



PALMDALE

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**CITY COUNCIL MEETING
HOUSING AUTHORITY
CITY COUNCIL CHAMBERS
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
WEDNESDAY, NOVEMBER 15, 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. PRESENTATION

4.1 Declaring Saturday, November 25th, 2023 as Small Business Saturday.

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 CC/HA Consent Calendar(s), Appointment, 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.

5. PUBLIC COMMENTS:

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

6. 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 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 permits reading the title only in lieu of reciting the entire text.)

6.2 Approve ongoing contractor service agreements with M. Brey Electric, Inc. dba MBE Construction (A-8566), Houalla Enterprises Ltd. dba Metro Builders & Engineers Group, Ltd. (A-8558), and Nash Construction Services, Inc. (A-8565) for \$200,000 each for two years with option for one additional year.

[SR - HA - Ongoing_Contractor_Agreements.docx](#)
[Brey Electric, Inc. dba MBE Construction\(A-8566\).pdf](#)
[Metro Builders & Engineers Group \(A-8558\).pdf](#)
[Nash Construction Services Inc. \(A-8565\).pdf](#)

- 6.3 Adopt Resolution No. HA 2023-004, a Resolution of the Housing Authority of the City of Palmdale approving the sale of 38553 4th Street East, APN 3008-016-902 at the appraised value to an eligible household, and to provide a loan from proceeds or Permanent Local Housing Allocation funds (PLHA) to meet affordability requirements.

[03_Staff_Report_HA_4th_Street_v2.docx](#)
[Resolution 2023 004 4th Street.docx](#)

7. **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.

- 7.1 Adopt Resolution No. CC 2023-075, a Resolution of the City Council of the City of Palmdale amending the City's Classification and Pay Plan for General Positions; Adopt Resolution No. CC 2023-076, a Resolution of the City Council of the City of Palmdale amending the City's Classification and Pay Plan for Bargaining Unit Positions; and Adopt Resolution No. CC 2023-037, a Resolution of the City Council of the City of Palmdale Establishing Director/Executive Employees' Compensation, Benefits, and Other Terms and Conditions of Employment.

[1_Staff_Report_-_Classification_And_Pay_Plan.docx](#)
[2.Resolution CC 2023-075 General Positions 11.15.23.doc](#)
[3.Exhibit #1 2023-075 CLASSIFICATION AND PAY PLAN General Positions 11.15.2023.doc](#)
[3.Exhibit #2 Salary Schedule General Positions 11.15.23.pdf](#)
[4.Resolution CC 2023-076 Bargaining Unit 11.15.23.doc](#)
[5.Exhibit #1 2023-076 CLASSIFICATION AND PAY PLAN Bargaining Unit 11.15.23.doc](#)
[5.Exhibit #2 Salary Schedule Baragining Unit Positions 11.15.23.pdf](#)
[6.Resolution CC 2023-037 Executive Employment Resolution.doc](#)

- 7.2 Adopt Resolution No. CC 2023-067, a Resolution of the City Council of the City of Palmdale approving the Palmdale Aerospace Incentive Program.

[SR-_Aerospace_Incentive_Program.docx](#)
[RESO- CC 2023-067 Aerospace Incentive Program.doc](#)
[Aerospace Incentive Program Application_.docx](#)

- 7.3 Notice of Completion - Accept Public Improvements for Circle K at 3851 East Palmdale Blvd.

[SR-11152023__17-02_.docx](#)
[EXHIBIT A 17-02.docx](#)
[EXHIBIT B.docx](#)
[NOC_17-02 ST IMPROVEMENTS.doc](#)

- 7.4 Approve ongoing contractor service agreements with M. Brey Electric, Inc. dba MBE Construction, Houalla Enterprises Ltd. dba Metro Builders & Engineers Group, Ltd., and Nash Construction Services, Inc. for \$200,000 each for two years.

[Ongoing_contractor_agreements_Nash_Mbrey_and_Metro.docx](#)

[City of Palmdale - AGENDA ITEM - M. Brey Electric, Inc. dba MBE Construction \(MBE\) \(A-8559\) - 09-28-2023 - Preview \(2\).pdf](#)

[City of Palmdale - AGENDA ITEM - Houalla Enterprises LTD. dba. Metro Builders & Engineers Group, LTD \(A-8560\) - 10-03-20.pdf](#)

[City of Palmdale - AGENDA ITEM - Nash Construction Services Inc. \(A-8561\) - 10-02-2023 - Preview \(2\).pdf](#)

- 7.5 Approve agreement with Southern California Edison (SCE) for participation in the Small Site Rebate Program for the purchase and installation of three Electrical Vehicle (EV) Charging Stations at the Palmdale City Library.

[SR - Acceptance_of_SCE_Small_Site_Rebate_Program.docx](#)

[SCE DRAFT Agreement No. A-8595.pdf](#)

[SCE Small Site Rebate Program Process .pdf](#)

- 7.6 Consideration and adoption of Resolution No. CC 2023-059, a Resolution of the City Council of the City of Palmdale approving the renaming of Avenue Q-6 to Hammack Avenue (Avenue Q-6) between Sierra Highway to 10th Street East.

[SR_Hammack_Avenue__Avenue_Q-6_.docx](#)

[Resolution CC 2023-059 Hammack Avenue.doc](#)

[Map_Hammack Ave \(Avenue Q-6\).pdf](#)

- 7.7 Approve the minutes from the previous meetings.

CC - November 1, 2023

[11 01 2023 Minutes CC_SA_PFA.pdf](#)

8. **APPOINTMENT**

- 8.1 City Council Nomination and Appointment of one (1) Member to the Palmdale Tourism Improvement District Board.

[SR PTID Appointment_2023.docx](#)

[master_tid_application_Fillable - Stapleton - 18 Oct 23.pdf](#)

[Beaumont, Lura.pdf](#)

9. **PUBLIC HEARING**

- 9.1 Introduction and Adoption of Ordinance No. 1612, an Ordinance of the City Council of the City of Palmdale approving various amendments to the Palmdale Municipal Code.

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

Each speaker is allotted two (2) minutes.

[Staff_Report_Ordinance_No._1612__v1.docx](#)

[Ordinance No. 1612 v2.docx](#)

[Ordinance No. 1612 Exhibit I - Redlines v2.docx](#)

- 9.2 Introduction and adoption of Ordinance No. 1615, an Ordinance of the City Council of the City of Palmdale approving amendments to Title 12 of the Palmdale Municipal Code (PMC); and Adopt Resolution No. CC 2023-078, a Resolution of the City Council of the City of Palmdale approving adoption of updated administrative fine amounts for building and safety violations and adoption of fines and plan processing and redemption fees associated with shopping cart enforcement and elimination of certain business permit fees.

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

Each speaker is allotted two (2) minutes.

[Staff_Report_Ordinance_No._1615.docx](#)

[Ordinance No. 1615.docx](#)

[Ordinance No. 1615 Exhibit I - Redlines.docx](#)

[Resolution No. CC 2023-078.docx](#)

- 9.3 Introduction and adoption of Ordinance No. 1617, an Ordinance of the City Council of the City of Palmdale approving Planned Development 23-001; a request to modify the development standards specified within the Palmdale Municipal Code for a proposed project within the Mixed Use 1 (MU 1) zone.

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

Each speaker is allotted two (2) minutes.

[CC_Staff_Report_PD_23-001.docx](#)

[CC_Ordinance_No._1617.docx](#)

[EXHIBIT II - PD 23-003.pdf](#)

- 9.4 Adopt Resolution No. CC 2023-068, a Resolution of the City Council of the City of Palmdale calling special election regarding alteration of Rate and Method of Apportionment of Special Taxes for the City of Palmdale Community Facilities District No. 93-1 (Ritter Ranch); Adopt Resolution No. CC 2023-069, a Resolution of the City Council of the City of Palmdale declaring results of special alteration election in the City of Palmdale Community Facilities District No. 93-1 (Ritter Ranch), determining that alteration of the Rate and Method of Apportionment of Special Taxes for the District is lawfully authorized, and directing recording of an amendment to the Amended and Restated Notice of Special Tax Lien for the District.

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

Each speaker is allotted two (2) minutes.

- 1. [Staff Report Amendment to CFD 93-1 RMA.docx](#)
- 1.1 [Reso 2023-068 CallSpElecAlterFacRM J19237.docx](#)
- 1.2 [Reso 2023-069 DeclarResultAltFacRM J19239.docx](#)

- 9.5 Adopt Resolution No. CC 2023-070, a Resolution of the City Council of the City of Palmdale of Annexation of territory to the City of Palmdale Community Facilities District No. 93-1 (Ritter Ranch), authorizing the levy of a special tax therein and submitting the levy of special tax to the qualified elector of the District; Adopt Resolution No. CC 2023-071, a Resolution of the City Council of the City of Palmdale declaring results of special annexation election, determining the validity of prior proceedings, and directing recording of amendment to Notice of Special Tax Lien - City of Palmdale Community Facilities District No. 93-1 (Ritter Ranch).

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

Each speaker is allotted two (2) minutes.

- 2. [Staff Report Annexation to CFD 93-1.docx](#)
- 2.1 [Reso 2023-070 AnnexTerr J19241.docx](#)
- 2.2 [Reso 2023-071 DeclarResultAnnex J19242.docx](#)

10. NEW BUSINESS

- 10.1 Approve Purchase and Sale Agreement with RDR Development Holdings LLC to acquire 652 acres of land for \$10,800,000. (APNs: 3206-007-001; 3206-007-002; 3205-002-051; 3205-002-053; 3205-002-028; 3206-025-001 (portion); 3206-006-008 (portion); and 3206-006-028 (portion) located in vicinity of Vineyard Lane and Elizabeth Lake Road.

[Staff_Report_RdR.docx](#)
[Attachment 1 Aerial Map.pdf](#)
[Attachment 2 Agreement A-8533.pdf](#)
[Attachment 3 Appraisal.pdf](#)

- 10.2 Approve execution of agreements related to Palmdale Solar and Battery Residential Program.

[20231004_Palmdale_Staff_Report_EPIC_CCA_Power_Choice_Program-FINAL.docx](#)

- 1. [Framework Agreement A-8536.docx](#)
- 2. [Master Power Purchase Agreement A-8537.docx](#)
- 3. [Program Management Agreement A-8538.docx](#)
- 4. [Program Support Services Fee Agreement A-8539.docx](#)
- 5. [Multiparty Non-Disclosure Agreement A-8216.docx](#)

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 on items not listed on the agenda.**

12. CITY COUNCIL ANNOUNCEMENTS AND REQUESTS

13. CITY MANAGER'S REPORT

14. PRESENTATION BY CITY ATTORNEY

14.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Land Developers & Associates Corporation v. Successor Agency to the
Community Redevelopment Agency of the City of Palmdale, et al.

Los Angeles County Superior Court

Case No. 22AVCV01093

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

14.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Shanae Smith, Patricia Nevarez and Michael "Mike" Behen vs. City of Palmdale,
et al.

Los Angeles County Superior Court

Case No. 22STCV18219

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

14.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

William Robert Herrera, et al vs. City of Palmdale, et al.

Central District of California Federal District Court

Case No. 2:16-cv-09453-MWF-MAR

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

14.4 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Priscilla Huerta, et al vs. City of Palmdale, et al.

Central District of California Federal District Court

Case No. 2:18-10354-MWF-FFM

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

15. ANNOUNCEMENT BY CITY ATTORNEY

16. ADJOURN meeting to December 6, 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.