

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

**Regular Meeting Minutes**

February 27, 2025, 3:30 p.m.

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

**1. CALL TO ORDER - CLOSED SESSION - 3:30 P.M.**

A Regular Meeting of the Palm Desert City Council was called to order by Mayor Harnik on Thursday, February 27, 2025, at 3:30 p.m., in the Council Chamber, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

**2. PUBLIC COMMENT FOR CLOSED SESSION ITEMS ONLY**

None.

**3. RECESS TO CLOSED SESSION**

Mayor Harnik adjourned to Closed Session at 3:30 p.m.

**4. CLOSED SESSION AGENDA**

**4.a Closed Session Meeting Minutes: January 9, 2025**

**4.b Public Employee Appointment Pursuant to Government Code Section 54957: City Manager**

**5. ROLL CALL - REGULAR MEETING - 4:00 P.M.**

**6. PLEDGE OF ALLEGIANCE**

Councilmember Pradetto led the Pledge of Allegiance.

**7. INSPIRATION**

Mayor Pro Tem Trubee provided words of inspiration.

**8. REPORT OF CLOSED SESSION**

City Attorney Shah stated that the City Council acted on Closed Session Item 4b, appointing Chris Escobedo as Interim City Manager effective March 22, 2025.

**9. AWARDS, PRESENTATIONS, AND APPOINTMENTS**

**9.a PROCLAMATION - BLOOD DISORDER AWARENESS MONTH**

Mayor Harnik presented a proclamation to Ivan Giron in honor of Blood Disorder Awareness Month.

**10. CITY MANAGER COMMENTS**

None.

**11. MAYOR/COUNCILMEMBER REPORTS AND REQUESTS FOR ACTION**

Councilmembers provided updates on their attendance at various events.

**12. NON-AGENDA PUBLIC COMMENTS**

None.

**13. CONSENT CALENDAR**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

To approve the consent calendar as presented with the exception of Item 13e which was pulled for separate discussion.

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

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

Approve the Minutes of February 13, 2025.

**Motion Carried (5 to 0)**

**13.b APPROVAL OF WARRANT REGISTERS**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

Approve the warrant registers issued for the period 2/6/2025 to 2/13/2025.

**Motion Carried (5 to 0)**

**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**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

Ratify the letter of support for the BRIC City of Palm Springs Western Coachella Valley Flood and Blowsand Mitigation Project.

**Motion Carried (5 to 0)**

**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.**

**Motion by:** Councilmember Quintanilla  
**Seconded by:** Councilmember Pradetto

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."

**Motion Carried (5 to 0)**

**13.e INTRODUCTION OF ORDINANCE 1427 DISSOLVING THE MARKETING COMMITTEE AND RESOLUTION ESTABLISHING THE PUBLIC AFFAIRS MARKETING PANEL**

This item was pulled for separate discussion. See page 7 of these minutes for a summary of action.

**13.f APPROVE DEACCESSION OF GRAND PIANO BY DAVID MUELLER**

**Motion by:** Councilmember Quintanilla  
**Seconded by:** Councilmember Pradetto

Approve the deaccession and removal of *Grand Piano* by David Mueller.

**Motion Carried (5 to 0)**

**13.g AUTHORIZE CITY MANAGER/EXECUTIVE DIRECTOR TO AWARD AGREEMENTS NO. HA48940A-C TO MULTIPLE CONSULTANTS FOR HOUSING PROGRAM ADMINISTRATIVE SERVICES**

**Motion by:** Councilmember Quintanilla  
**Seconded by:** Councilmember Pradetto

1. Authorize City Manager/Executive Director to review and award task order agreements HA48940A-C 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.

**Motion Carried (5 to 0)**

**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**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

1. Ratify the six-month agreement HA48770 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.

**Motion Carried (5 to 0)**

**13.i AUTHORIZE AN INCREASE OF \$80,000 TO NOT TO EXCEED AMOUNT FOR ADDITIONAL SERVICES FOR JOHN HARRISON CONTRACTING, INC.**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

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.

**Motion Carried (5 to 0)**

**13.j APPROVE CIVIC ENGAGEMENT COMMITTEE 2025 WORK PLAN**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

Approve the Civic Engagement Committee's 2025 Work Plan.

**Motion Carried (5 to 0)**

**13.k APPROVAL OF LAW ENFORCEMENT RESPONSIBILITIES MEMORANDUM OF UNDERSTANDING AGREEMENT NO. C48950 WITH THE COUNTY OF RIVERSIDE, CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO, COLLEGE OF THE DESERT, AND THE UNIVERSITY OF CALIFORNIA, RIVERSIDE**

**Motion by:** Councilmember Quintanilla  
**Seconded by:** Councilmember Pradetto

1. Approve a Law Enforcement Responsibilities Memorandum of Understanding (MOU) Agreement No. C48950 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.

**Motion Carried (5 to 0)**

**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**

**Motion by:** Councilmember Quintanilla  
**Seconded by:** Councilmember Pradetto

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.

**Motion Carried (5 to 0)**

**13.m RATIFICATION AND UPDATE OF VENDOR AND CONTRACTOR PREQUALIFICATION LIST SUBMISSIONS THROUGH FEBRUARY 11, 2025**

**Motion by:** Councilmember Quintanilla  
**Seconded by:** Councilmember Pradetto

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.

**Motion Carried (5 to 0)**

**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**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

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.

**Motion Carried (5 to 0)**

**13.o AWARD OF CONTRACT NO. HA48960 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**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

1. Approve the award of contract no. HA48960 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 No. HA48960a 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.

**Motion Carried (5 to 0)**

**13.p ALPHA HOLDINGS - 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 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

**Motion Carried (5 to 0)**

**13.e INTRODUCTION OF ORDINANCE 1427 DISSOLVING THE MARKETING COMMITTEE AND RESOLUTION ESTABLISHING THE PUBLIC AFFAIRS MARKETING PANEL**

City Clerk Mejia provided a staff report and responded to City Council inquiries.

Councilmember Quintanilla expressed concerns about the decision to eliminate the committee in favor of an advisory panel, warning that this could inadvertently set a concerning precedent for future decisions.

Councilmember Pradetto voiced support for the Ordinance, emphasizing that the creation of an advisory panel, which adheres to a process closely aligned with the Brown Act, offers a balanced compromise compared to completely dissolving the Committee.

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

1. Introduce Ordinance 1427 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 Resolution 2025-012 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."

**Motion Carried (5 to 0)**

**14. ACTION CALENDAR**

**14.a APPROVE CONCEPTUAL DESIGN OF NEW LIBRARY FACILITY**

Senior Project Manager Lamb narrated a PowerPoint presentation and responded to City Council inquiries.

Jann Buller, Palm Desert resident, spoke in support of the proposed new Library design and voiced appreciation to the City.

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

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

**Motion Carried (5 to 0)**

**14.b PROVIDE DIRECTION ON LIBRARY OPERATIONS AND FOUNDATION CONSIDERATIONS**

Assistant City Manager Escobedo narrated a PowerPoint presentation and responded to City Council inquiries.

Jann Buller, Palm Desert resident, provided information about the Friends of the Library fundraising efforts.

**Motion by:** Councilmember Nestande

**Seconded by:** Mayor Harnik

To continue the item to the meeting of April 24, 2025.

**Motion Carried (5 to 0)**

**14.c RESOLUTION 2025-013 OF CONCERN REGARDING SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT'S PROPOSED AMENDMENTS TO RULES 1111 AND 1121, PHASING OUT GAS WATER HEATERS AND FURNACES**

Assistant City Manager Escobedo narrated a PowerPoint presentation and responded to City Council inquiries.

**Motion by:** Councilmember Pradetto

**Seconded by:** Councilmember Nestande

Adopt Resolution No. 2025-013 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."

**Motion Carried (5 to 0)**



**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**

City Clerk Mejia presented a staff report and responded to City Council inquiries.

Berlinda Blackburn, Palm Desert resident, spoke in opposition to the proposed Ordinance in regard to the Resource Preservation and Enhancement Committee (RPEC).

Donald Zeigler, Palm Desert resident, spoke in opposition to the proposed Ordinance in regard to RPEC.

Carlos Garcia, Palm Desert resident, spoke in opposition to the proposed Ordinance.

Introduce Ordinance 1428 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."

NOES (1): Councilmember Quintanilla

**Motion Carried (4 to 1)**

**Amendment:**

**Motion by:** Councilmember Quintanilla

To amend the Ordinance to consolidate the Homelessness Task Force and the Public Safety Committee into a unified body, with both groups meeting on a monthly basis.

**Motion Fails Due to Lack of Second**

**15. PUBLIC HEARINGS**

**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**

Mayor Harnik recused herself due to a conflict of interest and left the meeting room.

Economic Development Director Alvarez narrated a PowerPoint presentation and responded to City Council inquiries.

Mayor Pro Tem Trubee opened the public hearing.

Ira Mosley, owner of Papa Dan's Pizza and Pasta, expressed appreciation to the City Council and staff.

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

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Nestande

1. 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.
2. Adopt Resolution 2025-014 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.
3. Adopt Resolution 2025-015 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.
4. 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.
5. 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)
6. 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.
7. Authorize the City Manager or designee to execute all documents required to effectuate the funds.

RECUSED (1): Mayor Harnik

**Motion Carried (4 to 0)**

Mayor Harnik returned to the meeting room.

## 16. INFORMATION ITEMS

None.

**17. ADJOURNMENT**

The City Council adjourned at 6:33 p.m. in honor and remembrance of Stuart Spencer.

Respectfully submitted,

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Monique Lomeli, CMC  
Senior Deputy City Clerk

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Anthony J. Mejia, MMC  
City Clerk/Secretary