

**Palm Desert City Council, Successor Agency to the Palm Desert Redevelopment
Agency, Housing Authority, and Board of Library Trustees**
Regular Meeting Minutes

February 13, 2025, 4:00 p.m.

Present: Councilmember Gina Nestande, Mayor Pro Tem Evan Trubee,
Councilmember Karina Quintanilla, Councilmember Joe Pradetto

Absent: Mayor Jan Harnik

1. CALL TO ORDER - REGULAR MEETING - 4:00 P.M.

A Regular Meeting of the Palm Desert City Council was called to order by Mayor Pro Tem Trubee on Thursday, February 13, 2025, at 4:10 p.m., in the Council Chamber, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

Councilmember Nestande led the Pledge of Allegiance.

4. INSPIRATION

Councilmember Quintanilla provided words of inspiration.

5. REPORT OF CLOSED SESSION

None.

6. AWARDS, PRESENTATIONS, AND APPOINTMENTS

7. CITY MANAGER COMMENTS

Lieutenant Porras, Riverside County Sheriff's Department, provided an update on staffing levels.

Deputy District Attorney Kahal summarized the Homelessness, Drug Addiction, and Theft Reduction Act (Prop 36) and its impact on the justice system; and responded to Councilmember inquiries.

Director of Library Services Schaffer announced the launch of the One Book - One Palm Desert reading program beginning March 28, 2025, and invited residents to participate.

8. MAYOR/COUNCILMEMBER REPORTS AND REQUESTS FOR ACTION

Councilmembers reported on their attendance at various meetings and events.

Councilmember Quintanilla, with the support of Mayor Pro Tem Trubee, requested that a representative from Riverside County Probation Department be included in a future Homelessness Taskforce or Public Safety Committee meeting to discuss the multi-

agency approach to decrease recidivism and requested a presentation from Riverside County Animal Services with an update on the fee study prior to consideration of a contract extension.

Councilmember Nestande, with the support of Councilmember Pradetto, requested that staff prepare a resolution of concern related to the South Coast Air Quality Management District's proposed rules to ban gas appliances.

9. NON-AGENDA PUBLIC COMMENTS

Professor Chip, resident, expressed concerns regarding City employee benefits.

John Sicily, Inland Empire Labor Council Delegate, expressed concerns about labor compliance amongst local contractors and developers.

Mike Morsh, resident, requested that the City reconsider whether establishing a Palm Desert City Foundation is necessary and beneficial.

Connor Lamont, resident, urged the City to add signage and increase police presence near Homme Adams Park to address trespassers.

10. CONSENT CALENDAR

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

To approve the consent calendar as presented.

Motion Carried (4 to 0)

10.a APPROVAL OF CITY COUNCIL, SUCCESSOR AGENCY, AND HOUSING AUTHORITY MINUTES

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Approve the Minutes of January 7, 2025, January 9, 2025, and January 30, 2025.

Motion Carried

10.b APPROVAL OF WARRANT REGISTERS

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Approve the warrant registers issued for the period 11/26/2024 to 1/30/2025.

Motion Carried

10.c RECEIVE AND FILE APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSES

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

Receive and file the application for Alcoholic Beverage License for:

- Chevron Stations, Inc., Chevron #1858, 72801 HWY 111, Palm Desert
- CV Food Services, Inc., La Spiga Ristorante Italiano, 72557 HWY 111, Palm Desert
- Talay Corp, Talay Thai Cuisine, 73030 El Paseo STE. 102, Palm Desert

Motion Carried

10.d FINANCE COMMITTEE REPORTS

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

Receive and file the monthly Investment Report, General Fund, Parkview Office Complex, and Desert Willow Golf Resort Financial Monthly Reports for September through December 2024.

Motion Carried

10.e ADOPTION OF ORDINANCE 1425 TO AMEND SECTIONS OF TITLE 25 OF THE PALM DESERT MUNICIPAL CODE AND FINDING THE ACTION EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

Adopt Ordinance No. 1425 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, AMENDING SECTIONS 25.60.080, 25.60.160, AND 25.78.020(C) OF PALM DESERT MUNICIPAL CODE TITLE 25 AND MAKING A FINDING THAT THE ACTION IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)."

Motion Carried

10.f ACCEPTANCE OF A RESIGNATION FROM THE CIVIC ENGAGEMENT COMMITTEE, PARKS AND RECREATION COMMITTEE, AND HOMELESSNESS TASKFORCE

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

1. With regret, accept the resignation of Gregg Akkerman from the Civic Engagement Committee and Parks and Recreation Committee.

2. With regret, accept the resignation of Christopher Schachter from the Homelessness Taskforce.

Motion Carried

10.g APPOINT MAYOR HARNIK TO THE CITY SELECTION COMMITTEE OF RIVERSIDE COUNTY AND MAYOR PRO TEM TRUBEE AS THE ALTERNATE

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Appoint Mayor Harnik to the City Selection Committee of Riverside County and Mayor Pro Tem Trubee as the alternate.

Motion Carried

10.i RATIFICATION OF A LETTER OF SUPPORT FOR THE TWENTYNINE PALMS BAND OF MISSION INDIANS GRANT APPLICATION FOR SURFACE TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

Ratify a letter of support for the Twentynine Palms Band of Mission Indians grant application for surface transportation infrastructure improvements in the Dillon Road corridor and near the Jacqueline Cochran Regional Airport.

Motion Carried

10.j APPROVAL OF MILLS ACT CONTRACTS BETWEEN THE CITY AND THE PROPERTY OWNER OF TWO INDIVIDUAL HISTORICAL PROPERTIES

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Pradetto

1. Adopt Resolution No. 2025-002 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A MILLS ACT AGREEMENT BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 72785 EL PASEO, UNIT 716."
2. Adopt Resolution No. 2025-003 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A MILLS ACT AGREEMENT BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 72765 MESQUITE COURT, SUITE F."

Motion Carried

10.k RECEIVE AND FILE THE ANNUAL LOW- AND MODERATE-INCOME HOUSING ASSET FUND REPORT RELATIVE TO SENATE BILL 341

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

Receive and file the annual Low- and Moderate-Income Housing Asset Fund report relative to Senate Bill 341 for Fiscal Year (FY) 2023-24.

Motion Carried

10.I SELF-HELP PROJECT CLOSE OUT AND FINANCIAL SUPPORT

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

Authorize payment of \$65,000 to Coachella Valley Housing Co. to provide financial support to close out the Affordable Housing Self-Help Project from the City's Housing Mitigation Funds.

Motion Carried

10.m RECEIVE AND FILE THE CITY OF PALM DESERT AUDITED ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR THE FISCAL YEAR ENDED JUNE 30, 2024.

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

Receive and file the audited Annual Comprehensive Financial Report (ACFR) for the City of Palm Desert for the fiscal year ended June 30, 2024.

Motion Carried

10.n ADOPT A RESOLUTION TO REPEAL AND REPLACE THE CITY OF PALM DESERT STANDARD DETAILS AND DESIGN GUIDELINES

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

Adopt Resolution No. 2025-004 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, TO REPEAL AND REPLACE RESOLUTION NO. 2024-077 WHICH ADOPTED THE CITY OF PALM DESERT STANDARD DETAILS AND DESIGN GUIDELINES AND MAKING A FINDING OF EXEMPTION UNDER CEQA."

Motion Carried

10.o APPROVE AMENDMENT NO. 4 TO CONTRACT NO. C40350 WITH ST. FRANCIS ELECTRIC, LLC, FOR TRAFFIC SIGNAL PREVENTIVE MAINTENANCE AND EMERGENCY ON-CALL SERVICES

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

1. Approve Amendment No. 4 to Contract No. C40350 with St. Francis Electric, LLC, of Riverside, California, for traffic signal preventive maintenance and emergency on-call services to increase compensation in amount not to exceed \$200,000 annually.
2. Authorize the City Attorney to make necessary non-monetary changes to the agreement.
3. Authorize the City Manager to execute said amendment.

Motion Carried

10.q APPROVE CHANGE ORDER NO. 1 TO CONTRACT C47830 WITH GRANITE CONSTRUCTION COMPANY FOR THE PD LINK PHASE 2 PROJECT (PROJECT NO. CST00005)

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

1. Approve Change Order No. 1 to Contract C47830 with Granite Construction Company, of Indio, California, in the amount of \$151,757.33 for the PD Link Phase 2 Project (Project No. CST00005).
2. Appropriate \$35,157.33 from unobligated Measure A Fund Balance to Account No. 2134670-5000202.

Motion Carried

10.s GERALD FORD APARTMENTS – ACCEPT PUBLIC IMPROVEMENTS AND RELEASE RELATED BONDS, AND ACCEPT A MAINTENANCE BOND

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

1. Accept public improvements for Gerald Ford Apartments.
2. Release the following bonds:
 - a. Faithful Performance Bond in the amount of \$108,091.50.
 - b. Labor and Materials Bond in the amount of \$108,091.50.
 - c. Grading Bond in the amount of \$173,470.
3. Accept the Maintenance Bond in the amount of \$10,809.15.

Motion Carried

10.t WEST COAST SELF STORAGE - ACCEPT PUBLIC IMPROVEMENTS AND RELEASE RELATED BONDS, AND ACCEPT A MAINTENANCE BOND

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Pradetto

1. Accept public improvements for West Coast Self Storage.
2. Release the following bonds:
 - a. Faithful Performance Bond in the amount of \$48,696.50.
 - b. Labor and Materials Bond in the amount of \$24,348.25.
 - c. Grading Bond in the amount of \$11,415.25.
3. Accept the Maintenance Bond in the amount of \$4,869.65.

Motion Carried

10.h RATIFICATION OF A LETTER OF SUPPORT FOR THE UNIVERSITY OF CALIFORNIA, RIVERSIDE, REGIONAL RESILIENCE INNOVATION INCUBATOR

Councilmember Quintanilla voiced support for the item and urged the City Council and staff to explore opportunities to incorporate local research into City projects and better utilize relationships with university students as interns.

Motion by: Mayor Pro Tem Trubee
Seconded by: Councilmember Quintanilla

Ratify the letter of support for the University of California, Riverside, (UCR) Regional Resilience Innovation Incubator.

Motion Carried (4 to 0)

10.p APPROVE PREPAYMENT OF JULY 4, 2025, INDEPENDENCE DAY CELEBRATION EVENT EXPENDITURES IN AN AMOUNT NOT TO EXCEED \$130,000 AND TO BE INCLUDED AS PART OF THE FISCAL YEAR (FY) 2025-26 ANNUAL BUDGET

In response to City Council inquiry, Special Events Coordinator Goodwin advised that the Portola Community Center will be used as a quiet space for residents with sensory issues during the Independence Day event; confirmed that future staff reports will include additional detail regarding miscellaneous expenses.

Motion by: Councilmember Pradetto
Seconded by: Mayor Pro Tem Trubee

1. Approve prepayment of expenditures not to exceed \$130,000, to be included in the FY 2025-26 Annual Budget for production of the July 4, 2025, Independence Day Celebration.
2. Authorize the City Manager to execute vendor contracts associated with event production.

Motion Carried (4 to 0)

10.r ADOPT RESOLUTIONS APPROVING THE FISCAL YEAR 2024-25 MID-YEAR BUDGET ADJUSTMENTS AND REVISED STAFF ALLOCATION SCHEDULE

Councilmember Pradetto requested a staff report on the updated projections with consideration to the passage of Measure G.

Director of Finance Chavez provided a staff report and responded to Councilmember inquiries.

Motion by: Councilmember Pradetto

Seconded by: Councilmember Quintanilla

1. Adopt Resolution No. 2025-005 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, AMENDING THE FISCAL YEAR 2024-25 BUDGET AS A RESULT OF MID-YEAR ADJUSTMENTS."
2. Authorize the Director of Finance to appropriate and transfer unobligated funds from Capital Projects Account No. 4004199-4501000 to General Fund Account No. 1100000-3910000 to cover mid-year requests in the total amount of \$1,326,110.
3. Adopt Resolution No. 2025-006 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING AUTHORIZED CLASSIFICATIONS AND ALLOCATED POSITIONS INCLUDED HEREIN ATTACHED AS EXHIBIT "A" AND RESCINDING RESOLUTION NO. 2024-047."

Motion Carried (4 to 0)

10.u APPROVE CHANGE ORDER NO. 1 TO CONTRACT NO. C47350 WITH CAL-STRIPE, INC., FOR ON-CALL CITYWIDE STREET AND BIKE LANE STRIPING IMPROVEMENTS (PROJECT NO. MST00002)

Councilmember Pradetto voiced support for the item and expressed appreciation to staff for their work on street maintenance.

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

1. Approve Change Order No. 1 to Contract No. C47350 with Cal-Stripe, Inc., of Colton, California, for On-Call Citywide Street and Bike Lane Striping Project to increase compensation to an amount not to exceed \$950,000 annually, subject to CPI.
2. Authorize City Manager to execute the change order and any documents necessary to effectuate the actions taken herewith.

Motion Carried (4 to 0)

11. **ACTION CALENDAR**

12. **PUBLIC HEARINGS**

12.a **APPROVAL OF THE ESTABLISHMENT OF THE CITY OF PALM DESERT COMMUNITY FACILITIES DISTRICT 2025-1 (SHADOW RIDGE PUBLIC SERVICES) AND LEVY OF A SPECIAL TAX FOR SERVICES AND CONDUCT A SPECIAL ELECTION**

Mayor Pro Tem Trubee opened the public hearing.

Director of Economic Development Ceja narrated a PowerPoint presentation and responded to Councilmember inquiries.

Mayor Pro Tem Trubee closed the public hearing, there being no members of the public wishing to speak.

City Clerk Mejia announced there is no majority protest; therefore, the City Council may proceed.

Motion by: Councilmember Pradetto

Seconded by: Councilmember Nestande

1. Adopt Resolution No. 2025-007 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DETERMINING THE VALIDITY OF PRIOR PROCEEDINGS, **FORMING THE CITY OF PALM DESERT COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SHADOW RIDGE PUBLIC SERVICES)**, AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN, ESTABLISHING AN APPROPRIATIONS LIMIT, AND TAKING CERTAIN OTHER ACTIONS RELATING TO SAID DISTRICT."
2. Adopt Resolution No. 2025-008 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF PALM DESERT COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SHADOW RIDGE PUBLIC SERVICES) **CALLING A SPECIAL LANDOWNER ELECTION** RELATING TO THE LEVY OF A SPECIAL TAX THEREIN AND THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT."

Motion Carried (4 to 0)

City Clerk Mejia conducted the Special Election and completed the canvassing of the ballots as follows:

- 18 ballots in favor
- 0 ballots opposed

Motion by: Councilmember Pradetto

Seconded by: Councilmember Nestande

1. Adopt Resolution No. 2025-009 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF PALM DESERT COMMUNITY FACILITIES DISTRICT NO. 2025-1 (SHADOW RIDGE PUBLIC SERVICES) **DECLARING THE RESULTS OF A SPECIAL LANDOWNER ELECTION** RELATING TO THE LEVY OF A SPECIAL TAX THEREIN AND THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT."
2. Introduce 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."

Motion Carried (4 to 0)

12.b CONSIDERATION TO ADOPT MITIGATED NEGATIVE DECLARATION (SCH NO. 2023090542) AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVAL OF PRELIMINARY DESIGN FOR THE HAYSTACK CHANNEL IMPROVEMENT PROJECT

Councilmember Pradetto announced his recusal, citing the project's proximity to his property, and left the Council Chamber.

Principal Planner Melloni narrated a PowerPoint presentation and responded to Councilmember inquiries.

Mayor Pro Tem Trubee opened and closed the public hearing, there being no members of the public desiring to speak.

Mayor Pro Tem Trubee reopened the public hearing to allow public testimony.

David Toltzman, resident, requested that the City require use of native granite boulders, use seed rather than mature plants, and when grading, save the top two feet of soil to preserve smoke tree seeds.

CB Buller, resident, requested to see vegetation on both sides of the wash.

Mayor Pro Tem Trubee closed the public hearing, there being no others desiring to speak.

During deliberations, Councilmember Nestande suggested that staff work with residents adjacent to the wash to gather and implement their input on native plantings.

Motion by: Councilmember Nestande

Seconded by: Councilmember Quintanilla

1. Adopt Resolution No. 2025-010 entitled, "A RESOLUTION OF THE PALM DESERT CITY COUNCIL ADOPTING AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (SCH NO. 2023090542) AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE HAYSTACK

CHANNEL IMPROVEMENT PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT”

2. Approve the preliminary design of the Haystack Channel Improvement Project with consideration to include additional landscaping along Haystack Road.
3. Authorize Director of Finance to reallocate \$275,000 from unexpended project funds in Storm Drain Improvement-Section 29 Account No. 2324370-5000455 to Account No. 2324370-5000454 for the Haystack Channel Improvement Project.

RECUSED (1): Councilmember Pradetto

Motion Carried (3 to 0)

12.c CONSIDER AN APPEAL OF THE CITY MANAGER’S REVOCATION OF THE BUSINESS LICENSE FOR MESSAGE 111 LOCATED AT 45120 SAN PABLO, SUITE 2A, PALM DESERT, CALIFORNIA

Mayor Pro Tem Trubee opened the public hearing.

Development Services Director Cannone narrated a PowerPoint presentation and responded to City Council inquiries.

George Young, appellant's legal representative, stated that the appellant made no modifications to the building; asserted that the search warrant served yielded no charges; urged the City Council to overturn the City Manager's revocation of the business license for Massage 111.

Mayor Pro Tem closed the public hearing, there being no members of the public desiring to speak.

During deliberations, individual Councilmembers offered the following comments:

- There are clear and substantial violations of the Palm Desert Municipal Code.
- The absence of criminal charges does not negate the presence of a violation of City codes and a threat to public health and safety.

Motion by: Councilmember Pradetto

Seconded by: Councilmember Nestande

1. Find that this report, including attachments, and any additional evidence provided at the hearing provides satisfactory evidence that the City Manager’s decision to revoke the business license for Massage 111 was correct.
2. Adopt Resolution No. 2025-011 entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, UPHOLDING THE CITY MANAGER’S REVOCATION OF THE BUSINESS LICENSE

FOR MESSAGE 111, LOCATED AT 45120 SAN PABLO, SUITE 2A, AND
MAKING FINDINGS IN SUPPORT THEREOF.”

Motion Carried (4 to 0)

13. INFORMATION ITEMS

None.

14. ADJOURNMENT

The City Council adjourned at 6:05 p.m.

15. PUBLIC NOTICES

Monique Lomeli, CMC

Senior Deputy Clerk/Assistant Secretary

Anthony J. Mejia, MMC

City Clerk/Secretary