

HOUSING COMMISSION PALM DESERT HOUSING AUTHORITY REGULAR MEETING AGENDA

Wednesday, June 11, 2025

3:30 p.m.

Administrative Conference Room, City Hall

73-510 Fred Waring Drive

Palm Desert, CA 92260

Pursuant to Assembly Bill 2449, this meeting will be conducted as a hybrid meeting and there will be in-person access to this location.

- To participate via Zoom, use the following link: <https://palmdesert.zoom.us/j/82626679090> or call (213) 338-8477, Zoom Meeting ID: 826 2667 9090
- Written public comment may also be submitted to cityclerk@palmdesert.gov. E-mails received by 12:30 p.m. prior to the meeting will be distributed to the Commission. Any correspondence received during or after the meeting will be distributed to the Commission as soon as practicable and retained for the official record. **Emails will not be read aloud** except as an ADA accommodation.

Pages

1. CALL TO ORDER

2. ROLL CALL

3. NON-AGENDA PUBLIC COMMENTS

This time has been set aside for the public to address the Housing Commission on issues that are not on the agenda for up to three minutes. Because the Brown Act does not allow the Commission to act on items not listed on the agenda, Commissioners may briefly respond or refer the matter to staff for a report and recommendation at a future meeting.

4. 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 Housing Commission for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

4.a APPROVAL OF MINUTES

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RECOMMENDATION:

Approve the Minutes of May 14, 2025.

5. CONSENT ITEMS HELD OVER

Items removed from the Consent Calendar for separate discussion are considered at this time.

6. BUSINESS ITEMS

Items listed in this section are presented for the Commission's review and action. Public comment is allowed on each item, with a three-minute time limit per speaker. The Commission may provide direction, request additional information, or take action as appropriate.

6.a AWARD CONTRACT TO GARLAND/DBS, INC., FOR ROOF REPLACEMENTS - LAS SERENAS, NEIGHBORS AND PUEBLOS (PROJECT NO. CHA00011)

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RECOMMENDATION:

1. Award the construction contract to Garland/DBS, Inc., for Roof Replacements at Las Serenas, Neighbors, and Pueblos (Project No. CHA00011), in an amount not to exceed \$4,594,147.
2. Authorize the Director of Finance to set aside contingency in the amount of \$459,415 for unforeseen conditions.
3. Authorize Director of Finance to appropriate \$369,415 from Housing Authority Reserve to Account No. 8714195-4331100.
4. Authorize the Chairman and/or the Executive Director to execute the Agreement and written requests for change orders up to the contingency amount, amendments, and any documents necessary to effectuate the actions taken herewith.
5. Authorize the Chairman and/or Executive Director to execute the Notice of Completion (NOC) and the City Clerk to file the NOC upon satisfactory completion of the Project.

6.b CONSIDER AWARD OF A CONTRACT TO TRI-STAR CONTRACTING II, INC., FOR DEMOLITION AND PARTIAL REMOVAL OF WATER FEATURE AT ONE QUAIL PLACE APARTMENTS (PROJECT NO. CHA00012)

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RECOMMENDATION:

Recommend to the Palm Desert Housing Authority Board to:

1. Award Contract to Tri-Star Contracting II, Inc., in an amount not to exceed \$128,362.
2. Authorize the Director of Finance to set aside a 20% contingency in the amount of \$25,672. for unforeseen circumstances.
3. Authorize Special Legal Counsel to make necessary non-monetary changes to the contract.
4. Authorize the Executive Director to approve and execute the contract, change orders up to contingency amount, amendments, and any other documents necessary to effectuate this action in accordance with Section 3.30.170(B) of the Palm Desert Municipal Code.
5. Authorize the Executive Director to execute the Notice of Completion and the City Clerk file the same upon satisfactory completion of the project.

6.c RECOMMEND APPROVAL FOR HOUSING AUTHORITY TO ENTER FACILITIES REPAIRS AND IMPROVEMENTS CONTRACTS

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RECOMMENDATION:

1. Award maintenance service agreements to eight vendors for Facilities Repairs and Improvements, in a total amount not to exceed \$4,500,000 per Fiscal Year, for a three-year term with two one-year extensions.
2. Authorize the City Attorney to make necessary non-monetary changes to the agreement.
3. Authorize the City Manager to execute the agreement and any other documents necessary to effectuate this action.
4. Authorize National Community Renaissance of California, to enter into on-call contracts with the eight vendors for Facilities Repairs and Improvements.

6.d	CONSIDER APPROVAL OF AMENDMENT NUMBER 1 TO HA48600 WITH MOHAWK COMMERCIAL FOR THE PROCUREMENT OF FLOOR COVERINGS AT PALM DESERT HOUSING AUTHORITY PROPERTIES IN AN AMOUNT NOT TO EXCEED \$250,000 FOR FISCAL YEAR 2025/26.	381
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RECOMMENDATION:

Recommend to the Palm Desert Housing Authority Board to:

1. Approve Amendment number 1 to contract HA48600 with Mohawk Commercial, Inc. ("Mohawk") for the procurement of floor coverings and installation at Palm Desert Housing Authority ("Authority") properties in an amount not to exceed \$250,000 for fiscal year 2025/26.
2. Authorize Special Counsel to make necessary non-monetary changes to the agreement.
3. Authorize the Executive Director to execute agreement, amendments, changes, and all documents necessary to effectuate this action in accordance with Section 3.30.170 of the Palm Desert Municipal Code ("PDMC").

6.e	CONSIDER AWARD OF CONTRACT TO FRED ROCK POOLS, INC., FOR POOL AND SPA MAINTENANCE AND ADDITIONAL WORK AT PALM DESERT HOUSING AUTHORITY PROPERTIES	471
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RECOMMENDATION:

Recommend to the Palm Desert Housing Authority Board to:

1. Award a maintenance services agreement to Fred Rock Pools, Inc. (Fred Rock), for Pool Maintenance at an annual cost of \$191,240.00, subject to CPI increases if budget allows, for a two-year term with three one-year extension options.
2. Authorize additional work for pool and spa repairs and emergency response in an annual amount not to exceed \$60,000.
3. Authorize Special Counsel to make necessary non-monetary changes to the agreement.
4. Authorize the Executive Director to execute agreement, amendments, changes, and all documents necessary to effectuate this action, in accordance with Section 3.30.170 of the Palm Desert Municipal Code (PDMC).

7. INFORMATIONAL REPORTS

7.a	FGA MONTHLY REPORTS	559
7.b	RESIDENT ACTIVITIES AT PALM DESERT HOUSING AUTHORITY PROPERTIES	577
7.c	SUMMARY OF CITY COUNCIL AND HOUSING AUTHORITY ACTIONS	

7.d CITY STAFF

City staff will provide updates on relevant projects, activities, and other matters within the commission's scope. These are informational items with no formal action.

7.d.1 HOME IMPROVEMENT PROGRAM ACTIVITY REPORT FOR APRIL 2025

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7.e CITY COUNCIL LIAISON

The liaison provides updates to facilitate communication between the City Council and the Commission. This is an informational item with no formal action.

7.f ATTENDANCE REPORT

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8. REQUESTS FOR ACTION

Commissioners may propose future agenda items within the committee's scope. Items that receive support from at least one other Commissioner may be placed on a future agenda for discussion and possible action. No formal action will be taken at this time.

9. ADJOURNMENT

The next Regular Meeting will be held on July 9, 2025, at 3:30 p.m.

10. 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.

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 hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda for the Housing Commission was posted on the City Hall bulletin board and City website not less than 72 hours prior to the meeting.

/s/ Monique M. Lomeli, CMC
Senior Deputy Clerk