

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

January 8, 2026

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

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 Trubee on Thursday, January 8, 2026, at 4:00 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 Quintanilla led the Pledge of Allegiance.

4. INSPIRATION

Mayor Trubee provided words of inspiration.

5. AWARDS, PRESENTATIONS, AND APPOINTMENTS

5.a PRESENTATION: SOUTHERN CALIFORNIA EDISON EXISTING RATES AND PROGRAMS

Aaron Thomas, of Southern California Edison, narrated a PowerPoint presentation and responded to City Council inquiries.

5.b PRESENTATION: CALIFORNIA STATE UNIVERSITY STUDENT SUCCESS CENTER UPDATE

Jennifer Sorenson, Chief Administrative Officer, Finance Technology & Operations of CSUSB, narrated a PowerPoint presentation and responded to City Council inquiries.

5.c PRESENTATION: COACHELLA VALLEY PREPAREDNESS NETWORK

Carla Sullivan-Dilley, of CVDPN, narrated a PowerPoint presentation and responded to City Council inquiries.

6. CITY MANAGER COMMENTS

None.

7. MAYOR/COUNCILMEMBER REPORTS AND REQUESTS FOR ACTION

Councilmembers provided updates on their attendance at various meetings and events.

Councilmember Quintanilla, with the support of Councilmember Nestande, requested a reserved parking space for the City Manager.

Councilmember Quintanilla inquired when the Environmental Resource Committee would next meet and what Earth Day activities the city planned, noting that other cities had already begun their engagement efforts.

8. NON-AGENDA PUBLIC COMMENTS

Debbie Green, Palm Desert resident, spoke about her efforts to organize Earth Day activities in coordination with neighboring cities; suggested that the City should not recognize the Columbus Day holiday in favor of Indigenous Peoples' Day; urged stronger City participation in the Harvey Milk Diversity Breakfast.

Celeste Flores, of Lift to Rise, expressed appreciation to the city for its partnership and provided an update on Lift to Rise's efforts to support affordable housing.

9. CONSENT CALENDAR

Councilmember Harnik announced her recusal from Consent Item 9l, due to a potential financial conflict. Mayor Trubee announced his recusal of Consent Item 9d, due to proximity to his real property interests.

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

To approve the consent calendar as presented.

Motion Carried (5 to 0)

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

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Approve the Study Session and Regular Meeting Minutes of December 11, 2025, and the Special Meeting Minutes of December 16, 2025.

Motion Carried (5 to 0)

9.b APPROVAL OF WARRANT REGISTERS

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Approve the warrant registers issued for the period October 1, 2025, to December 12, 2025.

Motion Carried (5 to 0)

9.c NOVEMBER 2025 PROCUREMENT REPORT

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Receive and file the monthly Procurement Report for November 2025.

Motion Carried (5 to 0)

9.d RECEIVE AND FILE APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSES

Mayor Trubee announced his recusal of Consent Item 9d, due to proximity to his real property interests.

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Receive and file applications for Alcoholic Beverage Licenses for:

- Shogun Restaurant (Shin Nihon Kosan, Inc.) 74225 HWY 111 Ste. A, Palm Desert, CA 92260-4143
- Backstreet Bistro (Giogen Restaurant Group [GRG] LLC) 72820 El Paseo Palm Desert, CA 92260-3302

RECUSED (1): Mayor Trubee

Motion Carried (4 to 0)

9.e APPROVAL OF THE 2026 CITY COUNCIL LIAISON AND SUBCOMMITTEE ASSIGNMENTS AND APPOINTMENT OF REPRESENTATIVES TO EXTERNAL ORGANIZATIONS

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Approve the 2026 City Council Liaison and Subcommittee Assignments and the appointment of representatives to external organizations, as revised.

Motion Carried (5 to 0)

9.f ADOPTION OF ORDINANCE NO. 1438 DELETING SECTION 2.52.555(F) OF THE PALM DESERT MUNICIPAL CODE TO REMOVE OUTDATED EMAIL RETENTION PROVISIONS

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Nestande

Adopt Ordinance No. 1438 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DELETING SECTION 2.52.555(F) OF THE PALM DESERT MUNICIPAL CODE TO REMOVE OUTDATED EMAIL RETENTION PROVISIONS."

Motion Carried (5 to 0)

9.g ADOPTION OF ORDINANCE NO. 1440 AMENDING CHAPTER 25.34 AND CHAPTER 26.30 OF THE CITY OF PALM DESERT MUNICIPAL CODE RELATING TO URBAN LOT SPLITS AND TWO-UNIT PROJECTS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Nestande

Adopt Ordinance No. 1440 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, AMENDING CHAPTER 25.34 (SPECIAL USE PROVISIONS) AND CHAPTER 26.30 (URBAN LOT SPLITS) OF THE CITY OF PALM DESERT MUNICIPAL CODE RELATING TO URBAN LOT SPLITS AND TWO-UNIT PROJECTS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA."

Motion Carried (5 to 0)

9.h APPROVAL OF PARK ORDINANCE WAIVERS FOR THE 2026 PALM DESERT HALF MARATHON AND 5K AND WILDFLOWER FESTIVAL

Motion by: Councilmember Quintanilla
Seconded by: Councilmember Nestande

Approve temporary waiver of the following Palm Desert Municipal Code (PDMC) Sections for the 2026 Palm Desert Half Marathon and 5K, and Wildflower Festival:

- a. 11.01.20 (Hours of Use in City Parks)
- b. 11.01.140 (Amplified Sound in City Parks)
- c. 11.01.080 H (Camping)
- d. 11.01.080 O (Placement of Advertising Signage in City Parks)
- e. 11.01.080 Q (Vendor Sales in City Parks)
- f. 11.01.080 W (Possession/Consumption of Alcohol in City Parks) pursuant to PDMC 9.58.040

Motion Carried (5 to 0)

9.i REJECT ALL PROPOSALS SUBMITTED FOR MAINTENANCE FOR PUBLIC ART COLLECTION AND EL PASEO SCULPTURE EXHIBITION

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

1. Reject all proposals submitted in response to the City's Request for Proposals 2025-RFP-123 (RFP) for Maintenance for Public Art Collection and El Paseo Sculpture Exhibition.
2. Authorize staff to re-issue the RFP without the prevailing wage requirement based on a revised determination of the applicable work classification.
3. Authorize staff to execute a six-month on-call maintenance services agreement no. C50290 with Rice Construction in an amount not to exceed \$50,000 to provide maintenance services for the City's Public Art Collection and El Paseo Sculpture Exhibition during the re-bidding period.

Motion Carried (5 to 0)

9.j RESOLUTION FOR RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGETS FOR THE FISCAL PERIOD FROM JULY 1, 2026, THROUGH JUNE 30, 2027, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 AND TAKING CERTAIN RELATED ACTIONS

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Adopt Resolution SA-RDA 105 entitled, "A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR THE FISCAL PERIOD FROM JULY 1, 2026 THROUGH JUNE 30, 2027, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 AND TAKING CERTAIN RELATED ACTIONS.

Motion Carried (5 to 0)

9.k APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH ANGELICA M. ZARCO, DBA HOLISTIC SYSTEM INTEGRATION SOLUTIONS FOR PROGRAM AND CONSULTING SERVICES FOR DEVELOPMENT SERVICES

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

1. Approve Amendment No. 1 to the Professional Services Agreement No. C49550 with Angelica M. Zarco dba Holistic System Integration Solutions to extend the agreement through Fiscal Year 2026/2027 (June 30, 2027);
2. Increase not-to-exceed annual compensation from \$192,000 to \$312,000 per fiscal year;

3. Authorize the City Attorney to make any non-monetary changes to the agreement; and
4. Authorize the City Manager or designee to execute any change orders or amendments, including extensions of the agreement, provided such actions remain within the approved not-to-exceed amount.

Motion Carried (5 to 0)

9.I AWARD CONTRACTS TO THE ALTUM GROUP, NAI CONSULTING, AND NV5, INC., FOR ON-CALL ENGINEERING SERVICES

Councilmember Harnik announced her recusal from Consent Item 9I, due to a potential financial conflict.

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

1. Award a three-year Professional Services Agreement No. C50300 to The Altum Group for On-Call Engineering Services in an aggregate amount not-to-exceed \$1,000,000 per fiscal year.
2. Award a three-year Professional Services Agreement No. C50310 to NAI Consulting for On-Call Engineering Services in an aggregate amount not-to-exceed \$1,000,000 per fiscal year.
3. Award a three-year Professional Services Agreement No. C50320 to NV5, Inc. for On-Call Engineering Services in an aggregate amount not-to-exceed \$1,000,000 per fiscal year.
4. Authorize the City Attorney to make necessary non-monetary changes to the agreements.
5. Authorize the City Manager to execute agreements, amendments, and any other documents necessary to effectuate these actions.

RECUSED (1): Councilmember Harnik

Motion Carried (4 to 0)

10. ACTION CALENDAR

10.a APPROVE FUNDING AND RESERVATION AGREEMENT FOR THE COOK STREET ENERGY SUBSTATION WITH IMPERIAL IRRIGATION DISTRICT

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

Brett Green, Palm Desert resident, spoke in opposition to using City funds for the proposed substation.

Mike Berger, of the Berger Foundation, spoke in favor of the proposed substation.

Motion by: Councilmember Nestande

Seconded by: Mayor Pro Tem Pradetto

1. Approve the Funding and Reservation Agreement NO. C50340 for the Cook Street energy substation with Imperial Irrigation District.
2. Authorize the City Manager to execute the Agreement, subject to revisions approved by all other parties and approved by the City Manager in consultation with the City Attorney.
3. Appropriate \$4,700,000 to Capital Bond Proceeds Project Account No. 4514258-4400100 from available Fund Balance.
4. Direct the City Manager to commence the process to form a Community Facilities District for the North Sphere Electric Substation necessary for the property owners to commence payment of their share of energy demand.

Motion Carried (5 to 0)

11. PUBLIC HEARINGS

11.a PUBLIC HEARING REGARDING ADOPTION OF ORDINANCE 1439 OF THE CITY COUNCIL OF THE CITY OF PALM DESERT AMENDING TITLE 15 OF THE PALM DESERT MUNICIPAL CODE TO ADOPT THE 2025 CALIFORNIA BUILDING STANDARDS CODE BY REFERENCE WITH APPENDICES AND LOCAL AMENDMENTS

Jason Finley, Chief Building Official, provided a staff report and responded to City Council inquiries.

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

Motion by: Mayor Pro Tem Pradetto

Seconded by: Councilmember Harnik

1. Conduct a public hearing and consider public testimony.
2. Adopt Ordinance 1439 entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, AMENDING TITLE 15 OF THE PALM DESERT MUNICIPAL CODE, TO ADOPT THE 2025 CALIFORNIA BUILDING STANDARDS CODE WITH APPENDICES AND LOCAL AMENDMENTS.

Motion Carried (5 to 0)

11.b PROPOSED PLAN FOR BOND ISSUANCE BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR THE PALM DESERT FAMILY HOUSING PROJECT LOCATED AT THE NORTHWEST CORNER OF COOK STREET AND FRANK SINATRA DRIVE (APN 694-200-021)

Ivan Tenorio, Homeless and Supportive Services Manager, and Jarod Suzuki, of California Municipal Finance Authority, provided a staff report and responded to City Council inquiries.

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

Motion by: Mayor Pro Tem Pradetto

Seconded by: Mayor Trubee

1. Conduct the public hearing under the requirements of the Tax Equity and 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 tax-exempt revenue bonds (the “Bonds”) by the California Municipal Finance Authority (“CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed Fifty Million Dollars (\$50,000,000). The Bonds will finance the acquisition, construction, and development of the Palm Desert Family Housing Project, a 298-unit multifamily affordable rental housing development (295 income-restricted units and 3 manager units) located at the northwest corner of Cook Street and Frank Sinatra Drive (APN 694-200-021) in Palm Desert, California (the “Project”), and receive public comments thereon.
2. Adopt Resolution 2026-001 entitled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE ISSUANCE BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY OF TAX-EXEMPT REVENUE BONDS FOR THE PALM DESERT FAMILY HOUSING PROJECT,” approving the issuance of the Bonds by CMFA for the benefit of Sinatra Family Housing, LP, a California limited partnership (the “Borrower”), a partnership of which Affirmed Housing (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 City Manager to enter into and execute the Indemnity Agreement with Sinatra Family Housing, LP, attached hereto in substantial form.

Motion Carried (5 to 0)

11.c CONSIDERATION TO ADOPT HILLSIDE RESIDENTIAL DESIGN STANDARDS AND A CORRESPONDING ZONING ORDINANCE AMENDMENT

Siji Fernandez, Principal Planner, introduced John Kaliski, of John Kaliski Architects, who narrated a PowerPoint presentation and responded to City Council inquiries.

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

Motion by: Councilmember Harnik

Seconded by: Mayor Pro Tem Pradetto

Introduce Ordinance 1442 entitled, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING HILLSIDE RESIDENTIAL DESIGN STANDARDS, MODIFYING SECTIONS OF PALM DESERT MUNICIPAL CODE TITLE 25 PERTAINING TO THE HILLSIDE RESIDENTIAL DESIGN STANDARDS AND FINDING THE PROJECT IS

EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, as amended to indicate where appropriate that the use of synthetic turf is high discouraged.”

Motion Carried (5 to 0)

11.d CONSIDERATION OF AN APPEAL OF A DECISION OF THE PLANNING COMMISSION ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING A PRECISE PLAN FOR THE CATAVINA RESIDENTIAL PROJECT

Anthony Mejia, City Clerk, announced that the appellant and applicant have agreed to the continuance of this public hearing to the City Council meeting of February 12, 2026.

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

Continue the public hearing to February 12, 2026.

Motion Carried (5 to 0)

12. INFORMATION ITEMS

None

13. ADJOURNMENT

The City Council adjourned at 5:46 p.m.

Respectfully submitted,

Michelle Nance

Acting Assistant City Clerk/Assistant Secretary

Anthony J. Mejia, MMC

City Clerk/Secretary