



PALMDALE

a place to call home

**CITY COUNCIL
SUCCESSOR AGENCY
HOUSING AUTHORITY
PALMDALE AIRPORT AUTHORITY
PALMDALE FINANCING AUTHORITY
CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
TUESDAY, MAY 5, 2026
5:00 PM
www.cityofpalmdaleca.gov**

WELCOME

LEGISLATIVE BODY

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

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Translation QR Code.
[Translation QR Code.pdf](#)

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.

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.

1. CALL MEETING TO ORDER

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

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

4. PRESENTATIONS

4.1 City of Palmdale Veteran of the Year Award.

4.2 Commendation to Sophia Reyes in honor of her retirement from the City of Palmdale.

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

6. 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 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.

- 6.1 Approve the minutes from the previous meeting.
[HA Mins 03 03 2026.docx](#)

7. 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.

- 7.1 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).

- 7.2 Receive and file the monthly and quarterly investment activity reports for March 2026.

[SR Monthly and Quarterly Investment Reports March 2026.docx](#)
[Rpt. Monthly and Quarterly Investment Reports March 2026.pdf](#)

- 7.3 Adopt Resolution No. CC 2026-026, a Resolution of the City Council of the City of Palmdale designating by title and name those officials who are authorized to sign checks and warrants, and repealing Resolution No. CC 2025-045; and adopt Resolution No. SA 2026-003, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale, designating by title and name those officials who are authorized to sign checks and warrants, and repealing Resolution No. SA 2025-002.

[SR Check Signers City and SA.docx](#)
[Reso. No. CC 2026-026 Check Signers City.docx](#)
[Reso. No. SA 2026-003 Check Signers SA.docx](#)

- 7.4 Approve Agreement with TK Elevator Corporation for elevator modernization services for a total not to exceed amount of \$162,435 for a term of one year.

[SR Agrmt No. A-9116 with TK Elevator Corporation.docx](#)
[Agrmt No. A-9116 with TK Elevator Corporation.pdf](#)
[Sourcewell Contract No. 050224-TKE.pdf](#)

- 7.5 Approve Construction Agreement with CEM Construction Corporation for PN 796, 45th Street East Sewer, Storm Drain, and Street Improvement Project, for a total not to exceed amount of \$10,995,022 for a term of 251 working days from the date of the Notice to Proceed.

[SR Agrmt No. A-9800 with CEM Construction Corporation.docx](#)
[Agrmt No. A-9800 with CEM Construction Corporation.pdf](#)
[Proposal.pdf](#)
[Fee Schedule.pdf](#)

[Location Map.pdf](#)

- 7.6 Approve Agreement with Willdan Engineering for Construction Management and Observation Services for PN 796, 45th Street East Sewer, Storm Drain, and Street Improvement Project, for a total not to exceed amount of \$877,190 for a term of 251 working days from the date of the Notice to Proceed.
[SR Agrmt No. 9785 with Willdan Engineering.docx](#)
[Agrmt No. A-9785 with Willdan Engineering.pdf](#)
[Proposal.pdf](#)
[Fee Schedule.pdf](#)
[Site Map.pdf](#)
- 7.7 Approve Construction Agreement with RG General Engineering, Inc., for PN 839, McAdam Park Improvement Project, for a total not to exceed amount of \$8,048,897 for a term of 250 working days from the date of the Notice to Proceed.
[SR Agrmt No. A-9824 RG General Engineering Inc.docx](#)
[Agrmt No. A-9824 RG General Engineering Inc.pdf](#)
[Proposal.pdf](#)
[Fee Schedule.pdf](#)
- 7.8 Approve Construction Agreement with Coast Construction Group for PN 854, Palmdale Playhouse ADA Project, for a total not to exceed amount of \$264,373.80 for a term of 50 working days from the date of the Notice to Proceed.
[SR Agrmt No. A-9630 with Coast Construction Group.docx](#)
[Agrmt No. A-9630 with Coast Construction Group.pdf](#)
[Proposal.pdf](#)
[Fee Schedule.pdf](#)
[Project Map.pdf](#)
- 7.9 Approve Agreement with Paragon Partners Consultants, Inc., for Right-of-Way Engineering Services, for PN 914, Rancho Vista Blvd. Grade Separation Project, for a total not to exceed amount of \$691,006 for a term of two years from the date of the Notice to Proceed.
[SR Agrmt No. A-9837 with Paragon Partners Consultants Inc.docx](#)
[Agrmt No. A-9837 with Paragon Partners Consultants, Inc.pdf](#)
[Proposal.pdf](#)
[Fee Schedule.pdf](#)
[Location Map.pdf](#)
- 7.10 Approve Construction Agreement with Vance Corporation for PN 917A, Avenue R Phase I from 25th Street East to Tackstem Avenue, for a total not to exceed amount of \$12,777,831.62 for a term of 120 working days from the date of the Notice to Proceed.
[SR Agrmt No. A-9799 with Vance Corporation for PN 917A.docx](#)

[Agrmt No. A-9799 with Vance Corporation.pdf](#)
[Proposal.pdf](#)
[Fee Schedule.pdf](#)
[Location Map.pdf](#)

- 7.11 Approve Agreement with Z&K Consultants for Construction Management and Observation Services for PN 917A, Avenue R from 25th Street East to Tackstem Avenue Project, for a total not to exceed amount of \$559,257.60 for a term of 365 calendar days from the date of the Notice to Proceed.

[SR Agrmt No. A-9861 with Z&K Consultants.docx](#)
[Agrmt No. A-9861 with Z&K Consultants.pdf](#)
[Proposal.pdf](#)
[Fee Schedule.pdf](#)
[Site Map.pdf](#)

- 7.12 Approve Project Authorization Agreement with NBS Government Finance Group for Annual Assessment and Special District Levy Administration Services for a total not to exceed amount of \$531,450 for a term of thirty-eight (38) months.

[SR Agrmt No. A-8883-E with NBS Government Finance Group.docx](#)
[Agrmt No. A-8883-E with NBS Government Finance Group.pdf](#)
[Scope of Services.pdf](#)
[Compensation for Services.pdf](#)
[Agrmt No. A-8883 with NBS Government Finance Group.pdf](#)

- 7.13 Approve Construction Agreement with Calmex Engineering, Inc., for PN 869-A, Arterial Road Rehabilitation Project at Palmdale Blvd. for a total not to exceed amount of \$4,581,216 for a term of 60 working days from the date of the Notice to Proceed.

[SR Agrmt No. A-9310 with Calmex Engineering Inc.docx](#)
[Agrmt No. A-9310 with Calmex Engineering Inc.pdf](#)
[Proposal.pdf](#)
[Fee Schedule.pdf](#)
[Site Map.pdf](#)

- 7.14 Approve Requisition with Plumber's Depot, Inc., for a GapVax Combination Truck for a total not to exceed amount of \$932,482; and approve Requisition with National Auto Fleet for a Ford F-600 Dump Truck for a total not to exceed amount of \$133,358.

[SR Req. No. 261041 with Plumbers Depot Inc. and Req. No. 261042 with National Auto Fleet.docx](#)
[Req. No. 261041 with Plumbers Depot Inc.pdf](#)
[Req. No. 261042 with National Auto Fleet.pdf](#)
[Sourcewell Contract No. 101221-GPV.pdf](#)
[Sourcewell Contract No. 081325-NAF.pdf](#)

- 7.15 Adopt Resolution No. CC 2026-019, a Resolution of the City Council of the City of

Palmdale, adopting a list of projects for Fiscal Year 2026-27 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017.

[SR Reso. No. CC 2026-019.docx](#)
[Reso. No. CC 2026-019.docx](#)

- 7.16 Adopt Resolution No. CC 2026-020, a Resolution of the City Council of the City of Palmdale, approving the application for local streets and roads funds authorized under Article 8 of the Transportation Development Act.

[SR Reso. No. CC 2026-020.docx](#)
[Reso. No. 2026-020.pdf](#)
[TDA Claim forms FY 2026.pdf](#)

- 7.17 Adopt Resolution No. CC 2026-021, a Resolution of the City Council of the City of Palmdale, California, calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the City of Palmdale Charter; Adopt Resolution No. CC 2026-022, a Resolution of the City Council of the City of Palmdale, California, requesting the Board of Supervisors of the County of Los Angeles to consolidate a General Municipal Election to be held on Tuesday, November 3, 2026, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the Elections Code; and, Adopt Resolution No. CC 2026-024, a Resolution of the City Council of the City of Palmdale, California, adopting regulations for Candidates for Elective Office pertaining to Candidate Statements submitted to the voters at the General Municipal Election to be held on Tuesday, November 3, 2026.

[SR Resos. Initiating Nov 3 2026 Election.docx](#)
[Reso. No. CC 2026-021.docx](#)
[Reso. No. CC 2026-022.docx](#)
[Reso. No. CC 2026-024.docx](#)

- 7.18 Approve the minutes from the previous meeting.

[Mins 04 07 2026.pdf](#)

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

- 8.1 Adopt Resolution No. CC 2026-027, a Resolution of the City Council of the City of Palmdale, approving the Fiscal Year 2026-27 Annual Action Plan for use of Community Development Block Grant (CDBG) and HOME Entitlement Funds.

[SR Reso. No. CC 2026-027, 2026-27 Annual Action Plan.docx](#)
[Reso. No. CC 2026-027.docx](#)
[Exh A - Reso. No. CC 2026-027.docx](#)

- 8.2 Adopt Resolution No. CC 2026-025, a Resolution of the City Council of the City of

Palmdale approving MOD 26-0010 amending a previously approved density bonus agreement 25-0003 (A-9355), to facilitate the construction of 272-Unit multi-family residential development on two vacant parcels totaling approximately 9.8 acres located at the northwest corner of East Avenue Q and 25th Street East, and authorize the City Manager or his designee to exercise the option to amend the agreement as necessary, including minimal and /or non substantive changes (APNS: 3022-012-036 and -037).

[SR Reso. No. CC 2026-025 MOD 26-0010.docx](#)

[Reso. No. CC 2026-025.docx](#)

[Exh A Reso. No. CC 2026-025 Legal Description for MOD 26-0010.docx](#)

[Exh B Reso. No. CC 2026-025 Aerial Map for MOD 26-0010.docx](#)

[Exh C Reso. No. CC 2026-025 General Plan Consistency for MOD 26-0010.docx](#)

[Exh D Reso. No. CC 2026-025 PMC Standards for MOD 26-0100.docx](#)

[Exh E Reso. No. CC 2026-025 Density Bonus Agreement.docx](#)

- 8.3 Adopt Ordinance No. 1667, an Ordinance of the City Council of the City of Palmdale approving Zoning Ordinance Amendment 26-0002 to modify requirements related to Accessory Dwelling Units and Junior Accessory Dwelling Units to ensure compliance with state law and find the amendment is exempt from environmental review.

[SR Ord. No. 1667.docx](#)

[Ord. No. 1667.docx](#)

[Reso. No. PC-2026-003 Signed.pdf](#)

- 8.4 Adopt Resolution No. CC 2026-023, a Resolution of the City Council of the City of Palmdale approving the issuance of tax-exempt and/or taxable revenue obligations by the California Enterprise Development Authority (CEDA) in an aggregate principal amount not to exceed \$2,300,000 for the purpose of financing, refinancing and/or reimbursing the cost of acquisition, construction, installation, furnishing and equipping of healthcare facilities for the benefit of Bartz-Altadonna Community Health Center and/or a related successor entity.

[SR Reso. No. CC 2026-023 TEFRA Bartz-Altadonna.docx](#)

[Reso. No. CC 2026-023 TEFRA Bartz-Altadonna.docx](#)

9. NEW BUSINESS CC/SA - Now is the time for public participation.

- 9.1 Adopt Resolution No. CC 2026-016, a Resolution of the City Council of the City of Palmdale approving the Five-Year Public Art Work Plan for projects in the City of Palmdale in accordance with Chapter 15.01 of the Palmdale Municipal Code.

[SR Five Year Public Art Work Plan.docx](#)

[Reso. No. CC 2026-016.docx](#)

[Five-Year Public Art Work Plan.pdf](#)

[PPT Five-Year Public Art Work Plan.pdf](#)

- 9.2 Pavement Management Plan (PMP).

- 9.3 Receive and file the City of Palmdale's 2026-31 Five-Year Capital Improvement Plan.

[SR Receive and File Five-Year Capital Improvement Plan.docx](#)
[FY 2026 Five-Year CIP Plan.pdf](#)
[Reso. No. PC-2025-021.pdf](#)

- 9.4 Adopt Resolution No. SA 2026-004, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale authorizing the issuance and sale of tax allocation bonds to refund obligations of the former Community Redevelopment Agency of the City of Palmdale, and approving related documents and actions.

[SR Reso. No. SA 2026-004.docx](#)
[Reso. No. SA 2026-004.docx](#)
[Agrmt A-9841 Indenture of Trust.docx](#)
[Agrmt A-9842 Bond Purchase Agreement.docx](#)
[Municipal Advisor Analysis.pdf](#)

10. JOINT NEW BUSINESS CC/SA/HA/IDA/PAA/PFA - Now is the time for public participation.

- 10.1 Presentation of the City of Palmdale Draft Budget for Fiscal Year 2026-27.

[SR FY 2027 Draft Budget.docx](#)
[Rpt. Draft Budget FY 2026-27.pdf](#)
[PPT Draft Budget FY 2026-27.pdf](#)

11. CITY MANAGER'S REPORT

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

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

PRESENTATION BY CITY ATTORNEY

- 13.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Concerning CV Communities, LLC v. Antelope Valley-East Kern Water Agency, et al.

Los Angeles Superior Court 20STCV10953

This closed session is being held pursuant to the authority of California Government Code Section 54956.9(d)(1).

- 13.2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Ricky Thorstensen v. City of Palmdale, et al.

Los Angeles Superior Court 22STCV29463

This closed session is being held pursuant to the authority of California Government Code Section 54956.9(d)(1).

13.3 CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

Initiation of litigation: (3 cases)

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

13.4 CONFERENCE WITH LABOR NEGOTIATORS

Agency designated representatives: Salvador Mendez, City Manager, and Linda Daube, Special Counsel, Janelle Samson, Deputy City Manager, and Yvette Barrios, Director of Human Resources

Employee organization: Teamsters Local 986

This closed session is being held pursuant to the authority of California Government Code Section 54957.6.

13.5 PUBLIC EMPLOYMENT

Title: City Attorney Recruitment

This closed session is being held pursuant to the authority of California Government Code Section 54957.

14. ANNOUNCEMENT BY CITY ATTORNEY

- 15. ADJOURN** meeting to June 2, 2026, at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.