

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

May 8, 2025, 3:45 p.m.

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

**1. CALL TO ORDER - CLOSED SESSION - 3:45 P.M.**

A Regular Meeting of the Palm Desert City Council was called to order by Mayor Harnik on Thursday, May 8, 2025, at 3:45 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 3:45 p.m.

**4. CLOSED SESSION AGENDA**

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 led the Pledge of Allegiance.

**7. INSPIRATION**

Councilmember Quintanilla provided words of inspiration.

**8. REPORT OF CLOSED SESSION**

City Attorney Shah stated that direction was given by the City Council; no reportable actions were taken.

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

**9.a PROCLAMATION: HOLOCAUST REMEMBRANCE DAY**

Mayor Harnik presented a proclamation to Danny Labin and Arnie Gilman, representing the Jewish Federation of the Desert, in commemoration of Holocaust Remembrance Day.

**9.b PROCLAMATION: POLLINATOR WEEK**

Mayor Harnik presented a proclamation to Community Services Manager Muir in recognition of Pollinator Week.

**9.c AWARDS: CIVIC ACADEMY PARTICIPANTS CERTIFICATES**

Mayor Harnik and Community Relations Supervisor Penta recognized the following individuals for completion of the Palm Desert Civic Academy:

Amando Sanders	Laura Bickford
Bert Sugayan	Lisa Longoria
Brook Marshall	Lori Sanford
Carrie McLeod	Mary Curry
Elizabeth Meyerhoff	Mike Morsch
Gayla Brown	Robert McConnaughey
James Hutfilz	Samantha Shapiro
Janet Davidson	Sonya Donaldson
Jenifer Ramirez Pimentel	Suzanne Nixon
Jessica Walker	Tim Skogen
Joanne Ohanesian	William Robinette
John T. Doan	

**9.d PRESENTATION: FRIENDS OF THE DESERT MOUNTAINS WILDFLOWER FESTIVAL**

Tammy Martin, representing the Friends of the Desert Mountains, narrated a PowerPoint presentation highlighting the success of the 2025 Wildflower Festival.

**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.

**Motion Carried (5 to 0)**

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

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

Approve the Minutes of April 24, 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 3/26/2025 to 5/2/2025.

**Motion Carried (5 to 0)**

**13.c RATIFICATION OF A LETTER OF OPPOSITION FOR SENATE BILL 634 (PÉREZ): HOMELESSNESS – CIVIL AND CRIMINAL PENALTIES**

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

Ratify the issuance of a letter of opposition for SB 634 (Pérez): Homelessness – Civil and Criminal Penalties.

**Motion Carried (5 to 0)**

**13.d APPOINTMENT TO THE COACHELLA VALLEY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (CVMSHCP) TRAILS MANAGEMENT SUBCOMMITTEE**

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

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.

**Motion Carried (5 to 0)**

**13.e UPDATE TO ELECTRONIC SIGNATURE USE GUIDELINES**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

Receive and file an administrative update to the City's Electronic Signature Use Guidelines to allow digital signatures for City lease agreements.

**Motion Carried (5 to 0)**

**13.f RATIFICATION AND UPDATE OF VENDOR AND CONTRACTOR PREQUALIFICATION LIST FOR SUBMISSIONS THROUGH APRIL 18, 2025**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

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.

**Motion Carried (5 to 0)**

**13.g RESOLUTION 2025-026 UPDATING OUTSIDE AGENCY FUNDING PROGRAM COMMITTEE MEMBERS**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

Adopt Resolution 2025-026 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."

**Motion Carried (5 to 0)**

**13.h HOUSING AUTHORITY RESOLUTION ESTABLISHING DATES FOR REGULAR MEETINGS OF THE PALM DESERT HOUSING COMMISSION DURING FISCAL YEAR 2025-2026**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

Adopt Resolution HA-130 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."

**Motion Carried (5 to 0)**

**13.i RELEASE PARTICULATE MATTER (PM10) BONDS FOR COMPLETED PROJECTS**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

Release the following PM 10 Bonds:

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.

**Motion Carried (5 to 0)**

**13.j UPDATE ON THE MAYORS' MONARCH PLEDGE AND POLLINATOR WEEK**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

Receive and file the update on the City's participation in the Mayors' Monarch Pledge and recognition of Pollinator Week.

**Motion Carried (5 to 0)**

**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)**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

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.

**Motion Carried (5 to 0)**

**13.I 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**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

1. Adopt Resolution 2025-027 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 Resolution 2025-028 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.

**Motion Carried (5 to 0)**

**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**

**Motion by:** Councilmember Quintanilla

**Seconded by:** Councilmember Pradetto

1. Adopt Resolution 2025-029 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 Resolution 2025-030 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.

**Motion Carried (5 to 0)**

**14. ACTION CALENDAR**

None.

**15. PUBLIC HEARINGS**

**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**

Supportive Services Manager Tenorio narrated a PowerPoint presentation and responded to City Council inquiries.

Mayor Harnik opened and closed the public hearing, there being no member of the public wishing to speak.

**Motion by:** Councilmember Pradetto

**Seconded by:** Mayor Pro Tem Trubee

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.

**Motion Carried (5 to 0)**

**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**

Finance Director Chavez provided a staff report and responded to City Council inquiries.

Mayor Harnik opened and closed the public hearing, there being no member of the public wishing to speak.

**Motion by:** Councilmember Pradetto

**Seconded by:** Councilmember Nestande

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 Resolution 2025-031 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.

NOES (1): Councilmember Quintanilla

**Motion Carried (4 to 1)**

**16. INFORMATION ITEMS**

None.

**17. ADJOURNMENT**

The City Council adjourned at 4:41 p.m.

Respectfully submitted,

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Michelle Nance

Acting Assistant City Clerk/Assistant Secretary

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Anthony J. Mejia, MMC

City Clerk/Secretary