



PALMDALE

a place to call home

**CITY COUNCIL
SUCCESSOR AGENCY
HOUSING AUTHORITY
CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
TUESDAY, DECEMBER 2, 2025
5:00 PM
www.cityofpalmdaleca.gov**

WELCOME

LEGISLATIVE BODY

**LAURA BETTENCOURT, MAYOR PRO TEM
AUSTIN BISHOP, COUNCILMEMBER
RICHARD J. LOA, COUNCILMEMBER
ERIC OHLSEN, COUNCILMEMBER
ANDREA ALARCÓN, COUNCILMEMBER**

The City of Palmdale offers live AI-powered translation and captions through Wordly in over 60 languages. Please scan the attached QR code or visit CityOfPalmdaleCA.Gov/JoinWordly.

Translation QR Code.

[Translation QR Code.pdf](#)

Public Comment Information

Members of the public may speak for up to **three (3) minutes** on the Consent Calendar, Public Hearings, Appointments, New Business, and Closed Session items. To address the Legislative Body on any agenda item, please complete a speaker card for the City Clerk and indicate the item you wish to speak on. Speaker cards are available in the foyer of the Council Chambers.

Please follow these guidelines to ensure the meeting runs smoothly:

- All comments must be respectful and courteous.
- Comments that are personal, threatening, obscene, insulting, or that attack others or berate differing viewpoints will not be allowed.
- Individuals who violate these rules or disrupt the meeting will be ruled out of order by the Chair and must immediately stop speaking.
- Disruptive individuals may be asked to leave the meeting.

Americans with Disabilities Act (ADA) Accommodations

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (661) 267-5151 at least 48 hours prior to the meeting.

1. CALL MEETING TO ORDER

Note: All City Council memberships are reflected in their City Council titles.

2. ROLL CALL

MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS BISHOP, LOA, OHLSEN,
ALARCÓN
COMMISSIONERS FRAGA-SAENZ, BETTS

3. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

4. PRESENTATIONS

4.1 Recognition of Lockheed Martin's X-59.

4.2 Commendation to Terry Stewart in honor of his retirement from the City of Palmdale.

4.3 Commendation to Clifton Young in honor of his retirement from the City of Palmdale.

5. HOUSING AUTHORITY CONSENT CALENDAR - Now is the time for public participation

All matters listed under the Housing Authority Consent Calendar will be enacted by one motion unless an item(s) is pulled by the Authority, in which case the item(s) will be removed from the Consent Calendar and will be considered separately following this portion of the Agenda.

- 5.1 Approve the City of Palmdale Housing Authority 2024-25 Annual Report prepared pursuant to California Health & Safety Code Section 34176.1 and direct staff to post the approved Report on the City's Website.

[SR HA 2024-25 Housing Asset Fund Report.docx](#)
[Rpt. 2024-2025 Annual Report.docx](#)

- 5.2 Approve the minutes from the previous meeting.

[Mins 10 07 2025.pdf](#)

6. CONSENT CALENDAR - Now is the time for public participation

All matters listed under the Consent Calendar will be enacted by one motion unless an item(s) is pulled by Council, in which case the item(s) will be removed from the Consent Calendar and will be considered separately following this portion of the Agenda.

- 6.1 Waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

- 6.2 Receive and file the monthly investment activity reports for October 2025.

[SR Monthly Investment Reports Oct 2025.docx](#)
[Rpt. Monthly Investment Reports Oct 2025.pdf](#)

- 6.3 Adopt Resolution Nos. SA 2025-004 and SA 2025-005, Resolutions of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale approving the Recognized Obligation Payment Schedule and the Administrative Budget, respectively, for the period of July 1, 2026 through June 30, 2027.

[SR Successor Agency ROPS 26-27 and Administrative Budget.docx](#)
[Reso. No. SA 2025-004 ROPS.docx](#)
[Exh A Palmdale Annual ROPS 2026-27.pdf](#)
[Reso. No. SA 2025-005 Admin Budget.docx](#)
[Exh A Administrative Budget 2026-27.pdf](#)

- 6.4 Receive and file the Special Tax Annual Report for CFD 2003-1 (Anaverde), CFD 05-1 (Trade and Commerce), CFD 16-1 (Joshua Ranch Water Supply and Maintenance Services), CFD 2022-1 (Citywide Maintenance and Services), CFD 2022-2 (Ritter Ranch Maintenance Services), and CFD 2022-3 (Ritter Ranch Phase I Public Facilities) in accordance with Senate Bill 165, Section 53410 of the California Government Code.

[SR Special Tax Annual Report 2025.docx](#)
[Rpt. Special Tax Annual Report 2025.pdf](#)

- 6.5 Approve Agreement with Quest Technology Management for network hardware

and security services for a total not to exceed amount of \$259,855 for a term of three years with the option to extend two additional one year terms.

[SR Agrmt No. A-9585 with Quest Technology Management.docx](#)
[Agrmt No. A-9585 Quest Technology Management.pdf](#)
[Agrmt No. AR2505 \(Naspo\).pdf](#)

- 6.6 Approve Agreement with Citadel EHS, Inc., for a comprehensive safety/injury illness prevention program assessment for the City of Palmdale, for a total not to exceed amount of \$150,000 for a term of one (1) year.

[SR Agrmt No. A-9613 Citadel EHS, Inc.docx](#)
[Agrmt No. A-9613 Citadel EHS, Inc.pdf](#)

- 6.7 Approve Agreement with Benevate, LLC, for implementation of software related to grant management and ongoing grant compliance oversight for a total not to exceed amount of \$217,000 for a term of three (3) years.

[SR Agrmt No. A-9636 Software Agreement with Benevate LLC.docx](#)
[Agrmt No. A-9636 Software Agreement with Benevate, LLC.pdf](#)

- 6.8 Accept Notice of Completion (NOC) for PN 904, FY 2024-25 Local Street ARAM Cape Seal Project.

[SR NOC PN 904 FY 2024-25 Local Street ARAM Cape Seal Project.docx](#)
[NOC PN 904 FY 2024-25 Local Street ARAM Cape Seal.docx](#)
[Site Map ARAM Cape Seal Area 1.pdf](#)
[Site Map ARAM Cape Seal Area 2.pdf](#)
[NOC PN 904 Project Photos.pptx](#)

- 6.9 Accept Notice of Completion (NOC) for PN 911, FY 2025-26 Local Street Resurfacing Project.

[SR NOC PN 911 FY 2025-26 Local Street Resurfacing Project.docx](#)
[NOC PN 911 FY 2025-26 Local Street Resurfacing Project.docx](#)
[Project Map.pdf](#)
[NOC PN 911 Project Photos.pptx](#)

- 6.10 Approve Final Tract Map No. 63364-1 (located at the southeast corner of Palmdale Boulevard and 65th Street East).

[SR Final Tract Map No. 63364-1.docx](#)
[Final Tract Map No. TR 63364-1.pdf](#)

- 6.11 Approve Final Tract Map No. 83359 (Located at the southwest corner of Palmdale Boulevard and Oak Street).

[SR Final Tract Map No.83359.docx](#)
[Final Tract Map No. 83359.pdf](#)

- 6.12 Approve the minutes from the previous meeting.

[Mins 11 04 2025.pdf](#)

7. PUBLIC HEARING - Now is the time for public participation. Each public hearing will have its own public testimony.

- 7.1 Approve Amended and Restated Purchase and Sale Agreement with AVCC Master, LLC (an affiliate of Covington Investments, LLC), for the sale of approximately 233 acres located at the southeast corner of Sierra Highway and Avenue M (APN: 3126-022-929).

[SR Agrmt No. A-9634 with AVCC Master, LLC.docx](#)
[Agrmt No. A-9634 with AVCC Master, LLC.docx](#)

8. NEW BUSINESS - Now is the time for public participation.

- 8.1 Annual selection of Mayor and Mayor Pro Tem.

[SR Annual Selection of Mayor and Mayor Pro Tem.docx](#)
[Ord. No. 1655.pdf](#)

9. CITY MANAGER'S REPORT

10. NON-AGENDA PUBLIC COMMENTS - Now is the time for public participation

11. COUNCIL REPORTS, ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS

- 11.1 Council Reports

[Monthly Informational Report Bettencourt 120225.docx](#)
[Monthly Informational Report Bishop 120225.docx](#)
[Monthly Informational Report Loa 120225.docx](#)
[Monthly Informational Report Ohlsen 120225.docx](#)

12. CLOSED SESSION - Now is the time for public participation.

PRESENTATION BY CITY ATTORNEY

- 12.1 CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Initiation of litigation: (1 case)

This closed session is being held pursuant to the authority of California Government Code Section 54956.9, paragraph (4) of subdivision (d).

13. ANNOUNCEMENT BY CITY ATTORNEY

14. **ADJOURN** meeting to January 6, 2026, at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.