



PALMDALE

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**CITY COUNCIL MEETING
SUCCESSOR AGENCY
HOUSING AUTHORITY
CITY COUNCIL CHAMBERS
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
WEDNESDAY, SEPTEMBER 6, 2023
5:00 PM
www.cityofpalmdale.org**

WELCOME

1. CALL MEETING TO ORDER

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

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

4. PRESENTATIONS

- 4.1 Presentation of a Proclamation by Mayor and Council declaring September as Suicide Prevention Awareness Month in the City of Palmdale.
- 4.2 Presentation of Certificates of Recognition by Mayor and Council to the Quartz Hill Fury girls soccer team for winning the 11U Girls Extra championship at the 2023 AYSO National Games.
- 4.3 Presentation of a Commendation by Mayor and Council to Mike Miller in honor of his retirement from the City of Palmdale.

5. **WAIVER OF FULL READING OF RESOLUTION(S) and ORDINANCE(S)**

Staff Recommendation: Move to waive full reading of the Resolution (s) and/or Ordinance(s) to be considered and voted on at this meeting.

6. **PUBLIC COMMENT RULES:**

“(California Government Code Section 54954.3).

(a) Every agenda for regular meetings shall provide an opportunity for members of the public to directly address the legislative body on any item of interest to the public, before or during the legislative body’s consideration of the item, that is within the subject matter jurisdiction of the legislative body, provided that no action shall be taken on any item not appearing on the agenda unless the action is otherwise authorized by subdivision (b) of Section 54954.2 [section omitted].

(b) (1) The legislative body of a local agency may adopt reasonable regulations to ensure that the intent of the subdivision (a) is carried out, including, but not limited to, regulations limiting the total amount of time allocated for public testimony on particular issues and for each individual speaker.

(2) Notwithstanding paragraph (1), when the legislative body of a local agency limits time for public comment, the legislative body of a local agency shall provide at least twice the allotted time to a member of the public who utilizes a translator to ensure that non-English speakers receive the same opportunity to directly address the legislative body of a local agency.”

In furtherance of Section 54954.3 of the Brown Act, the public is allotted to speak a total of three (3) minutes on the entirety of the Consent Calendar(s), New Business and Closed Session, with two (2) minutes on each Public Hearing, and, if desired, an additional two (2) minutes on items not on the agenda that are within the subject matter jurisdiction of the City Council. As specified in the Brown Act, a speaker utilizing a translator will receive twice the amount of time specified.

7. **PUBLIC COMMENTS:**

CONSENT CALENDAR(S), NEW BUSINESS, AND CLOSED SESSION: Now is the time for public participation on items listed on the Consent Calendar, New Business, and Closed Session. Each speaker is allotted three (3) minutes total on the entirety of the above sections.

8. **HOUSING CONSENT CALENDAR**

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

- 8.1 Approval of the Housing Authority of The City of Palmdale's Annual Report prepared and submitted per the Health and Safety Code Section 34328. and 34328.1 and authorize the Executive Director or their designee to submit the report to the State of California Department of Housing and Community Development (HCD)

[Staff_Report_HA_2023 final.docx](#)
[HA Annual Report for 2022-23.pdf](#)

9. **CONSENT CALENDAR**

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 Calendar and will be considered separately following this portion of the Agenda.

- 9.1 Receive and file the Monthly Investment Activity Reports for July 2023.

[1. Staff_Report_-_Investment_Report_JULY_2023.docx](#)
[July 2023 City of Palmdale Investment Report V2.pdf](#)

- 9.2 Approval of the City Council's Discretionary Funds Policy and Procedures.

[SR_Discretionary_Funds_FINAL__1_.docx](#)
[City Council Discretionary Funds Program FINAL.docx](#)

- 9.3 Approve Third Amendment with Universal Electronic Alarms, Inc. to increase contract price by \$90,000 in an amount not to exceed \$190,000, for the remainder of the term through June 2024.

[SR_Approve_A-6788_UEA_Amendment_3_v01.docx](#)
[Universal Electronic Alarms \(A-6788\) Amendment 3.pdf](#)

- 9.4 Approve Second Amendment with NBS Government Finance Group to increase the total amount of the agreement by \$78,000 for an amount not to exceed \$208,000 and extend the agreement through March 2025.

[SR_A-7028_NBS_Amendment_No_FINAL.docx](#)
[NBS GOVERNMENT FINANCE GROUP \(A-7028\) AMENDMENT 2 - 08-15-23.pdf](#)

- 9.5 Approve Lease Agreement with the American Legion, Post 348, for a City-owned building located at 1002 East Avenue Q-12, Palmdale, CA 93550.

[SR-_American_Legion_Lease_Agreement-9-6-23-Final.docx](#)
[A-8515_American Legion.pdf](#)

- 9.6 Approve Energy for Palmdale's Independent Choice (EPIC) 2022 Power Content Label and Attestation.

[20230906_Palmdale_Staff_Report_EPIC_CCA_PCL_TS \(1\).docx](#)

[1. 20230906_EPIC 2022 Power Content Label.pdf](#)

[2. 20230906_EPIC 2022 PSD Annual Report_EPICPOWER.pdf](#)

[3. 20230906_EPIC 2022 PSD Annual Report_Power100.pdf](#)

10. PUBLIC HEARING

- 10.1 Public Hearing to receive feedback on the Draft Consolidated Annual Performance Evaluation Report (CAPER) for Fiscal Year 2022-2023; review and approve the 2022-2023 CAPER; and authorize the City Manager or their designee to make necessary changes and submit the CAPER report to the U.S. Department of Housing and Urban Development (HUD) by September 28, 2023 in compliance with HUD Regulations

PUBLIC COMMENTS: Now is the time for public participation on this item.

Each speaker is allotted two (2) minutes.

[Staff Report CAPER 22-23 Final.docx](#)

[Palmdale 22-23 CAPER Draft .pdf](#)

11. NEW BUSINESS

- 11.1 Presentation on Los Angeles Homeless Services Authority Homeless Count.

[HC23 Presentation Slides Palmdale .pptx](#)

12. **NON-AGENDA PUBLIC COMMENTS: Now is the time for public participation on items not listed on the agenda. Each speaker is allotted two (2) minutes total on items not listed on the agenda.**

13. **INFORMATIONAL REPORT FROM MAYOR AND / OR COUNCILMEMBERS ON THEIR VARIOUS COMMITTEE MEMBERSHIPS AND MEETINGS ATTENDED AT PUBLIC EXPENSE**

- 13.1 Council Reports on Committee Memberships and Meetings Attended at Public Expense.

[Bettencourt Informational Report August 2023 \(002\).docx](#)

[Bishop Informational Report August 2023 final.docx](#)

[Alarcon Informational Report August 2023 final.docx](#)

[Loa Informational Report August 2023.docx](#)

[Ohlsen_Informational_Report_Aug_2023 final.docx](#)

14. **CITY COUNCIL ANNOUNCEMENTS AND REQUESTS FOR NEW AGENDA ITEMS**

15. CITY MANAGER'S REPORT

16. PRESENTATION BY CITY ATTORNEY

16.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: Vacant land located at the Northeast quadrant of the Antelope Valley (State Route 14) Freeway and West Palmdale Boulevard (APN 3008-041-001, 002, 003, 004, 005, 007, 008, 009, 010).

City Negotiator: Ronda Perez, City Manager and Michael Miller, Assistant City Manager

Negotiating Parties: Royal and Aframian, LLC; Royal Investors Group, LLC; 26 Maple, LLC; JAZ Investment Corporation; and K Land Associates.

Under Negotiation: Price and terms of payment

16.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property Address: Vacant land VIC of Avenue O and Sierra Highway (APN 3006-003-036; 3006-003-036; 3006-003-040; 3006-003-044)

City Negotiator: Luis Garibay, Director of Economic & Community Development

Negotiating parties: Sierra Gateway Resolution, LLC

Under negotiation: Price and terms

17. ANNOUNCEMENT BY CITY ATTORNEY

18. ADJOURN meeting to October 4, 2023 at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

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 72 hours prior to the meeting.

If you require oral Spanish translation, please contact the City Clerk's Office at (661) 267-5151 at least 72 hours prior to the meeting.