

PALM DESERT CITY COUNCIL MEETING AGENDA

Thursday, May 8, 2025

Closed Session 3:45 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 - 3:45 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**
RECOMMENDATION:
The following items were considered in closed session:
 - 4.a **Closed Session Meeting Minutes: April 24, 2025**
 - 4.b **Conference with Legal Counsel - Anticipated Litigation**
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)
(Number of potential cases: 1)
5. **ROLL CALL - REGULAR MEETING - 4:00 P.M.**
6. **PLEDGE OF ALLEGIANCE**
Councilmember Pradetto
7. **INSPIRATION**
Councilmember Quintanilla
8. **REPORT OF CLOSED SESSION**
City Attorney Shah
9. **AWARDS, PRESENTATIONS, AND APPOINTMENTS**
 - 9.a **PROCLAMATION: HOLOCAUST REMEMBRANCE DAY** 9
 - 9.b **PROCLAMATION: POLLINATOR WEEK** 11
 - 9.c **AWARDS: CIVIC ACADEMY PARTICIPANTS CERTIFICATES**
 - 9.d **PRESENTATION: FRIENDS OF THE DESERT MOUNTAINS WILDFLOWER FESTIVAL** 13
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.

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| 13.a | APPROVAL OF CITY COUNCIL, SUCCESSOR AGENCY, AND HOUSING AUTHORITY MINUTES | 29 |
| | RECOMMENDATION: Approve the Minutes of April 24, 2025. | |
| 13.b | APPROVAL OF WARRANT REGISTERS | 41 |
| | RECOMMENDATION: Approve the warrant registers issued for the period 3/26/2025 to 5/2/2025. | |
| 13.c | RATIFICATION OF A LETTER OF OPPOSITION FOR SENATE BILL 634 (PÉREZ): HOMELESSNESS – CIVIL AND CRIMINAL PENALTIES | 81 |
| | RECOMMENDATION: Ratify the issuance of a letter of opposition for SB 634 (Pérez): Homelessness – Civil and Criminal Penalties. | |
| 13.d | APPOINTMENT TO THE COACHELLA VALLEY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (CVMSHCP) TRAILS MANAGEMENT SUBCOMMITTEE | 99 |
| | RECOMMENDATION: <ol style="list-style-type: none">1. With regret, accept the resignation of Donna Beane as the City’s representative to the CVMSHCP Trails Management Subcommittee.2. Appoint Shawn Muir as the City’s representative and Kevin Swartz as the alternate representative to the CVMSHCP Trails Management Subcommittee for a term ending June 30, 2026. | |
| 13.e | UPDATE TO ELECTRONIC SIGNATURE USE GUIDELINES | 103 |
| | RECOMMENDATION: Receive and file an administrative update to the City’s Electronic Signature Use Guidelines to allow digital signatures for City lease agreements. | |
| 13.f | RATIFICATION AND UPDATE OF VENDOR AND CONTRACTOR PREQUALIFICATION LIST FOR SUBMISSIONS THROUGH APRIL 18, 2025 | 115 |
| | RECOMMENDATION: Ratify the updated prequalified vendor and contractor list through April 18, 2025, for the City of Palm Desert, Successor Agency to the Palm Desert Redevelopment Agency, Palm Desert Housing Authority, and Desert Willow Golf Resort. | |

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| 13.g | RESOLUTION UPDATING OUTSIDE AGENCY FUNDING PROGRAM COMMITTEE MEMBERS | 123 |
| | RECOMMENDATION: Adopt a Resolution entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, UPDATING THE OUTSIDE AGENCY CHARITABLE CONTRIBUTIONS FUNDING COMMITTEE MEMBERS AND RESCINDING RESOLUTION NO. 2024-002.” | |
| 13.h | HOUSING AUTHORITY RESOLUTION ESTABLISHING DATES FOR REGULAR MEETINGS OF THE PALM DESERT HOUSING COMMISSION DURING FISCAL YEAR 2025-2026 | 141 |
| | RECOMMENDATION: Adopt a Resolution entitled “A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY, SETTING THE SCHEDULE FOR REGULAR MEETINGS OF THE PALM DESERT HOUSING COMMISSION IN FISCAL YEAR 2025/2026.” | |
| 13.i | RELEASE PARTICULATE MATTER (PM10) BONDS FOR COMPLETED PROJECTS | 147 |
| | RECOMMENDATION: Release the following PM 10 Bonds: <ol style="list-style-type: none">1. Alpha Holdings (PG21-0010) in the amount of \$2,420.2. DOLCE Tract 31071 (PG21-0022) in the amount of \$35,700.3. Bond for Gerald Ford Apartments (RG22-0009) in the amount of \$13,640.4. Bond for West Coast Self Storage (PG23-0025) in the amount of \$4,220. | |
| 13.j | UPDATE ON THE MAYORS’ MONARCH PLEDGE AND POLLINATOR WEEK | 149 |
| | RECOMMENDATION: Receive and file the update on the City’s participation in the Mayors’ Monarch Pledge and recognition of Pollinator Week. | |
| 13.k | RATIFY AMENDMENT NO. 4 TO CONTRACT NO. C44200 WITH HERMANN DESIGN GROUP FOR THE DESIGN OF DESERT WILLOW GREENS AND TEE BOX RENOVATION PROJECT AND TURF REDUCTION ON FIRECLIFF AND MOUNTAIN VIEW COURSES IN THE AMOUNT OF \$57,500 (MLS00005) | 155 |
| | RECOMMENDATION: Ratify Amendment No. 4 to Contract No. C44200 with Hermann Design Group for the design of Desert Willow Firecliff Greens and Tee Box Renovations and Turf Reduction for both the Firecliff and Mountain View Courses in an amount not to exceed \$57,500. | |

13.l APPROVE THE START OF PROCEEDINGS TO LEVY AND COLLECT ANNUAL ASSESSMENTS AND GRANT PRELIMINARY APPROVAL OF THE 2025/26 ENGINEER'S REPORT FOR CONSOLIDATED PALM DESERT LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO.1

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RECOMMENDATION:

1. Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DECLARING ITS INTENTION TO INITIATE PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR CONSOLIDATED PALM DESERT LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025/2026."
2. Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENTS FOR CONSOLIDATED PALM DESERT LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025/2026 AND PRELIMINARY APPROVAL OF THE ENGINEER'S REPORT," and setting a Public Hearing to be held at Palm Desert City Hall on Thursday, June 26, 2025, at 4 p.m.

13.m APPROVE THE START OF PROCEEDINGS TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR CITY OF PALM DESERT BENEFIT ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2025/26

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RECOMMENDATION:

1. Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR PALM DESERT BENEFIT ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2025/2026."
2. Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DECLARING ITS INTENTION TO LEVY THE ANNUAL ASSESSMENT FOR CITY OF PALM DESERT BENEFIT ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2025/2026, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982 AND APPOINTING A TIME AND PLACE FOR THE PUBLIC HEARING ON THESE MATTERS," and setting a Public Hearing to be held at Palm Desert City Hall on Thursday, June 26, 2025, at 4:00 p.m.

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.

None.

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 ADOPT AND APPROVE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SUBSTANTIAL AMENDMENTS TO THE ANNUAL ACTION PLANS FOR PROGRAM YEARS 2020(CV), 2021, 2022, 2023, AND 2024

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RECOMMENDATION:

1. Conduct a public hearing, receive public testimony, and approve the Substantial Amendment to the PY 2020, 2021, 2022, 2023, and 2024 Annual Action Plans.
2. Adopt the Substantial Amendment to PY 2020 (CV) to reallocate \$180,000 in remaining CDBG-CV funds to the Desert Arc HVAC Replacement Project, an eligible public facility upgrade.
3. Adopt the Substantial Amendment to PY 2021 to reallocate \$59,723.44 in unspent funds to the PY 2024 for Palm Desert Housing Authority (PDHA) public infrastructure improvements.
4. Adopt the Substantial Amendment to PY 2022 to reallocate \$32,467.73 in unspent funds to PY 2024 for PDHA public infrastructure improvements.
5. Adopt the Substantial Amendment to PY 2023 to reallocate \$50,000 in unspent funds to The Joslyn Center for ADA bathroom improvements.
6. Adopt the Substantial Amendment to PY 2024 to allocate \$110,000 in remaining funds to the City's Housing Authority for PDHA public infrastructure improvements.
7. Authorize the Director of Finance to appropriate funds for the applicable CDBG Accounts, if necessary to implement the approved amendments.

**15.b PROPOSED PLAN FOR BOND ISSUANCE BY THE CALIFORNIA
STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY FOR PHASE
I OF THE PALM VILLAS AT MILLENNIUM APARTMENT PROJECT
LOCATED NORTH OF GERALD FORD DRIVE BETWEEN DINAH
SHORE DRIVE AND TECHNOLOGY DRIVE**

RECOMMENDATION:

1. Conduct the public hearing under the requirements of Tax and Equity Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as amended (the "Code") in connection with the proposed issuance in one or more series of revenue bonds by the California Statewide Communities Development Authority ("CSCDA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed Sixty Five Million Dollars (\$65,000,000) (the "Bonds"), to finance the acquisition, construction and development of Phase I of Palm Villas at Millennium Apartments, 121-units of a 241-unit multifamily affordable rental housing project located north of Gerald Ford Drive between Dinah Shore Drive and Technology Drive, Palm Desert, California (the "Phase I of Project") and receive public comments.
2. Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF EXEMPT FACILITY BONDS FOR PHASE I OF PALM VILLAS AT MILLENNIUM," approving the issuance of the Bonds by CSCDA for the benefit of PD Millennium Partners, L.P., a California Limited Partnership (the "Borrower") a partnership of which Palm Communities (the "Developer") or a related person to the Developer is the general partner, to provide for the financing of the Project. Such adoption is solely for the purpose of satisfying the requirements of TEFRA, the Code, and California Government Code Sections 6500 et seq.
3. Authorize the Mayor or the Executive Director to enter into and execute the Indemnity Agreement, attached hereto in substantial form.

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, Michelle Nance, Acting Assistant City 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/ Michelle Nance
Acting Assistant City Clerk