm Desert; the County of Riverside; California State University, San Bernardino; the University of California, Riverside; and College of the Desert.
 2. Authorize the City Manager to execute the MOU agreement.
- 13.l AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ACQUIRE FINANCIALLY DISTRESSED PROPERTIES WITH AN AFFORDABLE RESTRICTED AGREEMENT FOR THE CITY OF PALM DESERT AND/OR PALM DESERT HOUSING AUTHORITY** 303
- RECOMMENDATION:
1. Authorize the Executive Director, or designee, to initiate acquisitions and resale of properties with affordability covenants that are subject to time-sensitive financial distress, such as a Notice of Default, Foreclosure or Bankruptcy, to prevent loss of housing from the affordable housing portfolio.
 2. Authorize the Executive Director, or designee, to execute all necessary documents to facilitate the acquisition, repair, and resale of the subject properties, ensuring they remain affordable, restricted, and available to income-qualified homebuyers.
- 13.m RATIFICATION AND UPDATE OF VENDOR AND CONTRACTOR PREQUALIFICATION LIST SUBMISSIONS THROUGH FEBRUARY 11, 2025** 313
- RECOMMENDATION:
Ratify the attached updated prequalified vendor and contractor list submissions received through February 11, 2025, for the City of Palm Desert, Successor Agency to the Palm Desert Redevelopment Agency, Palm Desert Housing Authority, and Desert Willow Golf Resort.
- 13.n AMENDMENT NO. 2 TO CONTRACT NO. C39690 LEASE AGREEMENT WITH DESERT RECREATION DISTRICT TO FACILITATE NECESSARY BUILDING IMPROVEMENTS AT PALM DESERT COMMUNITY CENTER** 319
- RECOMMENDATION:
1. Approve Amendment No. 2 to Contract No. C39690, the Desert Recreation District Lease Agreement.
 2. Authorize City Manager to execute said amendment upon approval by the City Attorney.

13.o AWARD OF CONTRACT FOR AFFORDABLE HOUSING COMPLIANCE AND PROPERTY MANAGEMENT SERVICES TO NATIONAL COMMUNITY RENAISSANCE FOR A FIVE-YEAR TERM, IN THE ANNUAL AMOUNT OF UP TO \$832,356 361

RECOMMENDATION:

1. Approve the award of contract for Affordable Housing Compliance and Property Management Services for the Authority-owned Properties to National Community Renaissance, a Nonprofit Corporation for a five (5) year term, in the annual amount of up to \$832,356, with prescribed allowable increases for subsequent years as noted in the contract.
2. Approve an Addendum Agreement and an amount of up to \$30,000 for the transition of property management providers and cost associated.
3. Authorize Executive Director or his designee to finalize the management contract and addendum (also referred to as the "Agreement") with National Communities Renaissance, consistent with the terms of the RFP with non-substantive modifications concurred upon by the Executive Director and legal counsel.
4. Authorize the Chairperson to execute the Agreement and Addendum and the Executive Director to execute any documents necessary to facilitate the contract award and implementation.

13.p ALPHA HOLDINGS - ACCEPT PUBLIC IMPROVEMENTS AND RELEASE RELATED BONDS, AND ACCEPT A MAINTENANCE BOND 517

RECOMMENDATION:

1. Accept public improvements for Alpha Holdings.
2. Release the following bonds:
 - a. Faithful Performance Bond in the amount of \$64,723.00
 - b. Labor and Materials Bond in the amount of \$32,361.60
 - c. Grading Bond in the amount of \$61,139.00.
3. Accept the Maintenance Bond in the amount of \$6,500.00

14. ACTION CALENDAR

The public may comment on individual Action Items within the three-minute time limit. Speakers may utilize one of the three options listed on the first page of the agenda.

14.a APPROVE CONCEPTUAL DESIGN OF NEW LIBRARY FACILITY 579

RECOMMENDATION:

Approve the \$30 million conceptual design option for the New Library Facility.

- 14.b PROVIDE DIRECTION ON LIBRARY OPERATIONS AND FOUNDATION CONSIDERATIONS** 593
RECOMMENDATION:
Provide direction on Library Operations and Foundation Considerations.
- 14.c RESOLUTION OF CONCERN REGARDING SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT'S PROPOSED AMENDMENTS TO RULES 1111 AND 1121, PHASING OUT GAS WATER HEATERS AND FURNACES** 595
RECOMMENDATION:
Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, EXPRESSING CONCERN REGARDING THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT'S PROPOSED AMENDMENTS TO RULES 1111 AND 1121, PHASING OUT GAS WATER HEATERS AND FURNACES."
- 14.d ORDINANCE AMENDING THE PALM DESERT MUNICIPAL CODE TO UPDATE, CLARIFY, AND CODIFY BYLAWS AND GENERAL PROVISIONS FOR THE CITY'S BOARDS, COMMISSIONS, COMMITTEES, AND TASK FORCES** 599
RECOMMENDATION:
Introduce an Ordinance entitled," AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, AMENDING THE PALM DESERT MUNICIPAL CODE TO UPDATE, CLARIFY, AND CODIFY BYLAWS AND GENERAL PROVISIONS FOR BOARDS, COMMISSIONS, COMMITTEES, AND TASK FORCES."
- 15. PUBLIC HEARINGS**
The public may comment on individual Public Hearing Items within the three-minute time limit. The applicant or appellant will be provided up to five minutes to make their presentation. Speakers may utilize one of the three options listed on the first page of this agenda.

**15.a ECONOMIC SUBSIDY REPORT AND AGREEMENT FOR
DISBURSEMENT AND USE OF FUNDS BETWEEN THE CITY AND FINE
QUALITY FOODS, INC. DBA PAPA DAN'S PIZZA AND PASTA -
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION**

RECOMMENDATION:

1. Hold the Public Hearing.
2. Approve the allocation of \$200,000 from the Invest Palm Desert Program for financial assistance towards the reconstruction of Papa Dan's Pizza and Pasta.
3. Adopt a Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ACCEPTING THE ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083 REGARDING AN AGREEMENT FOR DISBURSEMENT AND USE OF FUNDS BY AND BETWEEN THE CITY OF PALM DESERT AND FINE QUALITY FOODS, INC. DBA PAPA DAN'S PIZZA AND PASTA.
4. Adopt a Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING AN AGREEMENT FOR DISBURSEMENT AND USE OF FUNDS BY AND BETWEEN THE CITY OF PALM DESERT AND FINE QUALITY FOODS, INC. DBA PAPA DAN'S PIZZA AND PASTA.
5. Authorize the Director of Finance to transfer \$200,000 from the Business Enhancement Program Account No. 4254430-4387500 to Account No. 4254430-4393000 for the approved amount.
6. Find that the above activities do not constitute a project under the California Environmental Quality Act (CEQA) and alternatively are categorically exempt from review under section 15301 (Existing Facilities)
7. Direct staff to file and post a Notice of Exemption consistent with the above-stated CEQA findings within five (5) working days of this approval.
8. Authorize the City Manager or designee to execute all documents required to effectuate the funds.

16. INFORMATION ITEMS

17. ADJOURNMENT

18. PUBLIC NOTICES

Agenda Related Materials: Pursuant to Government Code §54957.5(b)(2) the designated office for inspection of records in connection with this meeting is the Office of the City Clerk, Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert. Staff reports for all agenda items considered in open session, and documents provided to a majority of the legislative bodies are available for public inspection at City Hall and on the City’s website at www.palmdesert.gov by clicking “*Meeting Agendas*” at the top of the page.

Americans with Disabilities Act: It is the intention of the City of Palm Desert to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 346-0611, at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.

AFFIDAVIT OF POSTING

I, Monique Lomeli, Senior Deputy Clerk of the City of Palm Desert, do hereby certify, under penalty of perjury under the laws of the State of California, that the foregoing agenda for the Palm Desert City Council, Successor Agency for the Palm Desert Redevelopment Agency, and Housing Authority, was posted on the City Hall bulletin board and City website www.palmdesert.gov no less than 72 hours prior to the meeting.

/S/ Monique Lomeli, CMC
Senior Deputy Clerk