

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

Regular Meeting Minutes

February 12, 2026

Present: Mayor Evan Trubee, Councilmember Jan Harnik, Councilmember Gina Nestande, Councilmember Karina Quintanilla, Mayor Pro Tem Joe Pradetto*
*Mayor Pro Tem Pradetto participated remotely in accordance with SB 707 due to illness

1. CALL TO ORDER - CLOSED SESSION

A Regular Meeting of the Palm Desert City Council was called to order by Mayor Trubee on Thursday, February 12, 2026, at 3:25 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 Trubee adjourned to Closed Session at 3:25 p.m.

4. CLOSED SESSION AGENDA

The following items were considered in closed session:

4.a Closed Session Meeting Minutes: December 11, 2025

4.b Conference with Real Property Negotiations pursuant to Government Code Section 54956.8

Property Description: 1.62-acres located at the southeast corner of Fred Waring Drive and San Pablo Avenue.

Assessor's Parcel Numbers (APNs): 627-101-068, 627-101-033, 627-101-002, 627-101-067 and 627-101-017.

Agency: City of Palm Desert/Successor Agency to the Redevelopment Agency

City Negotiator: Chris Escobedo/Richard Cannone/Martin Alvarez

Negotiating Parties: City of Palm Desert/Successor Agency to the Redevelopment Agency and The Pacific Companies

Under Negotiation: Price and Terms

4.c Conference with Legal Counsel regarding Significant Exposure to Litigation pursuant to Government Code Section 54956.9(d)2

1 case.

4.d Conference with Legal Counsel regarding Initiation of Litigation pursuant to Government Code Section 54956.9(d)4

2 cases.

4.e Conference with Labor Negotiators pursuant to Government Code Section 54957.6

1 case.

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

6. PLEDGE OF ALLEGIANCE

Councilmember Nestande led the Pledge of Allegiance.

7. INSPIRATION

Mayor Pro Tem Pradetto 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 VISIT GREATER PALM SPRINGS UPDATE

Scott White, Colleen Pace, and Davis Meyer, of Visit Greater Palm Springs, narrated a PowerPoint presentation and responded to City Council inquiries.

10. CITY MANAGER COMMENTS

10.a DESERT WILLOW AWARD RECOGNITION FROM 59CLUB

John Ramont, Deputy Director of Finance, and Derek White, General Manager of Desert Willow, recognized Desert Willow and their team for the following awards received from 59club:

- Gold Flag Destination - Desert Willow Golf Resort
- Leading Individual Golf Visit Experience - Ryan Szydlowski
- Food and Beverage Manager of the Year - Keith Sansone
- Retail Manager of the Year - Brian Lind
- Superintendent of the Year - Chris Bien

11. MAYOR/COUNCILMEMBER REPORTS AND REQUESTS FOR ACTION

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

Mayor Trubee, with the support of Councilmember Harnik, requested that staff follow up on traffic safety concerns at the intersection of El Paseo and CA Highway 74.

12. NON-AGENDA PUBLIC COMMENTS

Chris Christianson, representing the Desert Healthcare District, spoke about the district's new 5-year strategic plan and public meetings open to Coachella Valley residents.

Chris Schacter, Palm Desert resident, expressed concern regarding illegal business advertisements posted in public rights of way and urged strict code enforcement actions against repeated offenders.

The following individuals spoke in support of allowing adult use of natural Kratom products and a prohibition on synthetic high-potency Kratom products:

Matthew McHolland, La Quinta business owner

Heather S.

13. CONSENT CALENDAR

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

To approve the consent calendar, with Item 13.g pulled for separate discussion.

Motion Carried (5 to 0)

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

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Approve the Minutes of January 22, 2026.

Motion Carried (5 to 0)

13.b APPROVAL OF WARRANT REGISTERS

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Approve the warrant registers issued for the period 1/15/2026 to 1/29/2026.

Motion Carried (5 to 0)

13.c RECEIVE AND FILE APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSES

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Receive and file the applications for Alcoholic Beverage Licenses for:

- D' Coffee Bouteaque at 36901 Cook Street, Suites 8 & 9, Palm Desert, CA 92211-6112
- Red Lobster #6378 at 72291 Highway 111, Palm Desert, CA 92260-2744

Motion Carried (5 to 0)

13.d AMENDMENT TO THE 2026 CITY COUNCIL REGULAR MEETING SCHEDULE

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Approve the cancellation of the regular City Council meeting of September 24, 2026, to accommodate City Council participation in the League of California Cities Annual Conference.

Motion Carried (5 to 0)

13.e ACCEPTANCE OF A RESIGNATION FROM THE EL PASEO PARKING AND BUSINESS IMPROVEMENT DISTRICT BOARD

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

With regret, accept the resignation of David Fletcher from the El Paseo Parking and Business Improvement District Board effective January 15, 2026.

Motion Carried (5 to 0)

13.f AUTHORIZATION OF ADDITIONAL OUT-OF-STATE TRAVEL

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Approve additional out-of-state travel as outlined in the staff report, consistent with the City's Travel Policy.

Motion Carried (5 to 0)

13.g FISCAL YEAR 2025-26 MIDYEAR BUDGET STATUS AND STAFF ALLOCATION UPDATE

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

Mayor Pro Tem Pradetto expressed appreciation to staff for its successful budget management.

Motion by: Mayor Pro Tem Pradetto

Seconded by: Councilmember Quintanilla

1. Receive and file Fiscal Year 2025-26 Midyear Budget Status Update.
2. Adopt Resolution No. 2026-007 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, RATIFYING CHANGES TO EXHIBIT "A" ALLOCATED POSITIONS OF RESOLUTION NO. 2025-052, ADOPTING AUTHORIZED CLASSIFICATIONS, ALLOCATED POSITIONS, SALARY SCHEDULE, AND SALARY RANGES."

Motion Carried (5 to 0)

13.h RECEIVE AND FILE THE CITY OF PALM DESERT AUDITED ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

Receive and file the audited Annual Comprehensive Financial Report (ACFR) for the City of Palm Desert for the fiscal year ended June 30, 2025.

Motion Carried (5 to 0)

13.i AWARD A CONSTRUCTION CONTRACT TO TRI-STAR CONTRACTING II, INC., FOR THE MOUNTAIN VIEW RETENTION BASIN PROJECT (CDR00007) – CEQA DETERMINATION

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

1. Award a construction contract no. C50470, including Bid Alternate #1, to Tri-Star Contracting II, Inc., of Desert Hot Springs, California, in the amount of \$2,082,687.30, plus a \$200,000 contingency for unforeseen expenses.
2. Authorize the Director of Finance to appropriate funds in the amount of \$967,552.30 from unobligated Capital Improvement Fund Reserves to Account No. 4004159-4219100.
3. Authorize the City Attorney to make necessary non-monetary changes to the agreement.
4. Authorize the City Manager to execute the agreement and any written requests for change orders up to the contingency amount, amendments, and any other documents necessary to effectuate this action, in accordance with Palm Desert Municipal Code Section 3.30.170(B).
5. Authorize the City Manager to execute the Notice of Completion (NOC) and the City Clerk to file the NOC upon satisfactory completion of the Project.
6. Make a finding that the project is categorically exempt from further review under the California Environmental Air Quality Act (CEQA) Guidelines, pursuant to Class 1, Section 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), Class 3, Section 15303 (Small Structures) and 15304 (Minor Alterations to Land) and authorize the City Engineer to submit Notice of Exemption.

Motion Carried (5 to 0)

13.j APPROVE AMENDMENT NO. 2 TO ADMINISTRATIVE CONTRACT NO. A47670, PROFESSIONAL SERVICES AGREEMENT WITH JOHN KALISKI ARCHITECTS TO ADD A VIEWS ANALYSIS AND RECOMMENDATIONS COMPONENT AND EXTEND THE CONTRACT THROUGH JUNE 30, 2027

Motion by: Councilmember Quintanilla

Seconded by: Councilmember Nestande

1. Approve Amendment No. 2 to the Professional Services Agreement with John Kaliski Architects (JKA) to increase the contract amount by \$36,677 to incorporate a comprehensive views analysis and recommendations component into the ongoing contract, for a total not-to-exceed amount of \$264,839.
2. Extend the term of the Professional Services Agreement through June 30, 2027.
3. Authorize the City Attorney to make any non-monetary changes to the agreement.
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 amount.

Motion Carried (5 to 0)

14. ACTION CALENDAR

14.a RESOLUTIONS ADOPTING AMENDMENTS TO THE CITY'S CONFLICT OF INTEREST CODE AND DESIGNATING CERTAIN APPOINTED BODIES AND OFFICIALS FOR TRAVEL REIMBURSEMENT AND APPLICABLE ETHICS AND FISCAL TRAINING REQUIREMENTS

Anthony Mejia, City Clerk, presented the staff report.

Motion by: Councilmember Quintanilla

Seconded by: Mayor Trubee

1. Adopt Resolution No. 2026-008 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, ADOPTING AN AMENDED CONFLICT OF INTEREST CODE AND RESCINDING RESOLUTION NO. 2024-070."
2. Adopt Resolution No. 2026-009 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DESIGNATING CERTAIN BOARDS, COMMISSIONS, COMMITTEES, AND TASK FORCES AS ELIGIBLE FOR TRAVEL REIMBURSEMENT AND IDENTIFYING OFFICIALS SUBJECT TO STATE-MANDATED ETHICS AND FISCAL TRAINING REQUIREMENTS."

Motion Carried (5 to 0)

15. PUBLIC HEARINGS

15.a APPROVAL OF 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 (SUPERSEDING RESOLUTION NO. 2026-001)

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

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 and receive public comments 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 exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code 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”). The Bonds will finance or refinance the acquisition, construction, improvement and equipping 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”).
2. Adopt Resolution No. 2026-010 entitled, “RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF PALM DESERT FAMILY HOUSING AND CERTAIN OTHER MATTERS RELATING THERETO,” approving the issuance of the Bonds by CMFA for the benefit of Sinatra Family Housing, LP, a partnership of which Compass for Affordable 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. This action is intended to supersede Resolution No. 2026-001 solely for TEFRA public approval purposes with respect to the Bonds and the Project.
3. Ratify the Indemnity Agreement previously executed with Sinatra Family Housing, LP, and authorize the Mayor or City Manager to execute

Amendment No. 1 to the Indemnity Agreement, in substantially the form attached.

Motion Carried (5 to 0)

15.b APPEAL OF A DECISION OF THE PLANNING COMMISSION ADOPTING A MITIGATED NEGATIVE DECLARATION, FINDING THE PROJECT EXEMPT FROM CEQA UNDER GUIDELINES SECTION 15183, AND APPROVING A PRECISE PLAN FOR THE CATAVINA RESIDENTIAL PROJECT

Rosie Lua, Director of Development Services, narrated a PowerPoint presentation and responded to City Council inquiries.

Mayor Trubee opened the public hearing.

David Hubbard, attorney representing the applicant, stated the project is consistent with the City's General Plan, zoning, and density standards, and therefore qualifies for a CEQA exemption under Guidelines Section 15183; asserted there are no significant or peculiar impacts beyond those addressed in the 2016 General Plan EIR, and that the mitigation measures imposed are precautionary and do not disqualify the exemption; requested the Council deny the appeal and find the project exempt under Section 15183.

Brian Flynn, attorney representing the appellant, requested the Council grant the appeal and remand the project to the Planning Commission, asserting the project does not qualify for a CEQA Guidelines Section 15183 exemption because the mitigation measures are not uniformly applied standards and were developed specifically for this project; argued an Environmental Impact Report is required under the fair argument standard, citing potential significant impacts related to greenhouse gas emissions, biological resources, and other environmental topics, and contended the Mitigated Negative Declaration is inadequate.

During rebuttal, Mr. Flynn reiterated his position that CEQA Guidelines Section 15183 does not provide a blanket exemption for projects consistent with General Plan density, and applies only where impacts are addressed by uniformly applied standards or regulations; emphasized that the Mitigated Negative Declaration identified impacts requiring mitigation, and asserted those measures are not uniformly applied citywide standards.

During rebuttal, Mr. Hubbard reiterated that the project qualifies for the CEQA Guidelines Section 15183 exemption because it is consistent with the City's General Plan, zoning, and density standards, and there is no evidence of a significant and peculiar impact unique to the site; argued that the appellant's focus on mitigation measures is irrelevant absent a showing of such peculiar impacts, and cited Section 15183(h) in support of that position; requested the Council deny the appeal and confirm the project's exemption under Section 15183

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

During the course of the discussion, Councilmembers stated the project is consistent with the City's General Plan, zoning, and certified 2016 General Plan EIR, and that no substantial evidence was presented demonstrating a significant and peculiar impact unique to the project site; noted the project reflects the lowest allowable density within the applicable land use designation and is located on a previously developed site; stated that the Mitigated Negative Declaration adequately addressed potential impacts and that the requirements of CEQA Guidelines Section 15183 were satisfied.

Motion by: Mayor Pro Tem Pradetto

Seconded by: Mayor Trubee

Adopt a Resolution 2026-011 entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, DENYING AN APPEAL AND CONFIRMING THE DECISION OF THE PLANNING COMMISSION OF THE CITY OF PALM DESERT, CALIFORNIA, TO ADOPT AN INITIAL STUDY MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVING A PRECISE PLAN FOR THE CONSTRUCTION OF A 546 SINGLE FAMILY UNIT RESIDENTIAL COMMUNITY LOCATED SOUTH OF FRANK SINATRA DRIVE AND WEST OF PORTOLA AVENUE, AND FIND THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15183."

Motion Carried (5 to 0)

15.c THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT 96-1 WITH WVC RANCHO MIRAGE, INC. (FORMERLY STARWOOD) FOR THE DESERT WILLOW WESTIN, AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Siji Fernandez, Senior Planner, 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 No. 1442 entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING A THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT 96-1 BETWEEN THE CITY OF PALM DESERT AND WVC RANCHO MIRAGE, INC. (FORMERLY STARWOOD) FOR DESERT WILLOW WESTIN, EXTENDING THE TERM OF THE DEVELOPMENT AGREEMENT BY SIX (6) MONTHS TO AUGUST 27, 2026, AND FINDING THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT."

Motion Carried (5 to 0)

16. INFORMATION ITEMS

None.

17. ADJOURNMENT

The City Council adjourned at 6:02 p.m.

Respectfully submitted,

Michelle Nance

Assistant City Clerk/Assistant Secretary

Anthony J. Mejia, MMC

City Clerk/Secretary