



PALMDALE

a place to call home

**CITY COUNCIL
HOUSING AUTHORITY
CITY COUNCIL CHAMBERS
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
WEDNESDAY, DECEMBER 18, 2024
5:00 PM
www.cityofpalmdaleca.gov**

WELCOME

1. CALL MEETING TO ORDER

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

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

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 two (2) minutes on the entirety of the Consent Calendar, Appointment(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.

4. PUBLIC COMMENTS

CONSENT CALENDAR, APPOINTMENT(S), NEW BUSINESS, AND CLOSED SESSION: Now is the time for public participation on items listed on the Consent Calendar, Appointment(s), New Business, and Closed Session. Each speaker is allotted two (2) minutes in total for the entirety of the above sections.

5. HOUSING AUTHORITY CONSENT CALENDAR

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 First Amendment to Memorandum of Understanding with the City of Palmdale to accept an increase of \$600,000 of United States Treasury Coronavirus State and Local Fiscal Recovery Funds (SLFRF) under the American Rescue Plan Act (ARPA) Funds for Development of Affordable Housing.

[SR Agrmt No. A-8029 HA First Amendment to Memorandum of Understanding.docx](#)
[Agrmt No. A-8029 HA First Amendment to Memorandum of Understanding.pdf](#)

- 5.2 Adopt Resolution No. HA 2024-007, a Resolution of the Housing Authority of the City of Palmdale approving an Exclusive Negotiation Agreement, a Letter of Loan Commitment for \$9,375,000, and a Predevelopment Loan Agreement between the Housing Authority of the City of Palmdale and Linc 4th Street Palmdale, LP for \$1,800,000 for Pre-Development Activities for a Proposed Affordable Housing Rental Development located at East Avenue Q and 4th Street East, on a portion of APN 3006-008-921.

[SR Reso. No. HA 2024-007.docx](#)
[Reso. No. HA 2024-007 TV LINC ARPA.docx](#)
[Agrmt No. A-9120 with Linc 4th Street Palmdale, LP.pdf](#)
[Agrmt No. A-9121 with Linc 4th Street Palmdale, LP.pdf](#)

- 5.3 Approve the minutes from the previous meeting.
[Minutes 12 04 2024.pdf](#)

6. **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 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 Adopt Resolution No. CC 2024-091, a Resolution of the City Council of the City of Palmdale authorizing the City Manager to execute agreements with the California Department of Tax and Fee Administration for implementation of a local transactions and use tax; and adopt Resolution No. CC 2024-095, a Resolution of the City Council of the City of Palmdale authorizing examination of sales or transactions and use tax records.

[SR Measure PD.docx](#)

[Reso. No. CC 2024-091 Measure PD.docx](#)

[Exh A Reso. No. CC 2024-091 City Preparatory Agreement.docx](#)

[Exh B Reso. No. CC 2024-091 City Administration Agreement.docx](#)

[Reso. No. CC 2024-095 Examination of Confidential Records.docx](#)

- 6.3 Adopt Resolution Nos. SA 2024-014 and SA 2024-015, Resolutions of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale approving the Recognized Obligation Payment Schedule (ROPS) and the Administrative Budget, respectively, for the period of July 1, 2025 through June 30, 2026.

[SR Successor Agency ROPS 25-26 and Administrative Budget.docx](#)

[Reso. No. SA 2024-014 ROPS.docx](#)

[Exh A Reso. No. SA 2024-014 ROPS 25-26.pdf](#)

[Reso. No. SA 2024-015 Admin Budget 25-26.docx](#)

[Exh A Reso. No. SA 2024-015 Admin Budget 25-26.pdf](#)

- 6.4 Approve Agreement with New Creation Builders, Inc. for design and build services for PN 902, Emergency Operations Center (EOC) Tenant Improvement Project, for a total not to exceed amount of \$5,113,831, includes 10% contingency and labor compliance costs for a term of 350 working days from the date of the Notice to Proceed.

[SR Agrmt No. A-8955 with New Creation Builders, Inc.docx](#)

- 6.5 Award and Approve Agreement with New Creation Builders, Inc., for design services portion of the bid (Phase One) for PN 874, South Antelope Valley Emergency Services Tenant Improvements and Relocation Project, for a total not to exceed amount of \$633,000 for a term of 330 calendar days from the date of the Notice to Proceed.

[SR Agrmt No. A-9143 with New Creation Builders, Inc.docx](#)
[Agrmt No. A-9143 with New Creation Builders, Inc.pdf](#)
[Project Map.pdf](#)

- 6.6 Adopt Resolution No. CC 2024-089, a Resolution of the City Council of the City of Palmdale setting aside portions of City-owned land (APN 3128-015-903), for right-of-way and bikeway requirements along 10th Street West and Columbia Way (Avenue M) for public road and highway purposes.

[SR Reso. No. CC 2024-089.docx](#)
[Reso. No. CC 2024-089.docx](#)
[Exh A Legal Description.pdf](#)
[Exh B Plat Map.pdf](#)

- 6.7 Adopt Resolution No. CC 2024-090, a Resolution of the City Council of the City of Palmdale authorizing the execution of a grant deed for portions of City-owned land to the California Department of Transportation for parcel 79478-1, identified in Right of Way Appraisal Map Nos. 27055-C and 27056-C.

[SR Reso. No. CC 2024-090.docx](#)
[Reso. No. CC 2024-090.docx](#)
[Appraisal Maps 27055-C and 27056-C.pdf](#)
[Grant Deed of Parcel 79478-1.pdf](#)

- 6.8 Approve First Amendment to Memorandum of Understanding with the Housing Authority of the City of Palmdale to provide an Increase of \$600,000 of United States Treasury Coronavirus State and Local Fiscal Recovery Funds (SLFRF) under the American Rescue Plan Act (ARPA) funds for development of affordable housing.

[SR Agrmt No. A-8029 City First Amendment to Memorandum of Understanding.docx](#)
[Agrmt No. A-8029 City First Amendment to Memorandum of Understanding.pdf](#)

- 6.9 Adopt Ordinance No. 1649, an Ordinance of the City Council of the Chartered City of Palmdale, California, amending Section 2.08.040 of Chapter 2.08 of Title 2 of the Palmdale Municipal Code, establishing the City Council's regular meeting day, time and place.

[Ord. No. 1649.docx](#)

7. PUBLIC HEARING

- 7.1 Adopt Resolution No. CC 2024-092, a Resolution of the City Council of the City of Palmdale calling a special election regarding alteration of the amended rate and method of apportionment of special taxes for the City of Palmdale Community Facilities District No. 2022-3 (Ritter Ranch Phase 1 public facilities); Resolution No. CC 2024-093, a Resolution of the City Council of the City of Palmdale declaring results of special election in the City of Palmdale Community Facilities District No. 2022-3 (Ritter Ranch Phase 1 public facilities), determining that alteration of the rate and method of apportionment of special taxes for the district is lawfully authorized, and directing recording of amended and restated notice of special tax lien; and Resolution No. CC 2024-094, a Resolution of the City Council of the City of Palmdale approving a Supplement No.1 to acquisition agreement relating to the City of Palmdale Community Facilities District No. 2022-3 (Ritter Ranch Phase 1 public facilities) 2025 Special Tax Bonds.

[SR CFD 2022-3 RMA Amendment.docx](#)

[Reso. No. CC 2024-092 Resolution Calling Special Election.docx](#)

[Reso. No. CC 2024-093 Resolution Declaring Results of Special Election.docx](#)

[Reso. No. CC 2024-094 Approving Supp No. 1 to Acquisition Agreement.docx](#)

[Agrmt No. A-8174 Supp No. 1 to Acquisition Agreement.docx](#)

- 7.2 Adopt Ordinance No. 1647, an Ordinance of the City Council of the City of Palmdale, approving Zoning Ordinance Amendment 24-0001; and find that the request is consistent with Program Environmental Impact Report 22-002 prepared and certified in conjunction with the City's General Plan (Palmdale 2045).

[SR Ord. No. 1647.docx](#)

[Ord. No. 1647.docx](#)

8. NEW BUSINESS

- 8.1 Introduction and Adoption of Ordinance No. 1650, an Ordinance of the City Council of the City of Palmdale, amending Section 3.21 of the Palmdale Municipal Code relating to the implementation and collection of reduced transactions and use tax, and adopt Resolution No. CC 2024-096, a Resolution of the City Council of the City of Palmdale phasing the implementation of the transactions and use tax increase authorized by AB 2443 and enacted by Measure PD.

[SR Measure PD Implementation.docx](#)

[Ord. No. 1650.docx](#)

[Reso. No. CC 2024-096 Measure PD Phase Implementation.docx](#)

9. CITY MANAGER'S REPORT

10. SHERIFF'S REPORT

11. 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.

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

13. **ADJOURN** meeting to January 8, 2025, 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 48 hours prior to the meeting.

If you require oral translation, please contact the City Clerk's Office at (661) 267-5151 at least 48 hours prior to the meeting.