



PALMDALE

a place to call home

**CITY COUNCIL
CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
TUESDAY, OCTOBER 21, 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**

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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

The public is allotted to speak a total of three (3) minutes on the Consent Calendar, Public Hearing(s), Appointment, New Business, and Closed Session. Any person who would like to address the Legislative Body on any agenda item may complete a

speaker card for the City Clerk and identify the agenda item you would like to discuss.
The Speaker cards are available in the foyer of the Council Chambers

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

3. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

4. PRESENTATIONS

4.1 Proclamation in honor of Hispanic Heritage Month.

4.2 Communications Division Update.

5. 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.

5.1 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).

5.2 Adopt Resolution No. CC 2025-088, a Resolution of the City Council of the City of Palmdale authorizing the Interim City Manager to execute the agreement with Delta Dental of California and granting authorization to pay all fees; and Adopt Resolution No. CC 2025-089, a Resolution of the City Council of the City of Palmdale authorizing the Interim City Manager to execute the agreement with Vision Services Plan (VSP) and granting authorization to pay all fees, each for a three-year term with the option to extend two additional one-year terms.

[SR Reso. Nos. CC 2025-088 and CC 2025-089.docx](#)

[Reso. No. CC 2025-088 Delta Dental of California.docx](#)

[Agrmt No. A-9588 Delta Dental of California.pdf](#)

[Reso. No. CC 2025-089 Vision Services Plan.docx](#)

[Agrmt No. A-9589 Vision Services Plan \(VSP\) Draft.pdf](#)

5.3 Approve agreement with Benchmark Resources for surface mining and

reclamation act compliance services in the amount not to exceed \$250,000 for a term of four (4) years.

[SR Agrmt No. A-9576 with Benchmark Resources.docx](#)
[Agrmt No. A-9576 with Benchmark Resources.pdf](#)

- 5.4 Adopt Resolution No. CC 2025-057, a Resolution of the City Council of the City of Palmdale approving the dual naming of Avenue Q, adding Deputy Clinkunbroomer Ave from Sierra Highway to 40th Street East.

[SR Reso. No. 2025-057.docx](#)
[Reso. No. CC 2025-057.docx](#)
[Site Map.pdf](#)

- 5.5 Accept Notice of Completion (NOC) for public streets, sewer, and drainage improvements for Juniper Grove Apartments located at the southeast corner of Division Street and Avenue R.

[SR NOC.docx](#)
[NOC.docx](#)
[List of Completed Public Improvements.pdf](#)
[Site Map.pdf](#)
[Site Photo.pdf](#)

- 5.6 Approve the minutes from the previous meeting.

[Mins 10 07 2025.pdf](#)

6. PUBLIC HEARING - Now is the time for public participation.

- 6.1 Adopt Ordinance No. 1661, an Ordinance of the City Council of the City of Palmdale, California adopting by reference the 2025 California Building Code including Appendix P, residential code including Appendix AZ, existing building code, green building standards code, energy code, plumbing code, mechanical code, electrical code, wildland-urban interface code, Title 32 Los Angeles County Fire code, and proposed amendments, finding the Ordinance exempt from the California Environmental Quality Act (CEQA); and Adopt Resolution No. CC 2025-069, A Resolution of the City Council of the City of Palmdale, California making its express findings as required by Section 17958.7 of the Health and Safety Code of the State of California relating to the adoption of the 2025 California Building Code and proposed local amendments, and finding it is not a project per CEQA.

[SR Ord. No. 1661 Building Code Adoption.docx](#)
[Ord. No. 1661 2025 Building Code Adoption.docx](#)
[Exh A Ord. No. 1661.docx](#)
[Reso. No. CC 2025-069.docx](#)

- 6.2 Adopt Resolution No. CC 2025-073, a Resolution of the City Council of the City of Palmdale approving the issuance of Revenue Bonds by the California Municipal Finance Authority (CMFA) in an aggregate outstanding principal amount not to

exceed \$20,000,000 to finance and refinance a 48-unit qualified residential rental project to be located at 38732 9th Street East for the benefit of 9th Street E. Housing, a California Limited Partnership, or another entity to be created by Milare Housing Investments, Inc. (or and affiliate), and certain other matters relating thereto.

[SR Reso. No. CC 2025-073.docx](#)

[Reso. No. CC 2025-073.docx](#)

- 6.3 Adopt Resolution No. CC 2025-074, a Resolution of the City Council of the City of Palmdale approving the issuance of the California Municipal Finance Authority (CMFA) Exempt Facility Bonds in an aggregate principal amount not to exceed \$60,000,000 for the purpose of financing or refinancing the acquisition, construction, improvement and equipping of Zenith on 25th, located at 25th Street East and East Ave. Q, and certain other matters relating thereto.

[SR Reso. No. CC 2025-074.docx](#)

[Reso. No. CC 2025-074.docx](#)

7. APPOINTMENT

Now is the time for public participation on the Appointment and New Business section.

- 7.1 Appoint two Councilmembers to serve on the City Manager Selection Ad Hoc Subcommittee.

[SR Appoint Ad Hoc Subcommittee.docx](#)

8. NEW BUSINESS

- 8.1 Adopt Ordinance No. 1662, an Ordinance of the City Council of the City of Palmdale Repealing and Reenacting Chapter 5.44 of the Palmdale Municipal Code (PMC) relating to Mobile Home Space Rent Control.

[SR Ord. No. 1662.docx](#)

[Ord. No. 1662.docx](#)

[PMC Chapter 5.44 Redline.pdf](#)

9. CITY MANAGER'S REPORT

10. SHERIFF'S REPORT

11. NON-AGENDA - Now is the time for public participation.

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

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).

13.2 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).

13.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property Vacant Land, APN's 3053-006-015, 016; 3053-008-001, 002, 027, 028; 3053-009-004, 005; 3053-010-021, 022, Palmdale, CA 93550

Agency Negotiation: Megan Taggart, Director of Economic and Community Development, Sophia Reyes, Director of Housing, Keri Smith, Director of Parks and Recreation

Negotiating Parties: Palmdale Lots, LLC and City of Palmdale

Under Negotiation: Terms of price and payment for acquisition of land with County Prop A funds

This closed session is being held pursuant to the authority of California Government Code Section 54956.8.

13.4 PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

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

13.5 PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Attorney

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 November 4, 2025, at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.