



PALMDALE

a place to call home

**CITY COUNCIL
PALMDALE FINANCING AUTHORITY
CITY COUNCIL CHAMBERS
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
WEDNESDAY, APRIL 17, 2024
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 BISHOP, MAYOR PRO TEM LOA, COUNCILMEMBERS OHLSEN,
BETTENCOURT, ALARCÓN

3. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

4. PRESENTATION

- 4.1 Certificate of Recognition to Kalkidan Samuel of Pete Knight High School a 2024 Edison Scholar.

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.

5. 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.

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

6.1 Waive full reading of the Resolution(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 Approve Agreement with PFD Management, Inc. to provide Concession Services at DryTown Water Park, for revenues of \$42,000 annually for a term of three years with the option to extend two one-year terms.

[SR Agrmt No. A-8766 with PFD Management Inc.docx](#)

[Agrmt No. A-8766 with PFD Management, Inc.pdf](#)

[Exh A to Agrmt No. A-8766 with PFD Management, Inc.pdf](#)

6.3 Approve Second Amendment with Pacific West Sound, Inc. to provide Audio Production and Equipment Services at the Palmdale Amphitheater to increase the amount of the agreement by \$680,300 for a total amount not to exceed \$946,500 for a three-year term through June 30, 2025, with the option to extend two

additional one-year terms.

[SR Agrmt No. A-7866 Second Amendment Contract with Pacific West Sound Inc.docx](#)

[Agrmt No. A-7866 Second Amendment with Pacific West Sound Inc.pdf](#)

[Agrmt No. A-7866 First Amendment with Pacific West Sound Inc.pdf](#)

[Agrmt No. A-7866 with Pacific West Sound Inc.pdf](#)

- 6.4 Approve Third Amendment to Legal Services Agreement with Bradley, Gmelich & Wellerstein, LLP for legal services to increase the amount of the Agreement by \$400,000 for a total not to exceed amount of \$1,390,000 for the remainder of the term through February 2025.

[SR Agrmt No. A-7819 Third Amendment with Bradley, Gmelich & Wellerstein.docx](#)

[Agrmt No. A-7819 Third Amendment with Bradley Gmelich & Wellerstein.pdf](#)

[Agrmt No. A-7819 Second Amendment with Bradley Gmelich & Wellerstein.pdf](#)

[Agrmt No. A-7819 First Amendment with Bradley Gmelich & Wellerstein.pdf](#)

[Agrmt No. A-7819 with Bradley Gmelich & Wellerstein.pdf](#)

- 6.5 Summary of the 2023 Annual Housing Element Progress Report.

[SR 2023 Annual Housing Element Progress Report.docx](#)

[Rpt. 2023 Housing Element Annual Progress Report.pdf](#)

- 6.6 Approve the Second Amendment to Agreement with Retail Strategies, LLC for retail attraction and recruitment services to increase the amount of the agreement BY \$45,000, for a total not to exceed amount of \$135,000 and extend the Agreement term by one year to April 1, 2025.

[SR Agrmt No. A-7873 Second Amendment with Retail Strategies, LLC.docx](#)

[Agrmt No. A-7873 Second Amendment with Retail Strategies LLC.pdf](#)

[Agrmt No. A-7873 First Amendment with Retail Strategies, LLC.pdf](#)

[Agrmt No. A-7873 with Retail Strategies, LLC.pdf](#)

- 6.7 Approve Final Tract Map No. 81337 (located between 65th Street West and 70th Street West, south of Avenue M).

[SR Tract Map 81337.docx](#)

[Atch 1 Tract Map 81337.pdf](#)

- 6.8 Approve the minutes from the April 3, 2024 meeting.

[Minutes 04 03 2024 CC SA.pdf](#)

7. JOINT CONSENT CALENDAR CC/PFA

- 7.1 Adopt Resolution No. CC 2024-030, a Resolution of the City Council of the City of Palmdale providing for the release of a portion of the real property securing the Lease Agreement, dated as of October 1, 2014, by and between the Palmdale Financing Authority and the City of Palmdale, assigned to TPB Investments, Inc., a wholly-owned subsidiary of Western Alliance Bank, an Arizona Corporation, and

authorizing and directing certain actions relating thereto, and Adopt Resolution No. PFA 2024-001, a Resolution of the Board of Directors of the Palmdale Financing Authority providing for the release of a portion of the real property securing the Lease Agreement, dated as of October 1, 2014, by and between the Palmdale Financing Authority and the City of Palmdale, assigned to TPB Investments, Inc., a wholly-owned subsidiary of Western Alliance Bank, an Arizona Corporation, and authorizing and directing certain actions relating thereto.

[SR MKP COP Lease Amendments.docx](#)

[Reso. No. CC 2024-030.docx](#)

[Reso. No. PFA 2024-001.docx](#)

[Agrmt First Amendment to Site and Facility Lease.pdf](#)

[Agrmt First Amendment to Lease Agreement.pdf](#)

[Agrmt First Amendment to Assignment Agreement.pdf](#)

8. PUBLIC HEARING

- 8.1 Adopt Resolution No. CC 2024-031, a Resolution of the City Council of the City of Palmdale to establish a Vehicle Miles Traveled (VMT) program which includes VMT Thresholds, VMT Analysis Requirements and Program; and establishes two new City fees: a VMT Analysis Fee and a VMT Impact Fee.

[SR VMT Implementation.docx](#)

[Reso. No. CC 2024-031.docx](#)

[Atch 1 City of Palmdale SB 743 VMT Implementation Guidelines.pdf](#)

- 8.2 Adopt Resolution No. CC 2024-048, a Resolution of the City Council of the City of Palmdale, approving a form of Density Bonus Agreement with Maison's Palmdale Blvd 150, LLC, to facilitate the construction of Tentative Tract Map 83359 located on the south side of Palmdale Boulevard between 50th Street East and 55th Street East (APN: 3023-002-084).

[SR Reso. No. CC 2024-048.docx](#)

[Reso. No. CC 2024-048.docx](#)

[Exh A - Reso. No. CC 2024-048.docx](#)

[Exh B - Reso. No. CC 2024-048.docx](#)

[Exh C - Reso. No. CC 2024-048.docx](#)

[Atch - Reso. No. PC-2024-004.pdf](#)

[PPT Reso. No. CC 2024 048.pptx](#)

9. NEW BUSINESS

- 9.1 Adopt Resolution CC 2024-018, a Resolution of the City Council 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 FY24-25.docx](#)

[Reso. No. CC 2024-018.docx](#)

[Exh A Five Year Work Plan.pdf](#)

- 9.2 Approve Third Amendment to the Franchise Agreement between the City of Palmdale and Waste Management of California, Inc., dba Waste Management of Antelope Valley (WM) for Integrated Solid Waste Management services for one-time revenues of \$8.6M plus an increase in annual franchise fees for a term of 10 years.

[SR Agrmt No. A-5852 Third Amendment to Agreement with WM.docx](#)

[Agrmt No. A-5852 Third Amendment to Agreement with WM.pdf](#)

[Agrmt No. A-5852 Second Amendment with WM.pdf](#)

[Agrmt No. A-5852 First Amendment with WM.pdf](#)

[Agrmt No. A-5852 with WM.pdf](#)

- 9.3 Staff follow-up response to April 3, 2024, City Council direction: Discussion on options for language interpretation services at council meetings.

[SR Discussion on Options for Language Interpretation Services.docx](#)

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

11. CITY MANAGER'S REPORT

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.

13. PRESENTATION BY CITY ATTORNEY

- 13.1 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. ANNOUNCEMENT BY CITY ATTORNEY

15. **ADJOURN** meeting to May 1, 2024, 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.