PALMDALE

a place to call home

CITY COUNCIL MEETING
SUCCESSOR AGENCY
CITY COUNCIL CHAMBERS
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
TUESDAY, AUGUST 17, 2021
4:30 p.m. Closed Session Special Meeting
6:00 p.m. Workshop
7:00 p.m. Regular Meeting
www.cityofpalmdale.org

WELCOME

In accordance with the current guidance from the California Department of Public Health and the County of Los Angeles Department of Public Health, the Council Chamber is open for in-person public comment and seating. Masks are required to be worn by all persons in attendance. It is recommended that all citizens practice social distancing to the extent possible while in attendance. Councilmembers may choose to participate via conference call.

How to observe the meeting virtually:

1. Spectrum local access Channel 27
2. Online live webcast at www.cityofpalmdale.org.

How to Submit Public Comments:

1) WRITTEN PUBLIC COMMENTS PRIOR TO MEETING - Click the Agendas & Minutes webpage at https://cityofpalmdale.org/310/City-Council-Meetings and find this meeting under Upcoming Events; 2) Click on the eComment button; and 3) Scroll through the agenda to find the agenda item for which you would like to provide a comment and submit your comment; 4) The cut off time is two hours prior to the time listed on the printed agenda (e.g. 4:30 p.m. meeting cut-off is 2:30 p.m.). Such comments will be provided to the City Councilmembers prior to the meeting, but will not be read aloud during the meeting.

2) VERBAL PUBLIC COMMENT DURING THE MEETING – (ZOOM Number: US: +1 669 900 9128 Webinar ID: 837 5611 7893 Passcode: 236471 Webinar attendee link https://us06web.zoom.us/j/83756117893?pwd=Q3E4Rk95d2lIZGtONlVqSDcrMm1xdz09. Verbal comments must be limited to 3 minutes. Public comments submitted will become part of the official meeting record.

The safety and well-being of employees and the public remains the City's top priority. The City of Palmdale appreciates your patience and understanding during these challenging times.

The City Council is making every effort to follow the spirit and intent of the Brown Act and other applicable laws regulating the conduct of public meetings in order to maximize transparency and public access.

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.

Your courtesy is requested to help our meetings run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of your time and ours:

- Please refrain from public displays or outbursts, such as unsolicited applause, comments, cheering, foul language or obscenities.
- Any disruptive activities that substantially interfere with the ability of the City Council to carry out its meeting will not be permitted and offenders will be asked to leave the meeting.
- Please turn off/mute your cell phones and mobile devices.

4:30 P.M.

1. **MAYOR TO CALL MEETINGS TO ORDER**

2. **ROLL CALL**
   COUNCILMEMBERS/DIRECTORS CARRILLO, LOA, AND BISHOP
   MAYOR PRO TEM/VICE CHAIR BETTENCOURT, MAYOR/CHAIR HOFBAUER

3. **PUBLIC COMMENTS**

Now is the time for public participation for any person wishing to speak to the City Council on matters listed or not listed on the agenda, within the jurisdiction of the City Council. If you are attending the meeting by phone, please press *9 to "raise your hand." If attending by personal computer, please click the "raise your hand" button. Press *6 to un-mute yourself, state your name and begin speaking. PLEASE NOTE: A three-minute limit is imposed on each speaker.

4. **PRESENTATION BY CITY ATTORNEY**

4.1 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Special District Risk Management Authority v. City of Palmdale, et al.
Sacramento County Superior Court
Case No. 34-2020-00280343

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

4.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Rodriguez-Lopez v. City of Palmdale
Los Angeles Superior Court
Case No. 21AVCV00326

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

4.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Griff v. City of Palmdale, et al.
Los Angeles County Superior Court
Case No. 19AVCV00702

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

4.4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

The reason for holding a closed session is for the purpose of obtaining authorization and direction from the City Council to its designated negotiator regarding the possible purchase of the following property:
Property: 38580 9th Street East (APN 3008-039-022)

Property Owner: VP Family Properties, LLC
City Negotiators: Sarah Mailes, Management Analyst and Carlene Saxton, Director of Economic and Community Development

This Closed Session is being held pursuant to the authority of California Government Code Section 54956.8. Closed session is recommended because the City Council will be instructing the negotiators regarding terms and conditions, including price, for the possible acquisition of the real property identified above.

4.5 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

The existing facts and circumstances that constitute a significant exposure to litigation are detailed in the following claim received by the City, which is available for public inspection pursuant to Government Code Section 54957.5:

Claimant: Nora Beatriz Dimartino
City Claim No.: 2020-066
Date Filed: December 22, 2020
Date of Loss: July 27, 2020

4.6 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

The existing facts and circumstances that constitute a significant exposure to litigation are detailed in the following claims received by the City, which are available for public inspection pursuant to Government Code Section 54957.5:

Claimant: Karla Cristina Gonzalez
City Claim No.: 2021-033
Date Filed: August 2, 2021
Date of Loss: January 30, 2021

Claimant: Jose Luis Martinez
City Claim No.: 2021-034
Date Filed: August 2, 2021
Date of Loss: January 30, 2021

Claimant: Marla Annel Flores Duran
City Claim No.: 2021-035
Date Filed: August 2, 2021
Date of Loss: January 30, 2021

4.7 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case.

A point has been reached where, in the opinion of the City on the advice of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation against the City. The City believes that the facts and circumstances that might result in litigation against the City are not yet known to a potential plaintiff or plaintiffs.

5. **ANNOUNCEMENT BY CITY ATTORNEY**

6. **ADJOURN CLOSED SESSION MEETING**

6:00 P.M.

7. **WORKSHOP PRESENTATION**

7.1 Presentation on the General Plan. (Staff Reference: Director of Economic and Community Development Saxton - Presented by Simran Malhotra of Raimi and Associates)

8. **ADJOURN 6:00 P.M. WORKSHOP**

7:00 P.M.

9. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OUR TROOPS**

10. **PRESENTATIONS**

10.1 Presentation by City Manager Murphy of the City of Palmdale's Warrior Award to:

- Eric Dombrowski
- Megan Taggart
- Jordyn Kelly
- Arista Hennessey
- Stephanie Mejia
- Jose Zapata
- Michael Austin
- Gabriel Garcia
- Adam Dyer

- Manny Moya
- Luis Garibay
- Mayor Steve Hofbauer
- Councilmember Richard Loa
- Councilmember Juan Carrillo
- Councilmember Austin Bishop
- Commissioner Fraga-Saenz

10.2 Presentation by The Rural Olympic Committee and Antelope Valley Fair Directors to Council regarding Awards for Rural Olympic Participation.

10.3 Presentation by Coffee4VETS of a Certificate of Appreciation to Mayor and City Manager for their support of veterans in the City of Palmdale, and outstanding achievement in making the Healing and Honor Field.

10.4 Presentation by Mayor and Council of Certificates of Recognition to the 2021 Palmdale Queens:

- Andrea Metz, Miss Palmdale
- Ella Dluzak, Junior Miss Palmdale
- Larissa Gomez, Young Miss Palmdale
- Reagan Shields, Little Miss Palmdale

10.5 Presentation by Mayor and Council of a Commendation to Sean McElroy for his victory at the 2021 U23 National Cycling Championship in Clayton County, Florida.

10.6 Presentation by Mayor and Council to Housing Commissioner Thomas Brown in recognition of his years of service on the City of Palmdale Housing Authority.

10.7 Palmdale Animal Care Center representative will present a cute critter that is available for adoption from our local Animal are Center.

11. **WAIVER OF FULL READING OF RESOLUTION(S) and ORDINANCE(S)**
Staff Recommendation: Move to waive full reading of the Resolution (s) and/or Ordinance(s) to be considered and voted on at this meeting. (Voice Vote - Requires a majority to waive.)

12. **PUBLIC COMMENTS**
Now is the time for public participation for any person wishing to speak to the City Council on matters listed or not listed on the agenda, within the jurisdiction of the City Council. If

you are attending the meeting by phone, please press *9 to "raise your hand." If attending by personal computer, please click the "raise your hand" button. Press *6 to un-mute yourself, state your name and begin speaking. PLEASE NOTE: A three-minute limit is imposed on each speaker.

13. **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.

13.1 Receive and file the Monthly and Quarterly Investment Activity Reports for June 2021. (Staff Reference: Finance Manager Kang - Presented by Assistant Finance Manager Samson)

13.2 Approve an Agreement with Tyler Technologies, Inc. software as a service in an amount not to exceed $2,205,200. (Staff Reference: Finance Manager Kang)

13.3 Rejection of all bids for Project No. 750, McAdam Park ADA, Restroom and Sewer Upgrade. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

13.4 Adopt Resolution No. CC 2021-071, a Resolution of the City Council of the City of Palmdale authorizing the Director of Public Works to utilize Knorr Systems Inc. as a sole source provider for City aquatics equipment projects. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

13.5 Approve Purchase Order No. 20220049 for asphalt materials for street maintenance asphalt and raw materials supply with Vulcan Materials Company in an amount not to exceed $150,000 for Fiscal Year 2021/2022. (Staff Reference: Director of Public Works Heffernan)

13.6 Rejection of Bid for Project No. 741-A, Avenue S-8 and 40th Street East Waterline Improvement Project. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

13.7 Adopt City of Palmdale Resolution No. CC 2021-087, a Resolution of the City Council of the City of Palmdale Amending the City’s Classification and Pay Plan for General Positions. (Staff Reference: Human Resources Manager Nevarez)

13.8 Adopt City of Palmdale Resolution No. CC 2021-088, a Resolution of the City Council of the City of Palmdale Amending the City’s Classification and Pay Plan

for Employees with Executive Contracts. (Staff Reference: Human Resources Manager Nevarez)

13.9 Approve the minutes from the previous meetings. (Staff Reference: City Clerk/Agency Secretary Smith)

CC - July 13, 2021 (5:00 p.m. & 7:00 p.m.)
SA - July 13, 2021 (7:00 p.m.)

14. PUBLIC HEARING

14.1 Public Hearing and Review of Proposed Ordinance No. 1569 for adoption. (Staff Reference: City Attorney Beck)

ADOPT ORDINANCE NO. 1569, AN ORDINANCE OF THE CITY OF PALMDALE AMENDING PALMDALE MUNICIPAL CODE SECTION 2.08.040 RELATING TO THE SETTING OF REGULAR MEETING DATES OF THE CITY COUNCIL

Staff Recommendation: Discuss Proposed Ordinance and Adopt as Necessary

15. APPOINTMENTS

15.1 Approve Re-Appointment of the Public Member to the The Palmdale Aerospace Academy Board of Directors. (Staff Reference: City Clerk Smith)

15.2 Approve Re-Appointment of the City of Palmdale Housing Authority Member. (Staff Reference: City Clerk Smith)

16. NEW BUSINESS

16.1 Adopt Resolution No. CC 2021-070, a Resolution of the City Council of the City of Palmdale Declaring its intention to establish the Palmdale Tourism Improvement District and establish the time and place of a public meeting and a public hearing thereon and give notice thereof. (Staff Reference: Director of Economic and Community Development Saxton - Presented by Economic Development Coordinator Gonzalez)

16.2 Discuss and Consider Adoption of Resolution No. CC 2021-074 of a Vote of No Confidence in Los Angeles County District Attorney George Gascon. (Staff Reference: City Attorney Beck)

16.3 Discussion Considering Expanding Capacity of City Attorney Regarding Municipal

and Misdemeanor Prosecutions. (Staff Reference: City Attorney Beck)

17. **INFORMATIONAL REPORT FROM MAYOR AND / OR COUNCILMEMBERS ON THEIR VARIOUS COMMITTEE MEMBERSHIPS AND MEETINGS ATTENDED AT PUBLIC EXPENSE**

    17.1 COMMITTEE MEMBERSHIPS.

    - ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT
    - ANTELOPE VALLEY TRANSIT AUTHORITY
    - CALIFORNIA CONTRACT CITIES ASSOCIATION
    - CITY OF PALMDALE AUDIT COMMITTEE
    - CITY OF PALMDALE INVESTMENT OVERSIGHT COMMITTEE
    - HIGH DESERT CORRIDOR JOINT POWERS AUTHORITY
    - LEAGUE OF CALIFORNIA CITIES
    - LOS ANGELES COUNTY SANITATION DISTRICT
    - NORTH LOS ANGELES COUNTY TRANSPORTATION COALITION
    - PALMDALE RECYCLED WATER AUTHORITY
    - SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL COUNCIL
    - UNITED STATES/MEXICO SISTER CITIES ASSOCIATION
    - CALIFORNIA STATE PRISON – LOS ANGELES COUNTY, CITIZENS ADVISORY COMMITTEE

    17.2 MEETINGS ATTENDED AT PUBLIC EXPENSE

18. **CITY MANAGER'S REPORT**

19. **CITY COUNCIL REQUESTS FOR NEW AGENDA ITEMS**

20. **ADJOURNMENT**

City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT – PLANNING DIVISION**

DISTRICT: **ALL**

SUBJECT: **GENERAL PLAN UPDATE – POLICY FRAMEWORKS**

ISSUE

Should the City Council receive a presentation on the General Plan Update (Palmdale 2045) status and provide feedback on the draft policy frameworks.

RECOMMENDATION

Staff recommends that the City Council:

1. Receive an update on the General Plan Update (Palmdale 2045); and
2. Provide feedback on the draft policy frameworks.

BACKGROUND

Palmdale 2045 is a four-year project that commenced in January 2019 when the City Council approved a professional services agreement with the City's preferred consultant, Raimi + Associates. The General Plan serves as the City's primary guide for land use and development decisions and is a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the "blueprint" for future development and conservation of a community. The General Plan will help the City plan for important community issues such as new growth, housing needs and environmental protection. It also sets the stage for future social, physical, and economic development of the City. It addresses issues that impact the entire City, such as how land is used, where buildings are constructed, and priority areas for future parks.

DISCUSSION

Following the approval of the preferred land use alternative in March 2021, the General Plan Team (GP Team) crafted policy frameworks, which are an interim step to preparing the Draft General Plan Elements and include proposed goals and policies. Between June and August, the GP Team hosted six joint General Plan Advisory Committee (GPAC) meetings and public workshops to solicit feedback from the community on the proposed goals and policies as outlined within TABLE 1.

TABLE 1: POLICY FRAMEWORK JOINT MEETINGS

Date	Policy Topics
June 17, 2021	Safety, infrastructure, and hazards
June 30, 2021	Resilience, sustainability, and climate change
July 15, 2021	Land use, mobility, and housing (part 1)
July 28, 2021	Land use, mobility, and housing (part 2)
August 5, 2021	Economic development and military compatibility
August 11, 2021	Health, environmental justice, equity, parks and public facilities

Policy Frameworks Reports

Each policy framework covers one topic to be included in the General Plan and lays out initial policy concepts for community review and reaction. The reports are separated into major sections; introduction, where we are now, what we heard about this topic, where we want to be in the future, future outcomes, and draft goals and policies. The draft goals and policies reflect feedback from the community, GPAC, Planning Commission, City Council, and include some of the applicable goals and policies carried over from the 1993 Palmdale General Plan.

Outreach

The joint policy frameworks meetings were advertised through a comprehensive and ongoing digital and print marketing strategy which included the following activities:

- Digital press releases in the Antelope Valley Press, Antelope Valley Times, and the Antelope Valley Daily News
- The Palmdale Minute weekly video segment
- Project database e-blasts in English and Spanish
- Posting on the City's social media platforms in English and Spanish
- Council announcements
- Automall billboard
- Workshop flyers were distributed to the following organizations and locations:
    - City Hall
    - SAVES
- Print advertisements were placed in Palmdale Connections Magazine

Community Feedback on the Policy Frameworks

The policy frameworks were presented virtually to the community through an overview presentation by a GP Team topic expert and using a web-based program, called Konveio, that allows the viewers to read the document, post comments, and review and react to comments posted by other community members.

Each policy framework meeting included small group discussions with specific prompts related to the proposed goals and policies and an opportunity for public comment. Policy documents were provided to GPAC members prior to each meeting. In addition, all policy framework documents were posted on the Palmdale 2045 website with additional background information.

Attached for reference are General Plan policy frameworks (ATTACHMENTS 1-8) and joint GPAC and Public Workshop meeting minutes (ATTACHMENTS 9-13).

As indicated within TABLE 1, one of the GPAC meetings (health/environmental justice/equity/parks/public facilities) occurred after preparation of this staff report. As such, draft minutes for the meeting will be provided as soon as they are available. In addition, policy frameworks for noise, air quality, conservation, open space, and cultural resources are being prepared and are anticipated to be available for review and comment by the public in September.

FISCAL IMPACT

Long term fiscal impacts will vary depending on the final goals, policies, and implementing actions within the adopted General Plan.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.
E. Transform housing inventory to meet the changing lifestyle and market demands.

Goal IV: Maintain a desirable community where everyone wants to live, work and play.

A. Support opportunities to celebrate rich traditions and diverse cultures in the community.
D. Develop and maintain diverse programs and events that inspire growth, pride and lifelong learning.

Prepared by:	Carlene Saxton, Director of Economic and Community Development
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Policy Framework documents

1. Safety policy framework
2. Sustainability, climate action and resilience policy framework
3. Land use and housing policy framework
4. Mobility policy framework
5. Economic development policy framework
6. Military compatibility policy framework
7. Public health and equity policy framework
8. Parks and recreation policy framework

Joint GPAC and Public Workshop Meeting Minutes

9. GPAC #12 meeting minutes
10. GPAC #13 meeting minutes
11. GPAC #14 meeting minutes
12. GPAC #15 meeting minutes
13. GPAC #16 meeting minutes

Safety Policy Framework

Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called "Envision Palmdale 2045: A Complete Community," to create a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in Palmdale 2045 will serve as a compass for decision-makers and will shape future plans and actions of the City. This revised policy document will replace the 1993 General Plan.

This policy framework is an interim step in the General Plan Update process prior to drafting the Safety Element (or chapter). This framework highlights key outcomes and performance metrics related to safety and includes a draft policy framework that includes goals and policies. This policy framework was developed by compiling feedback from community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths and opportunities, challenges, and threats, and what we heard from the community.

What is the Safety Element?

The purpose of a general plan safety element is to protect the community from any unreasonable risks associated with the effects of a broad range of hazards including:

- Seismic hazards, including liquefaction, subsidence, and seismically induced surface rupture, ground shaking, ground failure, seiche, and dam failure;
- Slope instability, including mudslides and landslides;
- Other geologic hazards;
- Wildland and urban fires; and,
- Flooding, including dam, levee, and floodwall failure.

Safety elements should also address evacuation routes, military installations, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards. Additional issues indirectly related to public safety

are addressed in other general plan elements, including stormwater (Conservation), solid waste (Sustainability and Climate Change), and public health (Equitable, Resilient and Healthy Communities).

Senate Bill 379 also requires the safety element to include a set of goals, policies, and objectives to address climate adaptation in light of potential vulnerabilities in the community (note: climate and resilience topics are included as separate policy framework reports).

Key Safety Terms

Key terms used in this document related to safety/hazards include:

- **Hazard:** something that is potentially dangerous or harmful
- **Vulnerability:** qualitative or quantitative expression of the level to which an entity is susceptible to harm when it experiences a hazard
- **Risk:** the potential for an adverse outcome assessed as a function of hazards/threats, assets and their vulnerabilities, and consequences
- **Hazard mitigation:** any action taken to reduce or eliminate the long-term risk to human life and property from hazards
- **Disaster:** a natural, technological, or human-caused event that results in deaths, injuries, property damage/loss, and/or destruction resulting in serious disruptions and/or that exceeds the ability of local authorities to cope without outside assistance
- **Resilience:** ability to adapt to changing conditions and withstand and rapidly recover from disruption

Where We Are Now

Previous steps in the planning process have identified community strengths, opportunities, challenges and threats related to safety. These are summarized below.

Strengths and Opportunities

- **Emergency facilities are generally adequate.** The Palmdale Sherriff's Station is a state-of-the-art facility constructed in 2006 to replace the previous neighborhood sub-station. The City also has five Los Angeles County Fire Department stations. Continued coordination with the Sheriff's Department and Fire Department will be necessary to maintain adequate emergency response times as development expands in the community.
- **Palmdale Public Security Officers, Park Watch, Community Service Officers, and Code Enforcement officials provide public safety services.** In addition to law enforcement services through the Los Angeles County Sheriff's Office, Public Security Officers and Park

Watch serve Palmdale through preventative safety measures. Palmdale Public Security Officers are frontline ambassadors who monitor the City's parks and facilities, including the Palmdale Transportation Center and Park & Ride lots, to proactively deter unacceptable behavior by maintaining high visibility. The Park Watch program prevents crime and vandalism through community involvement by asking park users to report suspicious or illegal activity, allowing law enforcement and the City to be proactive in addressing concerns. Both programs are operated by the City's Neighborhood Services Department. Community Service Officers, meanwhile, are non-sworn City employees who work in coordination with the Los Angeles County Sheriff's Department, and Code Enforcement officials take nonactionable calls from the Sheriff's Department.

- **Crime rates are declining.** Crime rates fell steadily between 2015 and 2018, consistent with a long-term downward trend in crime. Nevertheless, the community has expressed concerns about perceived safety, and it is not known whether the pandemic may have long-term implications with respect to crime. Therefore, the City will need to continue to track crime, provide community education about crime and City programs, and adjust programs as necessary as conditions change.

Challenges and Threats

- **Some areas of potential land use change are subject to flood hazards.** Portions of the area between SR 14 and Sierra Highway where substantial new development is anticipated are in the 100-year flood zone. Current City regulations limit the potential for exposure to flooding and for new development to substantially increase flooding; nevertheless, coordination with FEMA and measures to reduce flood potential will be needed.
- **The foothills in the western portion of the City are subject to wildfire hazards.** The interface of wildlands west of the City with urban development increase potential exposure to wildfires. Although the General Plan update would not increase development potential in this area, any new development would be subject to applicable wildfire prevention and protection standards and coordination with the Los Angeles County Fire Department and CalFire. Wildfire risks are also expected to increase as a result of climate change. The Climate Action Plan (or chapter) will assess climate vulnerability and adaptation policies, in accordance with SB 379.
- **Palmdale is subject to a variety of geologic hazards.** The San Andreas Fault runs through the western portion of Palmdale. Although the San Andreas Fault zone does not run through a potential land use change area, the presence of this and other regional faults subjects the City to risk from substantial groundshaking. Portions of the City are also subject to such hazards as liquefaction and landsliding, though proposed growth areas are generally outside these types of hazard zones. The City will continue to implement State standards, including updates that may be adopted in the future.

- **The State has adopted new requirements pertaining to climate adaptation, wildfire risk, and emergency evacuation.** New California State laws require incorporation of climate adaptation strategies, update of wildfire hazard maps, identification of emergency evacuation routes and capacity, and incorporation of findings and policies contained in the local hazard mitigation plan. The safety element will need to incorporate these new requirements as appropriate (note: climate and resilience topics are included as separate policy framework reports).

What We Heard About This Topic

Below is a list of community input related to safety element topics in Palmdale.

- Palmdale is an attractive place to raise a family because of low crime.
- Community members envision Palmdale as a safe and tranquil place to live.
- Addressing crime and safety concerns is a top community priority.
- People feel unsafe in the area around the Palmdale Transit Station.
- Palmdale is negatively perceived as a place with high crime.
- Palmdale is perceived as unsafe, which may be preventing a more vibrant nightlife.
- There is a desire to develop an earthquake plan.
- There is a need for increased law enforcement capacity to address safety concerns.

Where we want to be in the future

Applicable Vision themes and Guiding Principles

Safe, healthy place to live and work

a) Improve neighborhood safety
b) Address crime and safety concerns
c) Improve access to parks and open space
d) Support local foster youth and those experiencing homelessness
e) Foster active living with improvements to the pedestrian environment
f) Prioritize walking, biking, and access to local and regional transit

Housing options for residents at different stages of life and ability

a) Maintain the City's quiet and safe neighborhoods

Palmdale's beautiful natural setting

a) Maintain safe and convenient access to open space and trails

Top key outcomes (related to topic)

- **Geologic Hazards – fault ruptures, ground shaking, liquefaction:** Reference and implement existing and future standards of the Palmdale Municipal Code to meet seismic safety standards established by the California Building Code and Alquist-Priolo Earthquake Fault Zoning Act.
- **Wildfire Hazards:** Address increased risk related to climate change in accordance with State requirements, particularly along the wildland urban interface at the western edge of the City.
- **Flooding:** Address localized flooding east of State Route 14, particularly near Amargosa Creek, Anaverde Creek, Little Rock Wash, and Big Rock Wash.
- **Emergency Evacuation:** Address new State requirements related to emergency evacuation, including evacuation capacity and identification of areas lacking multiple evacuation routes.
- **Crime:** Educate the community about crime in the City and establish programs to address changing crime patterns over time.

Key performance indicators

- **Key Performance Indicators**: Adequacy of emergency evacuation.
    - **Target:** Adequate evacuation capacity for all reasonably foreseeable hazard scenarios.
    - **Target**: Two evacuation routes for all new development.
- **Key Performance Indicators**: Wildfire hazard protection.
    - **Target:** Update wildfire hazard severity zones based on CalFire recommendations.
- **Key Performance Indicators:** Presence of soil/groundwater contamination.
    - **Target:** Clean-up of identified contamination prior to development/redevelopment of individual properties.
- **Key Performance Indicators:** Emergency response times and crime rates.
    - **Target:** Fire emergency response time under 6 minutes, based on National Fire Protection Association recommendations.
    - **Target:** Police emergency response time under 6 minutes.
    - **Target:** Rates of violent and non-violent crime below State averages

Draft Goals and Policies

The following section includes draft goals and policies under consideration for the Palmdale General Plan Safety Element Update. Pursuant to AB 2140, *the Local Hazard Mitigation Plan (LHMP) will be incorporated by reference into the General Plan.* The LHMP is being concurrently updated and will be adopted by the end of 2021. Many of the goals and policies from the existing Safety Element have been retained, but in certain cases goals and policies have been reorganized, rephrased, and or simplified while the objectives from the current element have been reframed as either goals or policies. Generally, proposed revisions to goals and policies are minor, though a new goal and related policies regarding emergency evacuation have been added, as have proposed new policies related to crime tracking and prevention, climate change/wildfire, and flooding. Goals and policies related to prison safety "other man-made hazards" such as electromagnetic fields and citizen band radios are proposed for removal as they no longer appear relevant. Entirely new policies are highlighted.

- **Goal:** Minimization of impacts to public health, safety, and welfare resulting from seismic hazards.
    - Review development within or adjacent to geologic hazard zones and provide copies of geotechnical reports and studies to be reviewed by a qualified geologist and implement recommendations to ensure adequate provisions for public safety.
    - Require appropriate structural setbacks from active fault rupture traces in accordance with Alquist-Priolo standards and continue to follow California Building Code.
    - Design utility lines crossing active fault traces to withstand the expected movement of the earth in these locations. Utility lines as defined here include, but are not to be limited to, electricity, water, internet, natural gas and sewer.
    - As feasible, ensure that essential services buildings are not located in geologic hazard zones.
- **Goal:** Minimization of impacts to public health, safety, and welfare resulting from wildfire hazards.
    - Prohibit new public or critical facilities in Very High Fire Hazard Severity Zones, except when other options do not exist.
    - Ensure that re-development after a large fire complies with fire safety requirements for construction in the High and Very High Fire Hazard Severity Zones, accounting for any increased risk related to climate change.
    - Require that developments located in wildland interface areas incorporate and enforce standards for construction, including a fuel modification program (i.e., brush clearance, planting of fire-retardant vegetation) to reduce the threat of

wildfires, accounting for any increased risk related to climate change. Fuel modification areas shall be located within the project site and shall be clearly delineated on grading plans.
    - Provide fire-resistant landscaped buffer zones between high risk fire hazard areas and urban development. Necessary fire clearance shall be on private (not public) land.
    - Require property owners to clear brush and high fuel vegetation and maintain firesafe zones (a minimum distance of 30 feet from the structure or to the property line, whichever is closer) to reduce the risk of fires. For structures located within a Very High Fire Hazard Severity Zone, the required brush clearance distance is 200 feet from structures to the property line.
    - Evaluate soils and waterways for risks from flooding, water quality, and erosion to ensure that they are suitable to support redevelopment following a large fire.
    - Require all new development in or near designated wildfire hazard zones to identify multiple evacuation/emergency access routes.
    - Continue to coordinate with the Los Angeles County Fire Department to provide emergency evacuation and address fire hazards.
    - Ensure that the requirements of the Los Angeles County Fire Department are incorporated into new development through the development review process.
    - Require all new development to be served by a water system that meets applicable fire flow requirements.
- **Goal:** Minimization of the effects of flooding on public safety and property.
    - Require development in designated flood hazard areas to meet standards outlined in the City's Floodplain Management Ordinance and related criteria in the City's Engineering Design Standards.
    - Implement the City's drainage management plan through the capital improvement program and development review process.
    - Ensure that new development meets National Pollutant Discharge Elimination System (NPDES) and associated Low Impact Development (LID) standards that limit peak runoff to pre-development rates.
    - As appropriate, use open space and recreational areas to serve as floodplains that reduce downgradient flooding and aid in groundwater recharge.
    - Preserve and restore the natural and beneficial values served by floodplains to the extent feasible, consistent with public health, safety, and welfare.
- **Goal:** Minimization of damage from catastrophic failure of infrastructure.
    - As appropriate, evaluate inundation hazards related to the potential rupture of the California Aqueduct or failure of the Palmdale or Littlerock dams or location of proposed basins when reviewing development proposals.

  - Require buffers for development in areas near high-pressure natural gas lines and that such development be provided with alternative access/evacuation routes.
- **Goal:** Minimization of impacts to public safety and property resulting from aircraft accidents.
  - Require all development to be consistent with Department of Defense regulations as outlined in the Air Force Plant 42 Air Installation Compatibility Use Zone (AICUZ) Report and to comply with applicable FAA regulations that affect development in the Accident Potential Zones.
  - Through the design review process, ensure that new buildings are located in a manner that will promote clear linear corridors through the developed area in any Accident Potential Zones, to create potential pilot landing options in the event of an aircraft emergency.
  - Review and evaluate currently existing developed areas in the low altitude overflight areas that are occupied by incompatible uses, and determine the potential for the redevelopment process to convert those land uses to airport compatible uses.
- **Goal:** Protection of the public from risks associated with the transport, storage, use, and disposal of hazardous materials.
  - Coordinate with the Los Angeles County Fire Department to maintain a list of hazardous waste generators that could affect City residents.
  - Continue to support and encourage state and county efforts to identify and remediate contaminated sites.
  - Require clean-up of soil and/or groundwater containing hazardous materials exceeding regulatory action levels to the satisfaction of the agency having jurisdiction prior to granting permits for new development.
  - Require transport of hazardous materials along designated routes that minimize risks to the public and sensitive environmental areas. Cooperate with regional agencies in developing and maintaining such routes.
  - Review proposed development in proximity to any existing or proposed facility that uses, stores, or transports large amounts of hazardous materials to ensure adequate mitigation of impacts related to hazardous materials (e.g., appropriate site design, setbacks, and buffering).
  - Require all proposed hazardous waste facilities to comply with the City's hazardous waste management plan and Section 17.96 of the Palmdale Municipal Code.
- **Goal:** Safe evacuation of residents in the event of an emergency requiring evacuation.

    - Maintain and, as necessary, update a map of designated emergency evacuation routes for various types of disasters (e.g., earthquake, wildfire, hazardous material release, dam failure) and various disaster scenarios.
    - Make information regarding emergency evacuation routes readily available to all City residents.
    - Review all new development for consistency with applicable evacuation plans and ensure access to at least two evacuation routes.
- **Goal:** A community that is self-sufficient in the event of an emergency.
    - Maintain and, as necessary, update the City's Emergency Operations Plan.
    - Periodically, but not less than annually, review emergency service equipment and shelters to ensure that they are adequate to meet the needs of changing land uses and development types.
    - Require City staff to undergo regular disaster preparedness training.
    - Require all residences and businesses to maintain visible and clearly legible signs and/or street numbers to shorten the response times of emergency personnel.
    - Promote the use of emergency water supplies or water filtration systems at point-of-delivery for acceptable water quality in emergency situations.
- **Goal:** Protection of public safety through the implementation and enforcement of City Ordinances and educating the community.
    - Implement and enforce the Palmdale Municipal Code to ensure safe and sanitary living and working conditions throughout the City. Coordinate with other agencies, including but not limited to Los Angeles County Department of Health, Los Angeles County Fire Department, and Los Angeles County Sheriff's Department to maintain resources for enforcement.
    - Implement and as appropriate update a public education program regarding response to hazards such as earthquakes, floods, hazardous material spills, and wildfire for residents, businesses, and schools.
- **Goal:** Minimization of crime and associated community concerns through appropriate allocation of resources, development review, and on-going public education.
    - Track the types of rates of crime in the community on an ongoing basis and reallocate resources as necessary to address crime-related issues of concern.
    - Make up-to-date crime statistics readily available to the community via the City's website or other media.
    - Through the development review process, ensure that sites are designed in order to maximize safety and security, considering such factors as visibility, lighting, emergency access, legibility of street numbers, and fencing.

- Require all commercial and industrial developments to provide adequate lighting for buildings and parking areas as well as visibility for patrol vehicles to assist in law enforcement surveillance.
- Encourage the formation and continued education of neighborhood and business watch groups to assist in crime prevention and detection.
- Coordinate with local partners to encourage community-based crime prevention efforts.
- Promote after school, volunteer, and Business and Neighborhood Watch programs, and other innovative programs to help maintain a safe environment.
- Expand opportunities for positive law enforcement and youth interaction.

What topics do we want more feedback on?

- Thoughts on why the community feels the City is perceived to be unsafe? Are there any current issues or programs in place that would help us develop more tailored policies to address perceptions of lack of safety?

Sustainability, Climate Action, and Resilience Policy Framework

Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called "Envision Palmdale 2045: A Complete Community," to create a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in Palmdale 2045 will serve as a compass for decision-makers and will shape future plans and actions of the City. This revised policy document will replace the 1993 General Plan.

This sustainability, climate, and resilience policy framework is an interim step in the General Plan Update process prior to drafting the elements (or chapters). This framework highlights key outcomes and performance metrics related to sustainability and includes a draft policy framework that includes goals, policies, and implementation activities. This policy framework was developed by compiling feedback from community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths and opportunities, challenges, and threats, and what we heard from the community.

What is Sustainability?

Sustainability is often defined as the ability to meet the needs of the current generation without compromising the ability of future generations to meet their needs. Sustainability is a cross-cutting issue that centers on environmental, social equity, and economic considerations. In specific terms, taking a sustainability approach means conserving energy and water, diverting waste from landfills, preparing for the potential impacts of climate change, and reducing greenhouse gas emissions, among others.

The importance of practicing sustainability is becoming a greater priority due to the potential impacts of **climate change**. Climate is the long-term behavior of the atmosphere – typically

represented as averages – for a given time of year. This includes average annual temperature, snowpack, or rainfall. Human emissions of carbon dioxide and other greenhouse gases are important drivers of global climate change. Greenhouse gases trap heat in the atmosphere, resulting in warming over time. This atmospheric warming leads to other changes in earth systems, including changing patterns of rainfall and snow, melting of glaciers and ice, and warming and the changing chemistry of oceans.

California, the Antelope Valley, and the City of Palmdale are already experiencing the effects of a changing climate. Both gradual climate change (e.g., wildfire risk) and climate hazard events (e.g., extreme heat days or weather events) expose people, infrastructure, buildings and properties, and ecosystems to a wide range of stress-inducing and hazardous situations. These hazards and their impacts often have a disproportionate effect on the most sensitive populations in the City.

The impacts of climate change in the future depends in part on the amount of **greenhouse gas emissions** that are present in the atmosphere now and in the future. Greenhouse gas emissions are driven by economic systems, land use patterns, transportation and energy systems, resource use, and other social and political factors. By reducing greenhouse emissions, the City can help to mitigate the long-term impacts of climate change. Adaptation strategies such as increasing shade and increasing light-colored surfaces can reduce the negative effects of high heat days. Combining climate strategies with other efforts related to water conservation, energy efficiency, recycling, and ecosystem protection helps to increase the overall sustainability and livability of the community.

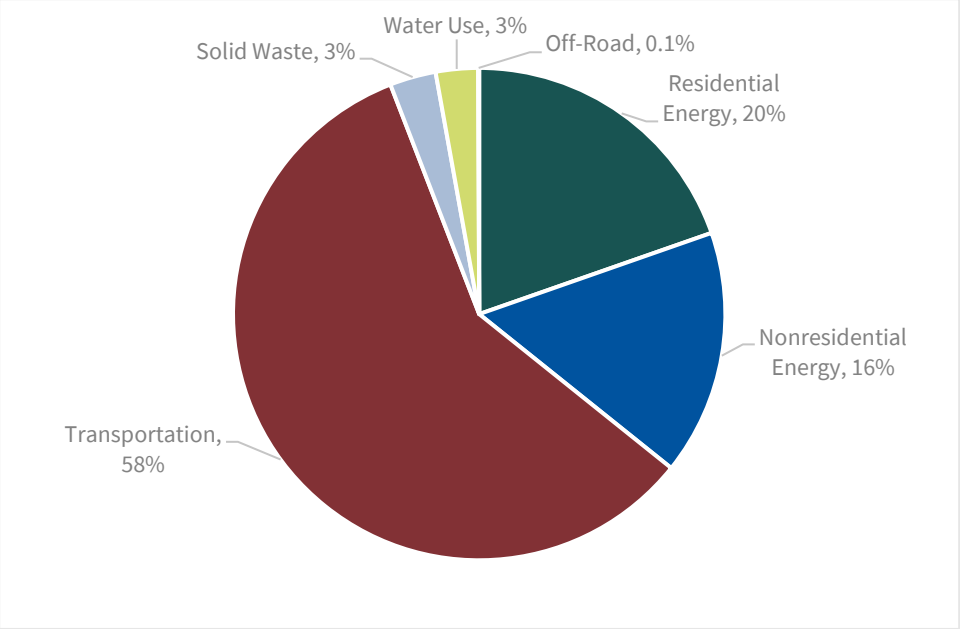
Where We Are Now

To date, the City has few key plans in place with the direct purpose of reducing greenhouse gas emissions citywide. The City has been implementing its 2011 Palmdale Energy Action Plan (PEAP). Efforts include implementing interior and exterior lighting and HVAC upgrades across City facilities and installing solar panels to generate renewable and carbon-free energy. The City has also installed 21 publicly accessible electric vehicle (EV) chargers, including five DC Fast Chargers to support the transition to EVs. Most importantly, the City is moving forward with a community choice aggregation program (CCA) to supply local carbon-free electricity to residents and businesses starting in October of 2022. Focusing on community emission mitigation provides the City with the greatest opportunity to reduce emissions and realize sustainability co-benefits of climate action measures.

The City's most recent greenhouse gas (GHG) inventory for calendar year 2017 estimates total community emissions of 1,005,891 Tonnes of Carbon Dioxide equivalent (MTCO2e). Transportation related emissions are the largest contributor to community emissions, accounting for 59%, followed by residential energy use, accounting for 20%, and nonresidential energy use, accounting

for 15% of emissions. However, nonresidential energy use data is incomplete because of privacy and aggregation laws, it is likely higher, which would increase total emissions. The remaining 6% of emissions are made up of solid waste, off-road equipment, water and wastewater, and industrial sources (see Figure 1).

FIGURE 1: PERCENT OF PALMDALE COMMUNITY GHG EMISSIONS BY SOURCE IN 2017



Since transportation is the largest contributor to GHG emissions, the inventory suggests the need to pursue sustainable land use patterns of development, transportation-oriented development, public transit improvements, active transportation network enhancements, create programs to reduce vehicle use for short trips, and to better match Palmdale residents with employers to reduce vehicle miles traveled (VMT). Implementation of GHG reduction measures provides the City with the opportunity to realize co-benefits. For example, VMT reduction reduces GHG emissions, but also helps to improve air quality, lessen traffic and congestion, and create safer roadways for pedestrians and cyclists.

Furthermore, despite projected growth in population and jobs with the General Plan Update Preferred Land Use Alternative, the adjusted business-as-usual (ABAU) forecast projects that emissions are expected to fall from 919,905 $MTCO_2e$ in baseline year 2005 to 803,309 $MTCO_2e$ in 2045, a 13% decrease. This forecast illustrates the importance of supporting the State's climate targets to reduce emissions statewide and kickstart local actions.

Resilience issues facing the City include increases in high heat days from 11 in 2017 to 17 in 2045 according to Cal-Adapt. Wildfires in the Angeles National Forest and other nearby forested and natural areas and the associated property damage and worsened air quality from wildfires are also

a concern. Other issues are related to potable water supply and impacts from climate-related persistent drought conditions. Land use modifications, water efficiency and stormwater management, renewable energy generation and storage, and increased organic waste diversion are all adaptive approaches that can improve sustainability on an ongoing basis while also increasing resilience to both the stressors and shocks related to climate change. The City is located close to the San Andreas fault and other seismically active areas. The Local Hazard Mitigation Plan (LHMP) provides guidance for preparing for and responding to earthquakes and other disasters. Many of the measures established in the LHMP can also be activated to respond to climate-related events such as high heat, poor air quality, extreme storm, events, or temporary disruption of electricity service.

In addition to climate concerns, sustainability issues to be addressed in the General Plan update include water quality and supply, waste management, ecosystem stewardship, increasing environmental literacy, providing equitable access to open spaces, and supporting the health, well-being, and spirit of the community.

What We Heard About This Topic

The General Plan Update incorporates community stakeholder input and feedback from the general public. To date, the project team has solicited feedback on the future vision and guiding principles for the City. In the first community survey, residents were asked to prioritize visioning themes and guiding principles and identify key community issues. The community described wanting the future Palmdale of 2045 to be eco-friendly. There is also a strong desire to protect landscapes and habitat and reduce pollution and waste.

Many community members did make comments related to sustainability and the environment, including:

- Parks and open space preservation and improved access to nature trails and walking paths
- Improved public transit and more transportation options
- Healthier food options including a farmers' market and an expanded community garden program
- More trees and shade
- A more connected, inclusive, and civically minded community

Where we want to be in the future

Vision Themes and Guiding principles

Through the first phase of community engagement, the General Plan team explored how individuals envision the future of Palmdale, what makes it unique and special, and what things residents and businesses would like to change. Summarized into a stand-alone document, the General Plan Vision and Guiding Principles illustrate the future of Palmdale, capturing key values and aspirations, and providing a framework for future decision-making.

The list below represents vision themes and guiding principles that are most relevant to the topics of sustainability, climate action, and resilience. Visit the Palmdale 2045 website at **https://www.palmdale2045.org/resources** for the complete vision and guiding principles document.

A unified and welcoming community that we're proud to live in

- Respect and promote diversity within Palmdale
- Promote Palmdale's positive reputation in the region
- Boost community beautification
- Offer opportunities for youth to stay in Palmdale – jobs, housing, education
- Enhance partnerships with surrounding communities in the Antelope Valley

Diverse and resilient local economy

- Attract new sustainable employers and industries to Palmdale
- Maintain and enhance smart city technology in Palmdale to support local businesses and telecommuting

Safe, healthy place to live and work

- Improve access to parks and open space
- Foster active living with improvements to pedestrian environment
- Prioritize walking, biking, and access to local and regional transit
- Promote living and working in Palmdale and reducing commute times

Palmdale's beautiful natural setting

- Maintain safe and convenient access to open space and trails
- Improve connectivity and beautify trails and open space
- Expand and improve public parks and to meet the needs of current and future residents
- Maintain high air quality

Forefront of transportation innovations

- Leverage transportation investments in Palmdale
- Build on High Speed Rail opportunities

- Bring air service to Palmdale Regional Airport
- Improve local transit

Outcomes

- **Outcome:** Palmdale is a regional leader by integrating sustainability and climate action into all decisions and inspiring other communities to eliminate greenhouse gas emissions,
    - **Targets:** Carbon neutrality by 2045 (EO B-55-18).
    - **Key Performance Indicators:** Reduction in energy and water use, reduction in vehicle miles traveled, and increased diversion of waste from landfills.
- **Outcome:** New and existing buildings are decarbonized and able to operate on carbon-free energy.
    - **Targets:** 100% of new and 50% of existing buildings are all-electric and energy efficient with an average Energy Use Intensity (EUI) of 40 or lower. Energy supply is 100% renewable (SB 100).
    - **Key Performance Indicators:** Number of buildings retrofit per year to be all-electric. Source of electricity. Total kilowatts or megawatts of distributed renewables installed. Number of Envision certified buildings. Energy Use Intensity for existing buildings.
- **Outcome:** Secure water supply and efficient use through aquifer management and increased water reuse
    - **Targets:** Water use is 85 gallons or less per person per day.
    - **Key Performance Indicators:** Compliance with water quality regulations for potable water and stormwater quality. Water use per capita. Number of permitted greywater reuse systems.
- **Outcome:** Reduced emissions from transportation, increase access and safety for walking, biking, and transit use.
    - **Targets**: Zero pedestrian and cyclist fatalities. Increase in walking and biking mode share.
    - **Key Performance Indicators:** Number of pedestrian and cyclist accidents and fatalities, vehicle miles travelled, mode share, number of EV chargers installed, electric vehicle ownership, bus ridership.
- **Outcome**: Ecosystems and other existing or future natural open spaces are enhanced through restoration, redesign, and ongoing maintenance practices.
    - **Targets**: 80% of residents have nearby access to natural or open space.

    - **Key Performance Indicators**: Total area of parks, park space per capita, distribution of open spaces and protected natural areas, percentage of people within a ½ mile walk to a park or open space.
- **Outcome**: Impacts of urban heat island are reduced and mitigated.
    - **Targets**: 30% of heat trapping surfaces converted to green space or reflective materials. 40% tree canopy cover.
    - **Key Performance Indicators**: Total area of green space and reflective roofs.
- **Outcome**: The most vulnerable residents are protected from climate and hazard impacts.
    - **Targets**: 10 community resilience hubs created, 50% of existing dwelling units received weatherization/upgrades, 15% reduction in heat-related hospitalization and emergency room visits.
    - **Key Performance Indicators**: Number of resilience hubs created, low-income and senior housing units receiving weatherization and energy efficiency upgrades, heat deaths, hospitalizations, and emergency room visits

Draft Goals and Policies



- Goal 1: Carbon neutral community by 2045 (EO B-55-18).
    - Maintain and regularly update a Climate Action Plan to reduce greenhouse gas emissions generated within the City.
    - Track progress towards achieving the City's greenhouse gas reduction goal.
    - Seek funding to support implementation of GHG reduction projects for the City, residents, and businesses.



- Goal 2: Fossil fuel free energy system (SB 100).
    - Pursue options to provide 100% carbon-free or renewable energy to residents and businesses.
    - Explore the development of community solar projects and microgrids.
    - Encourage use of solar + storage in new development and major renovations.



- Goal 3: Green and decarbonized buildings for new construction and major renovations.
    - Integrate CALGreen green building and energy efficiency standards into new construction and major remodels.
    - Encourage new buildings to be all-electric through a local reach code.
    - Require installation of photovoltaic panels and battery storage on all new construction.

  - Establish a streamlined approval process for battery storage systems.
  - Establish an energy and water efficiency upgrade program for existing buildings, focusing resources on the most underserved populations.
  - Register municipal buildings with Energy Star Portfolio Manager and report energy and water use (AB 802).

- Goal 4: Reduced greenhouse gas emissions from transportation (SB 379, EO N-79-20).



  - Increase pedestrian and cyclist safety by increasing sidewalks, protected bike lanes, and redesigning high incidence intersections.
  - Promote bicycle use with new private development projects through requirements for bicycle parking, lockers and showers, bike share facilities, and when feasible, connections to City bike lanes.
  - Expand the public transit system and increase frequency of service.
  - Install EV chargers at suitable public facilities, including Downtown parking structures and community parks.
  - Give preference to fuel efficient vehicles, including the use of zero emission vehicles, when purchasing City vehicles.
  - Require use of clean fuels for construction and maintenance vehicles and equipment.

- Goal 5: Increased resource capture and reduced waste sent to landfills (SB 1383).



  - Create a zero-waste plan that institutes cost-effective diversion programs for municipal operations and the community.
  - Establish programs to comply with requirements for organics and food waste diversion.
  - Develop an education program to encourage all residents and businesses to participate in composting and recycling programs, and to reduce production and increase reuse of materials.
  - Explore modifying waste franchise agreements to establish rate structures to encourage nonresidential collection frequency efficiency.

- Goal 6: Secure and safe water supply.



  - Maintain and improve the viability of local water supply.
  - Increase the availability of recycled water supply (i.e., installation of purple-pipe infrastructure).

  - Establish water efficiency standards that are more stringent than CALGreen and the State Model Water Efficient Landscape Ordinance requirements.
  - Implement the City's landscape planting list and use of low-water, plants in landscaped areas.
  - Encourage water capture and use of cisterns for outdoor watering purposes.
  - Establish a streamlined permitting process for greywater systems.
- Goal 7: Open spaces provide multiple climate and sustainability functions.



  - Plant additional trees on streets, parks, and other public spaces to sequester carbon, provide shade, contribute to stormwater management, provide habitat, and enhance community character.
  - Encourage tree planting on private property.
  - Integrate green infrastructure stormwater management practices into the design of open spaces and public rights-of-way.
- Goal 8: A City that proactively advances community resilience.



  - Build on the existing LHMP and acknowledge the LHMP in the General Plan per AB 2140.
  - Address areas of vulnerability, exposure, and sensitivity for both physical infrastructure and communities.
  - Work with energy supplier to minimize the impacts of Public Safety Power Shutoffs.
  - Add resilience features to community facilities to provide basic services during disruptive events or disasters.
  - Create a pre-disaster recovery plan that sets up post-disaster policies and programs naming which areas will be replanned and when, and that shows where and how rebuilding will occur.
  - Develop policies to ensure that housing units damaged during a natural disaster are repaired or replaced in ways that advance the policies, objectives, and actions of the General Plan during rebuilding and recovery.
- Goal 9: A City that is aware of its environmental past and present.



  - Integrate environmental and sustainability issues into City decision-making processes, operations, and community activities.
  - Acknowledge and celebrate the indigenous history and tradition of the area now known as Palmdale.

- Include sustainability criteria in budgeting and prioritization efforts through a “triple bottom line” approach.
- Provide interpretive displays and other information on natural systems at parks, nature centers, and trailheads.

Land Use, Community Design and Housing Policy Framework

Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called "Envision Palmdale 2045: A Complete Community," to create a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in the 2045 General Plan will serve as a compass for decision-makers and will shape future City plans and actions. This revised document will replace the 1993 General Plan.

This land use and urban design policy framework is an interim step in the General Plan Update process prior to drafting the elements. This framework highlights key outcomes and performance metrics and includes a draft policy framework that includes goals, policies, and implementation activities. This policy framework was developed by compiling feedback from community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths and opportunities, challenges, and threats.

Where We Are Now

The following section highlights strengths, opportunities, challenges, and threats that have been identified by the planning team throughout the course of the General Plan update process, as well as input heard from community members, that have shaped the Land Use policy framework.

- **Strengths**. The natural environment is one of the most defining characteristics of Palmdale. Community members exude pride and appreciation for the open space and mountain views in Palmdale, expressing the desire for continued preservation through the General Plan Update. Many community members speak to the small-town atmosphere in Palmdale, which is unique for a community of over 150,000 people. Palmdale's comparatively affordable housing allows residents a chance for homeownership. In addition to Palmdale's physical characteristics, it is home to some of the most innovative

research and development in the Aerospace industry with Air Force Plant 42, which supplies high quality STEM jobs for the region.

- **Opportunities.** Palmdale is experiencing a unique point in its history; several long-range major transportation improvements are planned, which will make travel to Palmdale faster and more efficient. This provides the opportunity for new jobs, housing, and regular visitors to Palmdale. The City has begun leveraging these improvements through the planned development of downtown Palmdale. These improvements coupled with the City's proximity to both the Los Angeles basin and the High Desert provide tremendous opportunities for an infusion into the local economy.
- **Challenges**. While Palmdale has many strengths and opportunities, challenges exist related to the sheer expanse of land within City limits. Large swaths of the City do not have existing infrastructure leading to development constraints. Isolated suburban communities and topography have led to a discontinuous circulation pattern that creates challenges for pedestrians and non-motorized forms of travel. Single-family housing is abundant, but other housing types are lacking due to limiting development regulations. Palmdale residents identified an ongoing division between East and West Palmdale and competition for services and amenities. Another challenge is the mismatch between available jobs and residents', leading to a daily exodus down to the Los Angeles basin for work.
- **Threats**. While Palmdale's geographic location provides ample opportunities, it also comes with inherent threats. Local wildland fire and geologic hazards threaten existing and future development in Palmdale. Noise and hazardous materials from existing businesses have the potential to threaten quality of life, and water scarcity threatens future development in Palmdale.

What We Heard About This Topic

The General Plan Update (GPU) incorporates stakeholder input and feedback from the residents and property owners of Palmdale. At various points, comments were made regarding land use and urban design, including:

- Community members expressed a desire for a more diverse employment base that supports residents working in Palmdale and decreases commuting.
- Employers, community members, elected officials, and local organizations expressed interest in attracting a new four-year university to educate and retain Palmdale youth.
- Healthcare workers and community members declared a need for additional hospital/medical facilities and care providers across the City to support existing residents, particularly as they age.
- Opportunity to leverage the urban assets of a city center and old town.

- Residents shared interest in an expanded and improved open space trail system with connections to existing and planned residential neighborhoods.
- Residents highlighted the need for better dispersed goods and services throughout Palmdale, noting some travel over 15 minutes to reach goods and services.
- Community members expressed a need for expanded transportation options across Palmdale.
- Residents and employers shared an interest in pursuing future passenger air service at Palmdale Regional Airport.

Where We Want To Be in the Future

Vision Themes and Guiding Principles

Through the first phase of community engagement, the General Plan team explored how individuals envision the future of Palmdale, what makes it unique and special, and what things residents and businesses would like to change. Summarized into a stand-alone document, the General Plan Vision and Guiding Principles illustrate the future of Palmdale, capturing key values and aspirations, and providing a framework for future decision-making.

The list below represents vision themes and guiding principles that are most relevant to the topics of land use, design, and housing. Visit the Palmdale 2045 website at **https://www.palmdale2045.org/resources** for the complete vision and guiding principles document.

A unified and welcoming community that we are proud to live in

- Respect and promote diversity within Palmdale
- Promote Palmdale's positive reputation in the region
- Boost community beautification
- Offer opportunities for youth to stay in Palmdale – jobs, housing, education
- Enhance partnerships with surrounding communities in the Antelope Valley

Active and vibrant downtown

- Create a vibrant and active downtown environment
- Improve the appearance of Palmdale Boulevard
- Encourage and foster local businesses
- Provide space for community gathering and events
- Increase opportunities for entertainment and/or shopping
- Address displacement issues

Diverse and high-quality job options

- Provide job training for Palmdale residents in key industries

- Connect residents with job opportunities in aerospace and other emerging sectors
- Encourage telecommuting within Palmdale
- Promote diverse entry-level and mid-level jobs in Palmdale

Diverse and resilient local economy

- Retain and support aerospace industry presence in Palmdale
- Leverage economic opportunities from expanded transportation center and potential passenger air service at Palmdale Regional Airport
- Attract new sustainable employers and industries to Palmdale
- Maintain and enhance smart city technology in Palmdale to support local businesses and telecommuting
- Support local small businesses

Safe, healthy place to live and work

- Improve neighborhood safety
- Address crime and safety concerns
- Improve access to parks and open space
- Support local foster youth and those experiencing homelessness
- Foster active living with improvements to the pedestrian environment
- Prioritize walking, biking, and access to local and regional transit
- Promote living and working in Palmdale and reducing commute times

High quality medical and mental healthcare

- Improve access to and promote quality healthcare services and facilities in Palmdale
- Attract physicians to Palmdale
- Maintain Palmdale Regional Hospital and continue expansion of services and facilities

Housing options for residents at different stages of life and ability

- Create and preserve affordable housing for residents of Palmdale
- Increase supply and diversity of housing to support different types of households including seniors, young adults, families, empty nesters, individuals or families with special needs, and multigenerational families
- Maintain the City's quiet and safe neighborhoods
- Maintain rural and semi-rural neighborhoods in Palmdale
- Connect new development to public transit and open space or public parks

High quality and accessible educational opportunities

- Promote and expand higher educational opportunities in Palmdale
- Develop additional trade school training and apprentice programs
- Promote opportunities for high-quality childcare and early education
- Expand partnerships and programs with public schools, local government, and major employers within Palmdale

Palmdale's beautiful natural setting

- Maintain safe and convenient access to open space and trails

- Improve connectivity and beautify trails and open space
- Expand and improve public parks to meet the needs of current and future residents
- Preserve existing mountain views
- Preserve access to a dark night sky
- Maintain high air quality

Forefront of transportation innovations

- Leverage transportation investments in Palmdale
- Build on High-Speed Rail opportunities
- Bring air service to Palmdale Regional Airport
- Improve local transit

Outcomes

- **Key Performance Indicators:** Jobs/housing balance
  - **Rationale:** To promote Palmdale as more than a commuter City, the jobs growth will need to outpace housing development. The GPU 2045 projections call for 22,000 new homes and 26,750 new jobs to move the City closer to a 1 to 1 ratio.
  - Target: 1 to 1 balance

- **Key Performance Indicators:** Square footage of airport/military industrial uses
  - **Rationale:** Continued economic vitality is tied to the success of Palmdale's aerospace industry. Expansion of these uses indicates that the City continues to attract skilled employment and the associated fiscal benefits.
  - Target: 6 million square feet (sf) of industrial use

- **Key Performance Indicators:** Square footage of office uses
  - **Rationale:** The City currently has a low amount of office land use, and these uses are predicted to have strong market demand (medical office, remote work, educational space, aerospace support, start-up space, etc.). These office jobs may also better match the skills of residents.
  - Target: 1.5 million sf of office uses, including medical

- **Key Performance Indicators:** Increasing the number of multifamily housing units
  - **Rationale:** To diversify the City's housing stock, provide more housing options, and explicitly address the previous gap in allowed housing densities (between 16.1 and 30 dwelling units per acre), which functionally limited development of rental housing/apartments.
  - Target: 5,000 new multifamily housing units by 2045

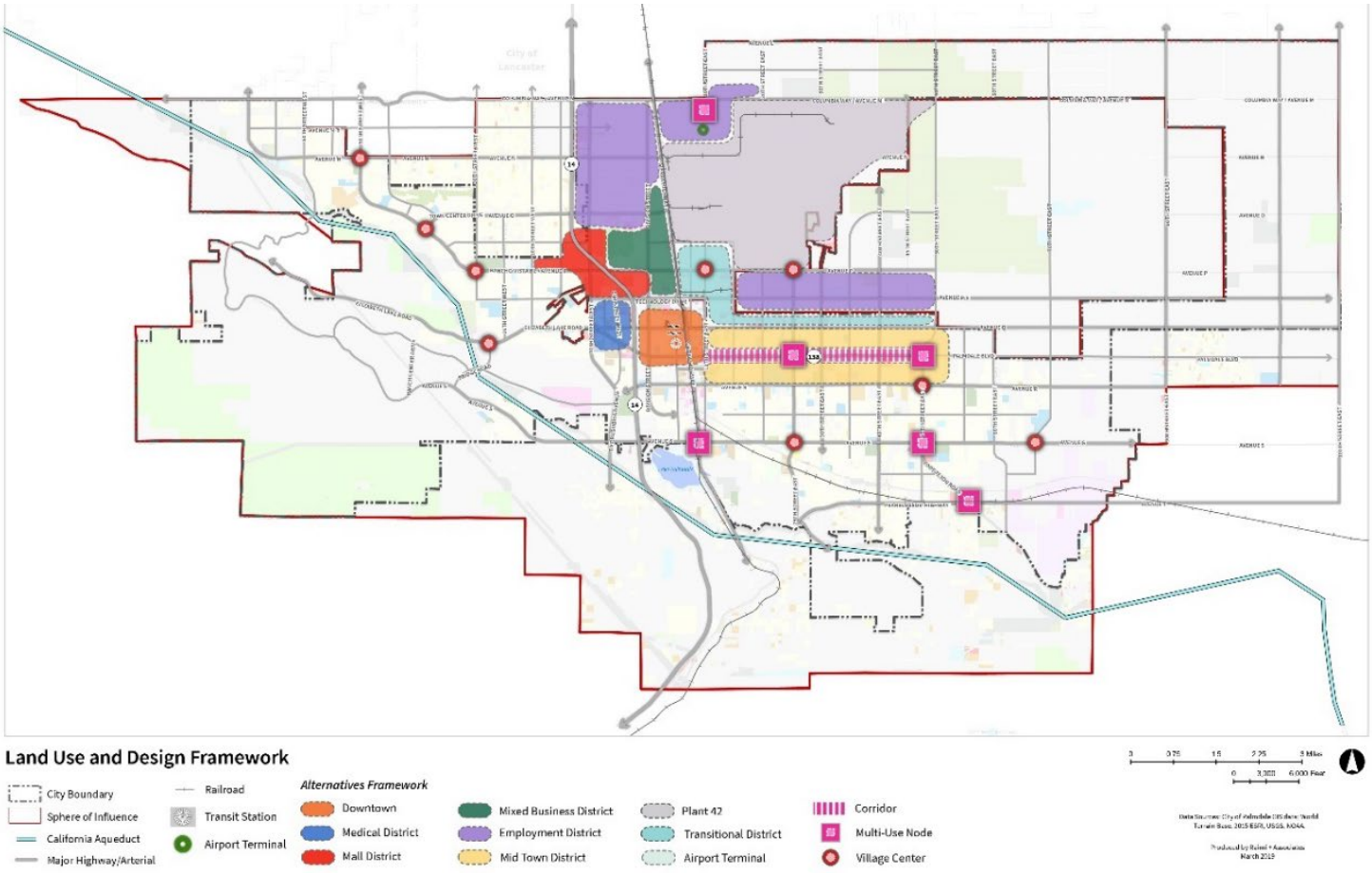
- **Key Performance Indicators:** New housing units in the Palmdale Transit Area Specific Plan (PTASP)
  - **Rationale:** Taking advantage of new transit investments will mean locating a sufficient number of new residential units at moderate densities in and around the area, to generate vibrancy and a sense of place.

- Target: 1,500 new units in the Plan area

- **Key Performance Indicators:** Walkability/proximity to services
  - **Rationale:** Providing convenient access to amenities improves the lives of all residents and offers the potential to reduce Vehicle Miles Traveled. Establishing new and strengthening existing Village Centers at the heart of 20-minute neighborhoods will increase availability of daily services.
  - Target: 90% of homes are in a "20-minute neighborhood" (less than 20 minutes walking to multiple commercial uses, namely retail/services)

Draft Goals and Policies

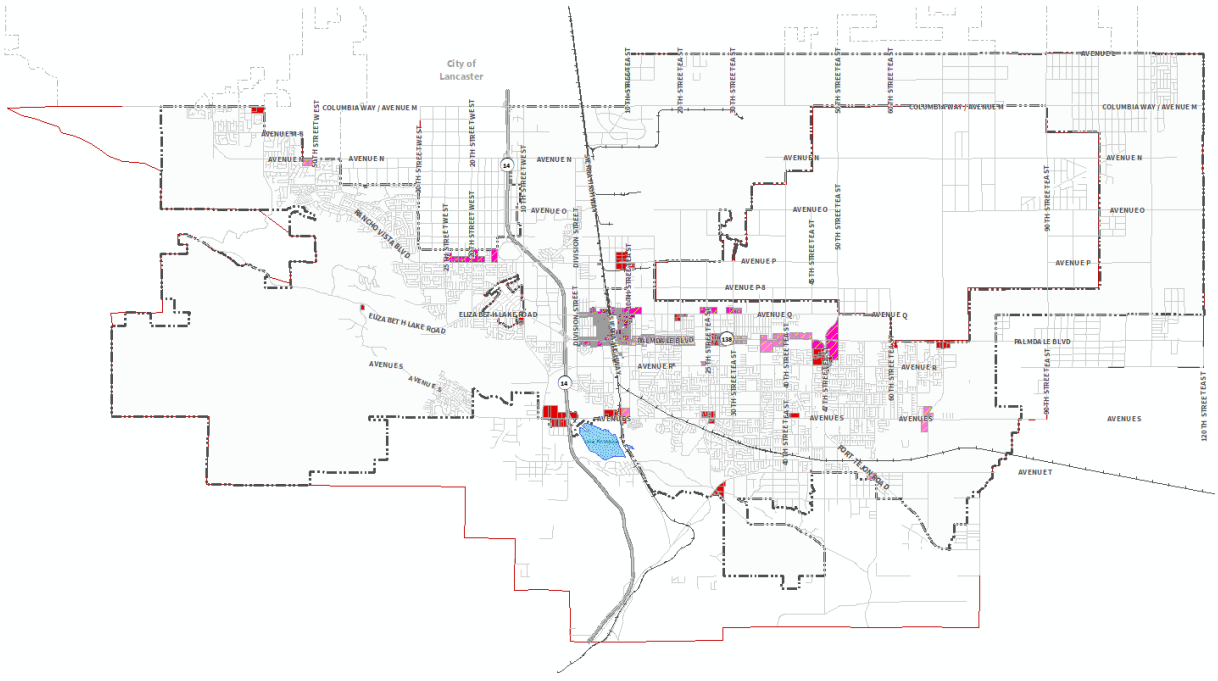
Figure 1: Citywide Framework



Citywide Goals and Policies

- **Goal 1: Complete Neighborhoods where residents can reach daily amenities, local retail, services, parks, and public facilities within a short 20-minute walk.**
    - Facilitate the construction of new mixed-use neighborhoods that are well connected to services, transit, amenities, public buildings, and parks and recreational facilities.
    - Maintain and expand public facilities and services to better support the community, including schools, libraries, utilities, and recreational spaces.
    - Promote opportunities for new childcare and pre-K facilities in Village Centers, and by encouraging these supporting uses in the Educational Flex designation.
    - Improve walk, bike, and transit travel within complete neighborhoods.
    - Ensure Specific Plans are implemented with timely construction of neighborhood and/or community parks.
    - Create communities that address the needs of multiple age groups and physical abilities through short, walkable block lengths. Use grid-like or a modified grid street network (except where topography necessitates another street network layout).
    - Promote walking to services, biking and transit use by requiring a high level of connectivity for pedestrians, bicycles, and vehicles (except where existing development or natural features prohibit connectivity).

Figure 2: Activity Center Framework - Commercial Services/Retail, Daily Amenities, and Mixed Use



- **Goal 2: A City that supports and encourages new growth in the developed urban core.**
    - Direct future growth to areas closer to the center of town, which can accommodate development based upon topography, environmental factors, availability of existing infrastructure, and/or comprehensive planning.
    - Establish standards to protect residents, property, and infrastructure systems from damage from environmental constraints or hazards such as wildfire or flooding.
    - Give incentives for development that is close to existing residents and municipal services/utilities.
    - In considering requests to amend the Land Use Map, encourage proposals for development in those areas which are functionally connected to developed portions of the City, have available infrastructure, and do not have significant topographic or jurisdictional barriers, or other similar constraints.
    - In considering requests to amend the Land Use Map, discourage proposals for development in those areas which are functionally separated from developed portions of the City by lack of infrastructure, expanses of vacant land, significant topographic or jurisdictional barriers, or other similar constraints.
- **Goal 3: A City with high-quality services and facilities in all neighborhoods.**
    - Strive to provide goods and services within a short walking distance of all residents through mixed-use Village Centers and Neighborhood/Regional Commercial uses.
    - Develop multiple educational districts, multiple medical districts, a new passenger airport, a new high-speed rail facility, and abundant new parks and trails.
    - Establish neighborhood services in new Village Centers when developing Specific Plan areas.
- **Goal 4: An activated and attractive Palmdale Boulevard.**
    - Consider pursuing a long-term take-over of the street's right-of-way (ROW) from Caltrans.
    - Revitalize key nodes and frontages along Palmdale Boulevard to maintain and enhance its economic viability, particularly the segment between Division Street and 5th Street East, at 9th/10th Street East, 20th Street East, and 25th Street East.
    - Support new nodes of neighborhood-serving mixed-use activity at 40th and 47th Streets East.
    - Revitalize and activate existing commercial shopping centers along the corridor by allowing residential uses in the Mixed-Use 1 designation, and by adopting development standards that promote reduced setbacks, stronger pedestrian orientation, high transparency, and architectural detail, and "park-once" behavior.

- Allow construction of narrow, pedestrian-oriented frontage roads to create a buffer from Palmdale Boulevard.
- Require new development or major additions to provide street trees at regular intervals (no less than every 40 feet, not counting driveways) along the property frontage facing Palmdale Boulevard and cross-streets (if on a corner).
- Create new places for recreation and gathering along Palmdale Boulevard, particularly at 10th, 20th, 25th, 40th, and 47th Street East intersections.

Figure 3: Example Mixed-Use Redevelopment of Commercial Uses Fronting Palmdale Boulevard



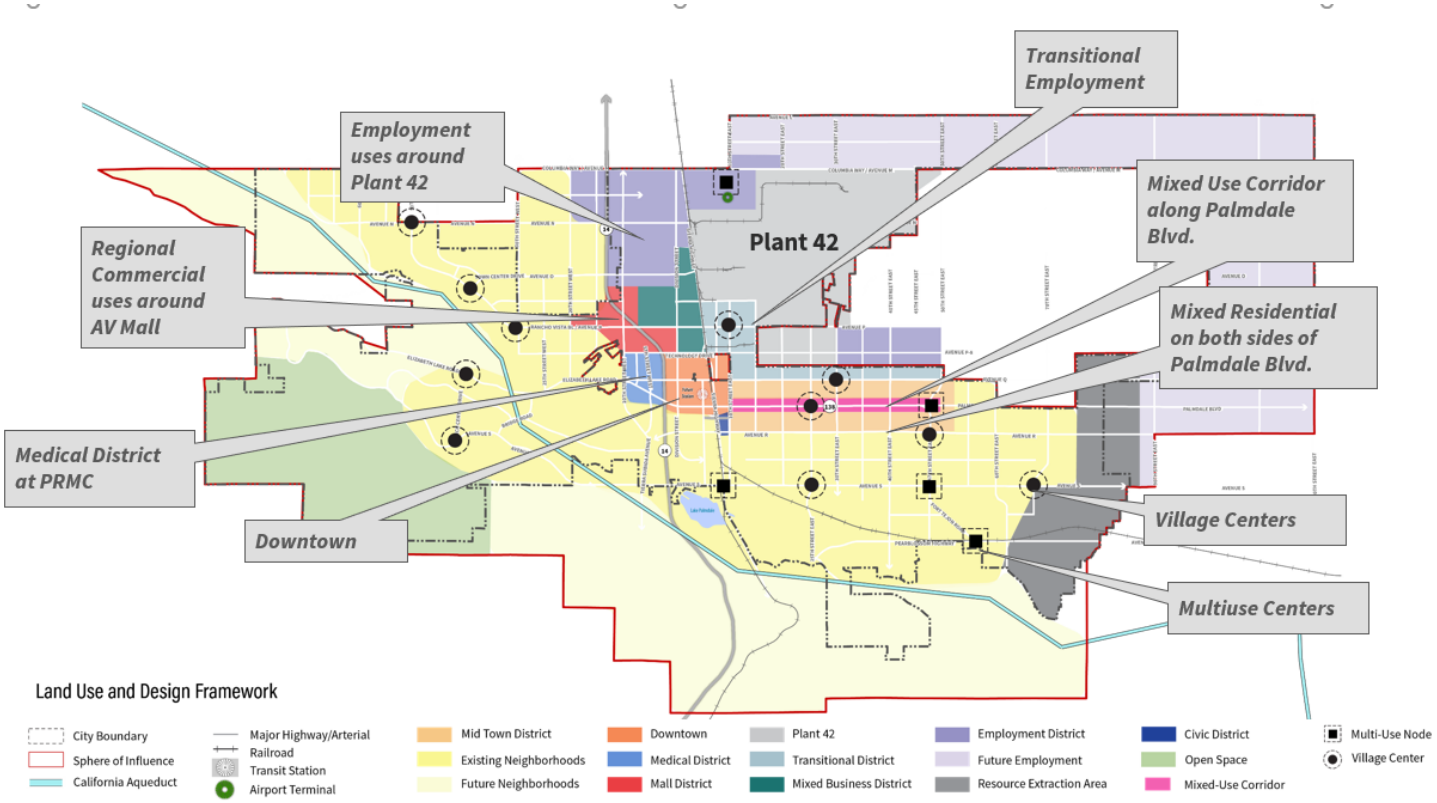
- **Goal 5: Increased job opportunities in Palmdale through expanded flex, light industrial, production/distribution/repair (PDR), and creative/flex land uses.**
  - Strive for a jobs-to-housing ratio of at least 1 to 1 ratio of jobs per employed residents.
  - Expand employment uses between Avenue Q and Avenue P/Rancho Vista.
  - Support a diverse mix of light industrial, information, film, makerspace, boutique food/wine/beer processing, local food, and technology uses to provide jobs and tax revenues for the community by allowing emerging economic uses and industries within the Mixed-Use and Employment designations.
  - Expand the number of flex facilities on land designated as Employment to accommodate film, technology, food/light manufacturing, and service tenants and diversify the City's economic base.

  - Encourage collaborative workspaces with tools for the design, prototyping, and creation of manufactured works (makerspace).
  - Support home businesses that meet City planning and permitting requirements and create jobs and opportunities for entrepreneurship.
  - Promote establishment of incentives for new light industrial development in Palmdale through all available programs, including local, state, and federal programs.
  - Support new technologies, which may increase business opportunities in the City.
- **Goal 6: High-quality architecture and site design in the renovation and construction of all buildings.**
  - Use simple, urban building forms made with permanent materials with high-quality detailing that stands the test of time.
  - Use building organization and massing to derive scale and articulation rather than surface ornamentation.
  - Convey façade articulation through the strength, depth, and permanence of building materials. Thinner cladding materials, such as stucco, masonry veneers, and wood or simulated wood, may be used when finished to appear as durable and authentic as the materials they simulate.
  - Articulate residential building façades with smaller-scale increments than office and industrial building facades.
  - Use visual and physical design cues within the design of a building and within building entries to emphasize the building entrance and connections to public spaces and public pathways/networks.
  - Require four-sided architecture (all facades of a building are designed with quality, care, and visual interest) in the urban core. Encourage four-sided architecture in other areas.
  - Allow iconic and memorable building designs, particularly on larger non-residential properties.
  - Design sites and buildings adjacent to natural areas with transparent design elements. Employ bird-safe design near habitat areas or migratory routes.
- **Goal 7: Pedestrian-oriented, human-scale and well-landscaped streets and civic spaces.**
  - Require new homes to provide a primary entryway and windows facing the street.
  - Strongly encourage new subdivisions and master planned projects to include a diversity of housing types and architecture styles, where possible.

- For construction of new small-scale housing and minor subdivision projects, design site plans that provide amenities and integrated networks for walking and bicycling.

Key Districts and Centers

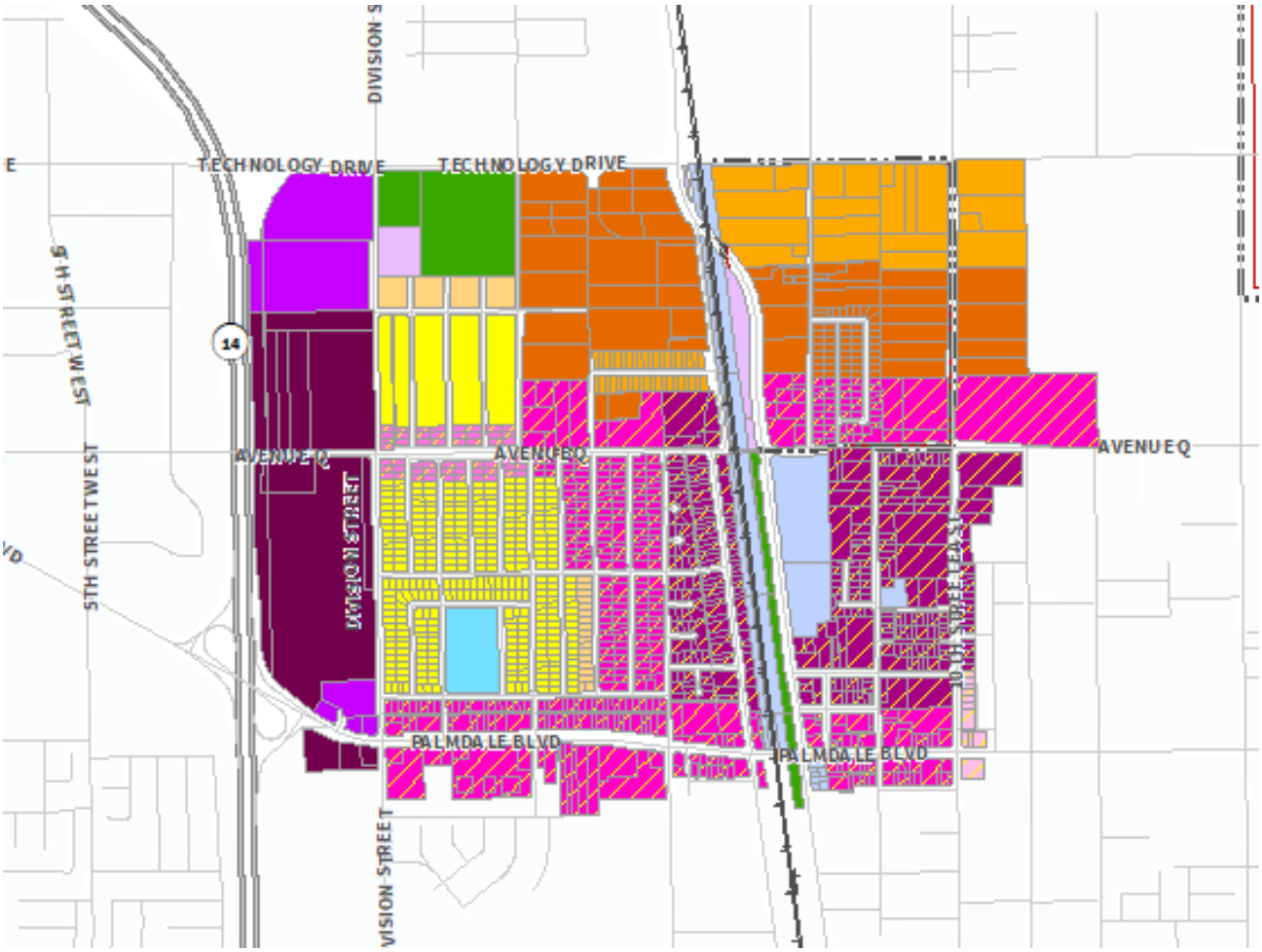
Figure 4: Sub-areas Map



- **Goal 8: Growth of a transit-oriented community near high-speed rail that combines high-quality mixed-use development, a Downtown 'feel,' office employment, affordable housing, and improved walkability/bikeability.**
    - Develop community gathering spaces, including plazas and pocket parks, near the future multimodal transit station.
    - Reinforce Avenue Q with development patterns that support the future multimodal station in a sustainable approach that creates a well-connected mobility network around the area improved by the Complete Streets Project.
    - Design the buildings facing Avenue Q to reflect the vision for a new "main street" – active uses, street-oriented entrances, tall floor-to-ceiling heights, reduced setbacks (unless adjacent to a plaza or park).

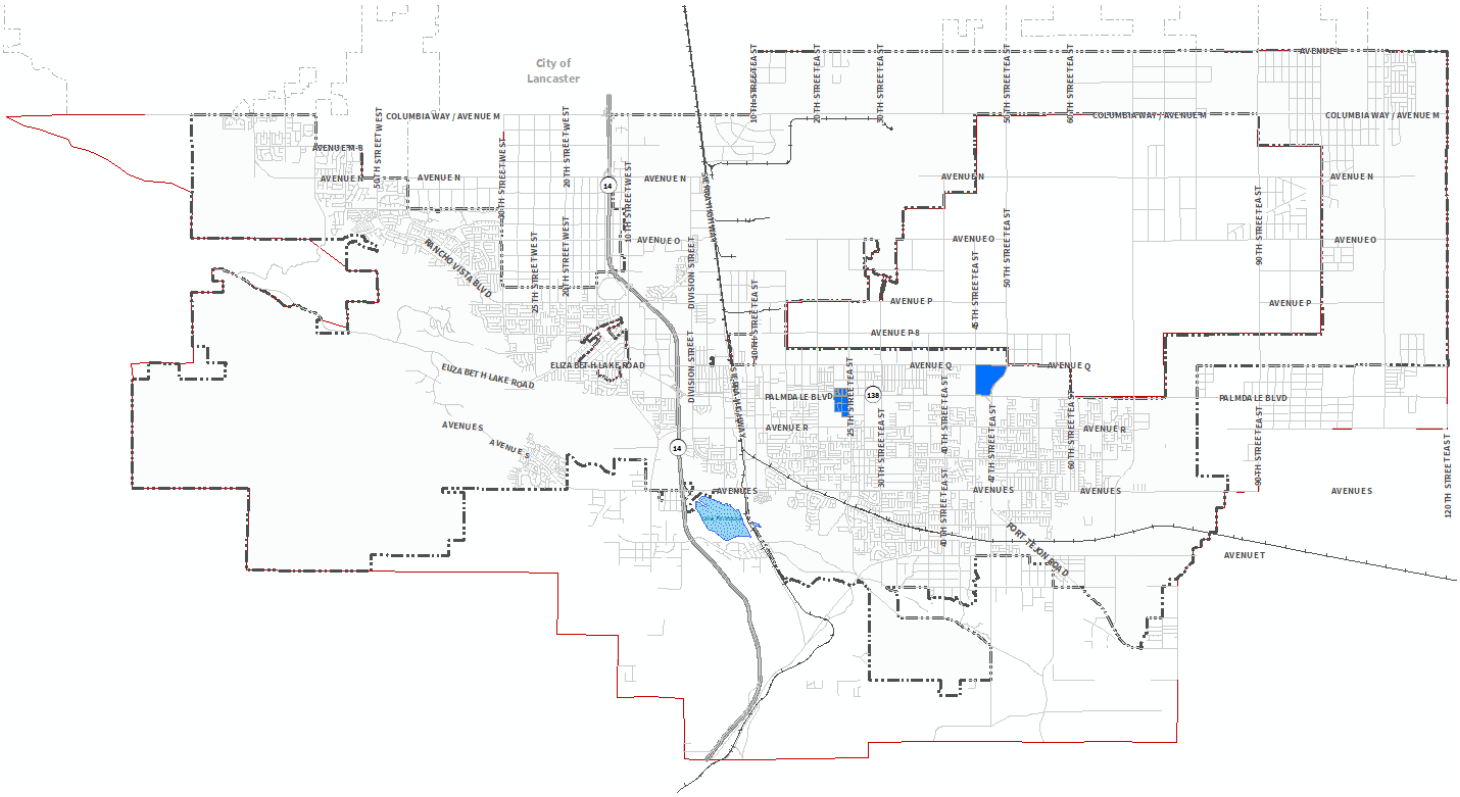
- Evolve the existing Palmdale Transportation Center into an attractive and unique multimodal transit gateway.
- Require minimum development densities/intensities in certain areas such as the Palmdale Transit Area Specific Plan (PTASP) area to promote sufficient development that allows active placemaking.
- Enhance transit and pedestrian linkages to surrounding areas to create a multi-modal transit and pedestrian-oriented center.
- Implement urban design guidelines and features that encourage pedestrian activity and reduce automobile use.
- Establish the future multimodal high speed rail station area as a regional and local destination by developing mixed-use retail, residential and office buildings..
- Continue to provide assistance to support small locally-owned businesses and develop a mechanism to support building upkeep and maintenance, signage, and façade improvements for businesses in the PTASP area.

Figure 5: Land use designations from the PTASP



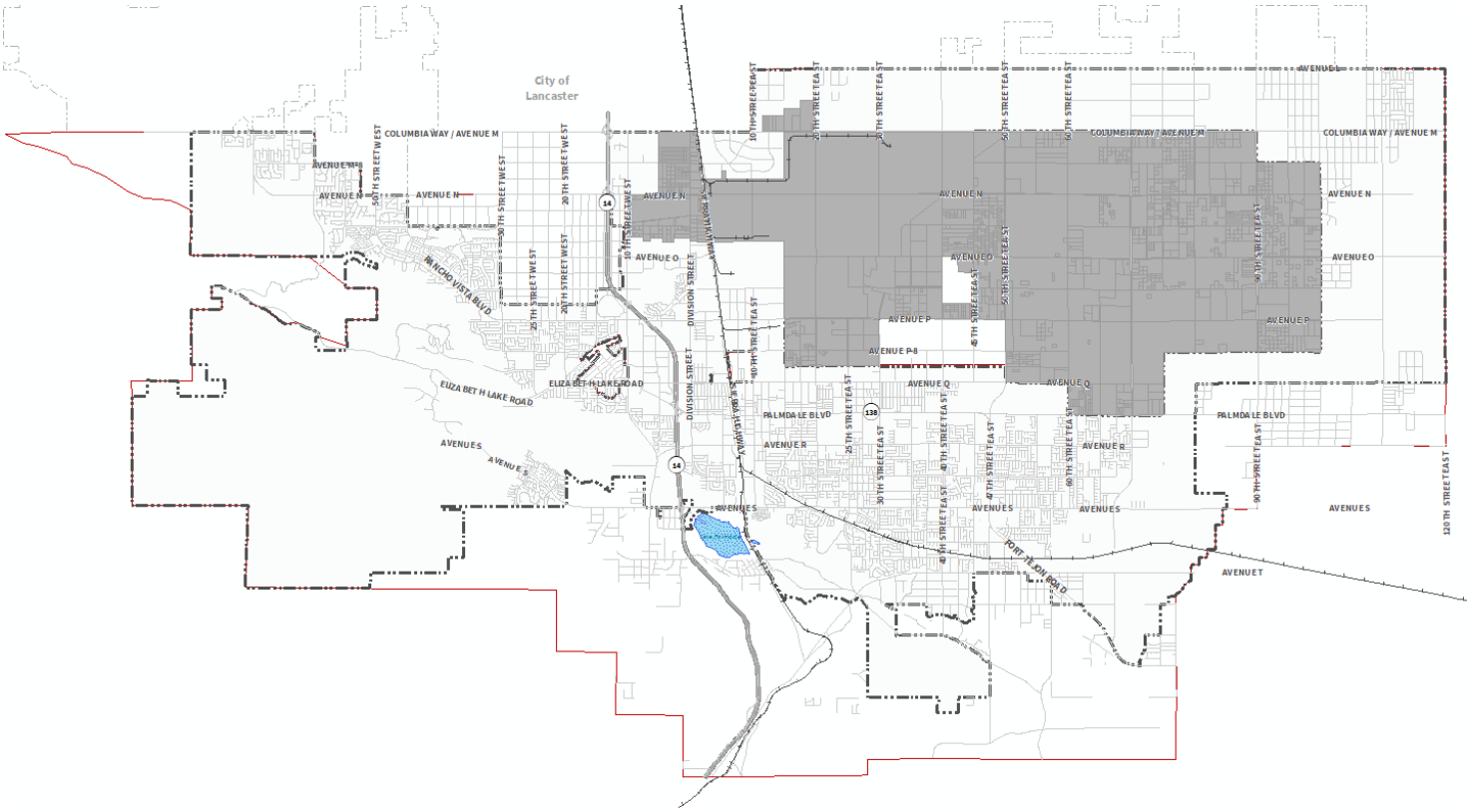
- **Goal 9: Emergence of new education-focused districts along Palmdale Boulevard.**
    - Attract a mix of educational type uses like trade schools, public and private higher education facilities, and satellite campuses, along with supporting uses in the Educational Flex land use designation.
    - Seek to attract a new major higher education institution.
    - Encourage the formation of two education districts:
        - Near Antelope Valley Community College and Palmdale High School (Palmdale Boulevard and 25th Street East); and,
        - In the vacant area on the northern side of Palmdale Boulevard and 47th Street East.
    - Develop a mix of uses in a campus-like setting, prioritizing pedestrian and bicycle mobility and providing regular public open spaces.
    - Allow and encourage supportive retail, offices, and housing.

Figure 6: Areas designated as Educational Flex



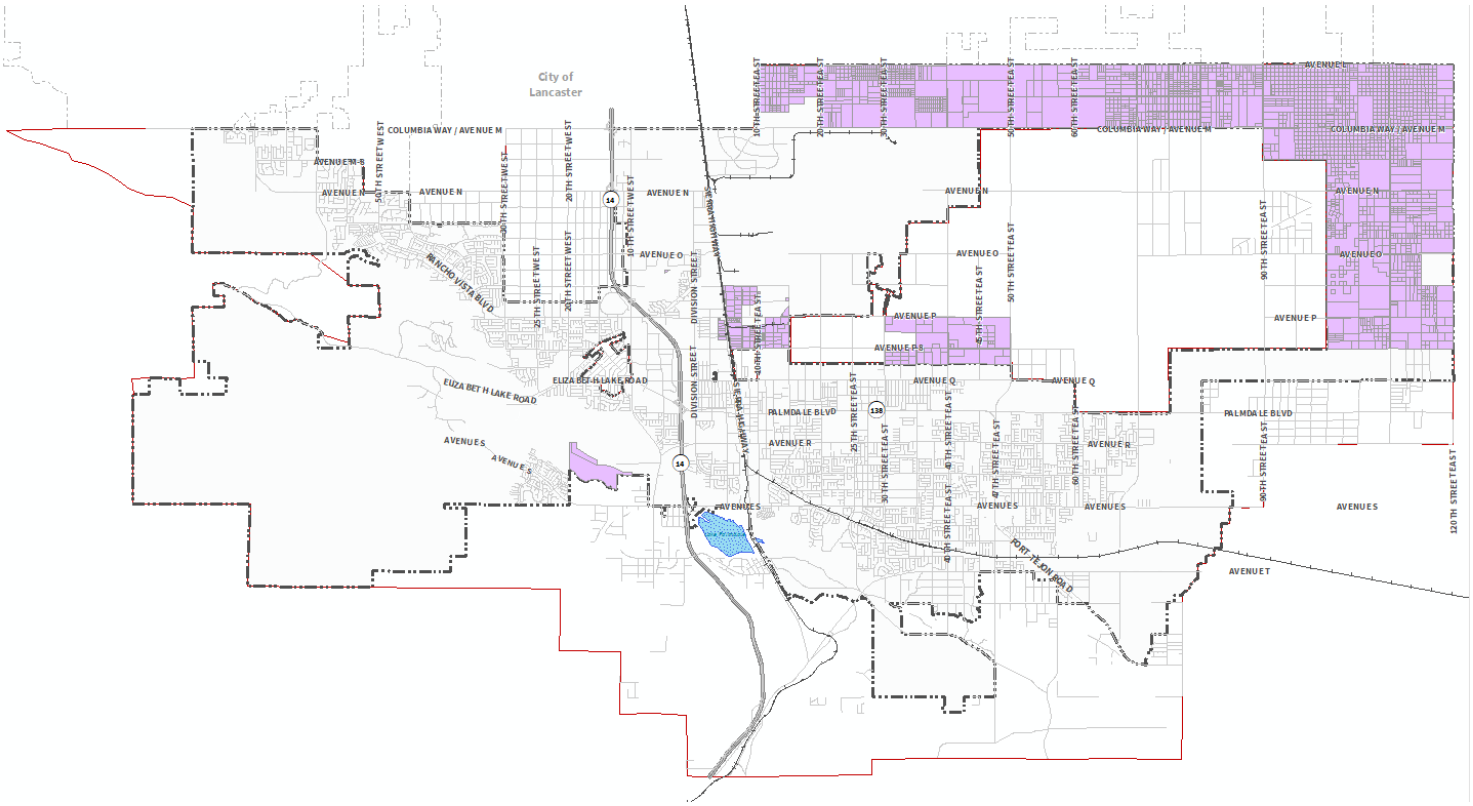
- **Goal 10: Employment growth through expanded operations onsite and by preserving the buffer between Plant 42 and the rest of the City.**
    - Support continued growth of Plant 42 operations in the Aerospace Industrial land use district. Maintain sufficient land to accommodate a wide variety of industrial uses to meet military and community needs.
    - Continue to buffer this area from adjacent, non-compatible residential and commercial uses.
    - Limit non-industrial uses from locating in the Airport Industrial area (aside from uses that directly support Plant 42 or airport operations).
    - Avoid residential uses greater than one dwelling unit per acre in the Accident Prevention Zones (APZs).
    - Maintain vehicular infrastructure and improve circulation to accommodate the unique demands for aerospace workplaces.

Figure 7: Areas designated as Aerospace Industrial



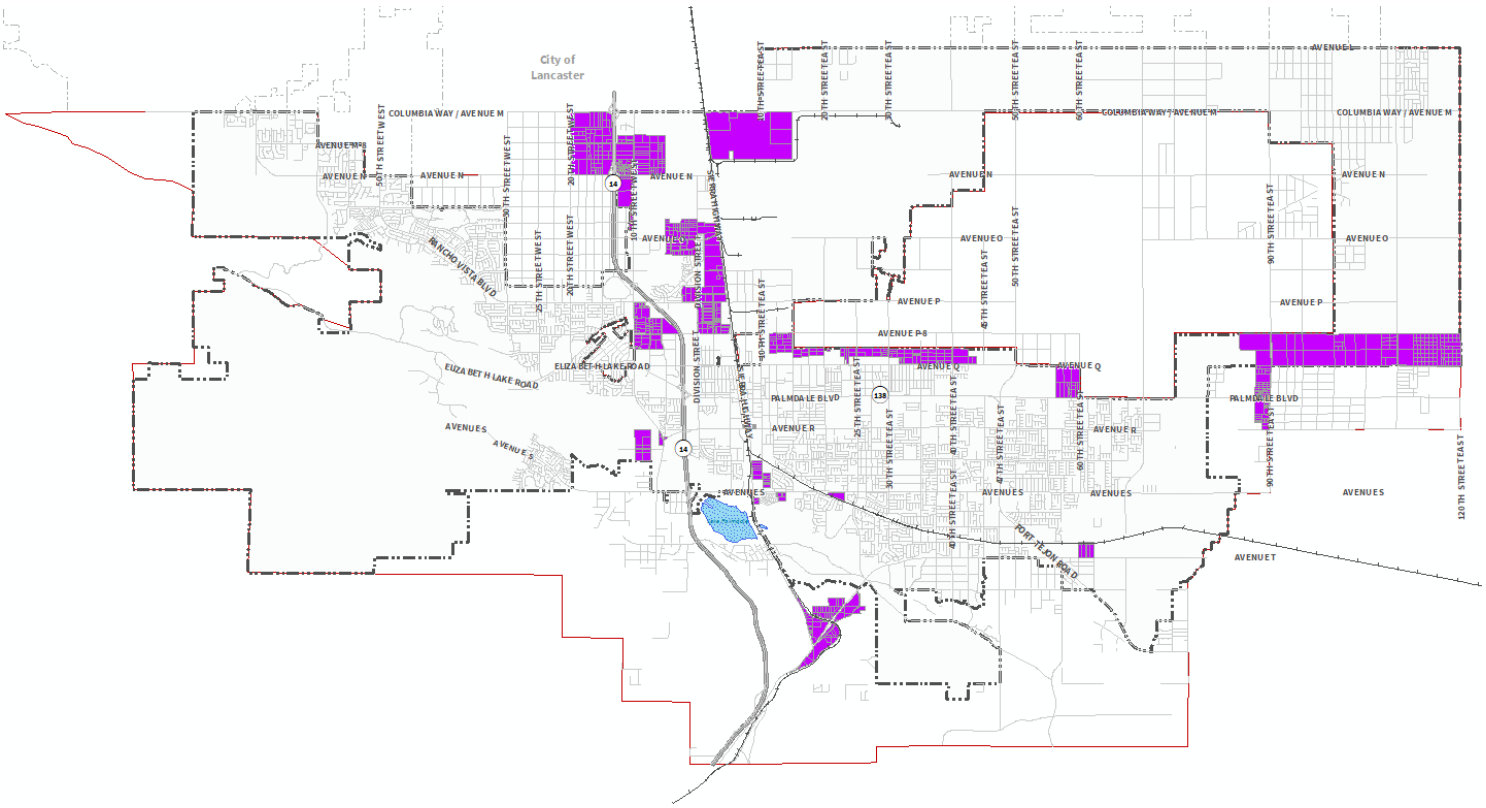
- **Goal 11: Light industrial areas that support and buffer Plant 42 while maintaining compatibility with adjacent non-industrial uses.**
    - Minimize land use compatibility conflicts that discourage attraction and retention of production, distribution, and service and repair businesses in areas zoned for industrial use.
    - Encourage master planning and infrastructure funding districts within industrial areas to ensure adequate and comprehensive provision of infrastructure and efficient, attractive designs, through cohesive planning of larger development projects.
    - Adopt development standards for industrial uses near residential uses, to ensure compatibility and aesthetically pleasing views from adjacent rights- of-way, including but not limited to standards for screening of outdoor storage, locations of loading and refuse disposal areas, height, bulk, impervious surface area, architectural enhancement, landscaping, and other measures as deemed appropriate.

Figure 8: Areas designated as Industrial



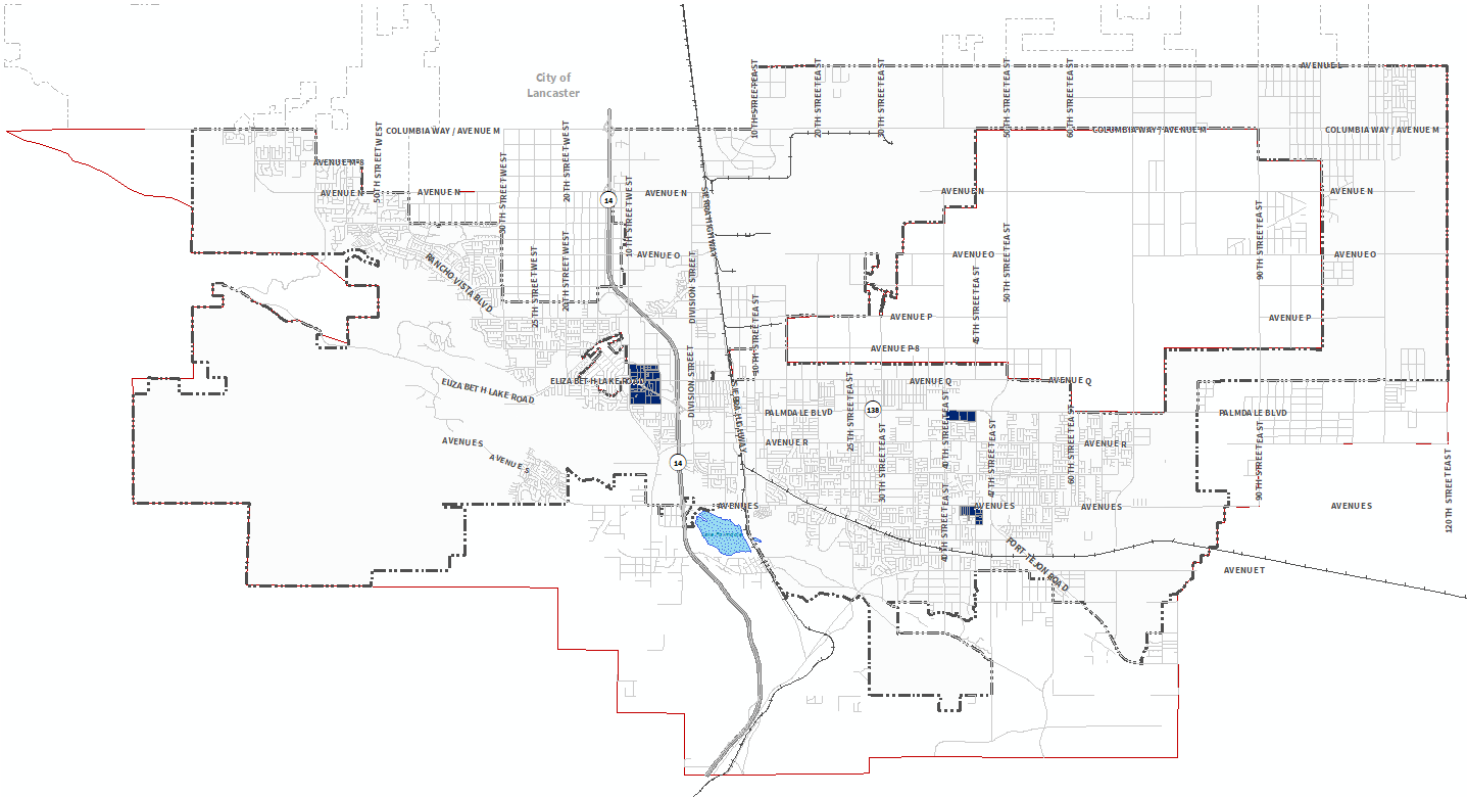
- **Goal 12: Attraction and stimulation of new employment uses through flexible land use regulation and supportive policies/actions.**
    - Establish flexible development standards in the Employment Flex designation that allow industrial uses to make building improvements and change with market conditions.
    - Expand a core area of light industrial and service uses that provide middle-income jobs for Palmdale residents.
    - Buffer heavy industrial uses and light industrial uses, such as general services, light manufacturing, and storage uses from residential neighborhoods.
    - Adjust zoning and parking requirements as necessary to ensure reinvestment can occur in buildings while maintaining industrial uses.
    - Incentivize growth of office and commercial spaces suitable and affordable for local businesses through development requirements and community benefits.
    - Allow lot assembly to allow businesses to grow and expand.

Figure 9: Areas designated as Employment Flex



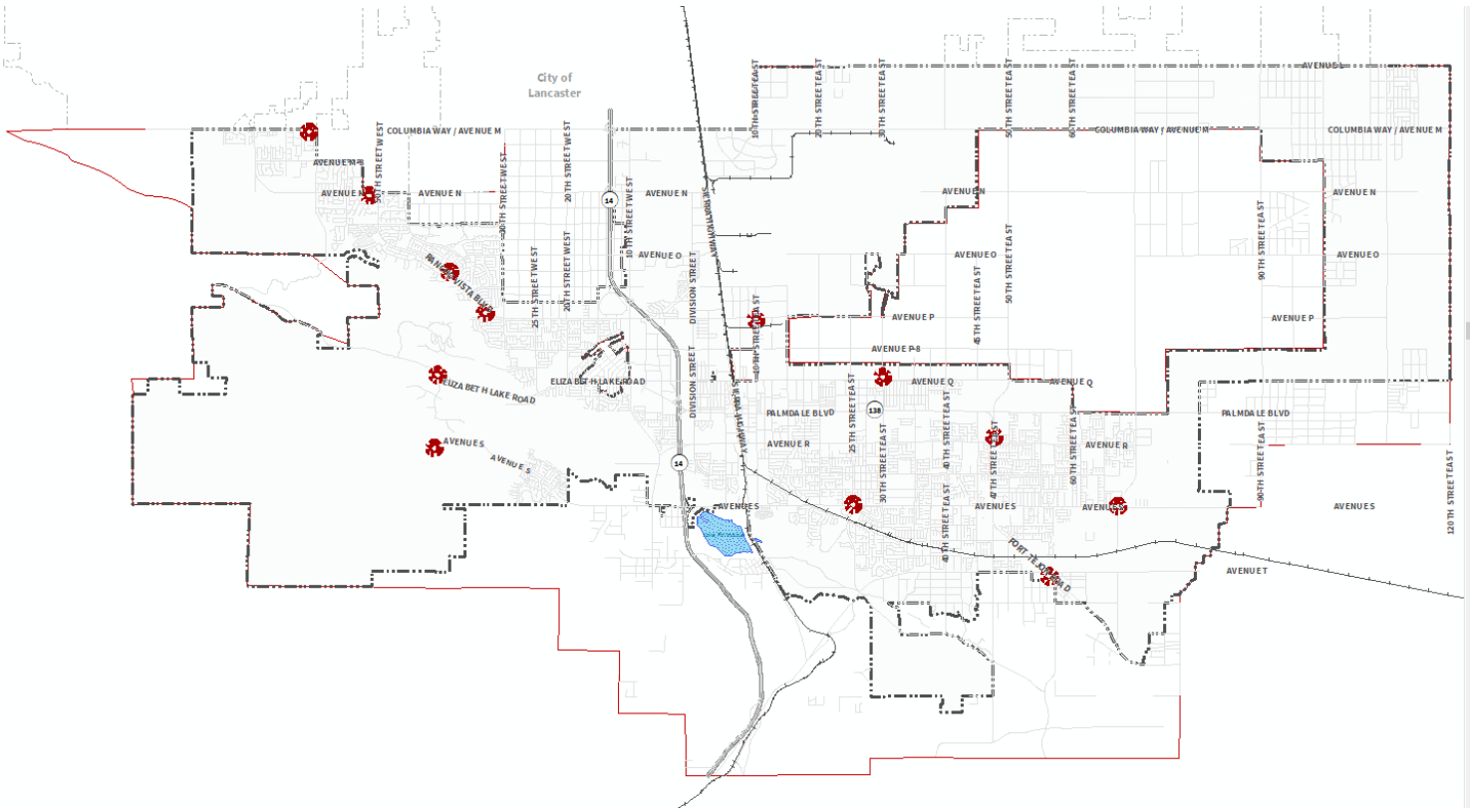
- **Goal 13: Foster a total of three Health and Wellness Districts (one existing and two new).**
    - Allow and encourage a mix of public and private medical, health, and wellness uses including emergency medical facilities, medical and supportive offices, healthcare clinics and pharmacies in this designation.
    - Expand upon the existing Palmdale Regional Medical Center (Palmdale Boulevard and 10th Street West)
    - Create two new health and wellness districts:
        - Along Palmdale Boulevard and 40th/45th Streets
        - Adjacent to Kaiser Permanente (East Avenue S and 45th Street East)

Figure 10: Areas designated as Health and Wellness



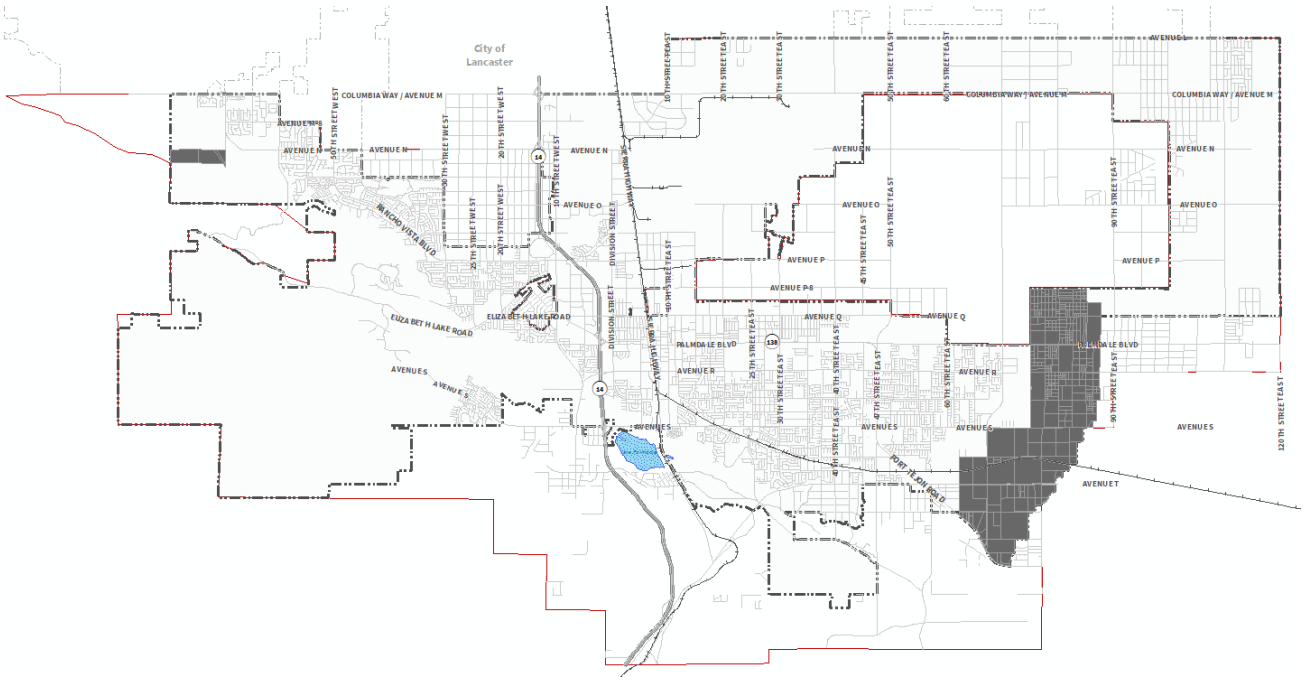
- **Goal 14: Thriving, active Village Centers at regular intervals outside of the City core.**
    - Support a network of vibrant mixed-use activity centers located throughout the City's residential areas to create 20-minute "complete" neighborhoods.
    - Provide a mix of residential uses and daily goods and services within the Village Centers in a mixed-use setting.
    - Implement new mixed-use land use designations to support Village Centers.
    - Consider design strategies that enhance unique identity for each of the Village Centers.
    - Introduce new public gathering places in Village Centers such as publicly accessible plazas or courtyards.
    - Create appropriate transitions to existing residential neighborhoods by placing two-to-three story residential over ground floor retail/services towards arterial streets and alley-loaded townhouses abutting existing residences.
    - Improve walk, bike, and transit access to Village Centers, by connecting to the larger pedestrian and bicycle networks.

Figure 11: "Village Centers"



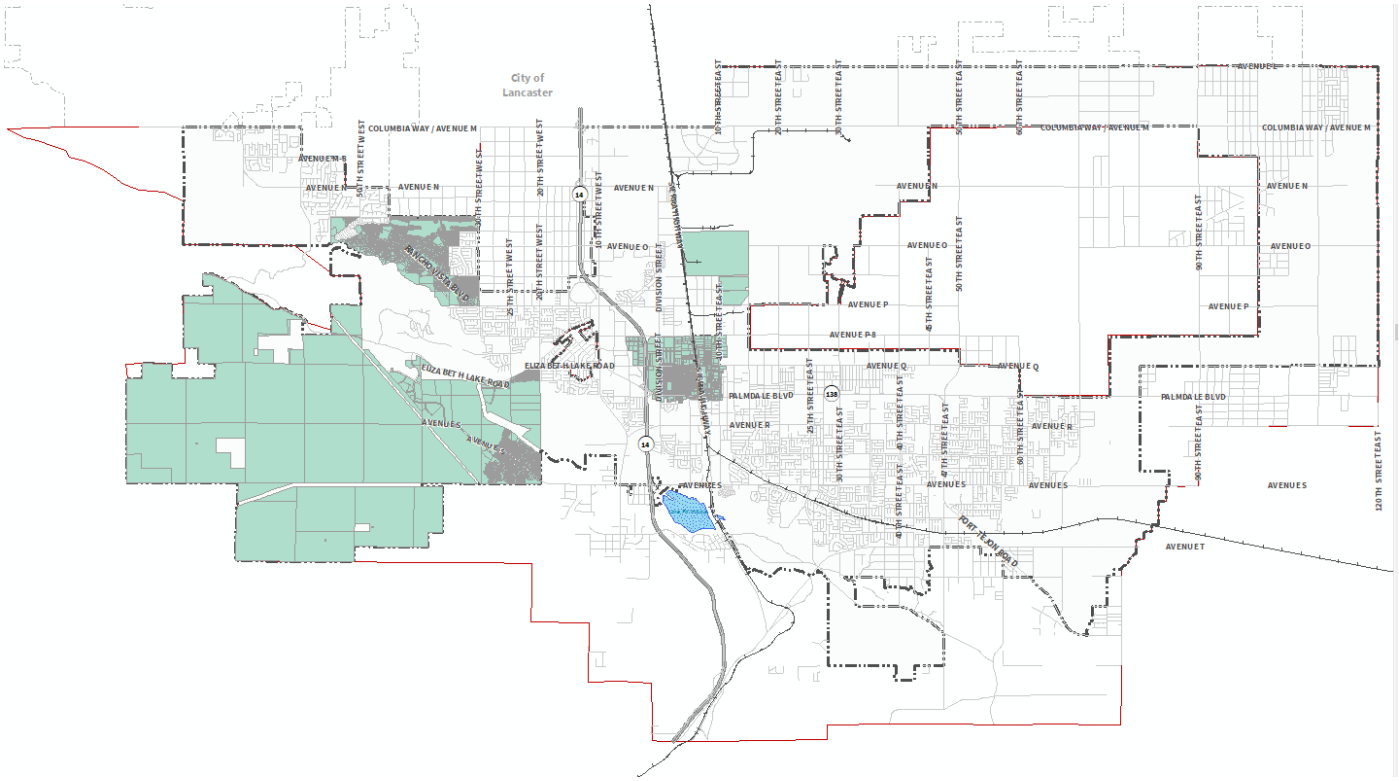
- **Goal 15: Allow for a gradual mixed-use evolution at Antelope Valley Mall from a single-use center into a mixed-use community gathering place.**
    - Allow a broad range of low/medium-density residential and commercial uses at the Antelope Valley Mall.
    - Work with developers to effectuate redevelopment of big-box retail with higher-density developments such as vertical or horizontal mixed use.
    - Allow a diverse range of retail establishments of any size provided they comply with frontage design requirements.
- **Goal 16: Mineral resource extraction contained to its present location and maintain compatibility with neighboring residential uses.**
    - Avoid import of raw materials. Processing of on-site materials should be the primary use.
    - Ancillary uses allowed on the site should be only those uses normally associated with extraction and/or processing of on-site materials.
    - Ensure that measures to control noise, dust and erosion/sedimentation are applied to on-going mining activities.
    - To the extent feasible, require screening of equipment, stockpiles or wastepiles from public view.
    - Evaluate truck access to and from the site in order to reduce impacts generated by truck traffic, such as road deterioration, noise and safety concerns, which affect nearby residents.

Figure 12: Areas designated as Mineral Resource Extraction



New Residential Neighborhoods

Figure 13: Areas designated as Specific Plan



- **Goal 17: Modified and existing Specific Plans strive to relate to and integrate with adjacent existing and future land uses.**
    - When modifications to a Specific Plan are proposed, require the following:
        - Provide connections to regional trails and natural open spaces for all residential units.
        - Protections for Joshua Trees and other critical desert species.
        - Review compliance with Hillside Ordinance for viewshed protection.
    - Ensure the creation of new Village Centers organized around a central focal point such as a park, school, civic building, or neighborhood retail as development occurs in Specific Plan areas, including:
        - Anaverde Nuevo/City Ranch Specific Plan
        - Ritter Ranch Specific Plan
        - Lockheed Specific Plan
    - Encourage the creation of new Village Centers in Planned Development (PD) areas, including:

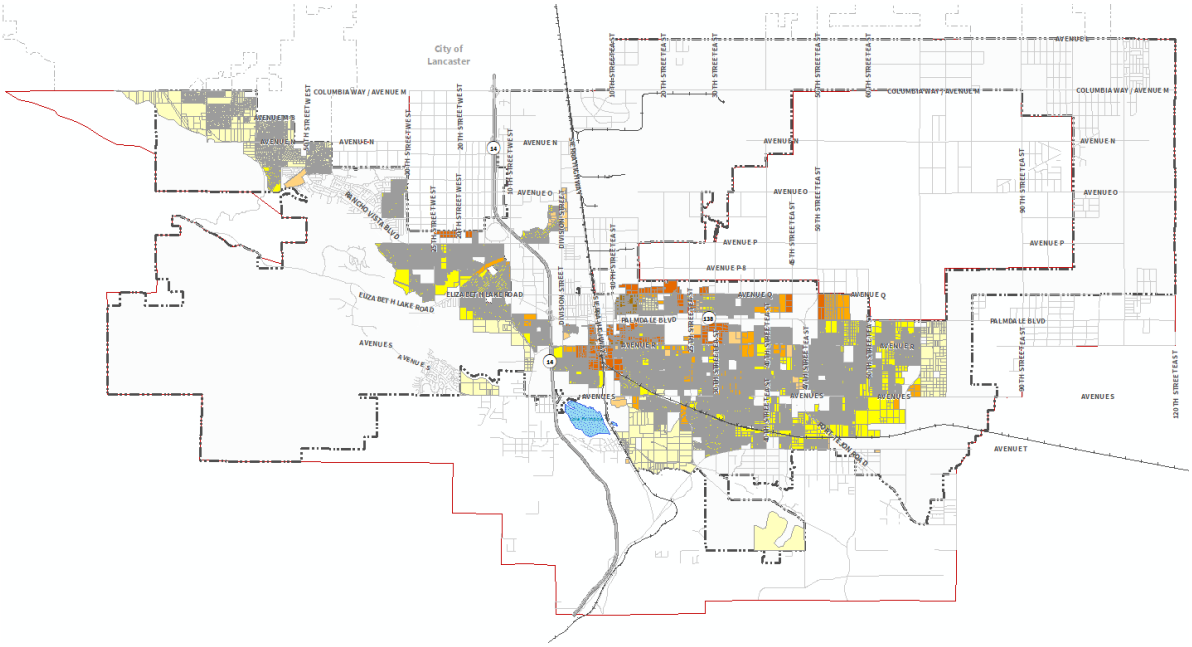
    - Quail Valley PD
    - Joshua Ranch PD
    - Aero PD
    - The Strata PD

- **Goal 18: New Specific Plans are implemented through development of new neighborhoods that are connected, sustainable, diverse, and clustered.**
    - Require development of commercial uses and amenities during key phases of buildout of residential portions of a Specific Plan.
    - Require rural neighborhoods and clustered development in steeper and topographically constrained areas and use these development types to preserve the significant natural amenities.
    - Avoid grading or siting of dwelling units on the north facing side of Ritter Ridge or other major ridgelines.
    - Strive to create an undeveloped or rural greenbelt around the City comprised of natural areas, parks and open space, and agricultural/utility lands.
- **Goal 19: All new major development in the City is designed to support high-quality neighborhoods.**
    - Require new development provide multiple amenities, a beautiful public realm, and be consistent with the City's vision for complete neighborhoods.
    - Require new developments to be designed for and provided with adequate public services and infrastructure. Require that these public facilities and services be provided concurrently with development to ensure a high quality of life for residents.
    - Strive for a high level of connectivity of residents to neighborhood services through site design, open space linkages, and bicycle facilities. Plan for 90 percent of residents (except for rural residential) to be within a half-mile walking distance of retail and neighborhood services.
    - Provide new trails systems that connect to the regional system.
    - Provide a diversity of architectural styles.
    - To the greatest extent feasible, preserve the natural topographic features during the planning and development process. Utilize physical advantages of the site to minimize visual impacts.
    - Require clustered single family and multifamily development in less constrained areas, transferring density from areas constrained by seismic, drainage, rights-of-way, or other conditions based on technical studies.

Existing Neighborhood Improvements

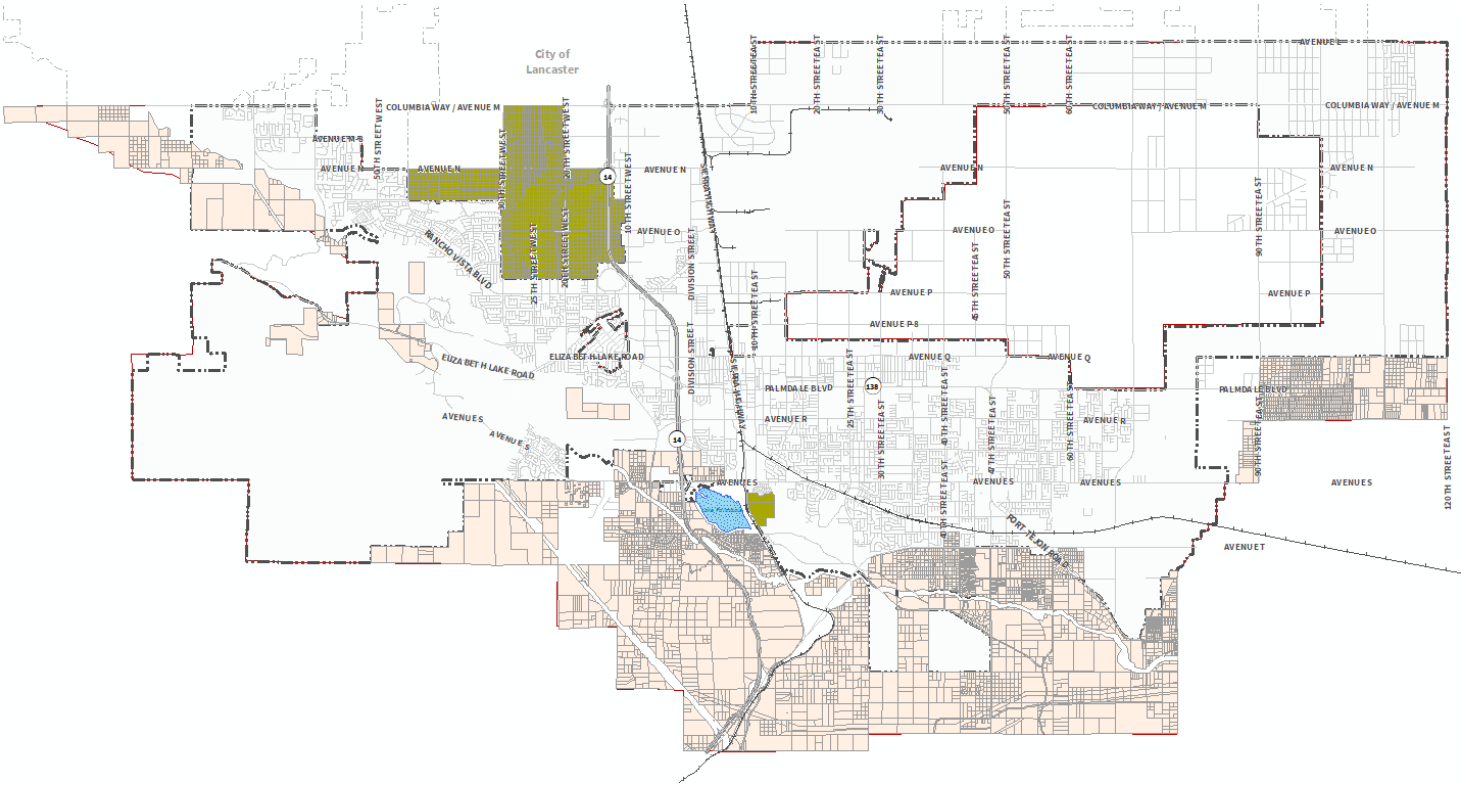
- **Goal 20: Neighborhoods with a range of housing opportunities that allow people of all ages, abilities, socio-economic status, and family sizes to live in Palmdale.**
    - Promote residential infill development, where appropriate, as indicated by the new Mixed Neighborhoods land use designations (MN-1, MN-2, MN-3, MN-4)
    - Maximize opportunities for residential development through infill and redevelopment of vacant parcels by facilitating parcel aggregation and streamlining permit processing for infill applications.
    - Permit a range of residential densities and housing types throughout the City, rather than concentrating higher densities in limited areas.
    - Direct the location of senior and multi-family housing to areas accessible to public transportation, supportive commercial uses, and community facilities.
    - Encourage and allow a variety of housing types developed at a range of densities to serve varying household types, including, but not limited to, single-family attached and detached, accessory dwelling units, multi-family apartments, townhomes, duplexes, triplexes, quadplexes, and condominiums.
    - Facilitate housing for seniors, special needs groups, including the developmentally disabled, and non-traditional family groups by allowing a diverse range of housing configurations that are Americans with Disabilities Act (ADA) compliant & flexible.
    - Promote development of housing types that support multi-generational households and opportunities to age in place.

Figure 14: Areas designated as Single-Family Residential and Neighborhood Residential



- **Goal 21: Improved walkability and connectivity in existing neighborhoods, through increased permeability and access through large blocks.**
    - Provide pedestrian/bicycle connections to trails and open space where appropriate and where indicated in past planning efforts.
    - According to the General Plan street hierarchy, require key boulevards and neighborhood connectors to be (re)designed, constructed and operated as multimodal boulevards, not wide, high-speed streets.
    - Introduce new trails systems that connect to the regional system.
    - Work towards a goal of having 90 percent of residents living within quarter-mile walking distances of a dedicated park, school, or multi-use trail.
- **Goal 22: Maintain the character of rural areas.**
    - Avoid designating land for higher density uses where prevailing existing development patterns are rural residential with lot sizes of one acre or more.
    - Ensure that development within the area generally located south of West Avenue S and west of Sierra Highway is compatible with and complimentary to existing development by requiring that future subdivisions provide large residential lots and that future commercial development not extend further west than the City park and ride facility located on Geiger Avenue.
    - Permit neighborhood commercial development within rural areas to serve the needs of these areas, provided that such projects provide safe, logical, and functional access for pedestrian and equestrian users from the adjacent neighborhoods.
    - Improve the condition of unpaved streets in rural areas.
    - Enforce County standards and requirements regarding septic systems.
    - Require that development near the intersection of Avenue S and State Route 14 is complimentary to lake, surrounding hillside, and mountain views by minimizing building heights and viewshed impacts; and is consistent with sound water quality management practices by providing a minimum 100-foot setback from the historical high-water mark of Lake Palmdale and meeting other relevant environmental standards.
    - Provide a 1,000-foot buffer between Antelope Valley Landfill operations and residential developments.
    - Consider annexation as a logical extension of the City boundaries as neighboring properties are annexed and adjacent properties are developed.
    - Before initiating annexation, evaluate the fiscal, infrastructural and land use impacts of proposed annexations to the City, as well as the desires of inhabitants within these areas.

Figure 15: Areas designated as Rural/Equestrian Residential and Low Density Residential



Housing Goals and Policies

- **Goal 23: Promote the construction of a variety of residential development opportunities for all income groups.**
    - Encourage the production of housing for all segments of the City's population, including all income levels and those with special needs.
    - Encourage a variety of housing types such as a single-family attached (townhomes), multifamily units, planned unit developments, mixed-use housing, and other housing types to fulfill regional housing needs.
    - Encourage the development of new affordable units through the provision of incentives.
    - Encourage the development of housing that is affordable to lower income groups in areas well served by public transportation, schools, retail, and other services.
- **Goal 24: Preserve and improve the existing supply of affordable housing.**
    - Require that all units developed under any of the City affordable housing programs remain affordable for the longest possible time or at least 30 years.
    - Use regulatory and financial tools to make mobile home spaces permanently affordable.
    - Preserve or replace units with expiring subsidies.
- **Goal 25: Mitigate local government constraints on housing.**
    - Assess financial impacts of zone changes on housing affordability.
    - Assess feasibility of land use concessions and fee reductions to make new housing more affordable.
    - Revise the Zoning Ordinance when necessary to remove constraints in compliance with State law.
- **Goal 26: Promote equal housing for all persons regardless of their special characteristics as protected under State and Federal fair housing laws.**
    - Ensure that mixed income housing is focused in areas that have access to transit and resources, specifically in Residential Neighborhoods of RN2 and above and all the Mixed-Use Districts.
    - Provide fair housing services that include public information, counseling, and investigation.
- **Goal 27: Facilitate adequate housing for households with special needs.**
    - Permit a variety of housing types for seniors including dependent housing units and congregate housing with supportive services.

  - Recognize the unique characteristics of elderly and disabled households and address the special needs of these households.
  - Establish and maintain standards for units designated as senior units to ensure that they are accessible and convenient for older persons and persons with disabilities.
- **Goal 28: Address the needs of persons experiencing homelessness.**
  - Provide emergency food, shelter and referrals to homeless and very low-income individuals and families.
  - Provide zoning designations for the development of shelters for the homeless.
  - Cooperate in regional homeless assistance feasibility studies.
  - Provide referral services and accept referrals from homeless service agencies for emergency housing placement.
- **Goal 29: Increase access to safe and adequate housing for people with disabilities.**
  - Ensure access for the disabled in residential, commercial, and public structures.
  - Educate property managers about the reasonable accommodation provisions of the Americans with Disabilities Act and Federal and State fair housing laws through the Partners Against Crime program and the fair housing services provider.
- **Goal 30: Implement energy and water conservation measures.**
  - Ensure that energy and water conservation measures are included in all new development and redevelopment projects using an energy conservation checklist.
  - Inform the public about retrofitting their homes with energy and water conservation measures.
  - Incorporate native desert vegetation as a condition of approval for all proposed housing projects.
- **Goal 31: Enhance vitality and safety of existing residential neighborhoods.**
  - Actively enforce compliance with health, safety, building, fire, law enforcement and other regulations in all neighborhoods.
  - Actively enforce the City's property maintenance ordinance.
  - Improve property maintenance and management by providing training to owners and managers.
- **Goal 32: Promote neighborhood versatility by encouraging a mix of new housing alternatives to increase affordability and promote home ownership.**
  - Encourage voluntary inclusionary housing by offering incentives to developers.

- Evaluate the feasibility of small lots, reduced setbacks or other modifications to reduce cost of development.
- Encourage mixed-use housing in designated areas along transportation corridors and other commercial areas.

Mobility Policy Framework

Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called "Envision Palmdale 2045: A Complete Community," to create a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in Palmdale 2045 will serve as a compass for decision-makers and will shape future plans and actions of the City. This revised policy document will replace the 1993 General Plan.

This mobility policy framework is an interim step in the General Plan Update (GPU) process prior to drafting the elements (or chapters). This framework highlights key outcomes and performance metrics related to mobility and includes a draft policy framework that includes goals, policies, and implementation activities. This policy framework was developed by compiling feedback from community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths and opportunities, challenges, and threats, and what we heard from the community.

Where We Are Now

- **The transportation network relies heavily on arterial roadways to move travelers throughout the community.** The City's roadway network has primarily been developed around a suburban grid system in which arterials are spaced approximately every mile and secondary arterials are spaced every half-mile between major arterials.
- **Arterial network separating neighborhood streets limits connectivity for intracity multimodal travel.** Many residential areas are designed as suburban subdivisions with cul-de-sacs, circuitous street designs, and lack of porous access for non-motorized modes to easily access collector and arterial streets.
- **The pedestrian environment is uninviting and makes walking difficult.** Sidewalk coverage varies between neighborhoods due to differing development standards. Many sidewalks lack tree cover and shade, detracting from the comfort of walking in hot

weather. The Draft Complete Streets Plan (2018) provides guidance for sidewalk amenities moving forward.

- **Wide intersections spaced far away from each other provide a challenge for non-motorized travelers.** Signalized intersections along arterials are often spaced far apart presenting limited safe crossing opportunities for pedestrians. Wide intersections require both a long time to cross with no pedestrian refuge islands as well as increase the amount a of time a person has to wait until they are served by the signal due to the long crossing distances and high speeds that the signal timing needs to accommodate.,
- **Bicycle network is disconnected and limited outside of a few neighborhoods within central Palmdale.** Due to the high speeds of traffic along arterials, which provide the necessary connectivity for a bicycle network, facilities must be designed in a way that creates a safe environment. The Draft Active Transportation Plan (2018) provides the framework for improved bicycle connectivity.
- **The existing transit network is concentrated in a few areas and difficult to access.** Four of the eight busiest bus stops within the Antelope Valley Transit Authority (AVTA) system are located within Palmdale. These stops are Palmdale Transportation Center, Antelope Valley Mall, Walmart at Avenue S/47th Street East, and Avenue R/47th Street East. While these activity centers are served by bus transit, it is difficult to get to and from these locations, and to connect to other destinations in Palmdale.
- **Most residents drive to work and many have long commutes.** A vast majority of Palmdale residents (91.4%) commute to work by motor vehicle, of which 76% drive alone.[1] Approximately one third of commuters have a travel time to work of more than one hour. Less than five percent of these long-distance commuters travel to work by public transit.

What We Heard About This Topic

Throughout the GPU process, community input was collected and used to inform the policy framework. The following mobility priorities, concerns, and ideas were identified via a Mobility Microsurvey and at the General Plan Advisory Committee Meeting on February 24, 2021.

Key Mobility Priorities

- Improve pedestrian safety and access across Palmdale roads

[1] See 2019 TAZ Analysis in Existing Conditions Report

- Improve connectivity to retail and parks
- Improve access to existing City trails and hiking trails
- Improve access to social services in Palmdale and surrounding communities
- Improve access and connectivity to economic opportunities
- Expand local public transit service
- Expand on and off-street bicycle network where appropriate
- Encourage walking and biking where appropriate
- Improve the comfort of bike paths and overall walkability
- Flexible on-demand paratransit service
- Improve passenger experience for existing AVTA transit riders
- Support transit-oriented mixed used and multi-family residential development
- Increase Metrolink Antelope Valley Line frequencies and service hours
- Future High-Speed Rail and passenger service to Palmdale Regional Airport

Key Mobility Concerns

- High speeds present safety concerns for all modes of travel on Palmdale roads
- Existing infrastructure needs improvements and/or upgrades
- Palmdale Boulevard (Hwy 138) is a State Route and changes to the right-of-way or design would require Caltrans coordination
- State Route 14 divides the community
- Existing traffic/congestion and commuting patterns (limited ingress/egress points in/out of the City)
- Existing trucking and goods movement contributes to significant freight volumes on many arterials
- Negative perceptions of using public transportation
- Railroad inhibits emergency access to hospitals
- Limited mobility for senior citizens (ACCESS does not serve all parts of the City)
- The eastern portion of the City is historically underrepresented in transportation investments
- Many residents have long commutes
- Delays at railroad crossings

Where we want to be in the future

Vision themes and Guiding Principles

Through the first phase of community engagement, the General Plan team explored how individuals envision the future of Palmdale, what makes it unique and special, and what things residents and businesses would like to change. Summarized into a stand-alone document, the General Plan Vision and Guiding Principles illustrate the future of Palmdale, capturing key values and aspirations, and providing a framework for future decision-making.

The list below represents vision themes and guiding principles that are most relevant to mobility. Visit the Palmdale 2045 website at **https://www.palmdale2045.org/resources** for the complete vision and guiding principles document.

- **Active and vibrant downtown**
  - Create a vibrant and active downtown environment
- **Diverse and high-quality job options**
  - Connect residents with job opportunities in aerospace and other emerging sectors
  - Encourage telecommuting within Palmdale
- **Diverse and resilient local economy**
  - Leverage economic opportunities from an expanded transportation center and potential passenger air service at Palmdale Regional Airport
- **Safe, healthy place to live and work**
  - Improve neighborhood safety
  - Improve access to parks and open space
  - Foster active living with improvements to the pedestrian environment
  - Prioritize walking, biking, and access to local and regional transit
  - Promote living and working in Palmdale and reducing commute times
- **High quality medical and mental healthcare**
  - Improve access to and promote quality healthcare services and facilities in Palmdale
- **Housing options for residents at different stages of life and ability**
  - Connect new development to public transit and open space or public parks
  - Provide additional housing of various types
- **Palmdale's beautiful natural setting**
  - Maintain safe and convenient access to open space and trails
  - Improve connectivity and beautify trails and open space
  - Maintain high air quality

- **Forefront of transportation innovations**
    - Leverage transportation investments in Palmdale
    - Build on High Speed Rail opportunities
    - Bring air service to Palmdale Regional Airport
    - Improve local transit
- **General Plan implementation**
    - Establish metrics for tracking General Plan implementation
    - Regular review and update of General Plan goals and policies

Outcomes

Provided below are the critical outcomes that the Mobility Element of the GPU is intended to achieve by 2045. Outcomes are assigned Key Performance Indicators (KPIs) to measure progress towards reaching Targets set to indicate the success of policy implementation towards meeting the desired outcomes.

- **Outcome: Reduce severe injuries and fatal collisions on the City's roadway network**
    - **Target:** Downward trend of severe injuries and fatal collisions
        - **KPI:** Annual severe injuries and fatalities for people walking, riding bikes, and in vehicles using Statewide Integrated Traffic Records System (SWITRS)
        - **KPI:** Number of intersections and number of miles of the future high injury network that are redesigned to improve safety

- **Outcome: More equitable and reliable access to public amenities, services, and opportunities**
    - **Target:** Upward trend of residents with access to parks and recreation without a vehicle
    - **Target:** Upward trend of residents with access to neighborhood commercial areas without a vehicle
    - **Target:** Upward trend of students with active transportation access to school
        - **KPI:** Percentage of residents within a 20-minute walk/or bike ride of a park, recreation center, or multi-use trail
        - **KPI:** Percentage of residents within a 15-minute transit ride of a grocery store
        - **KPI** Percentage of residents within a 15-minute transit ride of essential social services
        - **KPI:** Percentage of K-12 and College students who walk, ride, or roll to school

- **Outcome: Increase share of trips in the City made by walking, biking, transit, and shared rides**
    - **Target:** Upward trend in average daily transit ridership
    - **Target:** Upward trend in active transportation trips
    - **Target:** Downward trend in drive-alone commute mode share
        - **KPI:** Average daily transit boardings
        - **KPI:** Percentage of people who walk, ride, or roll to school or work
        - **KPI:** Percentage of commuters who drive alone
- **Outcome: Reduce vehicle miles traveled (VMT) per capita and per employee**
    - **Target:** Decrease average distance or frequency of home-based drive-alone trips
    - **Target:** Decrease average distance or frequency of commute and work-based drive-alone trips
        - **KPI:** Percentage decrease in VMT per capita
        - **KPI:** Percentage decrease in VMT per employee
- **Outcome: Increase quality of life and economic competitiveness**
    - **Target:** Downward trend in average commute time
    - **Target:** Upward trend in local Air Quality Index
        - **KPI:** Average commute time
        - **KPI:** Percent reduction in GHG emissions

Draft Goals and Policies

- **Goal 1: Build and maintain a transportation system that is safe and comfortable for travelers of all modes regardless of age or ability.**
    - Design and maintain the public right-of-way through a complete streets approach that facilitates safe, comfortable, and efficient travel for all roadway users.
    - Use a systemic safety approach to proactively identify opportunities to improve safety where conflicts between users exist.
    - Identify and program mitigation measures for gaps and deficiencies in the transportation system to accommodate each major transportation mode.
    - Revise, adopt or incorporate, and implement the Draft Complete Streets Plan.
    - Revise, adopt or incorporate, and implement the Draft Palmdale Bicycle Transportation Plan.
    - Develop and adopt a Vision Zero policy and action plan.
    - Develop a Safe Routes for Vulnerable Roadway Users including consideration for Seniors, ADA, as well as Safe Routes to School in collaboration with relevant advocacy and expert groups.

  - Complete and regularly update a Local Road Safety Plan (LRSP) that identifies a High Injury Network (HIN) and location-specific improvements.
  - Include speed reducing elements along local and collector roadways and within all new private development projects.
  - Implement grade separation at railroad crossings where feasible.
- **Goal 2: Build and maintain a transportation system that accommodates future growth and maintains acceptable levels of service for all modes.**
  - Classify streets based on their modal purpose and land use context.
  - Prioritize safety, operations, and comfort for active and transit modes on streets that have been identified as part of the multimodal network.
  - Prioritize safety and mobility for non-motorized modes in all intersection designs.
  - Establish a Travel Demand Management Program to identify programmatic and infrastructure solutions for traffic operations to balance vehicle delay and efficient travel via other modes.
  - Establish level of service standards in coordination with the City of Palmdale's Public Works Department.
  - Prioritize multimodal infrastructure that connects existing development with future infill development areas (i.e., gap closure projects).
  - Establish and adopt local thresholds of significance for transportation analysis within environmental review and develop a mitigation program to support an overall decrease in VMT.
  - Establish Level of Service based Traffic Analysis guidelines, Access Management guidelines, and Local Mobility Impact Mitigation Program for large developments to construct or fund multimodal improvements, implement congestion management strategies, or contribute to ITS projects in correlation with traffic impact analysis.
  - Consider multimodal quality of service with respect to experience stress, connectivity, and safety for streets with a non-automobile priority and ensure the appropriate balance with vehicular operations.
  - Ensure adequate access for trucks serving uses in Palmdale, limiting movements to the designated truck route network.
  - Review the truck route network periodically and update as necessary to minimize impacts on residential neighborhoods while accommodating needs of commercial/industrial uses.
  - Develop and maintain a traffic demand model based upon the designated network, using existing and projected levels to inform land use decisions.
  - Establish development review guidelines that define transportation analysis and site design requirements to address multimodal access needs, connections to the

surrounding street and mobility network, and right-sizes the roadway to the context of the development and its surroundings.

- **Goal 3: Build and maintain a transportation system that provides affordable, equitable, and efficient access to employment centers and essential services.**
    - Make public transit a convenient and reliable option for daily trip making on a local and regional basis.
    - Encourage investments and Capital Projects that reduce first/last-mile barriers to transit stops.
    - Encourage investments and Capital Projects that improve the safety and modal options to access to high quality jobs-.
    - Work with AVTA to enhance the deployment of fixed-route and flex-route transit services including increased frequency and service spans.
    - Work with Metrolink to increase the frequency of on-peak services and later service hours.
    - Work with transit providers to improve the delivery of transit service availability and information in real-time in an easy, reliable, and accessible means.
    - Work with large employers to implement programs that expand access to non-drive alone commute options for all commuters, including hourly staff and contract workers.
- **Goal 4: Build and maintain a transportation system that enhances quality of life and public health.**
    - Prioritize investments that improve access to healthcare and social services.
    - Improve mobility in neighborhoods with limited access to healthy food sources.
    - Prioritize investments that expand access to Palmdale's parks and trails and support physical activity.
    - Improve multimodal and transit access to parks, recreation facilities, open space, and trails.
    - Create neighborhood streets that unify neighborhoods, reduce vehicle speeds, reduce barriers for people walking, biking, and riding transit, and provide connectivity to collector and regional routes.
    - Create and implement a neighborhood traffic calming program with measures that allow for human activation of residential streets.
    - Design multimodal facilities to a standard that will increase physical activity.
    - Design neighborhood streets in a manner that is logical to travelers, limiting circuitous and dead-end paths of travel; provide cut throughs at cul-de-sacs where possible.
    - Provide human scale lighting along pedestrian thoroughfares, in commercial districts, on trails, and at transit stops.

- **Goal 5: Build and maintain a transportation system that fosters a more active and vibrant downtown.**
    - Encourage wider sidewalks and plazas on downtown streets to enhance placemaking, improve public safety, and support local businesses.
    - Promote and support creative and flexible approaches to parking, including maximizing use of existing public supply and sharing between uses to create a "park once environment".
    - Enhance the safety and comfort of existing pedestrian street-crossings and reduce the distance between crossings.
    - Implement streetscape design that improves the pedestrian environment and appearance of downtown corridors.
    - Install secure short- and long-term bicycle parking near key destinations, civic buildings, and transit facilities.
    - Establish reductions to the minimum required parking for new development in support of providing on-street parking, long-term bicycle parking, and the implementation of travel demand management strategies.
    - Create a permanent program that reallocates excess public right-of-way and off-street parking for the use of local restaurants and cultural programming, building off the City's temporary Al Fresco program.
    - Encourage development on empty land adjacent to existing development as a means of filling in the missing gaps in missing infrastructure.
    - Encourage the development of healthy mix of land uses within close proximity that promote internal capture, shared-parking, and de-emphasize the need for single-occupant vehicular travel
    - Balance development intensity and roadway capacity
- **Goal 6: Build and maintain a transportation system that leverages our natural setting and reduces impacts to the environment.**
    - Prioritize transportation investments and strategies that creates opportunities for residents to reduce their Vehicle Miles Traveled.
    - Encourage the development of dense, mixed-use, pedestrian-oriented land uses that link affordable housing options to daily needs.
    - Promote trip reduction strategies, including telecommuting, through land-use decisions and TDM programming strategies.
    - Require TDM Plans for major employers, as defined by the Air Quality Management District.
    - Incorporate appropriate landscaping elements as part of roadway projects.
    - Create a program that allows for development to phase frontage improvements in a manner that creates a transportation system that is both right-sized for the

current context and use as well as being flexible to accommodate future growth without an additional cost to the City.

- **Goal 7: Proactively prepare for the future, ensuring that implementation of transportation innovations and regional projects align with the City's vision.**
    - Support emerging mobility innovations that are focused on improving equitable distribution of mobility services.
    - Develop roadway standards that allow for emerging technologies and practices in the transportation industry to be incorporated in the future with minimal conflict.
    - Coordinate with regional and State agencies to best leverage future roadway, rail, and aviation projects for the benefit of Palmdale residents and businesses.
    - Develop an Emerging Mobility policy that explicitly addresses equitable access to resources and services and is not exclusive to specific service providers, as well as establishes a framework through which new technologies can be assessed and compared fairly.
    - Develop comprehensive regulations and standards for shared and micromobility services that require distribution of data to the City upon request.
    - Seek strategic partnerships to pilot shared and emerging mobility options that meet the needs of Palmdale residents, workers, and visitors.
    - Identify the highest and best use of curb space and repurpose as appropriate (i.e. on-street parking, pick-up, drop-off zones, outdoor dining, etc.).
    - Consider how new projects will accommodate emerging technologies like autonomous and connected vehicles.
    - Consider the location of a future California High Speed Rail station and right-of-way in long term planning efforts and investment prioritization.
    - Engage with partners and key employers to bring scheduled passenger air service to Palmdale Regional Airport.
    - Engage with partners on the feasibility and future construction of the High Desert Corridor (HDC).

Economic Development Policy Framework

Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called "Envision Palmdale 2045: A Complete Community," to create a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in Palmdale 2045 will serve as a compass for decision-makers and will shape future plans and actions of the City. This revised policy document will replace the 1993 General Plan.

This economic development policy framework is an interim step in the General Plan Update process prior to drafting the elements (or chapters). This framework highlights key outcomes and performance metrics related to economic development and includes a draft policy framework that includes goals, policies, and implementation activities. This policy framework was developed by compiling feedback from community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths and opportunities, challenges, and threats, and what we heard from the community.

Where We Are Now

Palmdale is positioned to capture increasing economic growth opportunities with its unique location in Los Angeles County yet relative affordability. The City's abundance of land and transportation access make it a desirable place for potential new employers and residents looking for an affordable option to start a business or buy a home. Palmdale's ability to capture future development and residents will be dependent on the City's economic and land use policies to create more opportunity for future investment.

To date, HR&A has documented the state of economic development in Palmdale to inform this outlook through the following workstreams:

Analyses:

- ***Socio-Economic Profile & Market Analysis:*** Prior to the onset of COVID-19, this report evaluated trends and conditions in the City of Palmdale's economy to anticipate future development potential and inform its planning process.
- ***Fiscal Health Analysis:*** Prior to the onset of COVID-19, HR&A analyzed Palmdale's fiscal health through a review of the City's revenues and expenditures, particularly from the City's General Fund, and used this information to make a comparison of recent fiscal performance against a set of cities that either neighbor or share similar demographic characteristics to Palmdale.
- ***Alternatives Analysis*:** In coordination with Raimi and Associates, HR&A provided qualitative estimates of the fiscal impacts of each land use alternative being proposed for the General Plan Update (GPU).

Community Engagement:

- ***General Plan Advisory Committee (GPAC):*** GPAC members serve an advisory role and provide regular feedback on key GPU issues, goals, and topics, with meetings serving as the primary venue for developing public workshop content. To date, HR&A has facilitated two GPAC meetings.
- ***Focus Groups:*** Focus groups provided a chance for additional community members not serving on the GPAC to meet with the consultant team to exchange ideas and provide feedback on elements of the GPU. Meetings served as venues for HR&A to share and enrich findings at multiple stages throughout the analytical process. To date, HR&A has facilitated one focus group that served as a venue to solicit feedback from community members related to the City's key assets and challenges, as well as aspirations for its future related to jobs and economic development.

Through the above investigations, HR&A identified the following strengths, opportunities, challenges, and threats:

Strengths and Opportunities

- **Large and Diverse Population:** The City has a large population with more racial and ethnic diversity compared to the rest of the Antelope Valley.
- **Jobs supporting solid middle-income households:** Middle income jobs particularly in the Healthcare and Manufacturing industries support middle class individuals and families.
- **Lower housing costs:** The City has lower home prices compared to the rest of Los Angeles County allowing for more access to home ownership.
- **Large amounts of underdeveloped land available for development:** With an area of 106 square miles, the City has an abundance of vacant land, which provides an opportunity for new businesses and housing.

- **Transit Access:** The City has transit access to other cities in the Los Angeles metro area through the Metrolink and Antelope Valley Transit Authority (AVTA) commuter service, allowing easy access to other commercial corridors and jobs.
- **Future passenger operations at Palmdale Airport:** A new airport terminal will increase accessibility for residents and businesses in Palmdale to travel to other commercial corridors in cities across the United States.
- **Future enhanced rail connectivity to the region:** The proposed development of the California high-speed rail and the future connection to the Brightline West line will connect Palmdale to the rest of the state and nearby Las Vegas.
- **Preserving land for recreational use/activities:** The City's abundance of land offers opportunities for open park space and reactional areas for residents to enjoy.

Challenges and Threats

- **High out-commuter population:** The lack of housing options and other amenities has led to many Palmdale workers living outside of the City.
- **Disconnect between resident skills and job opportunities/lower educational attainment:** Low educational attainment makes it challenging to match the job skills of residents with employer needs, notably needs related to the City's major aerospace and defense employers.
- **Lack of job diversity:** The City has few jobs in high wage industries and jobs mainly represented in certain industries such as Manufacturing, Healthcare, Retail Trade and Food Accommodations. These industries, in particular, are subject to the external pressures of policy and cyclical changes.
- **Low jobs-housing ratio:** There are more residents than jobs, with many residents having longer commute times on average compared to other workers in Los Angeles County.
- **Lack of housing diversity:** With largely single-family housing units, the City has a need for more multi-family options to house workers commuting to Palmdale.
- **Lack of infrastructure:** Much of the vacant land lacks the infrastructure needed to create shovel-ready sites thereby impeding future industrial development.
- **Lack of a central downtown core**: The City lacks a vibrant downtown where residents can convene and enjoy restaurants, shopping, and entertainment.

What We Heard About This Topic

HR&A conducted an Economic Development Focus group with community members to better understand the City's perceived assets and challenges.

- New jobs attracted to the City should be diverse and match the skills of residents.

- There is a need to expand or create new vocational training schools in the City to help workers match skills with employer needs.
- The City has abundant land and there is an opportunity to attract new development, yet current infrastructure needs to be upgraded for sites to be shovel ready.
- A new airport terminal would be the most impactful to the community among other infrastructure investments.
- The City is very family friendly and an attractive place to raise a family.
- There is a lack of housing diversity that can accommodate the needs of current and future workers and residents.
- A central downtown core would attract new life and vibrancy to the City and help fulfill resident desires for more retail and entertainment amenities.
- There is a need to establish more community ownership and pride for businesses and residents in the City.

Where we want to be in the future

Applicable Vision themes and Guiding Principles

Through the first phase of community engagement, the General Plan team explored how individuals envision the future of Palmdale, what makes it unique and special, and what things residents and businesses would like to change. Summarized into a stand-alone document, the General Plan Vision and Guiding Principles illustrate the future of Palmdale, capturing key values and aspirations, and providing a framework for future decision-making.

The list below represents vision themes and guiding principles that are most relevant to the topics of land use, design, and housing. Visit the Palmdale 2045 website at **https://www.palmdale2045.org/resources** for the complete vision and guiding principles document.

A unified and welcoming community that we're proud to live in

- Offer opportunities for youth to stay in Palmdale – jobs, housing, education
- Enhance partnerships with surrounding communities in the Antelope Valley

Active and vibrant downtown

- Create a vibrant and active downtown environment
- Encourage and foster local businesses
- Increase opportunities for entertainment and/or shopping

Diverse and high-quality job options

- Provide job training for Palmdale residents in key industries
- Connect residents with job opportunities in aerospace and other emerging sectors
- Promote diverse entry-level and mid-level jobs in Palmdale

Diverse and resilient local economy

- Retain and support aerospace industry presence in Palmdale
- Leverage economic opportunities from expanded transportation center and potential passenger air service at Palmdale Regional Airport
- Attract new sustainable employers and industries to Palmdale
- Maintain and enhance smart city technology in Palmdale to support local businesses and telecommuting
- Support local small businesses

Safe, healthy place to live and work

- Promote living and working in Palmdale and reducing commute times

High quality and accessible educational opportunities

- Develop additional trade school training and apprentice programs
- Expand partnerships and programs with public schools, local government and major employers within Palmdale

Forefront of transportation innovations

- Leverage transportation investments in Palmdale
- Build on High-Speed Rail opportunities

Outcomes

The following desired outcomes and metrics were identified to help the City of Palmdale track progress toward creating a more diverse and equitable economy. This process follows the City of Palmdale's General Plan Vision and Guiding Principles document which was informed by the General Plan Advisory Committee (GPAC), the Planning Commission and City Council.

Outcome: Fostering a job market that sustains a high standard of living for workers with diverse skill sets.

Key performance indictors:

- # of jobs (at certain wage levels)
- Mix of jobs among industries
- Median wages

Target:

- Meet or exceed growth in new jobs relative to Los Angeles County
- Increase share of manufacturing jobs relative to Los Angeles County
- Consistent inflation of growth adjusted median wage for the city

Outcome: Ensuring that all residents and workers have access to a safe and affordable home.

Key Performance Indictors:

- # of multi-family units
- # of affordable housing units
- % of cost-burdened households

Target:

- Increase share of multi-family units comparable to County-wide levels
- Year over year decline in the share of cost burdened households

Outcome: Creating educational pathways for Palmdale residents to fully access future economic opportunities.

Key Performance Indictors:

- Annual increase in % of residents with a bachelor's degree
- 4-year college admission rate from high schools
- Community college to 4-year college transfer rate (Antelope Valley Community College)
- Student performance by location (K-12)
- Change in resident/employee ratio (jobs-housing balance)

Target:

- Improvement in jobs-housing ratio per Southern California Association of Governments (SCAG) projections
- Increased number of residents completing at least an associate degree comparable to County-wide levels

Outcome: Building a core in the city where local residents and businesses can participate and celebrate in the city's economic prosperity.

Key Performance Indictors:

- # of small businesses created/licenses issued
- # of planned and proposed development projects
- # of completed projects in defined downtown area

Target:

- Development metrics and pipeline in the downtown core – number of proposed units (commercial and industrial), increase in rent prices
- % of local, small businesses relative to total businesses in the downtown core.

Outcome: Providing access to economic opportunities & resources for residents and workers through transportation options.

Key Performance Indictors:

- Passenger ridership (trains and flights)
- # of new trains/schedules
- # of new flights

Target:

- Increase in the number of residents using non-auto transportation modes comparable to County-wide levels

Outcome: Promoting a city environment that attracts and leverages new development to diversify the tax base.

Key Performance Indictors:

- # of city partnerships with regional and state partners
- Time length of entitlement process
- Distribution of tax revenue

Target:

- Increase in the number of city partnerships with regional and state partners
- Reduce the length of time for city's entitlement process

Draft Goals and Policies

- **Goal: Attract diverse and high-quality job options that contribute to the city's economic growth and diversify the economy**
    - Retain and grow aerospace and film production presence in Palmdale
    - Attract additional supply chain employers for the manufacturing and defense industries
    - Grow the tourism sector by promoting recreation activities, events and attractions to support the hospitality and retail activities
    - Attract new employers in sustainable industries to Palmdale
    - Maintain and enhance smart city technology in Palmdale to support local businesses and growth of telecommuting
    - Leverage economic opportunities from the expanded transportation center and potential passenger air service at Palmdale Regional Airport
- **Goal: Diversify housing options for residents at different stages of life and ability to continue making Palmdale an affordable place to live.**
    - Create and preserve affordable housing for the residents of Palmdale
    - Increase the supply and diversity of housing options to support different types of households including seniors, young adults, families, empty nesters, individuals or families with special needs, and multigenerational families
    - Encourage transit-oriented development that is community-informed in the proposed downtown, near the future high speed rail station, and at other transit nodes
    - Address displacement issues due to redevelopment and large-scale capital projects
- **Goal: High quality and accessible educational opportunities that support the workforce pipeline to match residents with jobs.**
    - Promote and expand higher education opportunities in Palmdale
    - Develop additional trade school training and apprentice programs for key growth industries

  - Promote opportunities for high-quality childcare and workforce-related early education
  - Expand partnerships and programs with public schools, local government, and major employers within Palmdale
  - Promote apprenticeship programs for youth and local workforce
  - Connect residents with job opportunities in aerospace and other emerging sectors

- **Goal: Active and vibrant downtown that fosters a sense of local community and business ownership.**
  - Create a vibrant and active downtown environment
  - Encourage and foster local business formation
  - Leverage development to provide space for community gathering and events
  - Increase opportunities for entertainment and/or shopping
  - Support local small businesses and legacy businesses to remain or relocate to the downtown core

- **Goal: Remaining at the forefront of transportation innovations that connects residents and workers to the regional and national economy.**
  - Leverage transportation investments in Palmdale by encouraging transit-oriented development
  - Bring air service to Palmdale Regional Airport
  - Build on High-Speed Rail opportunities
  - Improve local transit and last mile connectivity

- **Goal: Expand resources, partnerships, and infrastructure to support sustainable growth**
  - Initiate and sustain multi-jurisdictional (with neighboring cities, counties and the state) partnerships to leverage regional assets such as the Edwards Air Force Base and Mojave Air and Space Port and grow the economic base
  - Simplify entitlement process for development
  - Explore incentives for land assembly to encourage development at scale
  - Expand tax base and analyze opportunities to diversify tax revenues by expanding the hospitality sector and updating the tax regime.
  - Invest in infrastructure to support the development by leveraging federal and state programs, as well as local resources such as Enhanced Infrastructure Financing Districts, special assessment districts, and public private partnerships.
  - Support the creation of Business Improvement Districts (BIDs) and Tourism Improvement Districts (TIDs) for the private sector to collectively market and grow Palmdale.

Military Compatibility Policy Framework

Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called "Envision Palmdale 2045: A Complete Community," to create a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in Palmdale 2045 will serve as a compass for decision-makers and will shape future plans and actions of the City. This revised policy document will replace the 1993 General Plan.

This Military Compatibility policy framework is an interim step in the General Plan Update process prior to drafting the element (or chapters). This framework highlights key outcomes and performance metrics related to military activity and includes a draft policy framework that includes goals, policies, and implementation activities. This policy framework was developed by compiling feedback from key stakeholders, community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths and opportunities, challenges, and threats, and what we heard from the community.

Where We Are Now

The following are strengths, opportunities, challenges, and threats that have been identified by the planning team throughout the course of the General Plan update process, as well as input heard from community members, that have shaped the military compatibility policy framework.

Strengths. Palmdale is home to some of the most innovative research and development in the Aerospace industry. Air Force Plant 42 supplies high quality STEM jobs for the region and is one of the City's largest employers.

Opportunities. Plant 42 brings weekly visitors to Palmdale. Several long-range major transportation improvements are planned, which will make travel to Palmdale faster and more efficient, opening the opportunity for further aerospace collaborations, local suppliers, and workers to travel to the City.

Challenges. The nature of the work performed at Plant 42 presents compatibility issues or limitations to land in the immediate area. The Accident Potential Zones—as mapped below—have restrictions to building height and use, among others.

Threats. While buffered from residential neighborhoods, noise, testing, and overflight activities from Plant 42 have the potential to impact resident quality of life.

What We Heard About This Topic

The General Plan Update (GPU) incorporates stakeholder input and feedback from the residents, businesses, and property owners of Palmdale. At various points, comments were made regarding military compatibility, including:

- Preserve the mission of Plant 42
- Limit incompatible uses around Plant 42
- Preserve and expand aerospace jobs in Palmdale
- Attract aerospace and supportive businesses to locate in Palmdale

Where We Want To Be In The Future

Vision Themes and Guiding principles

Through the first phase of community engagement, the General Plan team explored how individuals envision the future of Palmdale, what makes it unique and special, and what things residents and businesses would like to change. Summarized into a stand-alone document, the General Plan Vision and Guiding Principles illustrate the future of Palmdale, capturing key values and aspirations, and providing a framework for future decision-making.

The list below represents vision themes and guiding principles that are most relevant to the topics of military compatibility. Visit the Palmdale 2045 website at **https://www.palmdale2045.org/resources** for the complete vision and guiding principles document.

Diverse and resilient local economy

- Retain and support aerospace industry presence in Palmdale
- Leverage economic opportunities from an expanded transportation center and potential passenger air service at Palmdale Regional Airport
- Attract new sustainable employers and industries to Palmdale

- Maintain and enhance smart city technology in Palmdale to support local businesses and telecommuting
- Support local small businesses

Safe, healthy place to live and work

- Improve neighborhood safety
- Address crime and safety concerns
- Improve access to parks and open space
- Support local foster youth and those experiencing homelessness
- Foster active living with improvements to the pedestrian environment
- Prioritize walking, biking, and access to local and regional transit
- Promote living and working in Palmdale and reducing commute times

Definitions

Military Influence Area (MIA) An MIA is a geographic planning or regulatory area that can be defined jointly by local governments and neighboring military installations. The MIA covers the areas where military operations may impact local jurisdictions and, conversely, where local activities may affect the military's ability to carry out its mission. Military planners should work with local city and county planning agencies to incorporate mapping and other aspects of the MIA into the General Plan where appropriate. This overlay pertains to areas that are located within the military operating areas.

Military Compatibility Context

California Government Code Section §65302 (a)(2), states that the land use element: "shall consider the impact of new growth on military readiness activities carried out on military bases, installations, and operation and training areas, when proposing zoning ordinances or designating land uses covered by the General Plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace."

Any development or new construction that seriously impacts or hinders the military operating areas' function and viability is considered an incompatible land use. Planning to ensure that all future land uses are compatible must be an overarching goal of the General Plan. Incompatible land use adjacent to military installations can produce serious conflicts, such as:

- Increased interference with air routes and communications through construction of cell towers, wind turbines, power lines, and other structures;

- Increased competition for, and interference with, data and communications frequencies;
- Displacement of threatened and endangered species to remaining open space, including military ranges;
- Need to alter training and testing due to residential neighbors' concerns regarding noise and safety;
- More rapid depletion of critical ground or surface water supplies, water treatment capacity, and other necessary resources; and/or,
- Increased air emissions in areas that may have finite air emission thresholds.

In guiding growth and development in the City of Palmdale, it is important to consider the critical role of military operating areas in support of national defense. Within Palmdale there is one military operating area:

- Lancaster-Palmdale Air Force Military Installation (i.e. USAF Plant 42)

In addition, there are military operating areas that function as "highways in the sky" used by military aircraft to practice high- and low altitude training exercises and routes used to traverse between military installations:

- Military Training Route (between 1000-1500 feet Above Ground Level) that passes above the City's southern border. Military training routes and special use airspace with a floor of 1500 feet or below is considered low-level military airspace. Low-level military airspace is particularly susceptible to impacts from tall structures and any proposed tall structure will need to be carefully analyzed for potential impacts to Department of Defense (DoD).
- Risk of Adverse Impact on Military Operations and Readiness Area (RAIMORA) zone covering the Restricted Airspace R2508 and the Nevada Test and Training Range. These are areas where the introduction of structures associated with wind power development could have an adverse impact on military operations and readiness.

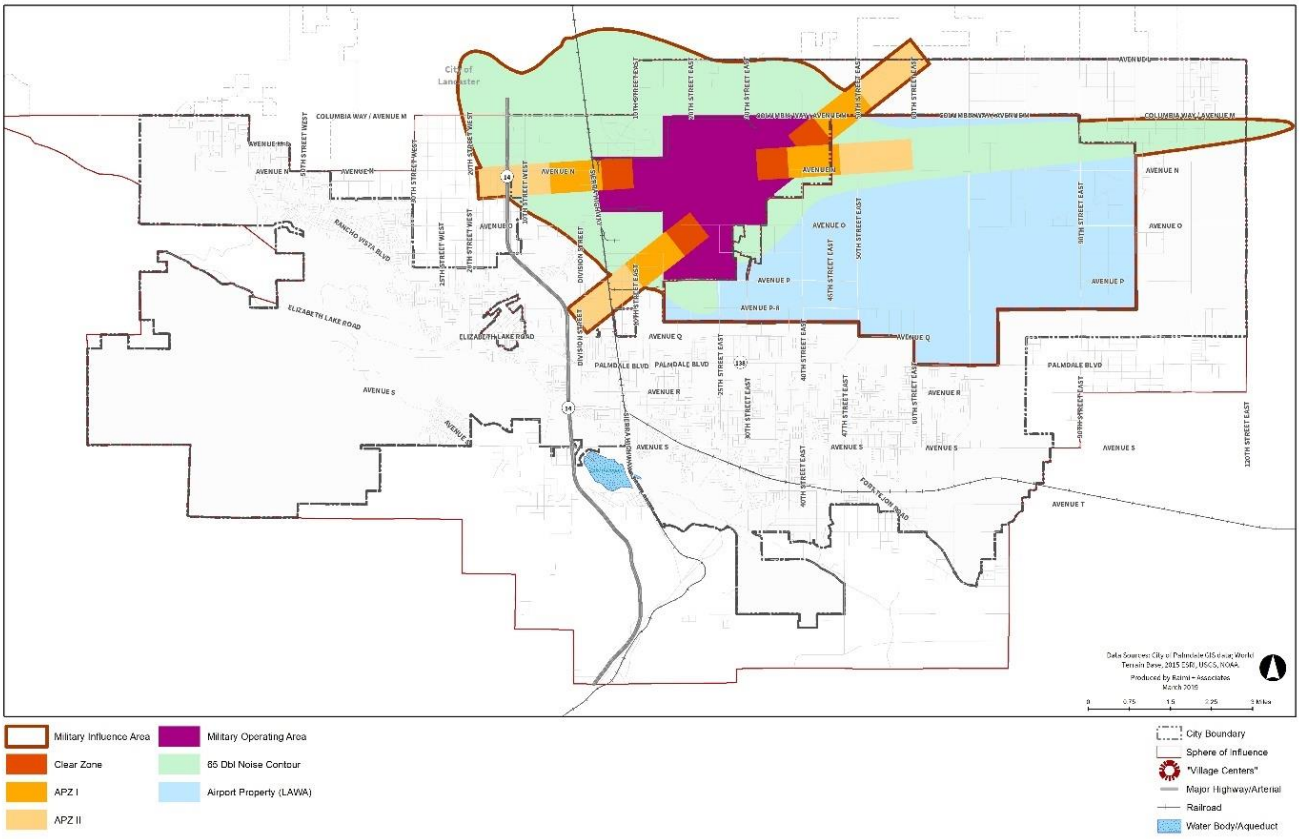
State legislation relevant to military operations and compatibility include AB 1108, AB 2776, SB 1462, and SB 1468.

Outcomes

- **Key Performance Indicators:** Aerospace Jobs
    - **Rationale:** Continued economic vitality is tied to the success of Palmdale's aerospace industry. Expansion of these uses indicates that the City continues to attract skilled employment and the associated fiscal benefits.
    - **Target:** Jobs within or adjacent to Plant 42

Draft Goals and Policies

Figure 1: Military Influence Area



- **Goal 1: Adjacent future land uses that are compatible with the continued operation of Plant 42.**
    - Maintain Aerospace Industrial, Industrial, and Employment Flex land use designations surrounding Plant 42 to limit incompatible uses and to ensure continued safe operation of airport activities.
    - Continue to buffer Plant 42 from adjacent, non-compatible residential and commercial uses by reviewing development applications in the Military Influence Area for potential conflicts.
    - Limit non-industrial uses from locating in the Aerospace Industrial area (aside from uses that directly support Plant 42 or airport operations).
    - Use overlay maps of the Air Installation Compatibility Use Zones (AICUZ) noise contours and Air Force Land Use Compatibility Guidelines to evaluate existing and future land use proposals.

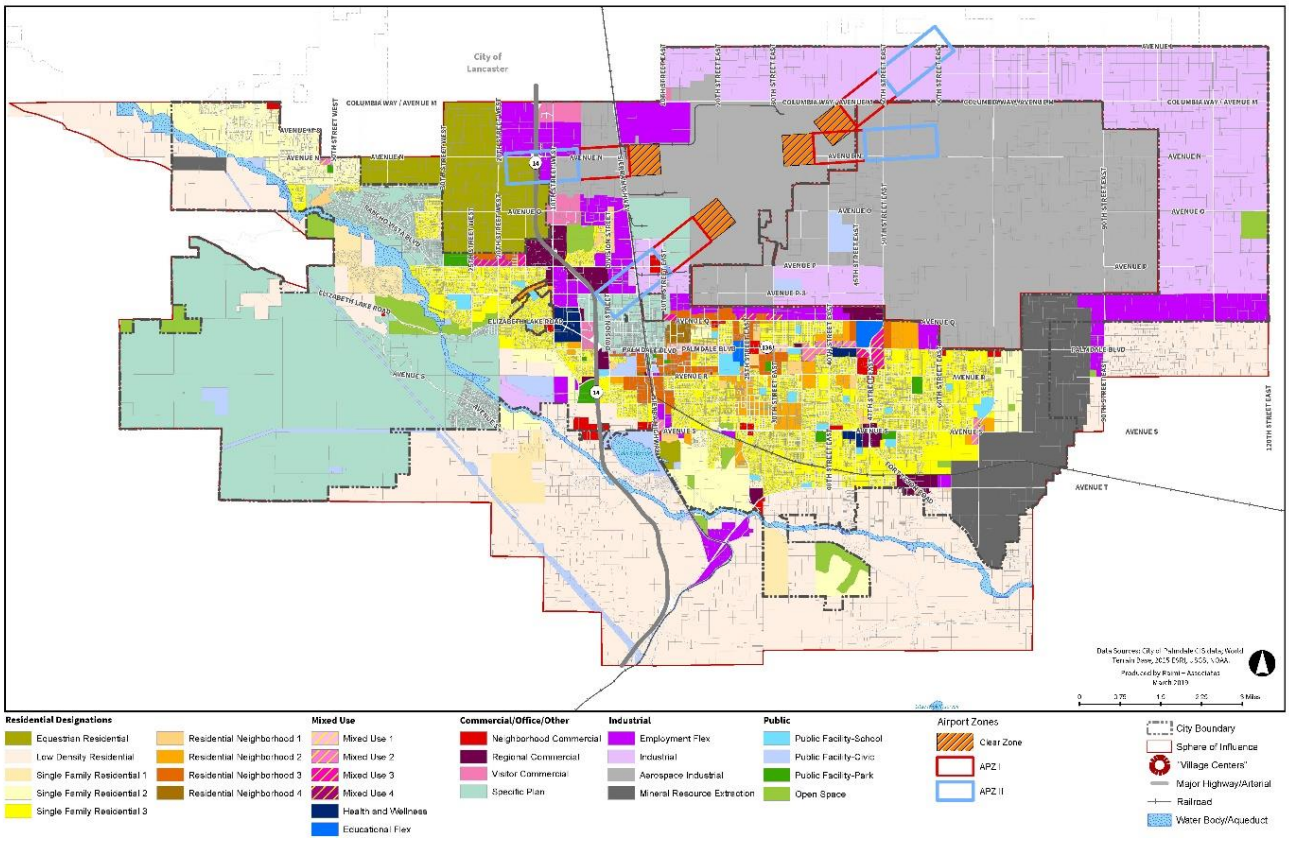
- Ensure that there is no potential conflict between the operational mission of USAF Plant 42 and proposed adjacent solar energy facilities.
- Do not allow development in the Military Influence Area that would restrict access to military facilities, physically obstruct any portion of the Military Operating Area, or pose a health or safety hazard to military personnel.

Implementation Measure: Periodically review the zoning ordinance, subdivision ordinance, and other infrastructure plans to ensure they do not conflict with the continued viability of Plant 42. Incorporate AICUZ policies and guidelines into future specific plans within the City of Palmdale.

- **Goal 2: Mitigated and/or avoided encroachment of incompatible development into space utilized by Plant 42 air operations.**
  - Within the Accident Potential Zones (APZ), review all development proposals for hazards to aircraft in flight including uses that release into the air any substance such as steam, dust or smoke, which could impair pilot visibility; uses that produce light emissions, glare or distracting lights, which could interfere with pilot vision or be mistaken for airfield lighting; sources of electrical emissions, which could interfere with aircraft communications or navigation; and uses that could attract birds or waterfowl to the extent that they would pose a danger to aircraft operation in the vicinity of Plant 42. Require project applicants to notify Plant 42 of any potential hazards, including but not limited to the above list.
  - Require all development to be consistent with DoD regulations as outlined in the Plant 42 AICUZ Report and to comply with regulations which affect development in the Clear Zones/Accident Potential Zones.
  - Figure 1 identifies the areas that are included within the Accident Potential Zones. Within the safety zones of US Air Force Plant 42 in the City of Palmdale:
    - Discourage public assembly or high intensity uses in APZ I or II
    - Encourage open space uses that are low intensity and passive, such as Joshua tree and nature preserves, in these zones.
    - Aviation easements must be obtained wherever possible in the Accident Potential Zones.
    - Disclosure statements that declare the property is located within the Accident Potential Zone and is exposed to aircraft noise must be required on the sale or transfer of property in these zones.
    - Examine areas occupied by incompatible uses to determine the potential of the redevelopment process to convert those land uses to airport compatible uses.
  - Within APZ I:

    - New residential uses must not be approved in this zone.
    - Most commercial uses should be prohibited in this zone.
    - Industrial uses within this zone should be encouraged with the restriction that average employee density must not exceed 25 persons per acre per hour and lot coverage by buildings must not exceed 30 percent of the site.
- Within APZ II:
    - Residential uses should be discouraged but, if allowed, must not exceed one dwelling unit per net acre in this zone.
    - Commercial uses that do not draw large numbers of customers to the site should be encouraged in this zone. Customer intensive retail operations should be avoided. Average employee density should not exceed 25 persons per acre per hour.
    - Industrial uses should be encouraged with the restriction that average employee density must not exceed 25 persons per acre per hour and lot coverage by buildings must not exceed 40 percent of the site.
- Through the development review process, require that all new projects within the APZ's of Air Force Plant 42 provide an aviation easement. An aviation easement typically includes some or all of the following elements:
    - Right of flight over the property at any altitude above the acquired surfaces;
    - Right to cause noise, vibrations, fumes, dust and to emit fuel particles;
    - Right to prevent the landowner from erecting or growing any objects (trees, structures, etc.) that would penetrate the acquired surface;
    - Right to enter the property to remove, mark, or light any structures or growth above the acquired surface; and/or,
    - Right to prohibit the creation of electrical interference or directed lighting or glare from the property.

Figure 2: General Plan Land Use with Accident Potential Zone (APZ) Overlay



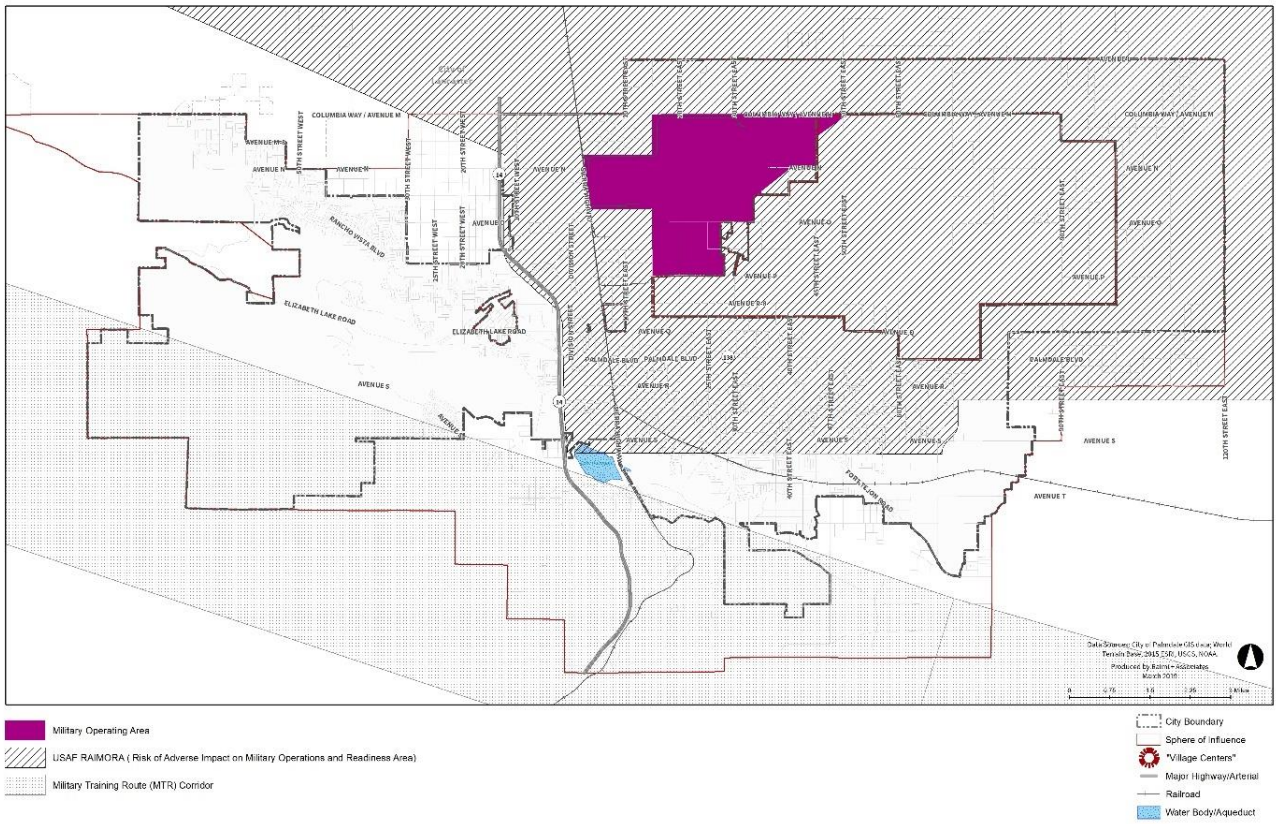
- **Goal 3: Protect the residents of Palmdale from excessive noise and protect Plant 42 from noise complaints by preventing incompatible land uses from encroaching upon the site.**
    - All new land use proposals must comply with the noise and overflight policies of the most recent AICUZ for Plant 42.
    - Do not allow new residential zoning and do not permit new schools in the APZs.
    - Prohibit the redesignation of residential land within the 65-DBL noise contour and the overflight area to increased residential densities.
    - Require homebuyer/renter notification or disclosure of aircraft noise for all new residential development located in an APZ, or east of Division Street and south of Technology Drive and north of Avenue Q and west of Sierra Highway.
    - New construction within the 65 DBL noise contour area must adhere to the recommended noise level reductions incorporated into the design and construction.
    - Discourage noise sensitive development clustered adjacent to, but not within, a noise zone.

  - Through conditions of approval, require that any owner of developed or undeveloped property within the 65 CNEL noise contour that is seeking a land use action from the City, provide an avigation easement to the Los Angeles Department of Airports, the U.S. Air Force, and the City.
  - Designate and permit land uses within the 65 CNEL contour that are primarily industrial, business park, commercial and recreational uses that are not noise sensitive; permit other uses only when it is found that no adverse noise impacts will result.

Implementation: Develop a site-specific review process for noise sensitive uses (e.g., hospitals, housing) to assess proposed noise level reduction techniques.

- **Goal 4: Continued growth of Plant 42 operations in the Aerospace Industrial land use district.**
  - Maintain sufficient land zoned for the Aerospace Industrial use to accommodate a wide variety of industrial, military and supportive uses.
  - Encourage and recruit businesses that are affiliated with or supportive of aerospace research and development.
  - Maintain and improve circulation to accommodate the unique demands of aerospace workplaces.
  - Reference the Military Influence Area Map (Figure 1) to identify possible City actions in or near Plant 42 installations, operations areas, and/or military training routes and consult with Plant 42 for their input as outlined in other policies within this chapter, as appropriate.

Figure 3: Risk of Adverse Impact Area



- **Goal 5: New development within the Risk of Adverse Impact on Military Operations and Readiness Area (RAIMORA) or Military Training Route (MTR) complies with Federal Aviation Regulations regarding height and obstructions.**
    - Ensure that City height and obstruction ordinances reflect current Air Force and FAA Federal Aviation Regulation (FAR) Part 77 requirements related to the RAIMORA zone covering the Restricted Airspace R2508 and the Nevada Test and Training Range and the Military Training Route.
    - For any proposed uses that could penetrate the MTR, provide notification to those responsible for Plant 42 military operations.
        - For the purposes of determining whether a project penetrates the defined floor elevation of the Military Operating Area (MOA), a penetration means a physical obstruction from a structure or object, and/or a visual obstruction such as steam, dust, or smoke.
    - Ensure all new development within the City is constructed in accordance with FAR Part 77 that is generally concerned with any construction or alteration more than 200 feet above ground level.

        - For the purposes of calculating height of new proposed structures, the height of all structures (including wind turbines) means the distance from ground to the top of the highest point of the structure. For wind turbines this means the highest point of the turbine blade in vertical position.
    - Provide for specific review recommendation on tall structures in the RAIMORA or MTR.

- **Goal 6: Enhanced communications with City of Palmdale government and its residents.**
    - Prepare residents in case of an industrial accident or release of hazardous materials at Plant 42; distribute instructions/information to the public on actions to take if an incident occurs.
    - Participate in Plant 42 public education programs regarding missions and impacts associated with military aviation operations to increase public awareness.
    - Designate a military liaison function within the City government and/or Economic and Community Development Department to exchange information between the City and Plant 42 on issues of mutual concern including, but not limited to:
        - Early notification of development projects near the Plant;
        - Early notification to the City of potential changes in aircraft operations (flight patterns, operational tempo, etc.); and/or,
        - Housing, recreation, and other issues related to Plant 42 personnel living in the City.

- **Goal 7: Coordinated future development and infrastructure improvements.**
    - Notify and coordinate with USAF Plant 42 on major capital improvement projects or infrastructure expansion plans within the MIA that may impact Plant 42 operations.
    - Notify and coordinate with USAF Plant 42 on City-initiated improvements or expansion plans related to the development of passenger air service at the Palmdale Regional Airport (PMD).
    - Promote the availability and development of affordable and workforce housing in the City of Palmdale to meet the needs of military personnel and their dependents.

Public Health and Equity Policy Framework

Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called "Envision Palmdale 2045: A Complete Community," to create a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in the 2045 General Plan will serve as a compass for decision-makers and will shape future City plans and actions. This revised document will replace the 1993 General Plan.

This public health and equity policy framework is an interim step in the General Plan Update process prior to drafting the elements. This framework highlights key outcomes and performance metrics and includes a draft policy framework that includes goals, policies, and implementation activities. This policy framework was developed by compiling feedback from community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths, and opportunities, challenges, and threats.

Where We Are Now

The following section highlights strengths, opportunities, challenges, and threats that have been identified by the planning team throughout the course of the General Plan update process, as well as input heard from community members, that have shaped the public health and equity policy framework.

- **Strengths**. Community members exude pride and appreciation for the open space, mountain views, and relatively good air quality in Palmdale. Compared to the rest of California, Palmdale has relatively less exposure to environmental pollution such as lower levels of particulate matter and less toxic releases from polluting facilities. Moreover, Palmdale's comparatively affordable housing provide residents with housing security and allows residents a chance to achieve homeownership. Palmdale is also home to some of the most innovative research and development in the Aerospace industry with Air Force Plant 42, which provides economic opportunity and supplies high quality STEM jobs for the region.

- **Opportunities.** Palmdale is experiencing a unique point in its history; several long-range major transportation improvements are planned, which will make travel to Palmdale faster and more efficient. This General Plan provides the opportunity to promote an inclusive economic, educational, and housing strategy that focuses on expanding access to jobs with prevailing wages, strengthening trade schools and job training programs, and providing more affordable housing opportunities for residents of all ages in the City.
- **Challenges**. While the City has many strengths and opportunities, several public health and equity challenges exist.
    - While various food stores exist in Palmdale, access to fresh produce and healthy food is limited in certain neighborhoods, especially along the southern and eastern boundaries of the City.
    - In Palmdale, many low-income families and households of color face significant housing cost-burden, which forces families to choose between housing and other important expenses, such as healthcare, prescription medicines, and healthy food.
    - Moreover, multiple indices indicate there are disproportionately higher health impacts in low-income communities and communities of color within Palmdale.
    - Palmdale residents identified an ongoing division between East and West Palmdale and an inequitable distribution of public services, including quality schools, parks, and recreational programs that influence health and quality of life.
    - Palmdale has an average life expectancy that is approximately four years less than the countywide average, and nearly half of the City's population (48 percent) is under 200 percent of the Federal Poverty Level, which is a significantly higher poverty rate than the countywide average (38 percent).
- **Threats**. While Palmdale's geographic location provides many opportunities, it also comes with inherent threats.
    - The entire Antelope Valley has high levels of ozone pollution, which is a contributing factor to the high rates of respiratory diseases found among Palmdale residents, especially vulnerable populations such as children and older adults. For example, asthma is a chronic respiratory condition that impacts all areas of the City, and Palmdale has significantly higher rates of asthma diagnosis and asthma-related emergency room visits than the respective countywide and statewide rates.
    - There are also several state and federal high-volume roadways that present localized air quality threats for nearby residents, especially vulnerable populations.
    - Furthermore, large swaths of the City do not have existing infrastructure, which contributes to affordable housing development constraints. The City's discontinuous circulation pattern also creates unsafe conditions for pedestrians and non-motorized forms of travel, limits walkability, and it has led to high rates of pedestrian and vehicle collisions.

What We Heard About This Topic

The General Plan Update (GPU) incorporates stakeholder input and feedback from the residents and property owners of Palmdale. At various points, comments were made regarding public health and equity, including:

- Community members expressed a desire for a more diverse employment base with prevailing wages that supports residents working in Palmdale and decreases commuting.
- Employers, community members, elected officials, and local organizations expressed interest in attracting a new four-year university to educate and retain Palmdale youth, particularly for higher paying jobs in the aerospace industry.
- Residents emphasized the need to promote housing diversity, especially mixed-use development and affordable housing, as well as programs that establish pathways for existing residents to exit homelessness, to achieve homeownership, or to age in place depending on their individual needs.
- Healthcare workers and community members declared a need for additional hospital/medical facilities and care providers, particularly mental healthcare providers, across the City to support existing residents, particularly as they age.
- Residents shared interest in an expanded and improved open space trail system with connections to existing and planned residential neighborhoods.
- Residents highlighted the need for better dispersed retail and services throughout Palmdale, noting some travel over 15 minutes to reach retail and services.
- Community members expressed a need for expanded transportation options across Palmdale that provide safe routes for all residents, especially safe routes to school for children and youth, and safe routes for seniors.
- Residents expressed a desire for an expanded tree canopy, particularly allergy-friendly vegetation, to improve citywide air quality and decrease asthma rates.
- Community members expressed a desire for a robust and healthy food system that promotes food access and addresses food insecurity through farmers markets, community gardens, supermarkets, and food assistance programs.

Where We Want To Be in the Future

Vision Themes and Guiding Principles

Through the first phase of community engagement, the General Plan team explored how individuals envision the future of Palmdale, what makes it unique and special, and what things residents and businesses would like to change. Summarized into a stand-alone document, the General Plan Vision and Guiding Principles illustrate the future of Palmdale, capturing key values and aspirations, and providing a framework for future decision-making.

The list below represents vision themes and guiding principles that are most relevant to the topics of public health and equity. Visit the Palmdale 2045 website at **https://www.palmdale2045.org/resources** for the complete vision and guiding principles document.

Safe, healthy place to live and work

- Improve neighborhood safety
- Address crime and safety concerns
- Improve access to parks and open space
- Support local foster youth and those experiencing homelessness
- Foster active living with improvements to the pedestrian environment
- Prioritize walking, biking, and access to local and regional transit
- Promote living and working in Palmdale and reducing commute times

High quality medical and mental healthcare

- Improve access to and promote quality healthcare services and facilities in Palmdale
- Attract physicians to Palmdale
- Maintain Palmdale Regional Hospital and continue expansion of services and facilities

A unified and welcoming community that we are proud to live in

- Promote Palmdale's positive reputation in the region
- Boost community beautification
- Offer opportunities for youth to stay in Palmdale – jobs, housing, education
- Respect and promote diversity within Palmdale
- Enhance partnerships with surrounding communities in the Antelope Valley

Housing options for residents at different stages of life and ability

- Create and preserve affordable housing for residents of Palmdale
- Increase supply and diversity of housing to support different types of households including seniors, young adults, families, empty nesters, individuals or families with special needs, and multigenerational families

- Maintain the City's quiet and safe neighborhoods
- Maintain rural and semi-rural neighborhoods in Palmdale
- Connect new development to public transit and open space, trails, or public parks

High quality and accessible educational opportunities

- Promote and expand higher educational opportunities in Palmdale
- Develop additional trade school training and apprentice programs
- Promote opportunities for high-quality childcare and early education
- Expand partnerships and programs with public schools, local government, and major employers within Palmdale

Palmdale's beautiful natural setting

- Maintain safe and convenient access to open space and trails
- Improve connectivity and beautify trails and open space
- Expand and improve public parks to meet the needs of current and future residents
- Preserve existing mountain views
- Preserve access to a dark night sky
- Maintain high air quality

Outcomes

- **Key Performance Indicators:** Expanding economic opportunities for existing residents
  - **Rationale:** To promote Palmdale as an equitable and desirable place to live for existing residents, the City needs to develop career pathways that connect local youth to employment opportunities in local industries. The GPU calls for strengthening trade schools, creating new apprenticeship and job training programs, and for the establishment of a local four-year college.
  - **Target:** 5,000 youth participate in job training programs and are connected to employment opportunities in local industries by 2045

- **Key Performance Indicators:** Diversify the housing stock in Palmdale
  - **Rationale:** To diversify the City's housing stock, provide more housing options, particularly mixed-use and affordable options, and explicitly address the previous gap in allowed housing densities (between 16.1 and 30 dwelling units per acre), which functionally limited development of rental housing/apartments.
  - **Target:** 5,000 new multifamily housing units by 2045, 20% of which are affordable to families earning less than 80% of the area median income

- **Key Performance Indicators:** Improving opportunities for physical activity
  - **Rationale:** To improve the health and quality of life of all residents, the City must improve access to parks and build safe pedestrian and bicycle infrastructure in all of Palmdale's neighborhoods. Improving open spaces and establishing seamless trail connections between parks will encourage residents to exercise more frequently and to adopt healthier lifestyles.

  - **Target:** 90% of residents live within a 20-minute walking distance from a dedicated public park, school, or multi-use trail

- **Key Performance Indicators:** Improved air quality
  - **Rationale:** To improve air quality and reduce the urban heat island effect, the City must expand its urban tree canopy and reduce local sources of emissions, such as ozone pollution from high-volume roadways. By planting thousands of new trees throughout Palmdale, particularly in disadvantaged communities, the City will help to reduce local rates of respiratory and cardiovascular diseases.
  - **Target:** 600 new trees are planted annually for a total of 15,000 new trees by 2045

- **Key Performance Indicators:** Strengthening access to healthy food
  - **Rationale:** To reduce rates of obesity and other chronic diseases among Palmdale residents, the City needs to improve physical access to stores that sell affordable and high-quality fruits and vegetables. Incentivizing healthy food retailers to locate in disadvantaged communities will encourage residents to adopt healthier diets.
  - **Target:** 90% of residents live within a 20-minute walking distance of a grocery store, farmers' market, produce market, community garden, or other healthy food retailer.

Draft Goals and Policies

Economic Opportunity / Education Parity

- **Goal 1: A City that promotes equitable access to education and economic opportunity for all residents.**
  - Prioritize public investments in disadvantaged communities.
  - Develop incentives to promote private investments in disadvantaged communities.
  - Develop a community benefits agreement for major private development projects, which may include affordable housing, job training funds, housing assistance, and/or local hiring.
  - Regularly evaluate impact of public investments, ensuring equitable distribution of benefits and burdens across all communities.
  - Foster small business development with educational resources, permitting information, and services that can promote long term success in the City.
  - Partner with the America's Job Center of California (Antelope Valley) and University Center (Lancaster) to develop apprenticeship utilization requirements for public infrastructure projects in Palmdale, focusing efforts on hiring apprentices who both live in the City and experience significant barriers to employment (e.g., criminal record, disadvantaged background, foster care youth).

- **Goal 2: A City with high-quality educational services and facilities in all neighborhoods, especially disadvantaged communities.**
    - Create two education districts in locations that are well-served by transit:
        - Near Antelope Valley Community College and Palmdale High School (Palmdale Boulevard and 25th Street East); and,
        - In the vacant area on the northern side of Palmdale Boulevard and 47th Street East.
    - Attract a mix of educational type uses like public and private higher education facilities, satellite campuses, trade schools, along with supporting uses in the Educational Flex land use designation.
    - Seek to attract a new major higher education institution.
    - Maintain and expand access to education-related public facilities and services, including schools, libraries, and recreational spaces, to better support communities.
    - Promote opportunities for new childcare and pre-K facilities in Village Centers, and by encouraging these supporting uses in the Educational Flex designation.
- **Goal 3: A City that promotes meaningful and equitable engagement with all City residents.**
    - Encourage continuous participation in City planning processes, especially targeting hard-to-reach populations, including developing partnerships with local community organizations to help facilitate conversations.
    - Explore public-private partnerships to implement projects and ensure that they provide long-term sustainability and benefits to the community, such as employment, job training, and educational opportunities.
    - Regularly monitor key milestones of investments in disadvantaged communities, providing regular updates via City communication channels and networks.
    - Create a Palmdale Youth Council to participate in City governance and share in decision-making around issues impacting youth.
    - Address barriers to participation at all public meetings, including providing transportation options, childcare services, translation, and variety of food.

Access to Health Care

- **Goal 4: A City committed to supporting health equity and promoting access to high-quality health care.**
    - Create three health and wellness districts in locations that are well-served by transit:

        - Around the Palmdale Regional Medical Center (Palmdale Boulevard and 10th Street West)
        - Along Palmdale Boulevard and 40th/45th Streets East
        - Adjacent to Kaiser Permanente (East Avenue S and 45th Street East)
    - Allow and encourage a mix of public and private medical, health, and wellness uses including emergency medical facilities, medical and supportive offices, healthcare clinics and pharmacies in the Health and Wellness land use designation.
    - Work with local transit agencies to ensure that bus routes provide service to health service facilities from disadvantaged communities.
    - Collaborate with the County of Los Angeles to track health data and ensure the City has necessary health-related data to guide decision-making.
    - Encourage programs and practices that aim to reduce health inequities. Support partnerships with local health service providers, the County Public Health Department, schools, and other community-based organizations to promote health, wellness, and preventative care.
- **Goal 5: A City committed to promoting access to high-quality mental health care and social services.**
    - Collaborate with the County of Los Angeles and regional health organizations to improve access to mental healthcare, especially in disadvantaged communities.
    - Develop programs and services that help reduce stress and mental health issues, especially for vulnerable populations such as foster youth, at-risk youth, and older adults.
    - Coordinate with the Los Angeles County Homeless Services Authority to help the homeless and those at-risk of becoming homeless access education, facilities, and health services.
    - Coordinate with the Los Angeles County Department of Children and Family Services to support programs for at-risk youth and parents of at-risk youth, such as parent training programs, health and mental health resources, and youth transition programs.

Housing

- **Goal 6: Neighborhoods with a range of housing opportunities that allow people of all ages, abilities, socio-economic status, and family sizes to live in Palmdale.**
    - Direct the location of senior and multi-family housing to areas accessible to public transportation, supportive commercial uses, and community facilities.

  - Encourage and allow a variety of housing types developed at a range of densities to serve varying household types, including, but not limited to, single-family attached and detached, accessory dwelling units, multi-family apartments, townhomes, duplexes, triplexes, quadplexes, and condominiums.
  - Evaluate the feasibility of small lots, reduced setbacks, or other modifications to reduce cost of development.
  - Facilitate housing for seniors, special needs groups, including the developmentally disabled, and non-traditional family groups by allowing a diverse range of housing configurations that are Americans with Disabilities Act (ADA) compliant & flexible.
  - Promote development of housing types that support multi-generational households and opportunities to age in place.
- **Goal 7: A City that preserves and expands its supply of affordable housing.**
  - Preserve or replace units with expiring affordable housing subsidies.
  - Use regulatory and financial tools to make mobile home spaces permanently affordable.
  - Identify vacant and underutilized land, including publicly owned land, that would be suitable for affordable housing.
  - Develop a package of developer incentives to promote the construction of affordable housing (e.g., height or density bonuses, reduced parking requirements, faster permit process, fee waivers, tax benefits, etc.).
  - Require that all units developed under any of the City affordable housing programs remain affordable for the longest possible time or at least 30 years.
  - Consider a fee program where new commercial developments pay a fee to fund affordable housing units.
  - Develop a strategy to promote affordable housing in areas within a mile of the proposed HSR station.
- **Goal 8: A City that encourages the construction and maintenance of safe, sanitary, and health-promoting housing.**
  - Develop a community code enforcement partnership to ensure ongoing and effective health and safety code enforcement, with priority given to rental properties in disadvantaged communities.
  - Consider a housing rehabilitation program that assists multi-family residential property owners to modernize the supply of affordable rental housing including through increasing ventilation and insulation, and eliminating common home pollutants such as lead, asbestos, mold, and pests.

- In cooperation with Los Angeles County and other regional agencies, establish a lead removal program for homes built before 1980.
- Support creativity in the construction of new housing by proactively developing zoning standards and healthy design guidelines.
- Review, revise, and update the municipal code (as well as other relevant plans, procedures, regulations, guidelines, programs, and design manuals) as needed, to promote healthy housing quality.
- Work with developers to prioritize health in planned housing construction, using healthy design checklists and/or other review tools (such as the Building Design Checklist by the Center for Active Design).
- Strive for and allow incentives for new and rehabilitated residential buildings to be designed and constructed to improve the health of workers and residents. Activities could include:
    - Using materials that are proven to avoid negative health impacts;
    - Siting buildings to encourage walking;
    - Designing internal staircases that are visually prominent and attractive; and,
    - Designing buildings to allow for high levels of natural light and air.

- **Goal 9: A City that accelerates permitting for all housing projects.**
    - Periodically lead a comprehensive review of all steps in the development approval process to identify the factors that impede new residential construction, including affordable housing.
    - Periodically update the City's Accessory Dwelling Unit (ADU) ordinance to be consistent with State law. Consider providing permit ready ADU plans to residents.
    - Develop an expedited permitting program to support the creation of new affordable housing, including accessory dwelling units.
    - Create a one-stop permitting shop that streamlines review of potential projects and makes it easier for applicants to get the answers they need.
    - Encourage pre-application meetings with department staff to review potential projects, ensure consistency with the General Plan vision, and identify potential issues that can prevent unnecessary delays.

Obesity

- **Goal 10: Neighborhoods with a range of opportunities to exercise, including parks and recreational facilities.**

  - Work towards a goal of having 90 percent of residents living within a 20-minute walking distance of a dedicated park, school, or multi-use trail.
  - Increase access to existing and proposed parks and open spaces in park-poor neighborhoods in Palmdale.
  - Provide new trails systems, especially in disadvantaged communities, that connect to the regional trail system.
  - Prioritize investments in recreational programs that focus on physical activity.
  - Develop safe and regular programming that encourages physical activity.
  - Partner with community-based organizations to improve access to recreational opportunities that promote physical activity across the City, particularly in park-poor neighborhoods.
  - Develop an agreement with local school districts to allow City residents access to outdoor recreational areas during non-school hours.
  - Consider fee waivers for low-income families, such as families with children who participate in the National School Lunch Program, so that all residents have access to the City's recreational programming.

- **Goal 11: Neighborhoods that support safe pedestrian, bicycle, and public transit access for people of all ages, income levels, and cultural backgrounds.**
  - Prioritize transportation system improvements that encourage walking, biking, and transit use in disadvantaged communities, while promoting Complete Streets objectives.
  - According to the General Plan street hierarchy, require key boulevards and neighborhood connectors to be (re)designed, constructed, and operated as multimodal boulevards, not wide, high-speed streets.
  - Strive for a high level of connectivity of residents to neighborhood services through site design, open space linkages, and bicycle facilities. Plan for 90 percent of residents (except for rural residential) to be within a 20-minute walking distance of retail and neighborhood services.
  - Enhance existing streetscapes to include greater sidewalk coverage, walkway connectivity, shade, street crossing safety features, traffic calming measures, and other design elements.
  - Develop safe routes for aging adults, particularly routes to transit and shopping centers.
  - Prioritize street improvements that promote community safety, including energy-efficient street lighting, tree maintenance, and transit shelters, near parks, transit stops, libraries, and along commercial corridors, particularly in disadvantaged communities.

- Integrate land use and transportation infrastructure to support higher-density development, balanced mix of residential and commercial uses, and a connected system of sidewalks, bikeways, greenways, and transit.
- Partner with local school districts and community-based organizations to adopt a Safe Routes to Schools plan.

Air Quality / Respiratory Health

- **Goal 12: A City designed to improve air quality and reduce disparate health impacts.**
  - Plant street trees throughout Palmdale, and especially in disadvantaged communities. Locate trees in energy conserving areas, including south and west facing sides of buildings.
  - Transition the City's vehicle fleet to lower-emission fuel technologies.
  - Designate truck routes to avoid sensitive land uses, where feasible.
  - Partner with CalTrans to study the potential to re-route Palmdale Boulevard truck traffic to Pearblossom Highway.
  - Avoid siting schools, childcare centers, senior housing, and affordable housing near land uses that produce localized air pollution (e.g., SR-14, SR-138, high traffic roads, Plant 42). For sensitive land uses that cannot be sited at least 500 feet away from sources of localized air pollution, potential design mitigation options include:
    - Provide residential units with individual heating, ventilation, and air conditioning (HVAC) systems to allow adequate ventilation with windows closed.
    - Locate air intake systems for HVAC systems as far away from existing air pollution sources as possible.
    - Use High Efficiency Particulate Air (HEPA) air filters in the HVAC system and develop a maintenance plan to ensure the filtering system is properly maintained.
    - Utilize only fixed windows next to any existing sources of pollution.
    - Use sound walls, berms, and vegetation as physical barriers.
    - Notify new potential home buyers of risks from air pollution.
  - Develop a citywide air quality monitoring program to identify areas with high gas and oil emissions, in addition to tracking changes over time, identifying polluters, and analyzing potential interventions.
  - Participate in air quality planning efforts with local, regional, and state agencies that improve local air quality to protect human health and minimize the disproportionate impacts on sensitive population groups.

- **Goal 13: A City that strives to be a smoke-free community.**
    - Update the municipal code to require smoke-free and vape-free municipal buildings, public housing, parks, 25-foot zone around play areas for children in apartment buildings, and other outdoor gathering places to reduce exposure to second-hand smoke.
    - Encourage multifamily landlords and employers to provide smoke-free and vape-free workplaces and multi-family housing.
    - Limit the sale of tobacco and other nicotine products near child-sensitive areas, such as schools, parks, and childcare facilities. Consider distance requirements from sensitive uses.
    - Encourage store owners to limit advertising for tobacco products.
    - Coordinate with the County Department of Public Health to continue educational campaigns regarding anti-smoking measures.

Food Access

- **Goal 14: A City that provides safe and convenient access to affordable and high-quality fruits and vegetables.**
    - Work towards a goal of having 90 percent of residents living within a 20-minute walking distance of a grocery store, farmers market, produce market, community garden, or other healthy food retailer.
    - Work toward bringing one (or more) weekly Certified Farmers Markets to Palmdale.
    - Utilize economic development incentives to encourage stores to sell fresh, healthy foods such as produce in disadvantaged communities.
    - Limit fast food and liquor stores in neighborhoods with a significant concentration of stores (e.g., multiple stores on the same block or intersection) and child-sensitive areas, such as schools, parks, and childcare facilities. Consider distance requirements from sensitive uses.
    - Strengthen the local economy by encouraging local food production, community gardens, and farmers markets on vacant or underutilized parcels.
    - Encourage farmers markets to accept CalFresh Electronic Benefit Transfer (EBT) cards; Women, Infants, and Children (WIC) benefits; and Senior Farmers' Market Nutrition Program benefits.
    - Improve ready access to healthy food retailers along key transit corridors and within transit-oriented developments.
    - Work with local transit agencies to ensure that bus routes provide service from disadvantaged communities to healthy food retailers.

- **Goal 15: A City that encourages healthy eating habits for all residents of Palmdale.**
    - Work with local school districts and other educational facilities to create or implement educational programs for children about healthy eating, such as edible schoolyards and healthy cooking classes.
    - Require that City-funded events offer healthy food choices to participants.
    - Offer publicity for retailers and restaurants that sell and/or serve affordable and high-quality fruits and vegetables, including locally grown foods.
    - Partner with the Los Angeles County Department of Health to develop food education programs, including culturally tailored messages, fruit and vegetable incentives, parenting skill classes, and nutrition and physical activity.
    - Partner with community-based organizations to provide gardening and composting classes in disadvantaged communities.

Crime and Public Safety

- **Goal 16: A City that improves public safety for all residents by reducing crime and injuries.**
    - Strive for a safe transportation system by making transportation improvements in areas with a high incidence of collisions, injuries, and death, especially for pedestrians and bicyclists. Street improvements may include marked crosswalks, bicycle lanes, and traffic calming.
    - Continue to coordinate with County's Sheriff's Department for improvements to public safety.
    - Use Crime Prevention Through Environmental Design (CPTED) strategies in new and existing development to improve public safety, including the following:
        - Active public space
        - Building design to promote "eyes on the street"
        - Maintenance of public places
        - Removal or repair of vandalism or broken property
    - Improve lighting and nighttime security across all City neighborhoods to prevent crime and increase safety.
    - Encourage the creation of a graffiti prevention team to remove graffiti from public property (including parks, street signs, sidewalks) or property adjacent to public rights-of-way.

Parks and Recreation Policy Framework

Introduction

The City of Palmdale has embarked on a comprehensive update to its General Plan, called "Envision Palmdale 2045: A Complete Community," to create a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in Palmdale 2045 will serve as a compass for decision-makers and will shape future plans and actions of the City. This revised policy document will replace the 1993 General Plan.

This parks and recreation policy framework is an interim step in the General Plan Update process prior to drafting the elements (or chapters). This framework highlights key outcomes and performance metrics related to parks and recreation and includes a draft policy framework that includes goals and policies. This policy framework was developed by compiling feedback from City departments, community members, General Plan Advisory Committee members, Planning Commission, and City Council. This framework synthesizes critical issues and policy approaches by describing key strengths and opportunities, challenges, and threats, and what we heard from the community.

Where We Are Now

Previous steps in the planning process have identified community strengths and opportunities, and challenges and threats related to parks and recreation. Those are summarized below.

Strengths and Opportunities

- **Palmdale currently has 360 acres of existing parkland and operates 12 Cultural and Recreation Facilities**. Cultural and Recreation Facilities include recreation centers, pools, skate parks, a library, Legacy Commons for Active Seniors, Best of the West Softball Complex, Palmdale Amphitheatre, and DryTown® Waterpark. These facilities provide opportunities to facilitate an active and healthy community. Expanding a network of parkland and open space would provide opportunities to meet the City's established park goals. See Figure 1.

- **Palmdale partnered with the Antelope Valley Partners for Health (AVPH) to offer various neighborhood targeted community programs for residents, known as the Neighborhood House Program.** Palmdale currently has four neighborhood houses that offer a range of services that include drop-in afternoon activities for children, meeting space, and serve as a resource center under the Neighborhood Improvement Strategy. These programs facilitate opportunities to engage youth and families in a manner that best utilizes existing cultural and recreation facilities.
- **Palmdale continually provides upkeep and upgrades for park facilities.** For example, the 2019-2020 fiscal year Capital Improvement Budget allocates $4.7 million to these improvements, which include: refurbishment of DryTown Water Park facilities, McAdam Park restroom upgrades, Sports Field renovations, and $2.5 million towards Oasis Park improvements.
- **Palmdale 2018-28 10-Year Capital Improvement Plan (CIP) contains 53 million dollars for funding new facilities, improvements to existing parks and other recreation facilities.** Potential future parks identified in this CIP include the development of sports fields in the drainage basin at Oasis Park and improvements at DryTown and Courson Park.
- **An opportunity to establish shared-use agreements with schools**. Joint use agreements with schools can offer access to their sports fields and make their playgrounds accessible to neighbors if the campus can be secured after hours. This can help address the gaps in park access around Avenue Q, Avenue R, and Pearblossom Highway.

Challenges and Threats

- **Palmdale needs to increase park space by approximately 55% to be compliant with the existing parkland-to-population ratio within the 1993 General Plan.** Palmdale has an established parkland-to-population requirement of 5.0 acres of parkland per 1,000 persons**.** The City has a current population of 158,605, which means the City would need to increase park space by 433 acres to meet its current parkland-to population ratio target. Goals, policies, and programs will need to be created to identify locations, funding sources, and specific strategies to develop this substantial amount of parkland.
- While existing parks and recreation facilities are enjoyable, disinvestments and inequitable access to parks and recreation still affects some Palmdale residents. The City lacks funding for ongoing maintenance of and/or development of new parks. Though vacant land is available citywide, certain neighborhoods with low park access may not have vacant land available for acquisition, redesignation, and development of parks. See Figure 2.

What We Heard About This Topic

Throughout the General Plan Update process, community input was collected and used to inform the policy framework. The following parks, recreation, and public facilities priorities, concerns, and ideas were identified throughout the community engagement process.

- Desire for more quality public spaces like parks, libraries, community spaces, and bicycle and pedestrian connectivity
- Expand recreational activities and amenities for youth, recreational spaces, and park improvements including connectivity to parks
- Expand after-school services for students and recreation programs for youth
- Consider shared use agreements with schools to offer community access to sports fields and playgrounds after school hours
- Provide new family-friendly activities across the city; such as like DryTown, Joe Davies Heritage Park, and at Marie Kerr Park
- Desire for an eco-friendly city with public gathering places like a downtown or plaza, family activities, and pedestrian amenities
- Create open spaces that provide incentive to walk and bike
- Add more trees and green spaces across Palmdale
- Preserve the desert atmosphere and natural attractions

Where we want to be in the future

Applicable Vision themes and Guiding Principles

Through the first phase of community engagement, the General Plan team explored how individuals envision the future of Palmdale, what makes it unique and special, and what things residents and businesses would like to change. Summarized into a stand-alone document, the General Plan Vision and Guiding Principles illustrate the future of Palmdale, capturing key values and aspirations, and providing a framework for future decision-making.

The list below represents vision themes and guiding principles that are most relevant to parks and recreation. Visit the Palmdale 2045 website at **https://www.palmdale2045.org/resources** for the complete vision and guiding principles document.

Active and vibrant downtown

- Provide space for community gathering and events
- Increase opportunities for entertainment and/or shopping

Safe, healthy place to live and work

- Improve access to parks and open space
- Prioritize walking, biking, and access to local and regional transit

Palmdale's beautiful natural setting

- Expand and improve public parks and to meet the needs of current and future residents

Top 3 key outcomes (related to topic)

- **Connectivity:** Connect new and existing parks, open spaces, and recreational facilities.
- **New Parkland**: Identify and acquire land for new parks.
- **Partnerships:** Maintain and expand existing programs with AVPH and other similar organizations that provide recreational amenities.

Key performance indicators

- **Key Performance Indicators**: Adequate park and recreation facilities to meet the needs of existing and future residents.
    - **Target**: 5.0 acres of parkland per 1,000 persons
- **Key Performance Indicators:** Equitable access to parks and recreational facilities.
    - **Target**: New parkland and recreational facilities shall be considered for acquisition based on proximity to communities outside a 20-minute walk to existing parks. See Figure 3.

Draft Goals and Policies

The following section includes draft parks and recreation goals and policies under consideration for the Palmdale General Plan Update. Many of the goals and policies from the 1993 General Plan have been retained, but in certain cases goals and policies have been reorganized, rephrased, and or simplified while the objectives from the current element have been reframed as either goals or policies.

- **Goal 1: Provision of adequate park and recreation facilities to meet the needs of all existing and future residents.**
    - Prepare a Parks Master Plan to address park conditions and needs, recreation programming and facilities and funding opportunities.
    - Ensure that park sites are located equitably, throughout the City, to maximize access to parks for all residents within a 20-minute walking distance.
    - Provide culturally sensitive programming at various recreation facilities.
    - Provide a variety of parks and recreational facilities accessible to all citizens throughout the City, including community and neighborhood parks, to meet the needs of youth, adults, and senior citizens.
    - Prioritize development of new parks and recreation facilities in underserved areas of Palmdale, encouraging access to free or low-cost recreation for all Palmdale residents.
    - Encourage expansion of amenities at existing public parks including but not limited to passive and active recreation, shade trees, water play areas for children, food and beverage stands, and youth programming.
    - As a part of a Parks Master Plan, evaluate adopted park standards, including designations for type of parks and guidelines for the facilities to be developed in future parks.
    - Incorporate all design features, required by the Americans with Disabilities Act, which improve access to parks and park facilities for citizens with different abilities and needs.
    - Co-locate schools and parks and partner with non-profit organizations, to provide recreational opportunities that benefit both students and the public.

- **Goal 2: Explore various means of acquiring parkland and seek creative and flexible techniques to accomplish City park goals.**
    - Wherever feasible, incorporate uses that increase the public benefit of park land, and are compatible with the goal of providing active recreation opportunities.

  - Consider non-traditional types of parks to extend the range of recreational opportunities available within the City, including linear parks, pocket parks, and remodeling vacant buildings for indoor activities.
  - Seek public input on locations for and amenities in all new neighborhood and community parks in Palmdale.
  - Continue to work with public and private entities to provide opportunities for recreational, cultural, and artistic activities within the community.
  - Account for physical, land use, and cost considerations when evaluating future park sites for acquisition or dedication.
  - Provide sufficient funding for maintenance and improvements for all parks in the City.
  - Explore options to acquire drainage basin areas to provide public access for recreation.

- **Goal 3: Evaluate the need for establishing a funding mechanism for parks development and the need for satellite services.**
  - Collect park fees and review this fee annually, to provide financing for improvement of parkland in Palmdale.
  - Consider formation of a Citywide public financing district to provide funding for design, acquisition, construction, and maintenance of parks throughout the City.
  - Continue to use the City's Capital Improvement Program as the mechanism for short-term planning for acquisition of park land and construction of park facilities.
  - Identify and pursue Quimby grant funding and other grant opportunities to fund remaining funding required to meet existing parkland goals.
  - To address current park inequities, consider prioritizing Citywide Park Development Impact Fees to park deficient communities, with at least a portion of that amount to be prioritized solely within disadvantaged communities for at least 5 years.

- **Goal 4: Provide a network of open space areas to provide for passive and active recreation opportunities, enhance the integrity of biological systems, and provide visual relief from the developed portions of the City.**
  - Develop an open space network through preservation of corridors along fault zones, natural drainage courses and in hillside areas to connect with the large areas of open space designated on the General Plan Land Use Map.
  - Encourage the use of open space areas for passive recreation with access points, multi-use trails, and interpretive information.

- **Goal 5: Maintain a system of multi-use trails that provide connections to regional trails systems.**
    - Provide and maintain multi-use trails, for use by pedestrians, bicyclists, and equestrians, connecting to existing or currently planned multi-use trails.
    - To the extent feasible, ensure that trails are accessible to all residents and incorporate design features, including trail head material that provide ADA access.
    - Prioritize multi-use trail connections to existing neighborhoods, public parks, and public facilities.
    - Provide trail support facilities, such as benches, trash cans and trail heads/staging areas, as needed throughout the multi-use trails network.
    - Explore various means of acquiring trail easements or rights-of-way and pursue all available funding sources to provide trail acquisition and construction.
    - To the extent feasible, use grant funding and private donations to finance trail construction.
- **Goal 6: Promote bicycling as an important mode of transportation and recreation in the City of Palmdale.**
    - Encourage bicycle use by developing a comprehensive bikeway network for the City.
    - Provide bikeways that meet access needs of all bicyclists.
    - Increase the level of public safety for all bicyclists.
    - Promote biking, walking, or taking public transit to public parks and recreation facilities. Ensure connecting sidewalks are well maintained.

- **Goal 7: Provide a broad range of recreational programs for all ages and activity levels to enrich the lives of Palmdale residents.**
    - Collaborate with community partners to expand healthy, and educational recreation programs and services for Palmdale youth and families.
    - Provide culturally sensitive programming at various recreation facilities to serve the city's diverse population.

Figure 1: Existing Palmdale Parks, Trails and Recreation

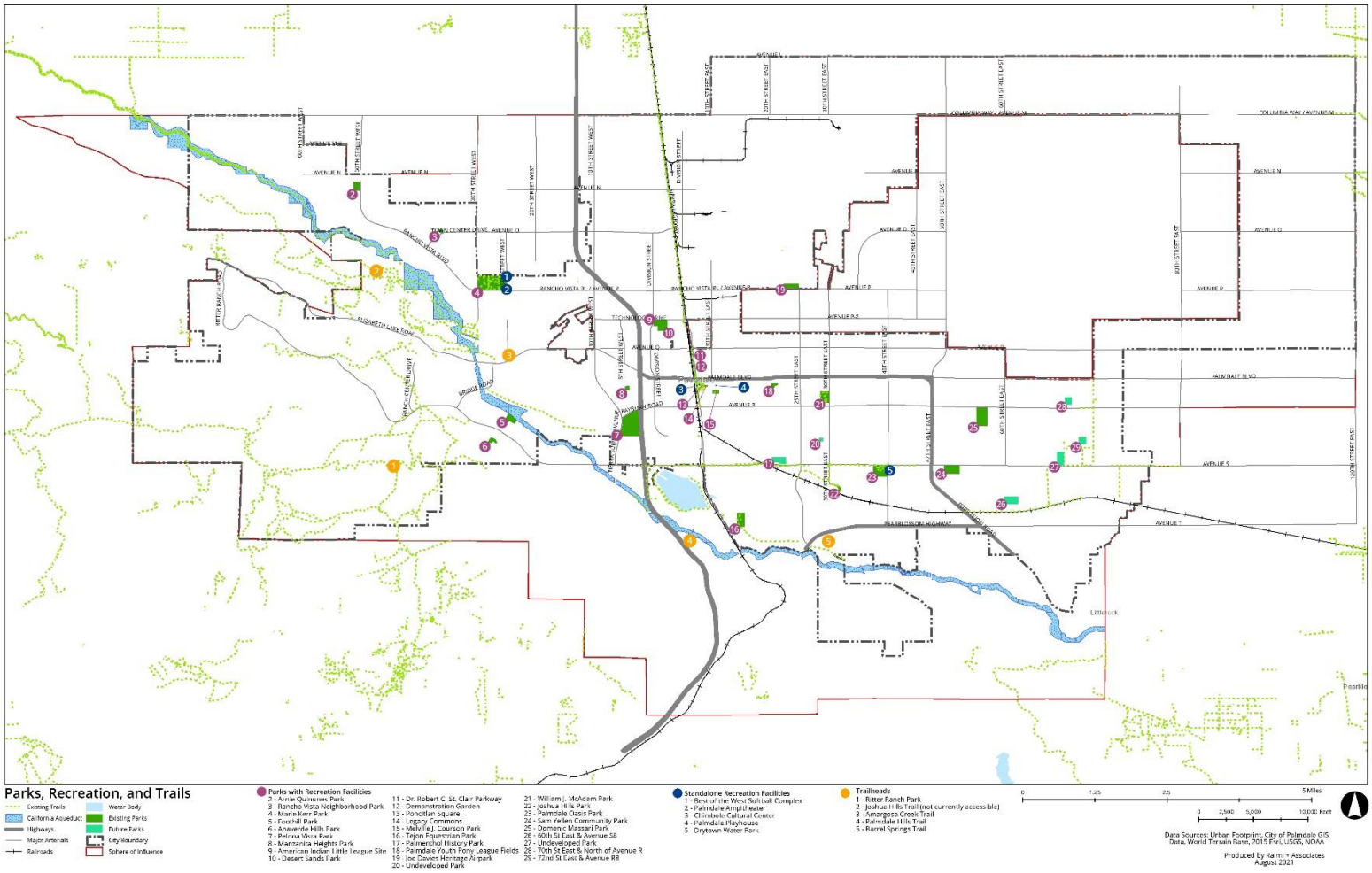


Figure 2: Existing Parks Access based on Preferred Alternative

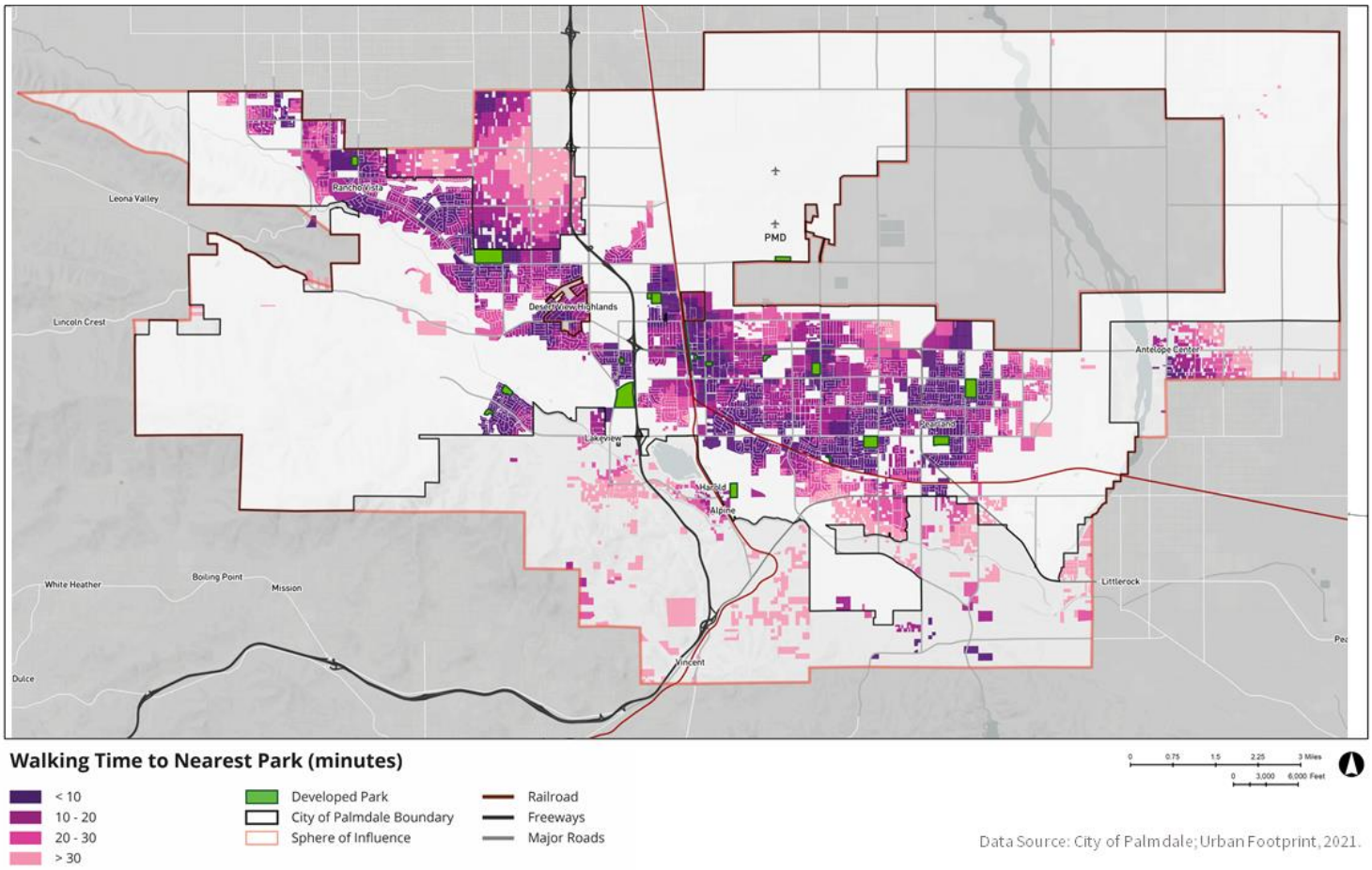
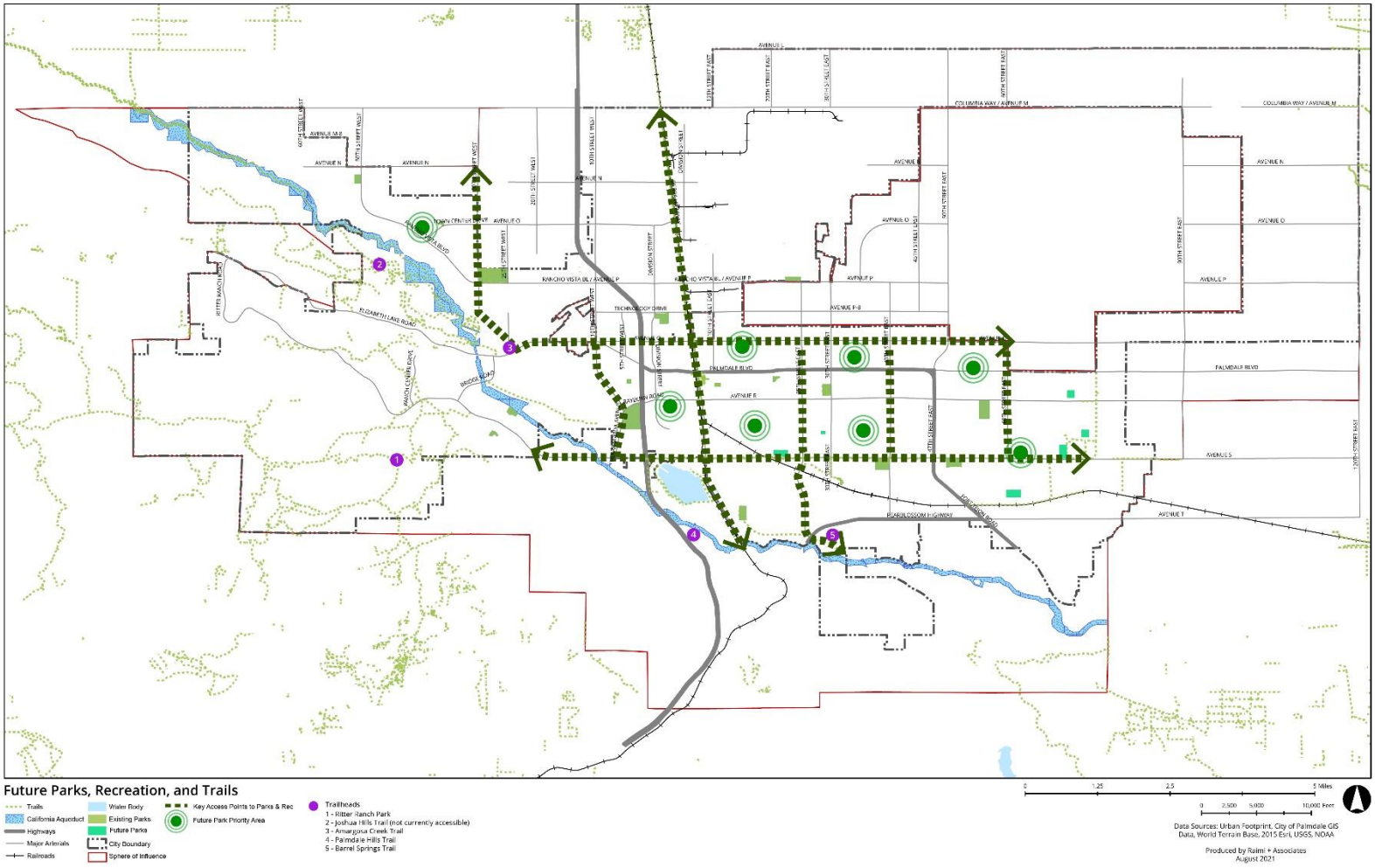


Figure 3: Future Parks and Trails Network



City of Palmdale General Plan Update
Joint General Plan Advisory Committee #12 and Public Workshop: Safety Policy Frameworks

June 17, 2021 | 6:30 pm – 8:30 pm

Virtual Meeting via Zoom livestreamed to YouTube

Minutes for Special Meeting (Adopted June 30, 2021)

Meeting Objectives

- Review existing setting related to safety topics
- Review and refine preliminary safety goal and policy recommendations for the General Plan Update

Attendees

GPAC Members

Present:

Tony Avila, Juan Blanco, Colby Estes, Lourdes T. Everett, Laura Gordon, Theresa Hambro, Aurora Hernandez, Pat Hunt, Deborah Rutkowski-Hines, Sheri Kaneshiro, Teresa Lamping, and Jason Zink

Absent: Matthew Harris

City Staff

Carlene Saxton, Director of Economic and Community Development; Megan Taggart, Planning Manager; Ben Fiss, Senior Planner; and Ruben Hovanesian, Senior Civil Engineer

Consultant Team

Raimi + Associates: Simran Malhotra and Melissa Stark
Rincon Consultants: Lexi Journey and Andrew Hatt

Public

Nine members of the community joined the Zoom meeting, though no public sign-in is available.

Meeting Summary

1. Introduction

The virtual meeting began with a review of the joint meeting agenda, roll call of GPAC Members, introductions of City staff and the consultant team, and recital of the Pledge of Allegiance.

Pat Hunt motion to approve GPAC #11 meeting minutes (February 24, 2021) and Deborah Rutkowski-Hines seconded the motion. None opposed so the motion passed.

2. Presentation & Feedback

Simran Malhotra provided an overview of the General Plan which included the project schedule, summary of engagement to date, description and display of the preferred land use map, and an introduction to the policy frameworks and General Plan Safety Element.

Lexi Journey and Andrew Hatt then led an overview of the existing safety setting in Palmdale including existing plans and programs, and presentation on the draft safety policy framework including draft goals and policies.

During the presentation, the group stopped for questions and to answer interactive polls. All poll questions were available to members of the public and GPAC, but please note that not all participants responded to all polls.

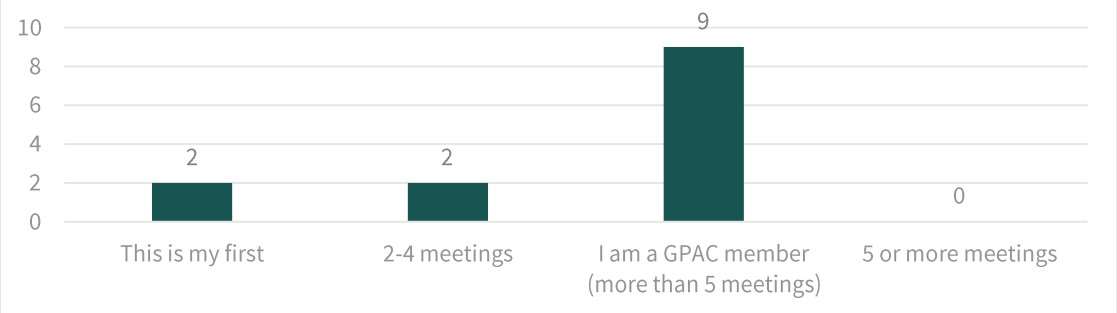
In advance of the meeting, the project website was updated with background materials including the safety policy framework, public facilities and open space existing conditions report, and the natural and manmade hazards report. In addition, GPAC members were emailed these materials to review as context for the meeting.

Below are descriptions of each presentation section and summaries of responses to each poll question. Poll responses are combined for GPAC members and members of the public.

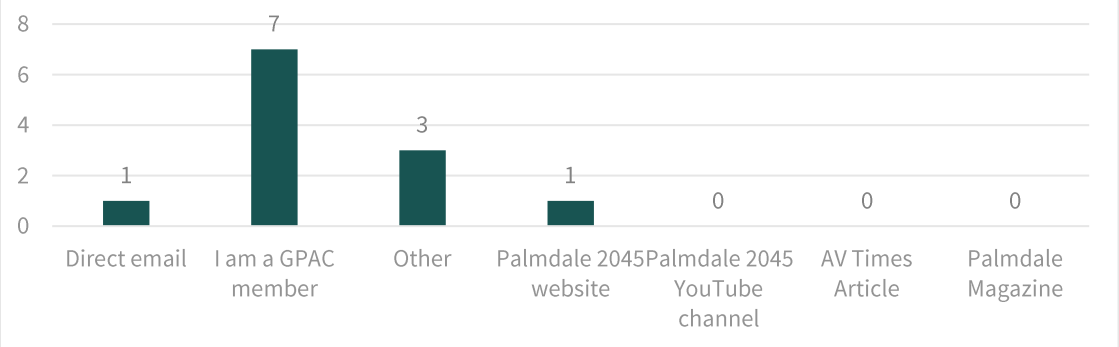
General Plan Overview

The background component of the presentation began with an overview of the General Plan process, how it is defined, the Palmdale 2045 schedule, summary of community engagement activities to date, major General Plan vision themes, and an introduction to the policy frameworks.

How many General Plan related meetings have you attended?



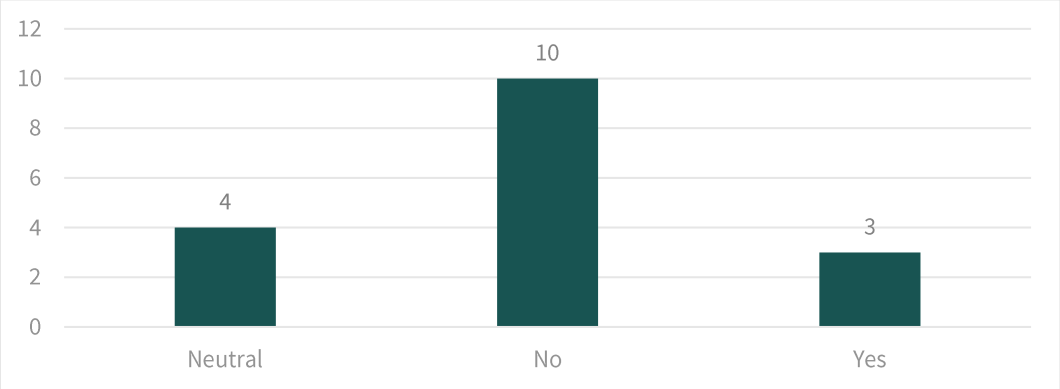
How did you hear about this meeting?



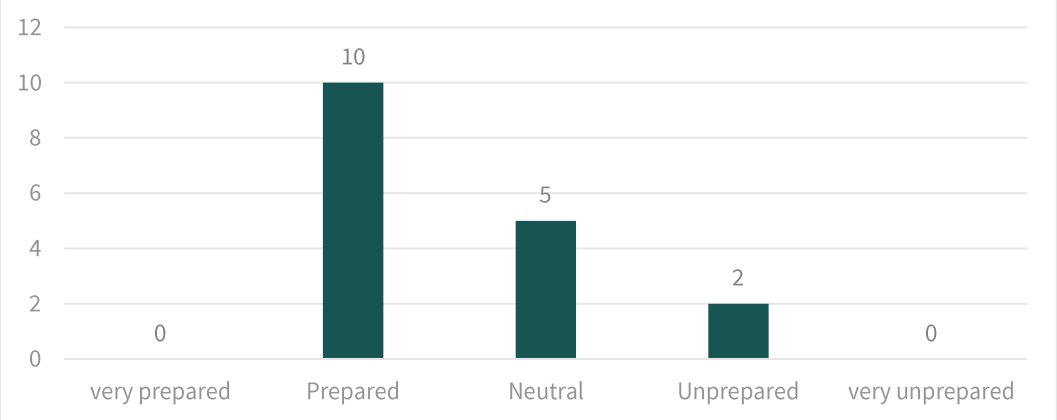
Existing Setting

As a precursor to the draft goals and policies, Andrew reviewed wildfire, natural, fault, and flooding hazards, with an overview of infrastructure, airport safety, emergency facilities, and crime. Existing plans and programs were covered, and feedback from the community was highlighted. The General Plan Team noted that the presentation does not cover all topics included within the Safety Element.

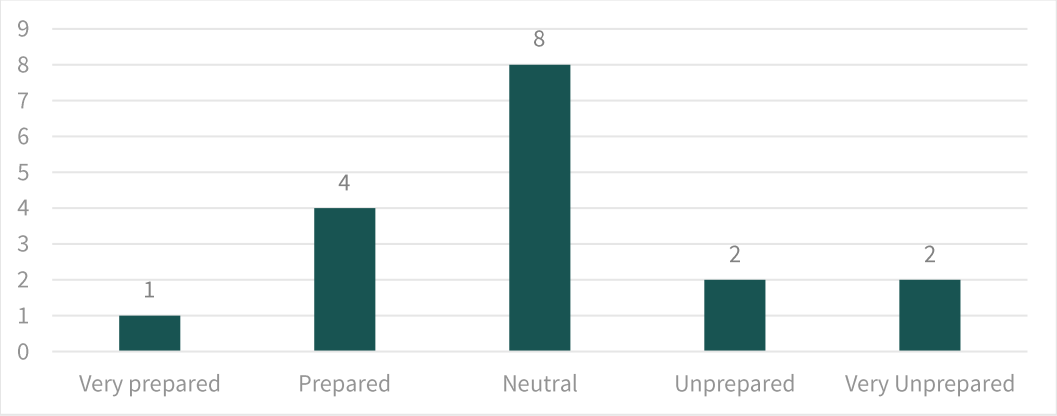
Did any of this information surprise you?



How prepared do you feel personally for a future emergency?



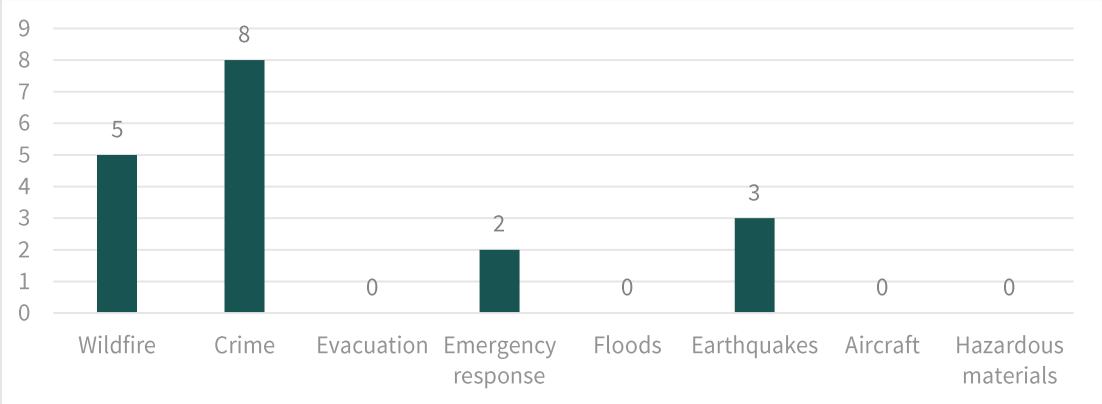
How prepared do you feel the City is for a future emergency?



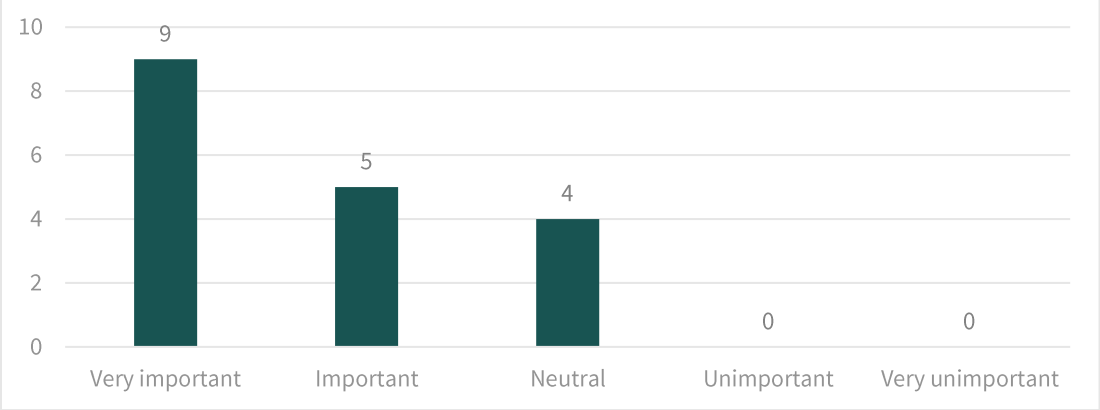
Policy Framework

Proposed goals and policies were introduced in this section of the presentation. Simran provided an overview of the framework structure, followed by review of desired outcomes, performance metrics, and draft goals and policies led by Lexi.

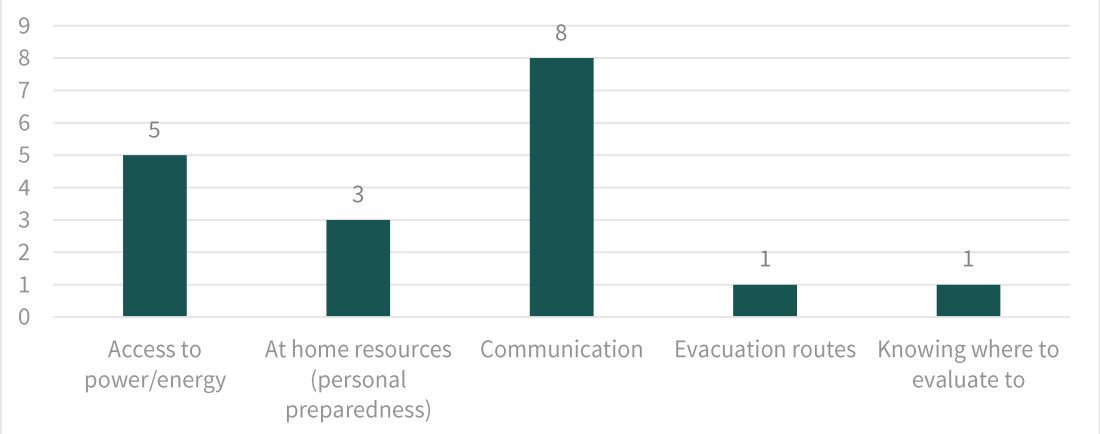
Which of these safety element topics/goals are you most concerned about?



How important is it for the General Plan Update to address infectious diseases planning/programs in light of the COVID-19 pandemic?



During an emergency, which of the following is your biggest concern?



Other Questions and Comments

Throughout the presentation, GPAC members asked questions and provided various comments. Several questions below were answered during the presentation.

- What is the Sphere of Influence that is shown on the hazard maps?
    - *A Sphere of Influence (SOI) is a planning boundary outside of an agency's legal boundary (such as the city limit line) that designates the agency's probable future boundary and service area.*
- Why are we using crime data from 2015-2018?
    - *The data presented is from the Existing Conditions Report, which was completed in 2019 using the most complete data available, which was from 2018. This serves as the baseline for the General Plan Update project.*
- Perceived crime is an issue, so we may want to show the most up to date crime data to help reduce those concerns.
- What date was the fire hazard map prepared?
- Can we provide rain pipes with water birds and rainwater catch basins in City Ranch and Anaverde area to reduce wildfire risks?
- How often is the southwest runway at Plant 42 used?
- Can we have more interaction with the fire departments? They can assist with emergency response training like CPR.

Discussion and Report Out

Following the presentation, participants and GPAC members were invited to join small group discussions. Members of the public joined a breakout group facilitated by Andrew and Ben, while GPAC members stayed in the main room for a discussion facilitated by Simran and Lexi. After a 40-minute session, the groups reunited for a report out of conversation highlights from both groups. Below is a summary of the report out.

Public Small Group Report Out

- Residents expressed concern over future wildfires.
- Desire to see an education program that includes evaluation plans and key reminders for residents.
- Recent street racing accidents highlight the ongoing pedestrian safety concerns that need to be addressed.
- Desire to capture and recharge ground water to support limited locally available water.
- Consider Fox Field as a location for future passenger air service.
- Concern over resident notification and communication during an emergency.
- Residents top safety concern is crime and crime prevention.
- Expand community-building events like food truck nights, community gardens, and community clean up events.

GPAC Small Group Report Out

- Advertise and educate the community about Palmdale's emergency evacuation center (the primary one is City Hall).
- Consider an annual newsletter with emergency preparedness and evacuation resources for residents.

- Public Schools have safety and emergency plans that are available to the public when requested.
- Interest in what locations can be used for public gathering in the event of an emergency.
- Members of the public can sign up for text message alerts from the City of Palmdale.
- Fireworks pose safety and noise issues in Palmdale.
- Suggest that landowners are informed when law enforcement is called to a rental property.
- Consider new public safety events for bicyclists and pedestrians focused on youth education.

3. Public Comment

Members of the public who joined the meeting were invited to share public comments—in addition to the breakout group sessions—however, none provided comments.

4. Policy Framework Comments

Melissa shared how to comment and review the policy framework document, by visiting the Palmdale2045.org website and clicking on "Policy." All policy framework documents will be uploaded to the website and will remain open for review and comment through August 2021.

5. Next Steps and Wrap Up

Simran shared upcoming meetings and next steps at the close of the meeting. The next policy framework meeting will take place on Wednesday, June 30th at 6:30 pm and will cover resilience, sustainability, and climate change. The General Plan Environmental Impact Report (EIR) scoping meeting will take place prior to the resilience framework meeting on June 30th at 5:30 pm.

The meeting was adjourned at 8:35 pm.

A recording of this meeting is available on the Palmdale 2045 YouTube Channel

Attached: Facilitator worksheets from both small group discussions.

Facilitator Worksheet

Special Meeting: Joint GPAC and Public Workshop
Policy Framework Series: Safety, Infrastructure, and Hazards | June 17, 2021
GPAC Small Group Notes

Questions, Notes, and Report Out:

1. **Are there any outcomes we should consider?**

   Notes

   - Emergency evacuation
     - Where are emergency evacuation centers located?
       - City hall is the main emergency center
     - Expand education regarding location of the evacuation centers
     - Schools have safety and emergency plans that the City should consider
     - General emergency or active shooter gathering location – agreements with school systems to use gyms as safety centers
   - Emergency Communication
     - How does the City communicate with residents during an emergency?
     - Palmdale offers an emergency text message system that residents can subscribe to for updates.
   - City has plans with utilities for power shut-offs in the event of an emergency.
   - Metrics
     - Once a year City sends a newsletter regarding emergency centers

2. **Are there any policy ideas that we should consider?**

   - Address fireworks
   - Address crime associated with rental units
     - Landowners don't know when police and sheriff shows up to their house so landowners can be informed
     - Ongoing coordination with the sheriff's department
   - Public safety educational events for schools regarding bike and pedestrian safety

3. **Of the policy ideas, which resonate the most?**

4. **Is there anything else you'd like to share about these topics?**

Facilitator Worksheet

Special Meeting: Joint GPAC and Public Workshop
Policy Framework Series: Safety, Infrastructure, and Hazards | June 17, 2021
Public Small Group Notes

Questions, Notes, and Report Out:

1. **Are there any outcomes we should consider?**

   Notes

   - Anaverde, concerned about wildfires
     - In hills, need people who are in the community and part of evacuations
       - In past fire (July 9th, 2010) Street S experienced high concentration of people not knowing where to go; people were shutting off their gas instead of keeping air conditioning on
       - Trainings on wildfire preparedness/evacuation readiness would be helpful
     - Evacuations can be difficult with how streets are oriented
   - City preparation is key to community safety in all disaster/emergency scenarios
     - Need to plan with residents to make sure that they are informed and now what to do in a moment
     - Residents do not have good existing preparation, easier for panic to set in among the community
     - Send out brochures, flyers, online information to residents regarding preparedness, evacuation routes, etc.
   - Recent street race incident brought up safety issues on the road, particularly related to alternative forms of transportation like biking and walking to feel safe
     - Outcome – safer transportation system design, more alternative transportation infrastructure
   - How to keep water during floods in the valley and City, and capture runoff during floods to recharge water facilities and put toward other productive uses

2. **Are there any policy ideas that we should consider?**

   Notes

   - Look into building a new airport
   - Include a policy regarding notification of emergencies and evacuations

3. **Of the policy ideas, which resonate the most?**

   Notes

   - Wildfires, earthquakes, floods, crime
   - Crime is everywhere, so presents a consistent risk
     - In the past, participated in group/forum that discussed things currently going on in the City. Communication is helpful, and and these in-person events help make citizens proud about what is going on in the community.

4. **Is there anything else you'd like to share about these topics?**

   Notes

   - Likes community houses and gardens, part of making people take pride in their community and connects with preventing crime
     - More opportunities for people to take pride and participate in their community. Vacant lots present good opportunities for more community gardens and other food trucks/events.
     - Anaverde gets a lot of quality food trucks, popular places for the community to get together. Would be nice to get all local food trucks to an event at large community parks.
   - In the past, people in the community helped each other. Now, it seems that people are not spending as much time to get to know each other. Increasing opportunities/events for people to get to know each other is helpful
   - There is a lot of trash on trails, around the City. More community clean-up groups and events would be helpful. There are some groups that do this on the weekends, advertised in City newsletter.
     - Public Safety units write a lot of orders regarding illegal dumping in the City. Undeveloped lands are the most problematic for people dumping illegally.

City of Palmdale General Plan Update
Joint General Plan Advisory Committee #13 and Public Workshop: Resilience, Sustainability and Climate Change Policy Frameworks

June 30, 2021 | 6:30 pm – 8:30 pm

Virtual Meeting via Zoom livestreamed to YouTube

Meeting Minutes (Adopted July 15, 2021)

Meeting Objectives

- Review existing setting related to sustainability, resilience, and climate topics
- Review and refine preliminary sustainability, resilience, and climate goal and policy recommendations for the General Plan Update

Attendees

GPAC Members

Present:

Juan Blanco, Lourdes T. Everett, Laura Gordon, Theresa Hambro, Aurora Hernandez, Pat Hunt, Deborah Rutkowski-Hines, Sheri Kaneshiro, and Teresa Lamping

Absent: Matthew Harris, Tony Avila, Colby Estes, Jason Zink

City Staff

Carlene Saxton, Director of Economic and Community Development; Megan Taggart, Planning Manager; Ben Fiss, Senior Planner; Jay Nelson, City Traffic Engineer; Sophia Reyes, Housing Manager; and Ben Lucha, Environmental Resources Manager

City Council

Councilmember Juan Carillo

Consultant Team

Raimi + Associates: Simran Malhotra, Walker Wells, Melissa Stark, and Sami Taylor

Public

Six members of the community joined the Zoom meeting, though no public sign-in is available.

Meeting Summary

1. Introduction

The virtual meeting began with a review of the joint meeting agenda, roll call of GPAC Members, introductions of City staff and the consultant team, and recital of the Pledge of Allegiance.

Pat Hunt made a motion to approve GPAC #12 meeting minutes (June 17, 2021) and Lourdes T. Everett seconded the motion. None opposed so the motion passed.

2. Presentation & Feedback

Simran Malhotra provided an overview of the General Plan which included the project schedule, summary of engagement to date, and an introduction to the policy frameworks and topics of resilience, sustainability, and climate change.

Sami Taylor and Walker Wells then led an overview of the existing sustainability and climate change setting in Palmdale including existing plans, programs, and proposed draft policies.

During the presentation, the group stopped for questions and to answer interactive polls. All poll questions—with the exception of the meeting minute approval poll—were available to members of the public and GPAC, but please note that not all participants responded to all polls.

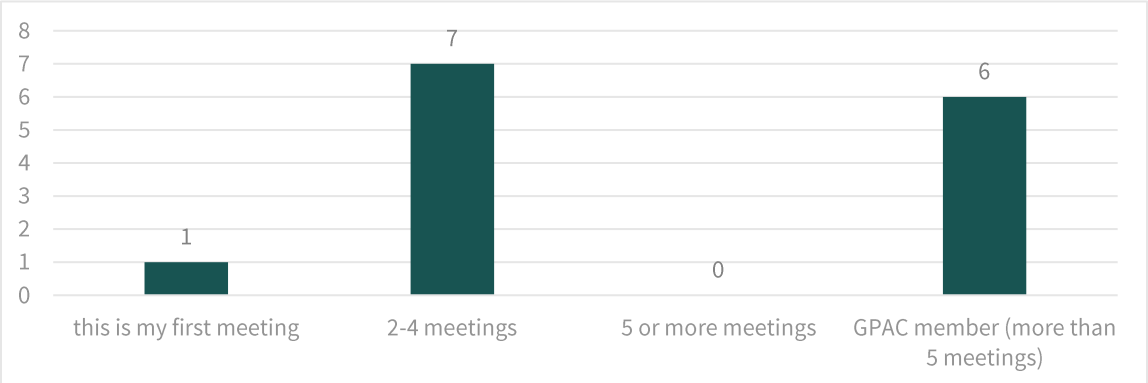
In advance of the meeting, the project website was updated with background materials including the resilience, sustainability, and climate change policy framework, Greenhouse Gas (GHG) Inventory Report and Climate Hazards Assessment Report. In addition, GPAC members were emailed these materials to review as context for the meeting.

Below are descriptions of each presentation section and summaries of responses to each poll question. Poll responses are combined for GPAC members and members of the public.

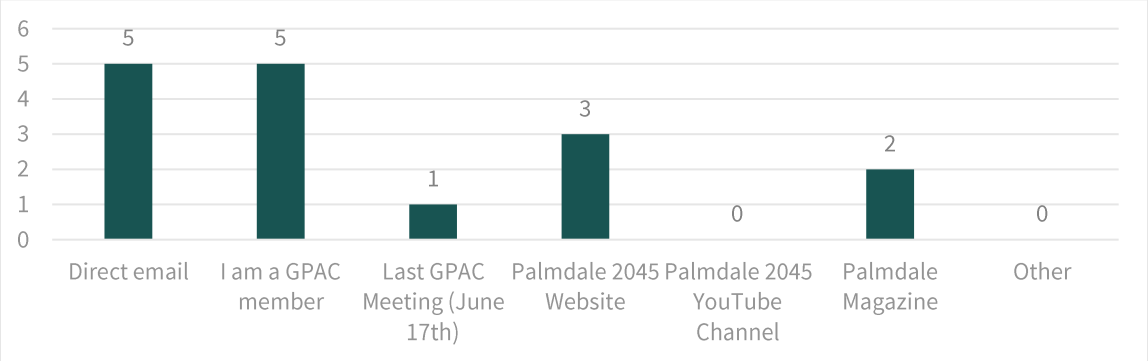
General Plan Overview

The background component of the presentation began with an overview of the General Plan process, how it is defined, the Palmdale 2045 schedule, summary of community engagement activities to date, major General Plan vision themes, and an introduction to the policy frameworks.

How many General Plan related meetings have you attended?



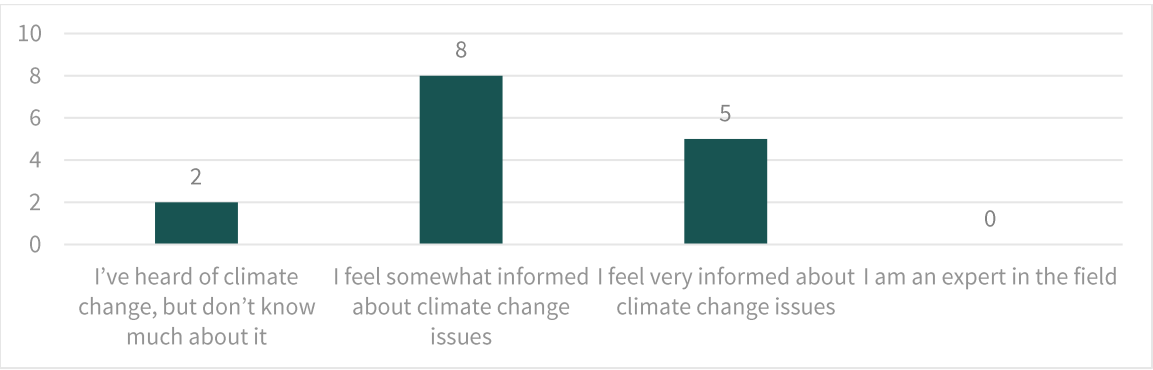
How did you hear about this meeting? (Select all that apply)



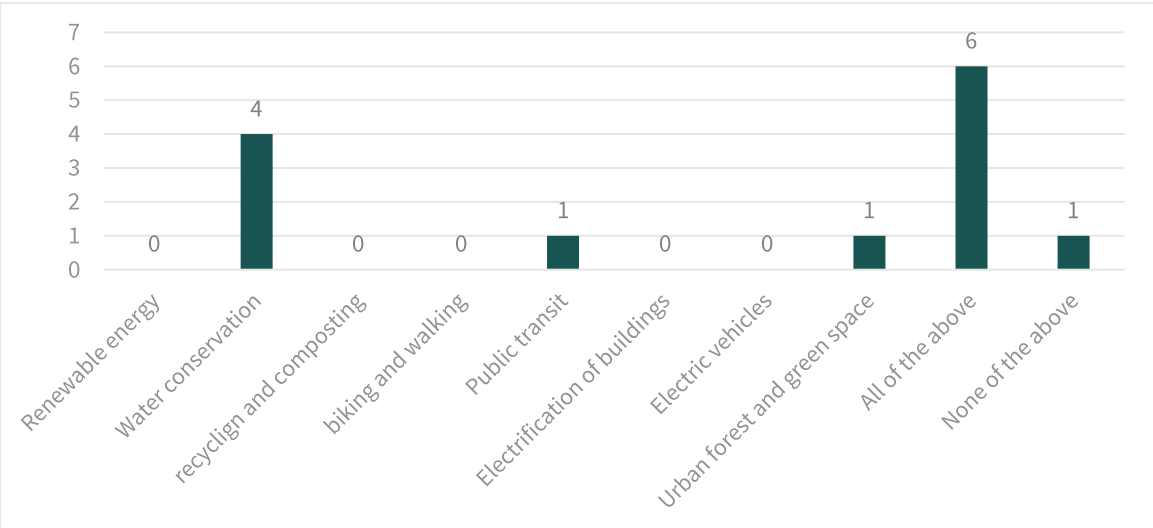
Existing Setting

As a precursor to the draft goals and policies, Sami Taylor reviewed the definition of sustainability, ways of achieving sustainability and levels of action, and climate projections and impacts in Palmdale. Sami continued to cover environmental policy in California, noting the several recent requirements for cities, followed by a review of Palmdale GHG emissions.

How would you describe your knowledge about climate change?

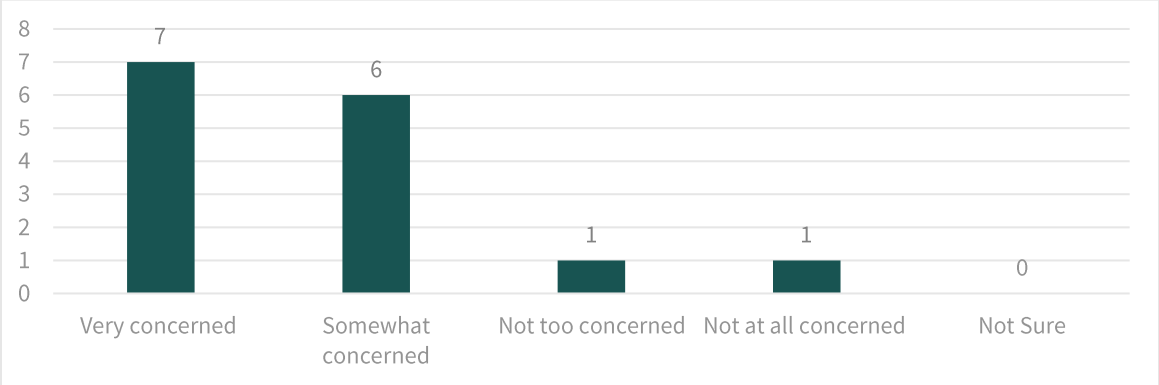


Which of the following climate-related issues is of importance to you?

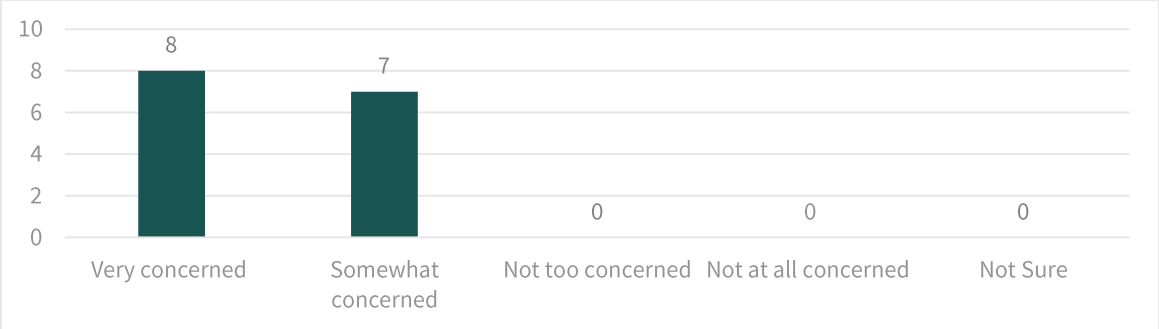


How concerned are you about the possible impacts of climate change in Palmdale? Please tell us whether you are very concerned, somewhat concerned, not too concerned, or not at all concerned about each one.

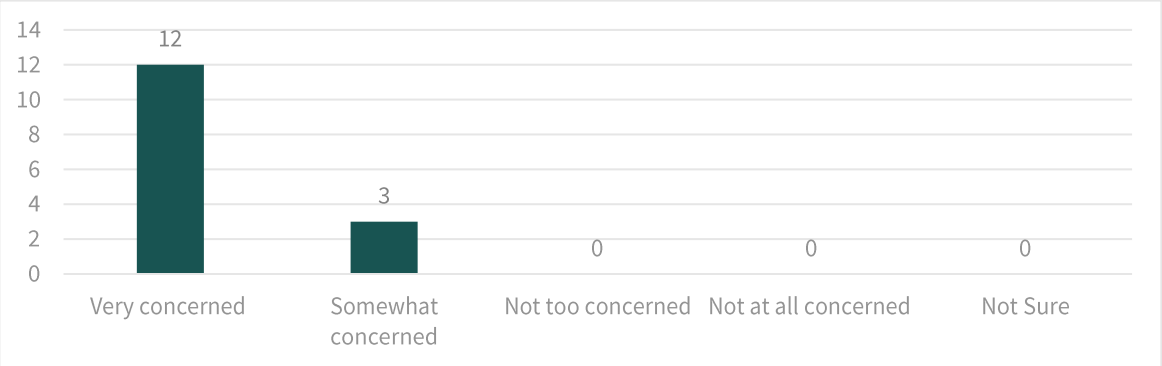
Worsening air quality



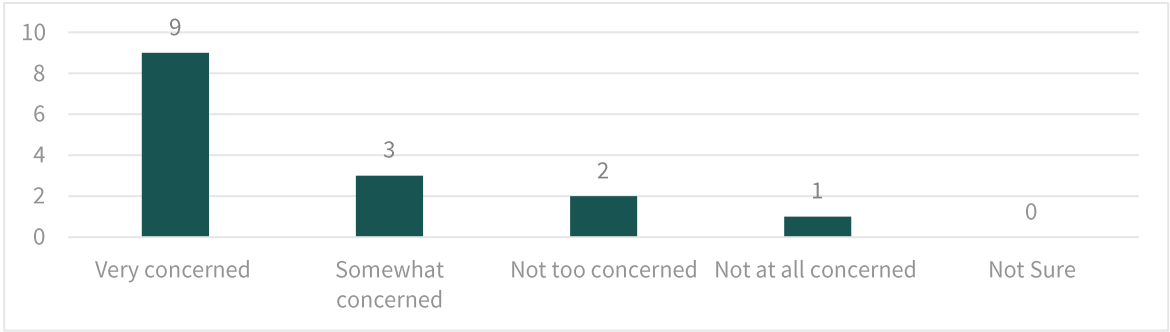
Worsening wildfires



Worsening drought and water shortages



Worsening heat waves



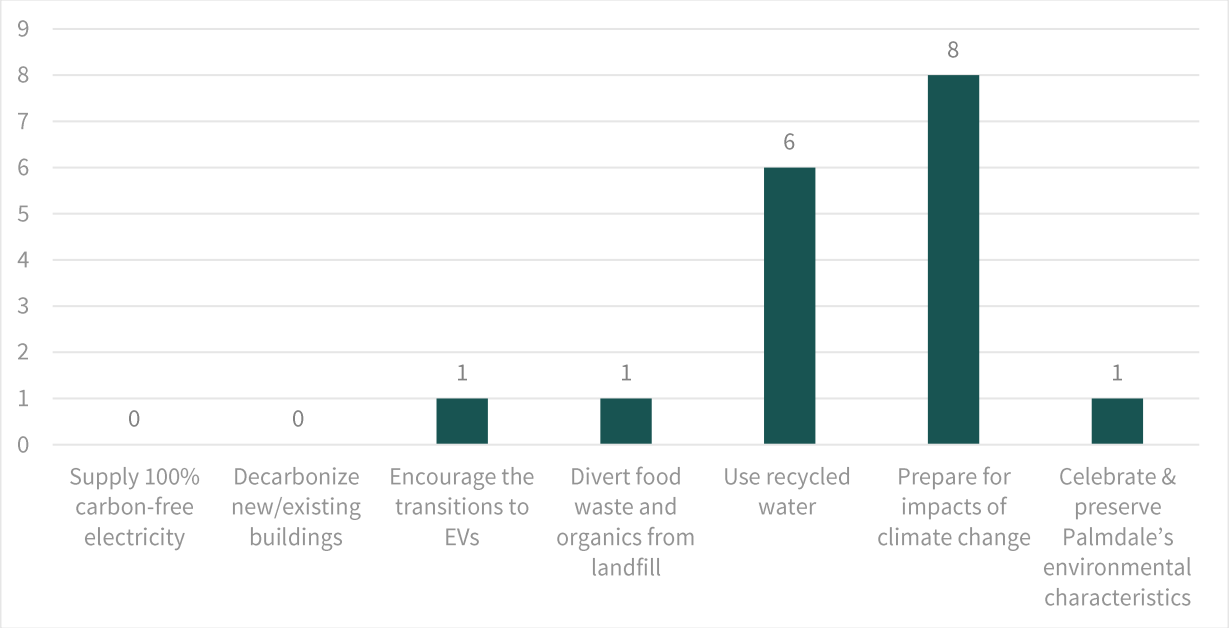
Existing Plans/Policies and Feedback from Community Engagement

Walker Wells reviewed existing plans and policies noting the progress made in Palmdale, and highlighting community feedback related to sustainability, resilience, and climate change.

Policy Framework

Proposed goals and policies were introduced in this section of the presentation. Simran provided an overview of the framework structure, followed by review of desired outcomes, performance metrics, and draft goals and policies led by Walker.

What is your top climate and sustainability action priority?



Other Questions and Comments

Throughout the presentation, GPAC members and members of the public asked questions and provided various comments.

- Does the City of Palmdale or Waste Management offer a composting program?
  - *Palmdale has an organics proposal from commercial businesses, it is not yet available for residential uses.*
- We should work with plant stores and nurseries to provide free composting for customers.
- Can Palmdale do anything to reduce single-use plastics?
- Building into hillsides can lower building temperatures, like what was done by Frank Lloyd Wright in Tucson, AZ.
- Increasing use of renewable energy will require more battery backups for solar.
- Solar screens were not effective in lowering my utility bills, but options for reducing emissions is helpful.
- We should be cautious about the energy demands on the electric grid.
- How do we mitigate power outages?
- Batteries produce hazardous waste.
- Should consider hydrogen fuel options in the future.

- Wind issues are important to consider.
- Educational resources for gray water landscaping would be helpful.
- How can we hold the State of California accountable for forest management planning?
- Need for better fire road access and wildfire prevention planning.
- Would like to work with restaurants in Palmdale to reduce the amount of plastics and encourage businesses to be more sustainable.
- California borrows a significant amount of energy; how can we solve some of the existing issues we have now?
- Trash sorting should be more widely available in Palmdale.
- The City's trash hauler should increase the number of recyclables they will take.
- Encourage regular neighborhood clean-up events to remove illegal dumping in the desert.
    - *Weekend clean-up events have been paused due to rattlesnake seasons, but the City will revisit it later in the year and will discuss with the Illegal Dumping Task Force.*

While the agenda called for breakout group discussions and a brief "report out," the group opted to maintain one large discussion and summary of feedback with the allotted remaining time.

3. Public Comment

Members of the public who joined the meeting were invited to share public comments—in addition to those offered during stopping points throughout the meeting—however, none provided comments.

4. Policy Framework Comments

Melissa shared how to comment and review the policy framework document, by visiting the Palmdale2045.org website and clicking on "Policy." All policy framework documents will be uploaded to the website and will remain open for review and comment through August 2021.

5. Next Steps and Wrap Up

Simran shared upcoming meetings and next steps at the close of the meeting. The next policy framework meeting will take place on Thursday, July 15th at 6:30 pm and will cover land use, housing, and mobility.

The meeting was adjourned at 8:35 pm.

A recording of this meeting is available on the Palmdale 2045 YouTube Channel

City of Palmdale General Plan Update
Joint General Plan Advisory Committee #14 and Public Workshop: Land Use, Housing and Mobility Policy Frameworks

July 15, 2021 | 6:30 pm – 8:30 pm

Virtual Meeting via Zoom livestreamed to YouTube

Meeting Minutes (Adopted July 28, 2021)

Meeting Objectives

- Review existing setting related to land use and housing topics
- Review and refine preliminary land use and housing goal and policy recommendations for the General Plan Update

Attendees

GPAC Members

Present:

Tony Avila, Juan Blanco, Colby Estes, Laura Gordon, Matthew Harris, Theresa Hambro, Pat Hunt, Sheri Kaneshiro, and Jason Zink

Absent: Lourdes T. Everett, Aurora Hernandez, Deborah Rutkowski-Hines, and Teresa Lamping

City Staff

Carlene Saxton, Director of Economic and Community Development; Drew Pletcher, Deputy City Attorney; Megan Taggart, Planning Manager; and Ben Fiss, Senior Planner

Consultant Team

Raimi + Associates: Simran Malhotra, Troy Reinhalter, and Aram Kamali
Veronica Tam and Associates: Veronica Tam and Holli Safran

Public

Twenty members of the community joined the Zoom meeting, though no public sign-in is available.

Simultaneous Spanish translation was provided at this meeting, as requested by a member of the community more than 72-hours prior to the meeting.

Meeting Summary

1. Introduction

The virtual meeting began with a review of the joint meeting agenda, roll call of GPAC Members, introductions of City staff and the consultant team, and recital of the Pledge of Allegiance.

Pat Hunt made a motion to approve GPAC #13 meeting minutes (June 30, 2021) and Theresa Hambro seconded the motion. None opposed so the motion passed.

2. Presentation & Feedback

Simran Malhotra provided an overview of the General Plan which included the project schedule, summary of engagement to date, and an introduction to the policy frameworks.

The background component of the presentation was led by Simran who reviewed the land use information, the preferred land use alternative process, existing plans, and programs, and proposed draft policies. Veronica Tam provided an overview of housing background including existing plans, programs, feedback from the community, and proposed draft policies.

During the presentation, the group stopped for questions and to answer interactive polls. All poll questions—with the exception of the meeting minute approval poll—were available to members of the public and GPAC, but please note that not all participants responded to all polls.

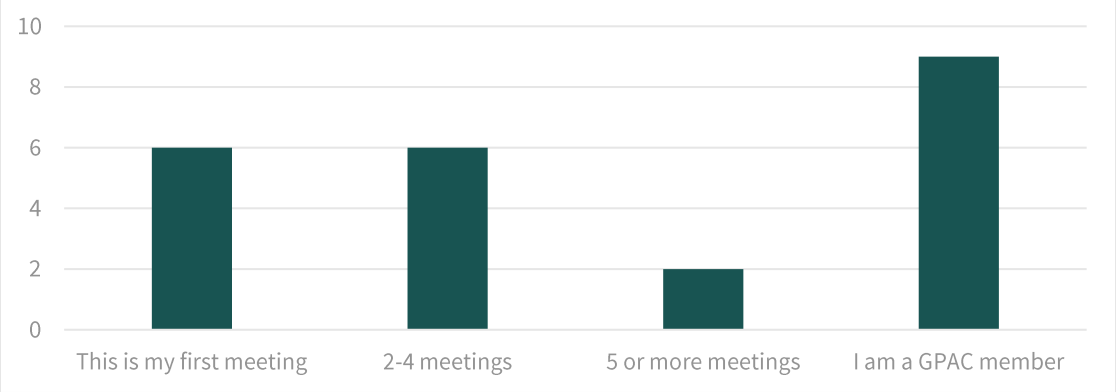
In advance of the meeting, the project website was updated with background materials including the land use and housing policy framework, land use and urban form existing conditions report, and the housing conditions needs assessment report. In addition, GPAC members were emailed these materials to review as context for the meeting.

Below are descriptions of each presentation section and summaries of responses to each poll question. Poll responses are combined for GPAC members and members of the public.

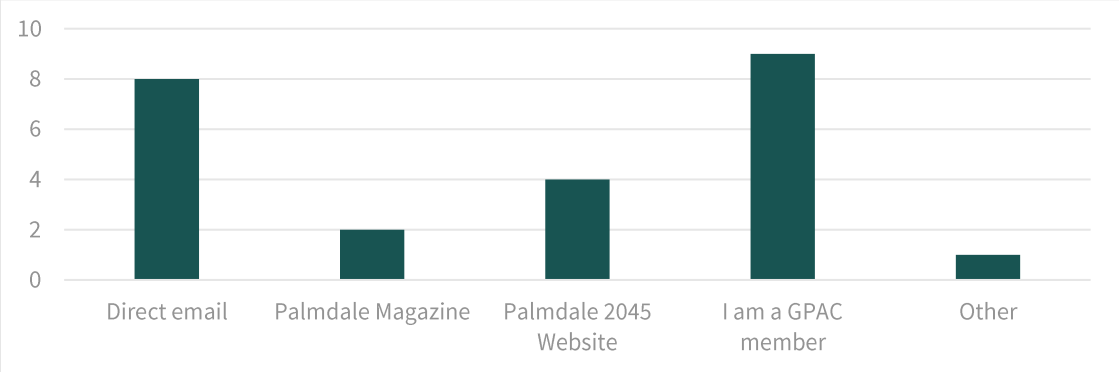
General Plan Overview

The background component of the presentation began with an overview of the General Plan process, how it is defined, the Palmdale 2045 schedule, summary of community engagement activities to date, major General Plan vision themes, and an introduction to the policy frameworks.

How many General Plan related meetings have you attended?



How did you hear about this meeting? (Select all that apply)

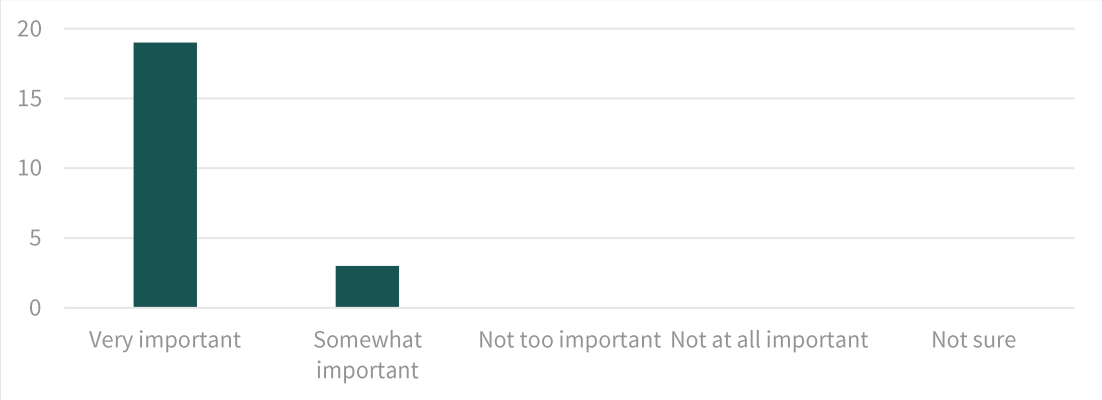


Existing Setting

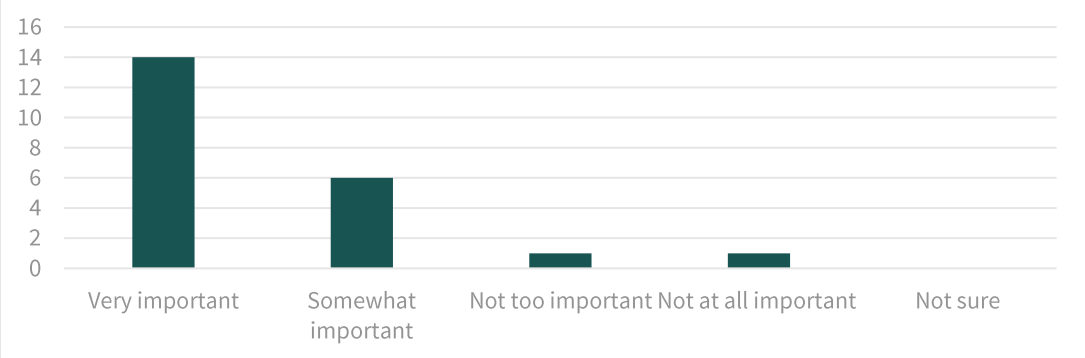
As a precursor to the draft goals and policies, Simran and Veronica provided background on land use and housing conditions in Palmdale, including defining both general plan elements and key requirements.

How Important are the following outcomes for the future of Palmdale? Please tell us whether each outcome is very important, somewhat important, not too important, or not at all important.

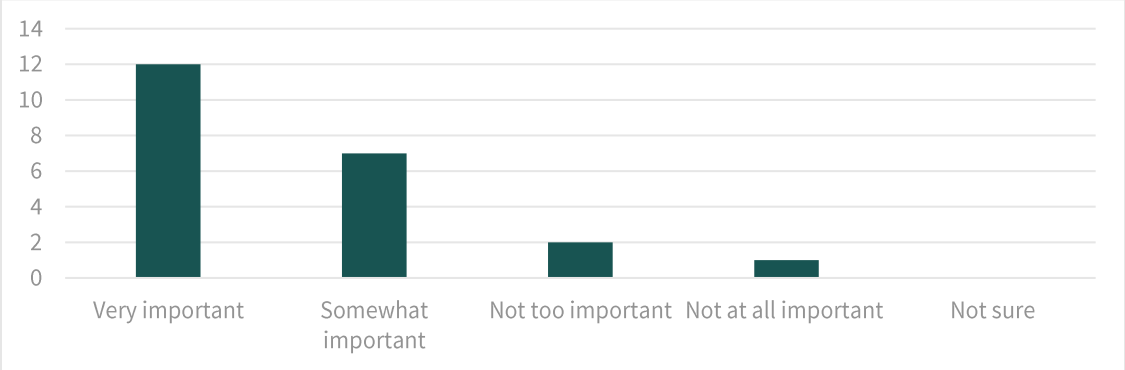
Balanced Jobs and Housing Growth



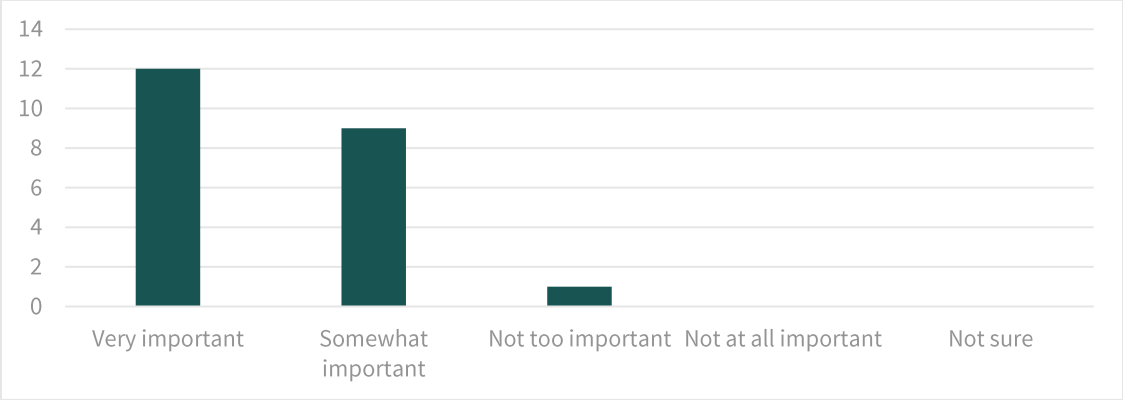
Promote mixed income and affordable housing



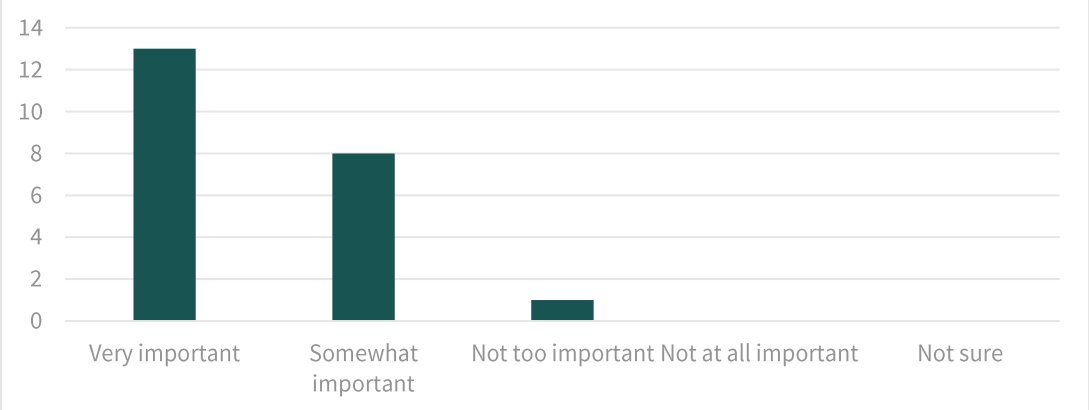
Walkable, complete, "20-Minute" Neighborhoods



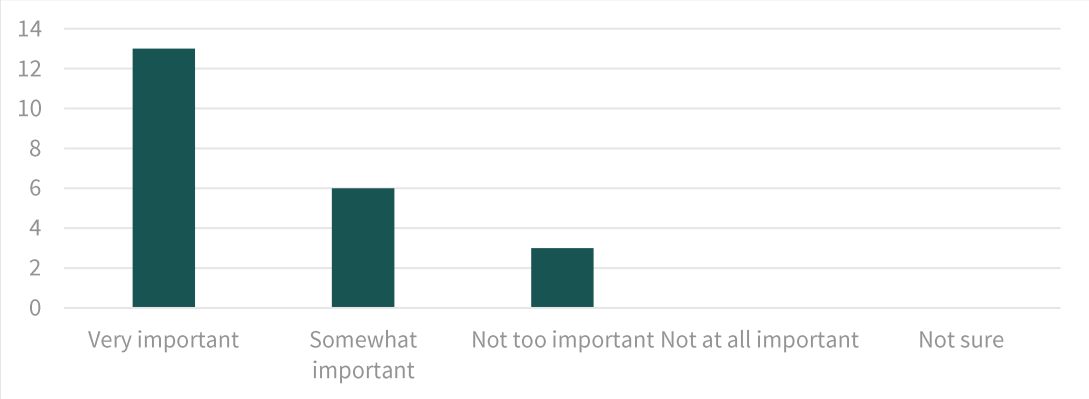
Transit-Oriented community around the station



More Housing Options, Especially Downtown



Expansion of Aerospace, Light Industrial, Film, & Office Uses



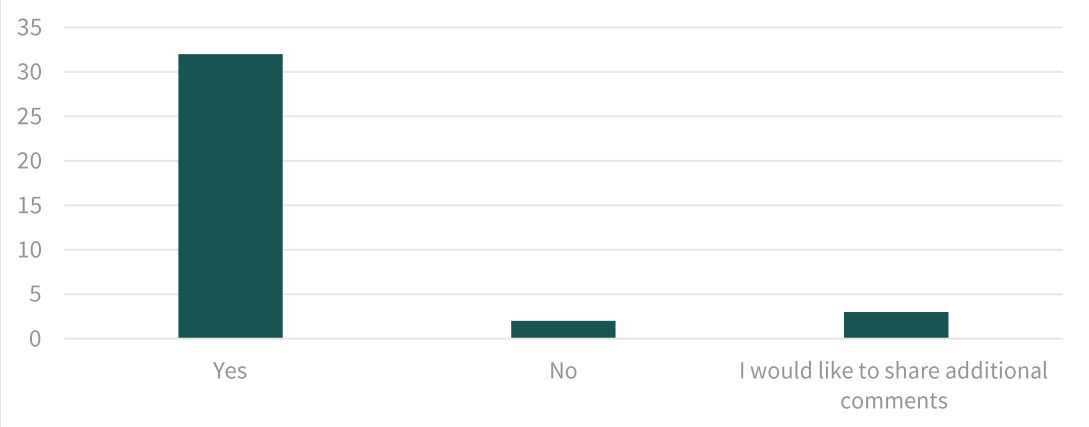
Existing Plans/Policies and Feedback from Community Engagement

Simran and Veronica reviewed existing land use and housing plans and programs in Palmdale and highlighted community feedback related to both topics

Policy Framework

Proposed goals and policies were introduced in this section of the presentation. Simran and Veronica provided an overview of the framework structure, followed by review of desired outcomes, performance metrics, and draft goals and policies for land use and housing.

Do these goals address the vision themes and land use outcomes identified for the General Plan Update?



Other Questions and Comments

Throughout the presentation, GPAC members asked questions and provided various comments, which are summarized below. General Plan Team responses are show in italics.

- Do housing constraints consider access to water?
    - *The Regional Housing Needs requires cities to accommodate a set number of housing units, it does not require building of those units. However, lack of water is not a reason to not plan for new growth.*
- Can we survey the folks who work in Palmdale but stay in hotels—as opposed to living in Palmdale—to see if they would consider moving to the City?
    - *While surveying those folks is not part of the General Plan scope, our desire is to create neighborhoods and a sense of community that attracts those people to move to Palmdale.*
    - *In addition, the City of Palmdale actively works with local hotels to survey guests regularly about the nature of their stay in Palmdale.*
- What area is referred to as Downtown?
    - *The area that is the original Downtown and is included in the Palmdale Transit Area Specific Plan (PTASP) between the 14 Freeway and 10th Street East and Technology Drive, which is around the future High Speed Rail Station.*

3. Small Group Discussions and Report Out

Following the presentation, the GPAC and members of the public separated into two small groups for further discussion. Once completed, a member of each group shared highlights to all attendees of the meeting. More detailed notes from each small group discussion are attached to these minutes.

Breakout Group Report Out

- Development of a higher education facility should be included as a key outcome
- Support for 20-minute neighborhoods and increased access to goods and services
- Desire for walkable blocks in the future that increase pedestrian comfort and connectivity
- Improve the overall aesthetic and design of the city
- Neighborhoods should be cleaned, including enhanced sidewalks and more trash receptacles
- The City should fund infrastructure improvements and enhancements to support local businesses and property owners
- Desire for more parks, trees, and greenspaces
- Maintain the natural beauty of Palmdale

GPAC Group Report Out

- Preserve natural desert environment and expand parks and open space
- Provide adequate access to goods and services across the City
- Expansion of broad band internet access
- Programs to assist extremely low-income folks access housing
- Consider use of alternative building materials to reduce construction costs
- Disperse affordable housing across the City
- Providing care and services to homeless populations including development of a homeless shelter

4. Public Comment

Members of the public who joined the meeting were invited to share public comments. Three folks provided public comment, which are summarized below.

- How will California's guaranteed income affect affordable housing?
- Are we considering building shelters to support homeless individuals? Are we looking at zoning to allow Accessory Dwelling Units (ADUs)? Are there any ideas for professional housing?
- Homeownership as a way of building capital is no longer accessible for most and local governments can only do so much. Corporations, like Amazon, should provide subsidized housing for their employees.

5. Policy Framework Comments

Simran shared how to comment and review the policy framework document, by visiting the Palmdale2045.org website and clicking on "Policy." All policy framework documents will be uploaded to the website and will remain open for review and comment through August 2021.

6. Next Steps and Wrap Up

Simran shared upcoming meetings and next steps at the close of the meeting. The next policy framework meeting will take place on Wednesday, July 28th at 6:30 pm and will cover part two of land use, housing, and mobility.

The meeting was adjourned at 8:35 pm.

Attached: Facilitator notes from the small group discussions.

A recording of this meeting is available on the Palmdale 2045 YouTube Channel

Facilitator Worksheet

Meeting: Joint GPAC and Public Workshop
Policy Framework Series: Land Use, Housing, and Mobility | July 15, 2021
GPAC Breakout Group Notes

Questions, Notes, and Report Out:

1. **Are there any outcomes we should consider?**

   Notes

   - Preserving desert habitat (designated lands for parks and open space)
   - Access to goods and services within walking distance
   - Expansion of broadband across the City for improved access to residents
   - Programs to help those who can still not afford 'affordable housing'

2. **Are there any policy ideas that we should consider?**

   Notes

   - Use of alternative building materials to reduce construction costs
   - Spreading affordable housing throughout the City
   - Avoidance of transporting of the unhoused population from other jurisdictions into the City

3. **Of the policy ideas, which resonate the most?**

   - N/A

4. **Is there anything else you'd like to share about these topics?**

   Notes

   - Facilitate the future development of a shelter

Facilitator Worksheet

Meeting: Joint GPAC and Public Workshop
Policy Framework Series: Land Use, Housing, and Mobility | July 15, 2021
Public Breakout Group Notes

Questions & Notes (10-15 minutes each):

1. **Of the Land Use and Housing outcomes we shared, which resonate the most with you? Are there any other outcomes that we should consider?**
    - Missing the addition of a new college/major education facility as a key outcome
    - (outcome) Walkable neighborhood
      -> (goal) locate services near housing
      -> (policy/action) change zoning to allow this to happen
    - Bringing people closer to amenities (20-minute outcome) has strong support

2. **Of the Land Use and Housing policy ideas we shared, which resonate the most with you? Are there any other policy ideas that we should consider?**
    - How can we design more walkable blocks? Pleasant pedestrian spaces should be an important outcome and goal
    - Add more bike paths out in Anaverde/City Ranch
    - Improving neighborhood aesthetics and design (street trees, street grid, connectivity)
        - Cohesive sense of City's architecture and design
    - Consider allowing zoning changes to mixed use in the future; greater flexibility in allowed land uses, to promote business and other opportunities for residents (a zoning code update will follow GP adoption. Could move towards a form-based code approach)
    - Neighborhoods out past the Metrolink could be enhanced and sidewalks/streets upgraded and cleaned. Some of these areas have very real constraints and barriers that must be addressed. Add policies or actions on community appearance and maintenance:
        - Adding more trash receptables in new developments, and encourage existing businesses to provide cans (putting some responsibility back on them)
        - Support or expand the existing "Caught in the Act" program
    - Greater City support for expanded infrastructure, to support local entrepreneurs and developers. Enhanced Infrastructure Financing Districts is one strategy being pursued.
    - Grade separation for rail near Palmdale Blvd? Investigate more. Outcome -> a City that is pleasant to live in and is not overly impacted by noise

- Future of Palmdale will require more parks and trees and nature, trying to integrate green space into all new housing developments. Wild parks with native vegetations
    - -> recognize the AV area's natural qualities in landscaping, parks, city properties, streetscapes, etc. (J tree protections)
- Keep Palmdale special, keeping the beauty of the area (don't start looking like everywhere else)

3. **Is there anything else you'd like to share about Land Use and Housing?**

- Need another DMV location
- Preserving our history -> historical monument or museum?
- More space and facilities for our youth
- Improving the upkeep of senior housing projects

City of Palmdale General Plan Update
Joint General Plan Advisory Committee #15 and Public Workshop: Land Use, Housing and Mobility Policy Frameworks Part 2

July 28, 2021 | 6:30 pm – 8:30 pm

Virtual Meeting via Zoom livestreamed to YouTube

Draft Meeting Minutes

Meeting Objectives

- Review existing setting related to land use and mobility topics
- Review and refine preliminary land use and mobility goal and policy recommendations for the General Plan Update

Attendees

GPAC Members

Present:

Tony Avila, Colby Estes, Lourdes T. Everett, Laura Gordon, Theresa Hambro, Matthew Harris, Aurora Hernandez, Deborah Rutkowski-Hines, Pat Hunt, and Jason Zink

Absent: Juan Blanco, Sheri Kaneshiro, and Teresa Lamping

City Staff

Carlene Saxton, Director of Economic and Community Development; Drew Pletcher, Deputy City Attorney; Megan Taggart, Planning Manager; Ben Fiss, Senior Planner; Jay Nelson, Traffic Engineer; and Ruben Hovanesian, Senior Civil Engineer

Consultant Team

Raimi + Associates: Simran Malhotra and Melissa Stark
Nelson\Nygaard Consulting Associates: Meghan Weir and Zachary Zabel

Public

Nine members of the community joined the Zoom meeting, though no public sign-in is available.

Simultaneous Spanish translation was provided at this meeting, as requested by a member of the community more than 72-hours prior to the meeting.

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Meeting Summary

1. Introduction

The virtual meeting began with a review of the joint meeting agenda, roll call of GPAC Members, introductions of City staff and the consultant team, and recital of the Pledge of Allegiance.

Lourdes Everett made a motion to approve GPAC #14 meeting minutes (July 15, 2021) and Pat Hunt seconded the motion. None opposed so the motion passed.

2. Presentation & Feedback

Simran Malhotra provided an overview of the General Plan, which included the project schedule, summary of engagement to date, and an introduction to the policy frameworks.

The presentation was led by Simran who reviewed the background land use information and proposed draft policies. Meghan Weir and Zachary Zabel provided an overview of mobility background including existing plans, programs, feedback from the community, and proposed draft policies.

During the presentation, the group stopped for questions and to answer interactive polls. All poll questions—with the exception of the meeting minute approval poll—were available to members of the public and GPAC, but please note that not all participants responded to all polls.

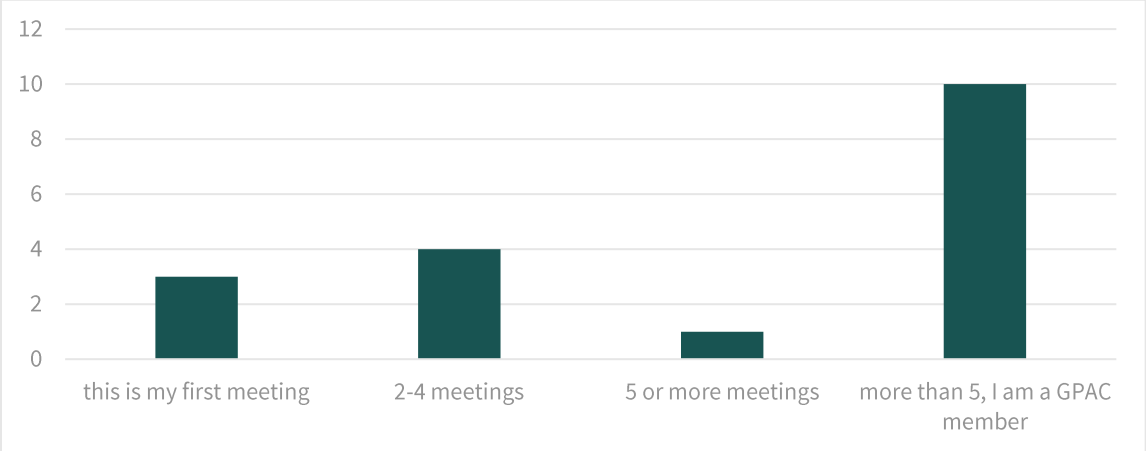
In advance of the meeting, the project website was updated with background materials including the mobility policy framework and transportation and mobility background report. In addition, GPAC members were emailed these materials to review as context for the meeting.

Below are descriptions of each presentation section and summaries of responses to each poll question. Poll responses are combined for GPAC members and members of the public.

General Plan Overview

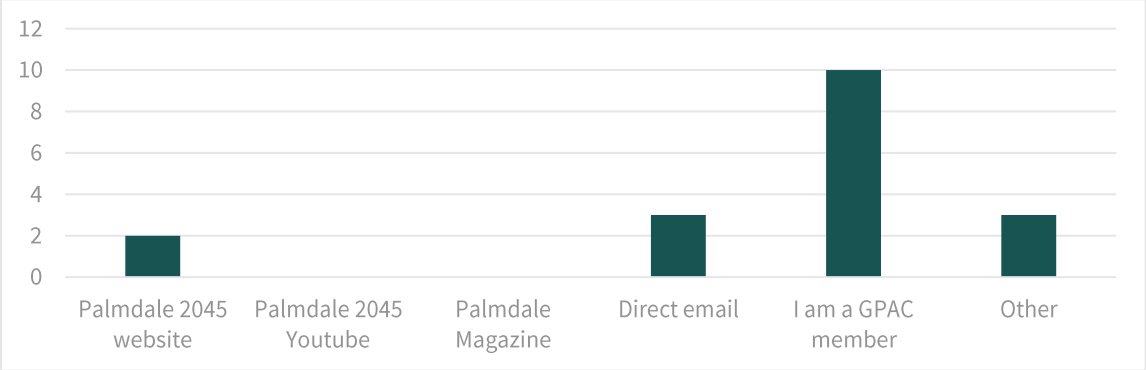
The background component of the presentation began with an overview of the General Plan process, how it is defined, the Palmdale 2045 schedule, summary of community engagement activities to date, major General Plan vision themes, and an introduction to the policy frameworks.

How many General Plan related meetings have you attended?



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How did you hear about this meeting? (Select all that apply)



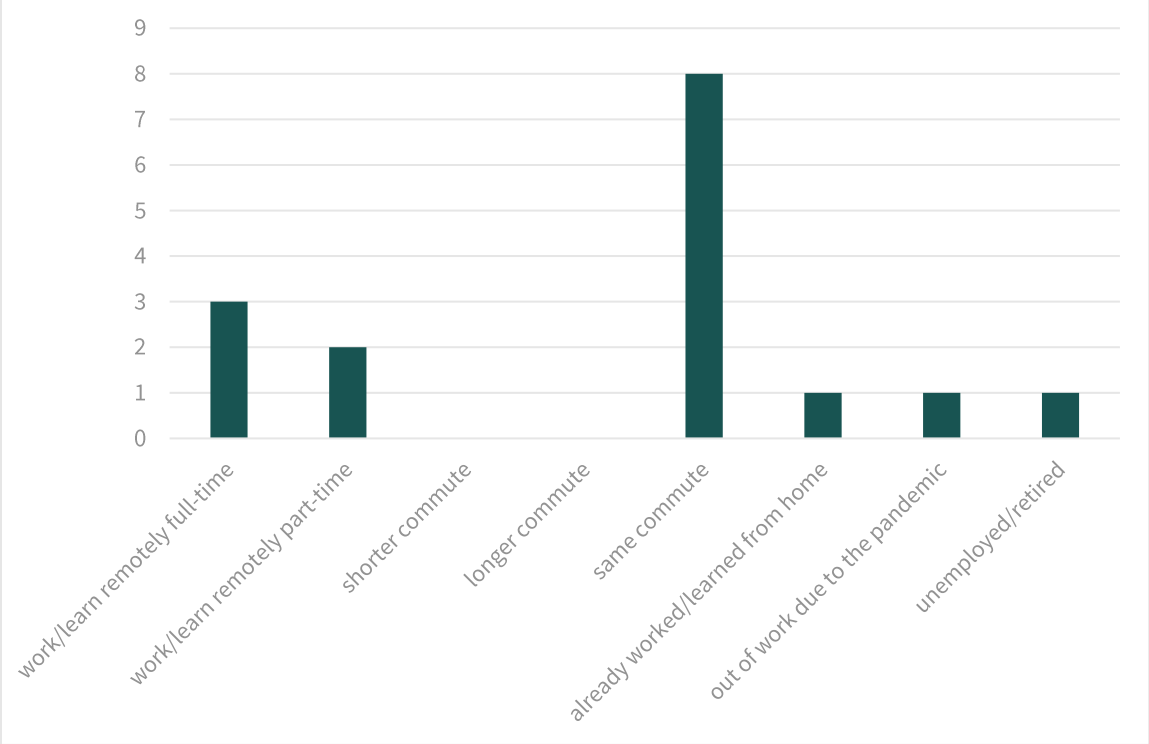
Existing Setting

As a precursor to the draft goals and policies, Simran, Meghan, and Zachary provided background on land use and mobility conditions in Palmdale, including defining both general plan elements and key requirements.

Existing Plans/Policies and Feedback from Community Engagement

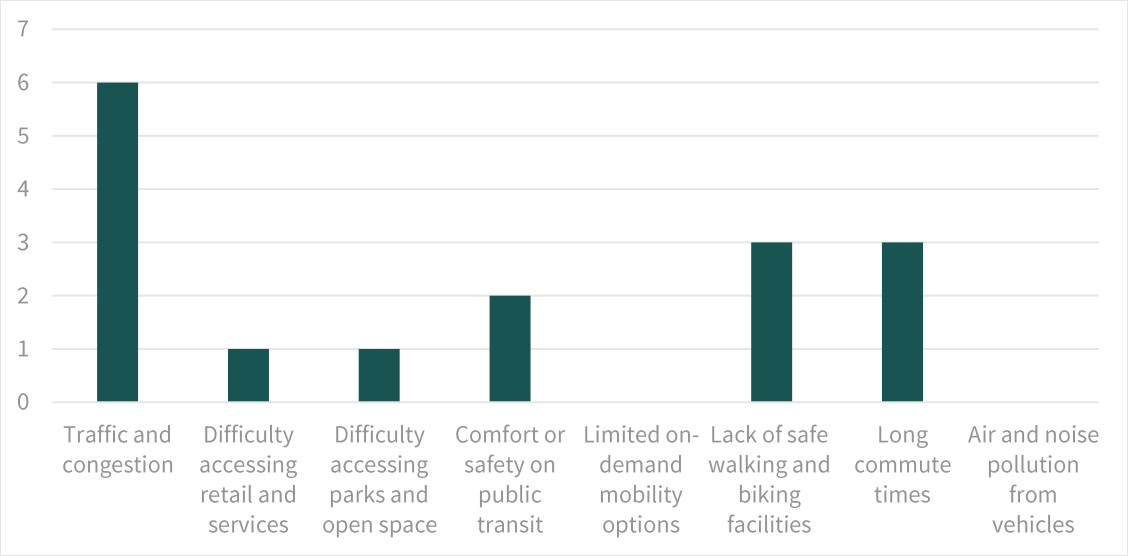
Simran and Zachary reviewed existing land use and mobility plans and programs in Palmdale and highlighted community feedback related to both topics

How has COVID-19 changed your commute patterns?

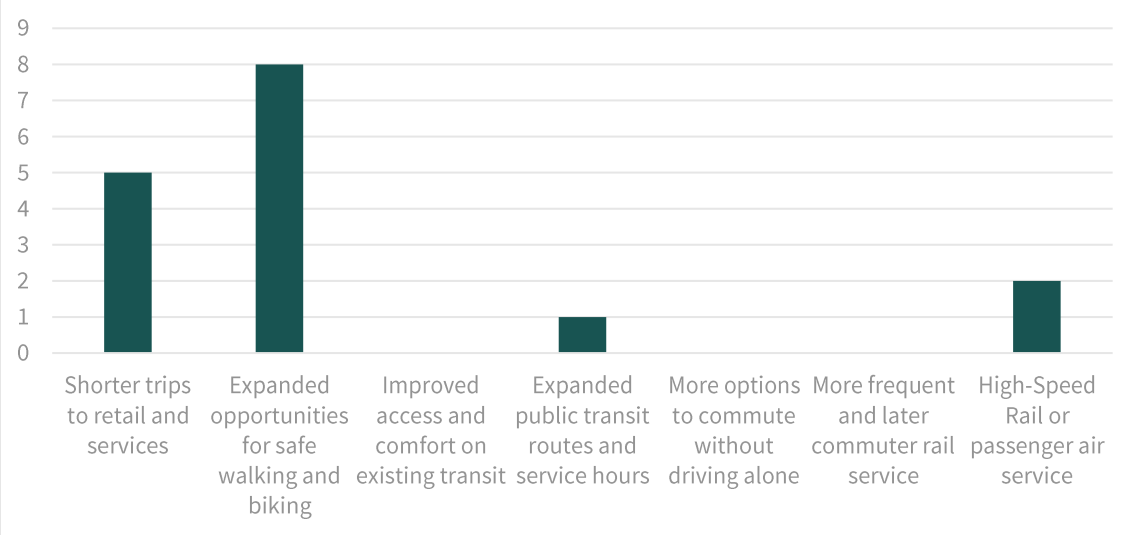


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Which concerns impact you the most?



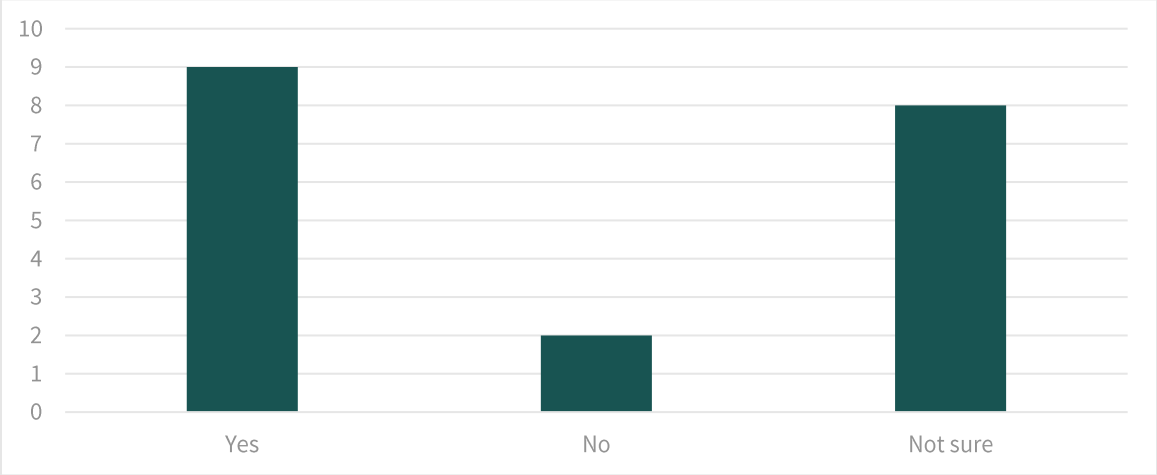
Which opportunities are the most important to you?



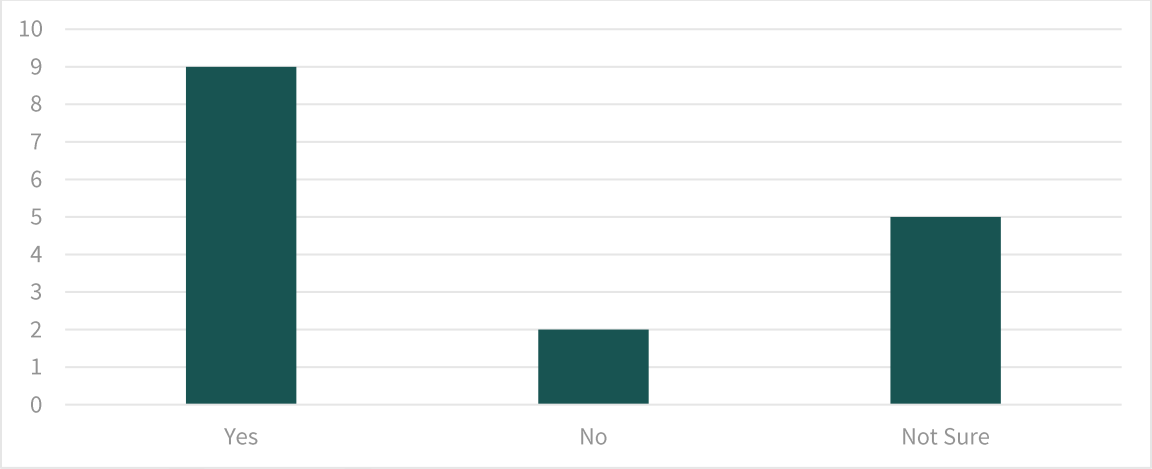
Policy Framework

Proposed goals and policies were introduced in this section of the presentation. Simran and Zachary provided an overview of the framework structure, followed by review of desired outcomes, performance metrics, and draft goals and policies for land use and mobility. Meghan introduced the roadway classification system, including a typical functional system and the proposed modal priority system.

Do these goals address the land use outcomes identified for the General Plan Update?



Do these goals address the mobility outcomes identified for the General Plan Update?



Other Questions and Comments

Throughout the presentation, GPAC members asked questions and provided various comments, which are summarized below. General Plan Team responses are shown in italics.

- What are we doing to address the free flow of traffic via light synchronization?
    - *Synchronization of lights is a specific tool to address local operational needs of a specific mode of travel. This would be addressed in a more detailed section of the General Plan, as opposed to the high-level policies that we are discussion now.*
- Are we addressing single family housing in the Housing Element?
    - *During GPAC #14 we discussed the Housing Element requirements, which include production of affordable housing. It doesn't look holistically at all types of housing. The General Plan maintains existing single family residential designations, and new areas for higher density housing as well.*
- Concerned with height limits being proposed and required through State mandates. They don't necessarily reflect the character of Palmdale.
- Not in favor of the multimodal concept.
- Will parking be considered in the future? Concerned there will not be adequate parking provided for new multifamily residential units.
    - *Multifamily developments will be required to provide on-site parking for their residents and guests.*
- Concern over better traffic flow on existing Palmdale roads.
- Interested in ability to walk safely in Palmdale, including street lighting, but less concerned with ability to bike.

3. Small Group Discussions and Report Out

Following the presentation, the GPAC and members of the public separated into two small groups for further discussion. Once completed, a member of each group shared highlights to all attendees of the meeting. More detailed notes from each small group discussion are attached to these minutes.

Public Group Report Out

- Focus on youth and encourage facilities that support youth
- Support and encourage new local small businesses in Palmdale
- Evaluate speeds on roads as they pertain to safety
- Consider parking needs for new development, concern over inadequate parking
- CicLAvia type street closure for outdoor public events, consider on Avenue Q
- Improve lighting on streets
- Consider emergency response times and routes
- Build bicycle facilities that are comfortable for users and are therefore utilized
- Do not detract from vehicular circulation when accommodating bicycles on roadways

GPAC Group Report Out

- Address street lighting on Palmdale Boulevard to improve safety
- Ensure that bus lanes and bike lanes work without impacting operations
- Add sidewalks in areas that currently lack them
- Explore truck routes citywide, specifically consider routing them off Palmdale Boulevard
- Consider time limits for trucks serving the quarries

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- Consider creating quiet zones for railway intersections
- Explore the future network on Palmdale Boulevard and how to accommodate different users while maintaining traffic flow for vehicles

4. Public Comment

Members of the public who joined the meeting were invited to share public comments, though none provided public comment.

5. Policy Framework Comments

Melissa shared how to comment and review the policy framework document, by visiting the Palmdale2045.org website and clicking on "Policy." All policy framework documents will be uploaded to the website and will remain open for review and comment through August 2021.

6. Next Steps and Wrap Up

Simran shared upcoming meetings and next steps at the close of the meeting. The next policy framework meeting will take place on Thursday, August 5th at 6:30 pm and will cover economic development and military compatibility.

The meeting was adjourned at 8:35 pm.

Attached: Facilitator notes from the small group discussions.

A recording of this meeting is available on the Palmdale 2045 YouTube Channel

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City of Palmdale General Plan Update
Joint General Plan Advisory Committee #16 and Public Workshop: Economic Development and Military Compatibility

August 5, 2021 | 6:30 pm – 8:30 pm

Virtual Meeting via Zoom livestreamed to YouTube

Draft Special Meeting Minutes

Meeting Objectives

- Review existing setting related to economic development and military compatibility topics
- Review and refine preliminary economic development and military compatibility recommendations for the General Plan Update

Attendees

GPAC Members

Present:

Tony Avila, Juan Blanco, Colby Estes, Lourdes T. Everett, Laura Gordon, Theresa Hambro, Matthew Harris, Aurora Hernandez, Pat Hunt, Sheri Kaneshiro, and Jason Zink

Absent: Deborah Rutkowski-Hines and Teresa Lamping

City Staff

Carlene Saxton, Director of Economic and Community Development; Megan Taggart, Planning Manager; Ben Fiss, Senior Planner; Shant Taslakian, Assistant City Attorney; Sophia Reyes, Housing Manager; and Ruben Hovanesian, Senior Civil Engineer

Consultant Team

Raimi + Associates: Simran Malhotra and Melissa Stark
HR&A Advisors: Amitabh Barthakur and Jazmin Harper

Public

Eleven members of the community joined the Zoom meeting, though no public sign-in is available.

Meeting Summary

1. Introduction

The virtual meeting began with a review of the joint meeting agenda, roll call of GPAC Members, introductions of City staff and the consultant team, and recital of the Pledge of Allegiance.

Lourdes Everett made a motion to approve GPAC #15 meeting minutes (July 28, 2021) and Juan Blanco seconded the motion. None opposed so the motion passed.

2. Presentation & Feedback

Simran Malhotra provided an overview of the General Plan, which included the project schedule and an introduction to the policy frameworks.

The presentation was led by Simran who reviewed the background military compatibility information and proposed draft policies. Amitabh Barthakur provided an overview of the economic development background including existing plans, programs, feedback from the community, and proposed draft policies.

During the presentation, the group stopped for questions and to answer interactive polls. All poll questions—except for the meeting minute approval poll—were available to members of the public and GPAC, but please note that not all participants responded to all polls.

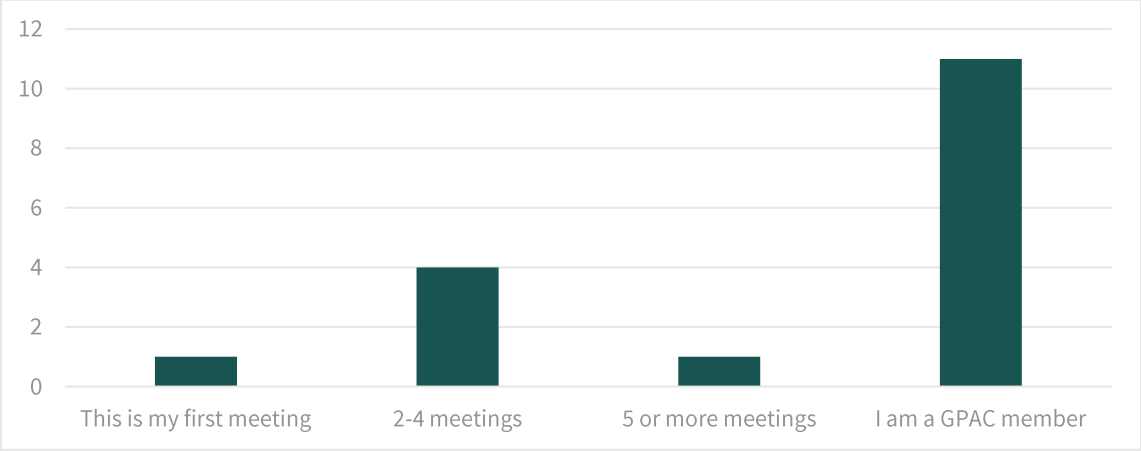
In advance of the meeting, the project website was updated with background materials including the economic development policy framework and military compatibility background report. In addition, GPAC members were emailed these materials to review as context for the meeting.

Below are descriptions of each presentation section and summaries of responses to each poll question. Poll responses are combined for GPAC members and members of the public.

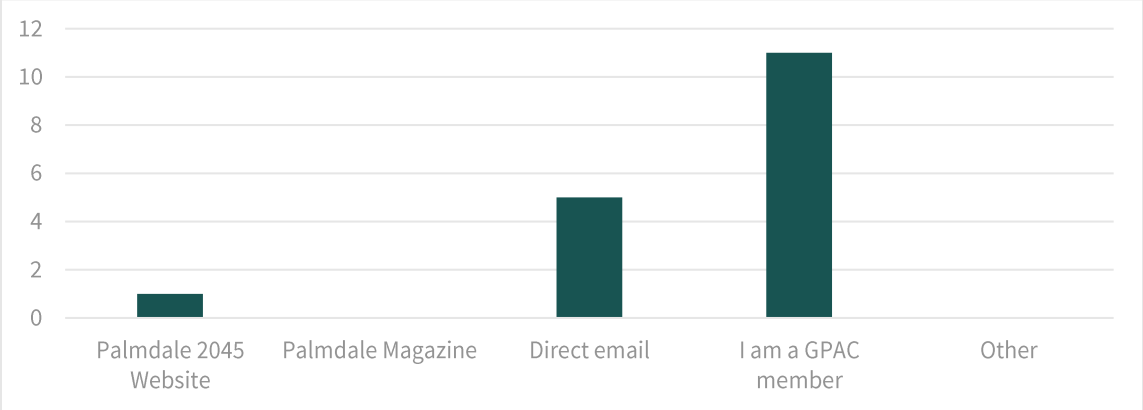
General Plan Overview

The background component of the presentation began with an overview of the General Plan process, how it is defined, the Palmdale 2045 schedule, summary of community engagement activities to date, major General Plan vision themes, and an introduction to the policy frameworks.

How many General Plan related meetings have you attended?



How did you hear about this meeting? (Select all that apply)



Existing Setting

As a precursor to the draft goals and policies, Simran and Amitabh provided background on economic development and military compatibility conditions in Palmdale, including defining both general plan elements and key requirements.

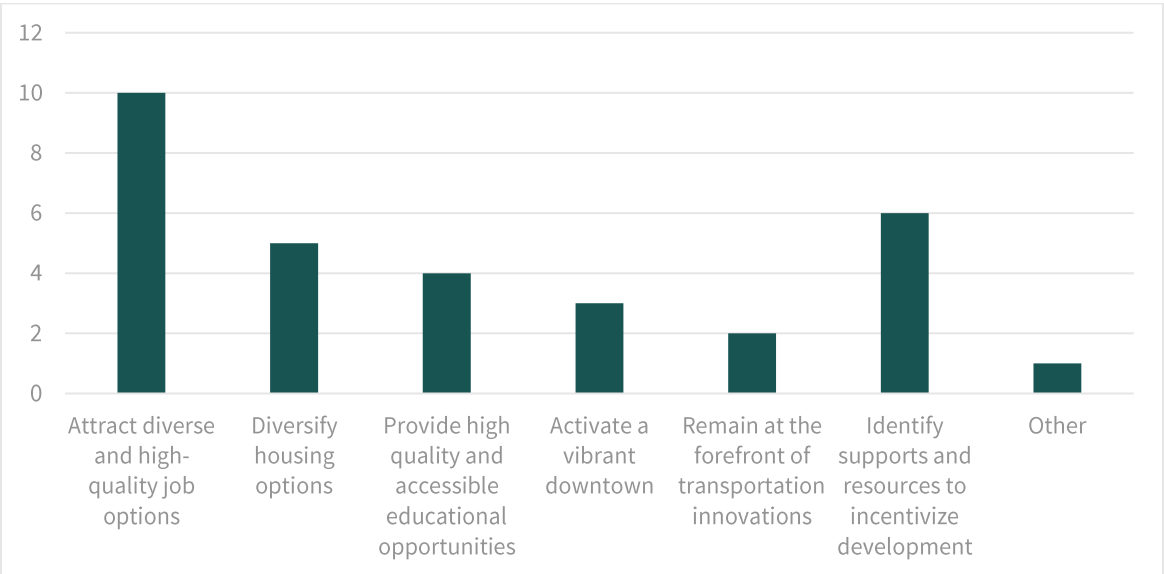
Existing Plans/Policies and Feedback from Community Engagement

Simran and Amitabh reviewed existing plans and programs in Palmdale and highlighted community feedback related to both topics.

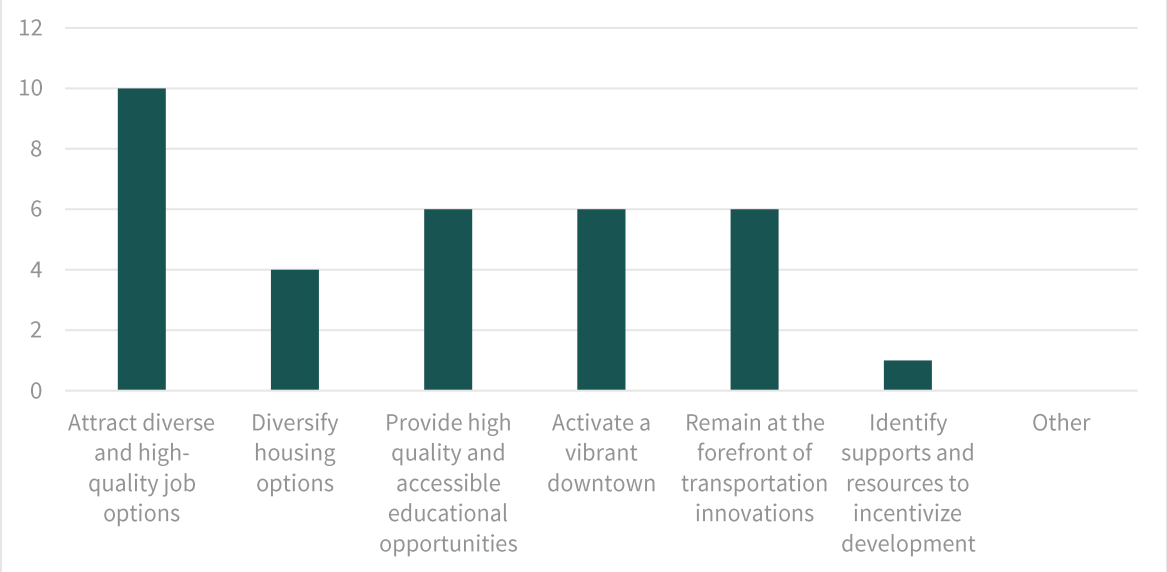
Policy Framework

Proposed goals and policies were introduced in this section of the presentation. Simran and Amitabh provided an overview of the framework structure, followed by review of desired outcomes, performance metrics, and draft goals and policies for economic development and military compatibility.

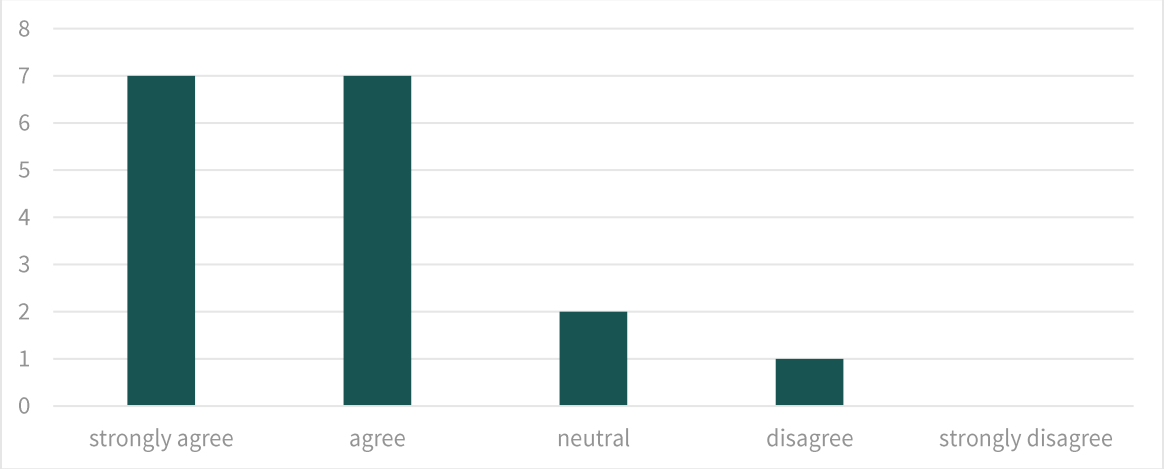
Which of the following should be the short-term priorities for Palmdale's economy? (Please select top 2 only)



Which of the following should be the long-term priorities for Palmdale's economy? (Please select top 2 only)



Do you feel the goals and policies presented support the community priority of preserving Plant 42's mission in Palmdale?



<u>Comments from those who selected neutral or disagree</u>

- My interest rests in monitoring of the environment - in the past, military and aerospace industries have contributed to pollution.
- Will Plant 42 dictate growth and/or our plans for the future?
    - *The General Plan Land Use map was developed to support Plant 42 in a way that future growth will not hinder the Plant's operations or limit economic prosperity.*

Other Questions and Comments

Dr. David Smith, Director of US Air Force Base Plant 42 joined the GPAC discussion and answered several GPAC member questions directly. Dr. Smith and General Plan Team's responses are shown in italics.

- In response to an earlier remark:
    - *Dr. Smith - Environmental restoration is in place to counteract past practices. At the time, we didn't realize the long-term impacts of certain actions. Plant 42 tracks everything from wastewater to production chemicals to be good stewards and partners with the community.*
- What is something Plant 42 would oppose in terms of new economic opportunities in the City of Palmdale? And does the southwest runway get used?
    - *Dr. Smith - Both runways are used regularly. Runway closures are expensive, so our hope is to keep both in use. Related to compatibility with other developments, we need to maintain a sensitive environment. I personally am a strong proponent of a regional airport in Palmdale. With any airport (commercial or military) certain uses are prohibited. Many of the listed economic industries related to renewable energy can be managed, or certain types wouldn't interfere with Plant operations. Wind and reflective solar are problematic while photovoltaic solar is okay.*
- How do crews prepare for an emergency at Plant 42?
    - *Dr. Smith - Emergency responders train every day. We've shifted our training considering the persistence of PFAS and PFOS—manmade chemicals that don't breakdown in the environment or the body [1]—present from firefighting foam, to be more environmentally friendly.*
    - *Dr. Smith - Restoration advisory board meetings will resume shortly and are open to the public.*
- Can the City survey Plant 42 employees to learn what type of housing they're looking for in Palmdale?
    - *Dr. Smith - We would welcome a survey like that. Housing is a key issue and a major barrier to recruitment. Rental homes and apartments are not available, and homes for sale go very quickly.*
    - *GP team - The City has conducted a survey of employees related to housing needs, which has informed much of the General Plan progress to date.*

3. Small Group Discussions and Report Out

Following the presentation, the GPAC and members of the public separated into two small groups for further discussion. Once completed, a member of each group shared highlights to all attendees of the meeting. More detailed notes from each small group discussion are attached to these minutes.

Public Group Report Out

- Pursue environmental tourism as an economic opportunity
- Continue environmental protection for natural habitat and Joshua Trees
- Expand educational opportunities, and improve existing schools in Palmdale

[1] Environmental Protection Agency. (n.d.). *Basic Information on PFAS.* EPA. https://www.epa.gov/pfas/basic-information-pfas.

- Diversify housing options
- Create a true downtown
- Work on all economic goals simultaneously
- Allow for flexibility in land use and zoning to promote mixed developments and placemaking
- Tie medical uses to educational opportunities and economic development
- Attract manufacturing and industrial uses near Plant 42

GPAC Group Report Out

- Provision of affordable housing and greater housing options
- Desire for diversification of the economic base
- Expand job industries to include drone technology, film, private aerospace, and aerospace start-ups
- Expansion of regional and state opportunity zones to incentivize new businesses
- Provide land assembly in the Downtown area
- Promote alternative transportation modes connecting key employment centers and neighborhoods
- Promote and train local workforce

4. Public Comment

Members of the public who joined the meeting were invited to share public comments, though none provided public comment.

5. Policy Framework Comments

Melissa shared how to comment and review the policy framework document, by visiting the Palmdale2045.org website and clicking on "Policy." All policy framework documents will be uploaded to the website and will remain open for review and comment through August 2021.

6. Next Steps and Wrap Up

Simran shared upcoming meetings and next steps at the close of the meeting. The last policy framework meeting will take place on Wednesday, August 11th at 6:30 pm and will cover health, equity, parks, and recreation.

The meeting was adjourned at 8:40 pm.

Attached: Facilitator notes from the small group discussions.

A recording of this meeting is available on the Palmdale 2045 YouTube Channel

Facilitator Worksheet

Meeting: Joint GPAC and Public Workshop
Policy Framework Series: Military Compatibility and Economic Development | August 5, 2021
GPAC Discussion

Questions, Notes, and Report Out:

1. **Are there any outcomes we should consider?**

   Notes

   - Palmdale needs more low-income housing options
   - Palmdale should be identified as a federal, state, and local opportunity area
   - Transportation connections from the Anaverde and Ritter Ranch areas to Plant 42
   - Junior College in east Palmdale
   - Electric monorail connecting Palmdale to Plant 42
   - Attract private aerospace companies
   - Greater access to vocational and trade schools
   - Attract innovative job industries like cyber security
   - Pursue greater entertainment opportunities

2. **Are there any policy ideas that we should consider?**

   Notes

   - N/A

3. **Of the policy ideas, which resonate the most?**

   Notes

   - Diversification of the local economy, peaks and valleys of aerospace contracts affect the entire community
   - Film industry is a great opportunity area
   - Land assembly support s needed in the Downtown area

4. **Is there anything else you'd like to share about these topics?**

   Notes

   - N/A

Facilitator Worksheet

Meeting: Joint GPAC and Public Workshop
Policy Framework Series: Military Compatibility and Economic Development | August 5, 2021
Public Breakout Group

Questions, Notes, and Report Out:

1. **Are there any outcomes we should consider?**

   Notes

   - Approach all economic goals simultaneously

2. **Are there any policy ideas that we should consider?**

   Notes

   - More flexibility in zoning
   - More streamlined development process and incentives
   - More opportunities in healthcare industry
     - Connecting local teachers to healthcare industry
     - Connections to hotels
   - Leverage industries adjacent to the airport, support other manufacturing and industry uses not related to the airport
   - Eco-development: Nature museum, leverage the natural assets such as Joshua trees to attract tourism

3. **Of the policy ideas, which resonate the most?**

   Notes

   - Diverse and high-quality jobs tie into educational opportunities – talent doesn't stay due to school ratings
   - Diversify housing options also helps retain local talent

4. **Is there anything else you'd like to share about these topics?**

   Notes

   - The airport is vital and is the focal point of all things for economic development and growth in AV. Without it, the aerospace industry will maintain but not thrive.
   - While the Film TMZ is a nice to have, remember that Aerospace is bigger than film and agriculture combined to the State's economy.

City Council Staff Report

DATE: **August 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER'S OFFICE – FINANCE DIVISION**

DISTRICT: **ALL**

SUBJECT: **RECEIVE AND FILE THE MONTHLY AND QUARTERLY INVESTMENT ACTIVITY REPORTS FOR JUNE 2021.**

ISSUE

Receive and file the monthly and quarterly investment activity reports for June 2021.

RECOMMENDATION

Staff recommends that the City Council accept the monthly and quarterly investment activity reports for City of Palmdale and Successor Agency for June 2021.

BACKGROUND

Pursuant to Section 16 of the City of Palmdale and Successor Agency Investment Policy, the City Treasurer shall prepare and present monthly and quarterly reports on investments to the City Manager/Executive Director and the City Council/Directors. The reports shall detail the type of investment, name of the issuer, purchase date, date of maturity, amount of deposit, and rate of interest. This information shall be provided for all City and Successor Agency pooled investments, as well as for Certificates of Participation, Revenue Bonds, Tax Allocation Bonds, Assessment Districts and Community Facilities District accounts which are managed by outside Fiscal Agents.

The monthly and quarterly reports provide a synopsis of the investment activity for the City of Palmdale and Successor Agency. The reports provide information on assets, allocations, average maturities, yields, and book valuations.

The interest rates presented are the most current rates available as of the date of this report.

The market values presented for pooled City and Successor Agency investments are based on closing prices for the related investment as of the date of this report. This information was obtained from the Wall Street Journal, Bloomberg Financial Markets, Capital Market Finances, or other reliable source of market prices.

DISCUSSION

Compliance with Investment Policy

For June, the invested portfolio amount for the City of Palmdale totaled $243,863,336 an increase of $55,269,213 from the previous month and $37,878,779 increase in comparison to last year. The increase in overall portfolio balance from the previous month is a result of investment purchases and interest received during the current period. The City purchased six securities in the month of June for a total of $20,301,367, as well as investment of $20,000,000 into UBS Financial Services Money Market account and $20,000,000 in LAIF. These purchases were offset by the maturities of two securities totaling $5,245,000.

The par value of Successor Agency's portfolio as of June, was $12,806,559. The balance increased by $1,458,670 from last month due to interest received.

All investments meet criteria appropriate to Section 8 of the Investment Policy. The portfolios are based on a combination of various investments, including CDs, Corporate Notes, U.S. Treasury Securities and Government Agency Paper, each adhering to portfolio percentage limitations.

The Finance Division is the custodian for the City and Successor Agency's investment portfolio and follows the three main principles of both entity's investment policy to 1.) Investment in financial instruments that mitigate the risk of monetary losses stemming from market fluctuations, 2.) Establish and maintain a portfolio that has sufficient liquidity to allow the City and Successor Agency to meet all anticipated cash requirements, and 3.) Seek out investment instruments that provide a competitive market rate of return.

Liquidity

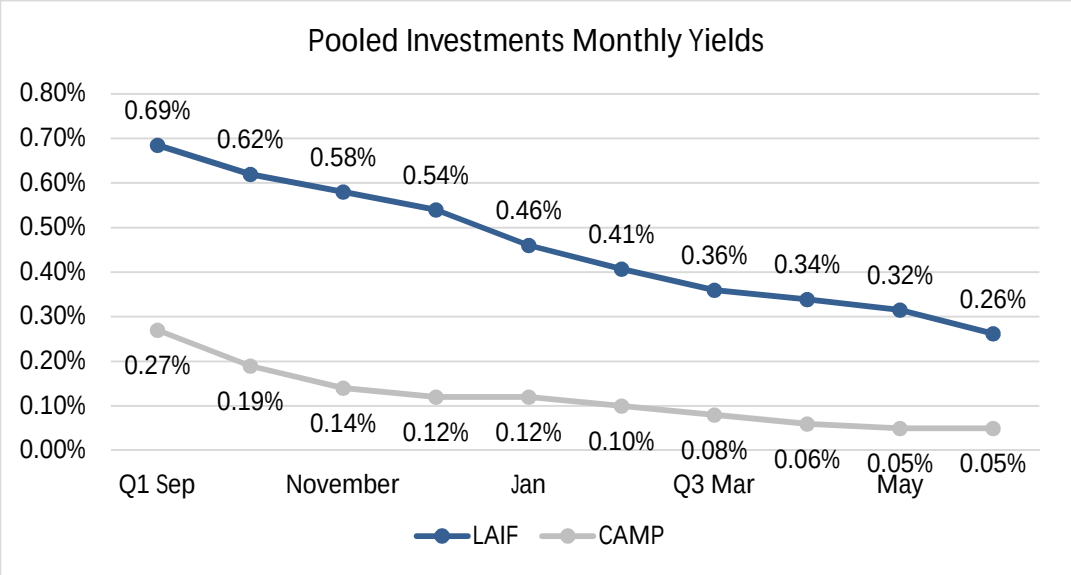
One core approach the Finance Division focuses on, is providing liquidity to measure up to the City and Successor Agency's operational requirements. Thus, the Finance Department is currently investing in two pooled funds, LAIF and CAMP. These are intended for the daily operational activities, used for economic uncertainties and maintenance needs. The pooled funds provide a higher liquidity ratio to ensure the City and Successor Agency meet cash flow requirements.

Total LAIF balance for the City of Palmdale is $143,980,704 compared to May's balance of $123,980,704. The increase in balance is due to investment of funds to LAIF.

Successor Agency LAIF balance at the end of June was $5,187,677, a 29.5 percent decrease from June, but flat to the prior month. The decrease in balance for the year is due to withdraws to cover monthly expenses and debt service payments.

CAMP's balance for City of Palmdale is $248,672, compared to May's balance of $248,662. The slight increase is due to interest received during the month.

The interest rates presented are the most current rates available as of the date of this report. As of June 31, 2021, the interest rates for LAIF and CAMP investments were at .26 percent and .05 percent, respectively. By comparison, the LAIF and CAMP interest rates at the end of May were at .32 percent and .05 percent. Both rates have been steadily declining. This time last year, LAIF and CAMP rates were at 1.22 percent and .51, respectively.



The chart above shows both the Local Agency Investment Fund and California Management Program's average monthly yields from the beginning of FY 2021, the graph depicts the prolonged period of declining rates.

We anticipate a further decrease in the upcoming months, considering the economic impacts of COVID. Overall, LAIF shows better performance than CAMP in interest rates. The difference between the performance of the two funds is partly due to the varying pool characteristics. CAMP's portfolio composition is much more subject to market volatility, resulting in performance variation.

Diversity

The Finance Division aims to diversify the investment portfolios to avoid incurring unreasonable and avoidable risks regarding specific security types or individual financial institutions.

City of Palmdale and Successor Agency's investment portfolios remain strongly diversified. The monthly and quarterly reports include all investments held by both entities and current book values as of June 31, 2021.

In June, there were two U.S. Treasury Notes acquired and four Government Agency Papers acquired for a total of $20,368,461. One Government Agency Paper was called and one Certificate of Deposit matured for a loss of $5,041. No other securities were called or matured.

It is anticipated that both the City of Palmdale and Successor Agency will have sufficient moneys to meet its expenditure requirements for the next six months as we continue to monitor any financial impact due to the Coronavirus pandemic.

Attached are summaries of the investments on the City of Palmdale and Successor Agency's books as of June 31, 2021.

FISCAL IMPACT

There is no fiscal impact associated with the recommended actions for this report.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

B. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Janelle Samson, Assistant Finance Manager
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Monthly Report on City of Palmdale Investments
2. Monthly Report on Successor Agency Investments
3. Quarterly Report on City of Palmdale Investments
4. Quarterly Report on Successor Agency Investments

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
June 30, 2021
CITY OF PALMDALE INVESTMENTS

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	FDIC Number	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
U.S. TREASURY SECURITIES					Yield			
05-31-19	04-30-24	CITY	9128286R6 U.S. Treasury Note		2.03	5,000,000.00	5,051,650.00	5,388,280.00
01-19-21	05-31-23	CITY	9128284S6 U.S. Treasury Note		2.75	2,815,000.00	2,985,994.41	2,999,053.18
03-19-21	12-31-25	CITY	9128285T3 U.S. Treasury Note		2.63	3,000,000.00	3,260,634.36	3,278,255.22
05-11-21	02-28-26	CITY	9128286F2 U.S. Treasury Note		0.66	3,000,000.00	3,261,331.50	3,261,331.50
05-11-21	12-31-24	CITY	9128283P3 U.S. Treasury Note		0.40	3,000,000.00	3,200,040.56	3,200,040.56
06-04-21	12-31-22	CITY	912828N30 U.S. Treasury Note		0.05	3,000,000.00	3,097,665.56	3,097,665.56
06-04-21	12-31-23	CITY	912828V23 U.S. Treasury Note		0.20	4,000,000.00	4,210,026.50	4,210,026.50
			TOTAL U.S. TREASURY SECURITIES			$ 23,815,000.00	$ 25,067,342.89	$ 25,434,652.52
GOVERNMENT AGENCY PAPER								
06-05-19	06-05-23	CITY	3133EKPT7 Fed Farm Credit Bk		2.13	5,000,000.00	5,008,600.00	5,264,435.95
06-10-20	06-16-25	CITY	3133ELK37 Federal Farm Credit		0.78	5,000,000.00	5,000,000.00	5,001,470.75
08-07-20	05-06-24	CITY	3133EL2X1 Federal Farm Credit		0.42	2,000,000.00	2,000,000.00	2,000,000.00
08-27-20	11-27-24	CITY	3134GWNG7 Freddie Mac Domestic		0.50	2,000,000.00	2,000,000.00	2,000,000.00
04-01-21	04-01-25	CITY	3133EMUP5 Fed Farm Credit		0.71	5,000,000.00	5,000,000.00	5,000,000.00
05-11-21	09-04-25	CITY	3133EJYM5 FFCB Bond		0.59	1,000,000.00	1,103,275.25	1,103,275.25
05-11-21	09-04-25	CITY	3133EJYM5 FFCB Bond 0.57		0.57	2,000,000.00	2,208,460.00	2,208,460.00
06-04-21	11-07-25	CITY	3135G06G3 Fannie Mae		0.55	3,000,000.00	2,993,675.25	2,993,675.25
06-04-21	08-01-24	CITY	3130AMHH8 FHLB NOTE		0.41	4,000,000.00	4,000,000.00	4,000,000.00
06-07-21	06-07-24	CITY	3130AMQR6 FHLB NOTE		0.35	3,000,000.00	3,000,000.00	3,000,000.00
06-30-21	12-30-25	CITY	3130AMRQ7 FHLB NOTE		0.88	3,000,000.00	3,000,000.00	3,000,000.00
	c = callable							
			TOTAL GOVERNMENT AGENCY PAPER			$ 35,000,000.00	$ 35,314,010.50	$ 35,571,317.20
CERTIFICATES OF DEPOSIT								
05-11-18	05-11-22	CITY	05580AMR2 Bmw Bank North America	35141	2.95	245,000.00	245,000.00	257,552.09
05-15-18	05-16-22	CITY	86063QAN5 Stifel Bank & Trust	57311	2.85	245,000.00	245,000.00	257,132.40
05-18-18	05-18-22	CITY	29278TBF6 Enerbank Usa	57293	2.95	245,000.00	245,000.00	257,627.30
05-31-17	05-31-22	CITY	02587CFM7 American Express Bk	35328	2.40	245,000.00	245,000.00	254,640.02
06-01-17	05-31-22	CITY	51210SMT1 Lakeside Bank	19573	2.00	245,000.00	245,026.85	253,401.79
05-10-18	05-10-23	CITY	61747MX30 Morgan Stanley Bank Na	32992	3.15	245,000.00	245,000.00	264,858.48
05-11-18	05-11-23	CITY	87164WWF1 Synchrony Bank	27314	3.15	245,000.00	245,000.00	264,875.38
05-11-18	05-11-23	CITY	17312QL23 Citibank Na	7213	3.15	245,000.00	245,000.00	264,875.38
05-15-18	05-15-23	CITY	20033AYE0 Comenity Capital Bank	57570	3.10	245,000.00	245,000.00	264,548.55
			TOTAL CERTIFICATES OF DEPOSIT			$ 2,205,000.00	$ 2,205,026.85	$ 2,339,511.39

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
June 30, 2021

CORPORATE NOTES

03-10-20	03-01-23	CITY	30231GAR3 Exxon Mobil	2.73	1,000,000.00	1,045,330.00	1,052,024.89
03-10-20	05-13-22	CITY	037833BF6 Apple Inc	2.70	1,000,000.00	1,039,820.00	1,044,894.60
03-10-20	11-03-22	CITY	594918BH6 Microsoft Corp	2.65	1,000,000.00	1,047,870.00	1,051,523.94
03-10-20	01-13-23	CITY	037833DE7 Apple Inc	2.40	1,000,000.00	1,041,800.00	1,051,978.36
03-10-20	12-14-22	CITY	92826CAC6 VISA Inc	2.80	1,500,000.00	1,572,135.00	1,584,140.90
06-10-20	04-15-23	CITY	30231GBL5 Exxon Mobil Corp	1.75	5,000,000.00	5,000,000.00	5,131,579.15
06-10-20	05-11-23	CITY	166764BV1 Chevron Corp	1.14	2,075,000.00	2,075,000.00	2,110,739.09
08-14-20	08-14-23	CITY	94988J5R4 Wells Fargo Bank	3.55	3,000,000.00	3,000,000.00	3,000,000.00
			TOTAL CORPORATE BONDS		$ 15,575,000.00	$ 15,821,955.00	$ 16,026,880.93

STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND

09-01-84	n/a	CITY ACCOUNT	98-19-620	0.78	73,963,763.97	73,963,763.97	73,963,763.97
06/23/08	n/a	PCA ACCOUNT	40-19-060	0.78	70,004,511.74	70,004,511.74	70,004,511.74
			TOTAL LAIF ACCOUNTS		$ 143,968,275.71	$ 143,968,275.71	$ 143,968,275.71

CAMP- CALIFORNIA ASSET MANAGEMENT PROGRAM

6080-01	n/a	CITY ACCOUNT	6080-01	0.30	248,672.32	248,672.32	248,672.32
			TOTAL CAMP ACCOUNTS		$ 248,672.32	$ 248,672.32	$ 248,672.32

UBS FINANCIAL SERVICES

n/a	n/a	CITY ACCOUNT		0.00	20,150,919.46	20,150,919.46	20,150,919.46
			TOTAL UBS FINANCIAL SERVICES ACCOUNTS		$ 20,150,919.46	$ 20,150,919.46	$ 20,150,919.46
			TOTAL CITY INVESTMENTS		$ 240,962,867.49	$ 242,776,202.73	$ 243,740,229.53

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
June 30, 2021

LIBRARY INVESTMENTS

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT NUMBER	INTEREST RATE	INVESTED AMOUNT
STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND					
11-20-84	n/a	LIBRARY	16-19-012	0.78	12,429.11
		TOTAL LIBRARY INVESTMENTS			$ 12,429.11

FISCAL AGENT CASH

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT NUMBER	INTEREST RATE	INVESTED AMOUNT
BOND PROCEEDS					
SIERRA GATEWAY COMMUNITY FACILITIES DISTRICT 91-1					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
05-10-95	n/a	BOND	95421220	0.01	106.62
05-10-95	n/a	IMPROVEMENT	95421222	0.01	154,930.44
City Held Cash	(Fund 736-114000)	($255,885.63)			
		TOTAL SIERRA GATEWAY COMMUNITY FACILITIES DISTRICT 91-1			$ 155,037.06
BOND PROCEEDS					
RITTER RANCH COMMUNITY FACILITIES DISTRICT 93-1					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
04-06-95	n/a	RESERVE-SEN	95420880	n/a	0.00
04-06-95	n/a	IMPV-ACQUI	95420884	0.01	2,585,234.50
04-06-95	n/a	BOND	95420887	0.00	0.15
City Held Cash	(Fund 738-114000)	($1,000,675.82)			
		TOTAL RITTER RANCH COMMUNITY FACILITIES DISTRICT 93-1			$ 2,585,234.65
BOND PROCEEDS					
ANAVERDE COMMUNITY FACILITIES DISTRICT 2003-1					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
08-01-19	n/a	RESERVE	242969003	0.00	1,447,011.98
08-01-19	n/a	SP TAX - REFUNDING BC	242969004	0.01	15,148.73
08-01-19	n/a	SP TAX - REFUNDING BC	242969005	0.01	300.42
City Held Cash	(Fund 734-114000)	$900,917.97			
		TOTAL ANAVERDE COMMUNITY FACILITIES DISTRICT 2003-1			$ 1,462,461.13

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
June 30, 2021

BOND PROCEEDS
2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER)
Fiscal Agent: U.S. Bank National Association (fka First Trust)

08-02-05	n/a	SPEC TRB SER A/B	790330000	0.01	0.00
08-02-05	n/a	RESERVE FUND	790330002	0.01	0.00

City Held Cash (Fund 735-114000) $744,688.56

TOTAL 2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) $ -

BOND PROCEEDS
2006-1 Godde Hill Estate Sewer Improvements LOIB
Fiscal Agent: U.S. Bank National Association (fka First Trust)

11-08-06	n/a	REDEMPTION FUND	106844000	0.01	195,676.23
11-08-06	n/a	ADM EXP	106844002	0.01	1,594.31
11-08-06	n/a	RESERVE FUND	106844003	0.01	107,259.06

City Held Cash (Fund 739-114000) $127,799.09

TOTAL 2006-1 Godde Hill Estate Sewer Improvements LOIB $ 304,529.60

BOND PROCEEDS
2007 $19.9M COP Power Plant Land Acquisition
Fiscal Agent: U.S. Bank National Association (fka First Trust)

04-12-07	n/a	LEASE PAYMENT	112055000	0.01	0.00
04-12-07	n/a	RESERVE FUND	112055001	0.00	0.00

TOTAL 2007 $19.9M COP Power Plant Land Acquisition $ -

BOND PROCEEDS
2007 $6.5M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER)
Fiscal Agent: U.S. Bank National Association (fka First Trust)

08-23-07	n/a	BOND FUND	117856000	0.01	0.00
08-23-07	n/a	RESERVE FUND	117856002	0.01	4.32

TOTAL 2007 $6.5M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) $ 4.32

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
June 30, 2021
FISCAL AGENT CASH

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT NUMBER	INTEREST RATE	INVESTED AMOUNT
BOND PROCEEDS					
2012 PFA $8.7M LEASE REVENUE BONDS					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
12-19-12	n/a	REVENUE FD	201546000	0.00	0.31
12-19-12	n/a	INTEREST ACCOUNT	201546001	n/a	0.00
12-19-12	n/a	PRINCIPAL ACCOUNT	201546002	n/a	0.00
		TOTAL 2012 PFA $8.7M LEASE REVENUE BONDS			$ 0.31
2013 HA PALMDALE TRANSIT VILLAGE HOMES LLC ESCROW					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
10-11-13	n/a	ESCROW FUND	206455000	0.00	2,979,524.89
		TOTAL 2013 HA TRANSIT VILLAGE HOMES ESCROW			$ 2,979,524.89
2015 HA DEBT SERVICE RESERVE					
Fiscal Agent: Bank of America					
11-19-15	n/a	DEBT SVC RESERVE	1257964992	0.08	39,082.31
		TOTAL 2015 HA DEBT SERVICE RESERVE			$ 39,082.31
PARS RESTRICTED CASH FOR PENSION STABILIZATION TRUST FUND					
05-23-18	n/a	CITY	104790895775 Public Agency Retirement Services	2.60	2,897,574.10
		TOTAL PARS PENSION TRUST FUND			$ 2,897,574.10
BOND PROCEEDS					
2015 HA $4.3M MULTIFAMILY HOUSING REVENUE BONDS					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
09-03-15	n/a	BOND FUND	277067000	0.00	29,733.00
09-03-15	n/a	INTEREST ACCT	277067001	0.01	6.95
09-03-15	n/a	BOND RESERVE	277067003	0.00	281,016.19
09-03-15	n/a	REPAIR & REPLACE FUN	277067004	0.00	1,041,947.93
		TOTAL 2015 HA $4.3M MULTIFAMILY HOUSING REVENUE BONDS			$ 1,352,704.07

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
June 30, 2021

BOND PROCEEDS

2017 PFA $17.4M LEASE REVENUE BONDS

Fiscal Agent: U.S. Bank National Association (fka First Trust)

04-05-17	n/a	REVENUE FUND	271128000	0.00	0.44
04-05-17	n/a	PRINCIPAL ACCT	271128002	n/a	0.00

TOTAL 2017 PFA $17.4M LEASE REVENUE BONDS $ 0.44

Total City Held Cash (XXX-114000) $516,844.17

GRAND TOTAL - FISCAL AGENT CASH $ 11,776,152.88

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
June 30, 2021
SUMMARY OF CASH AND INVESTMENTS

Cash on Hand			$ 5,337,677
			($104,064)
Pooled Cash Investments			($6,788,295)
			$6,266,839
City:	$ 236,977,448		$0
Insur Fund:	$6,762,782		$ 243,740,230
Library Investments			$12,429
Subtotal			$ 248,464,815
City/AD/CFD/PCA/PFA/HA Fiscal Agent Cash			$ 11,776,153 *
Grand total			$ 260,240,968

The interest rate quoted on LAIF, AIM, and Fiscal Agent/Trustee accounts is the most current rate available.
LAIF & AIM interest rates are as of June 30, 2021.

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS

POOLED CASH - LOCAL AGENCY INVESTMENT FUND (LAIF), CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP), & UBS FINANCIAL SERVICES
June 30, 2021

TRANSACTION DATE	DEPOSIT	WITHDRAWAL	INTEREST RECEIVED	BALANCE
CITY ACCOUNT 98-19-620				
Beginning Balance				$ 63,963,763.97
06/03/21	$ 10,000,000.00			
Subtotal	$ 10,000,000.00	$ -	$ -	$ 73,963,763.97
PCA ACCOUNT 40-19-060				
Beginning Balance				$ 60,004,511.74
06/03/21	$ 10,000,000.00			
Subtotal	$ 10,000,000.00	$ -	$ -	$ 70,004,511.74
LIBRARY ACCOUNT 16-19-012				
Beginning Balance				$ 12,429.11
Subtotal	$ -	$ -	$ -	$ 12,429.11
CAMP - CALIFORNIA ASSET MANAGEMENT PROGRAM				
Beginning Balance				$ 248,662.05
06/30/21			$ 10.27	
Subtotal	$ -	$ -	$ 10.27	$ 248,672.32
UBS Financial Services				
Beginning Balance				$ 935.17
06/30/21	$ 30,368,308.74			
06/30/21			$ 121,749.11	
06/30/21		$ (38,706.25)		
06/30/21		$ (10,301,367.31)		
Subtotal	$ 30,368,308.74	$ (10,340,073.56)	$ 121,749.11	$ 20,150,919.46
Total	$ 50,368,308.74	$ (10,340,073.56)	$ 121,759.38	$ 164,380,296.60

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS

POOLED CASH - INVESTMENTS MATURED OR CALLED

June 30, 2021

TN = US Treasury
FP = Federal Paper
CD = Certificate of Deposit
C = Call
M = Maturity
CB = Corporate Bond

ISSUER		PURCHASE DATE	MATURITY DATE	REDEMPTION DATE	FACE VALUE REDEEMED	INTEREST RECEIVED	NET FUNDS	INVESTED AMOUNT	GAIN/ (LOSS)
3134GVN87 Freddie Mac	c	06-10-20	12-15-22	06-15-21	5,000,000.00	$ 10,000.00	$ 5,010,000.00	5,000,280.10	($280.10)
14042RFY2 Capital One NA		06-01-17	06-01-21	06-01-21	245,000.00	$ -	$ 245,000.00	249,761.82	($4,761.82)
					$ 5,245,000.00	$ 10,000.00	$ 5,255,000.00	$ 5,250,041.92	$ (5,041.92)

Total Number of Transactions: 2

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS

POOLED CASH - INVESTMENTS PURCHASED
June 30, 2021

TN = US Treasury
FP = Federal Paper
CD = Certificate of Deposit
CN = Corporate Notes

ISSUER	PURCHASE DATE	MATURITY DATE	FACE VALUE	PREMIUM / (DISCOUNT)	PURCHASE PRICE	ACCRUED INTEREST PURCHASED	NET PURCHASE	Yield
3135G06G3 FANNIE MAE NTS	06-04-21	11-07-25	$ 3,000,000.00	$ (6,324.75)	$ 2,993,675.25	$ 1,125.00	$ 2,994,800.25	0.55%
912828N30 US TSY NOTE	06-04-21	12-31-22	$ 3,000,000.00	$ 97,665.56	$ 3,097,665.56	$27,296.27	$ 3,124,961.83	0.05%
912828V23 US TSY NOTE	06-04-21	12-31-23	$ 4,000,000.00	$ 210,026.50	$ 4,210,026.50	$38,535.91	$ 4,248,562.41	0.20%
3130AMHH8 FHLB NOTE	06-04-21	08-01-24	$ 4,000,000.00	$ -	$ 4,000,000.00	$ 136.67	$ 4,000,136.67	0.41%
3130AMQR6 FHLB NOTE	06-07-21	06-07-24	$ 3,000,000.00	$ -	$ 3,000,000.00	$ -	$ 3,000,000.00	0.35%
3130AMRQ7 FHLB NOTE	06-30-21	12-30-25	$ 3,000,000.00	$ -	$ 3,000,000.00	$ -	$ 3,000,000.00	0.88%
			$ 20,000,000.00	$ 301,367.31	$ 20,301,367.31	$ 67,093.85	$ 20,368,461.16	

Total Number of Transactions: 6

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
June 30, 2021

SUCCESSOR AGENCY POOLED CASH INVESTMENTS

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	INVESTED AMOUNT	TOTAL
STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND						
09-01-84	n/a	SA ACCOUNT	65-19-035	0.78	5,187,677.21	
TOTAL LAIF ACCOUNTS						$ 5,187,677.21

FISCAL AGENT CASH

BOND PROCEEDS						
CRA - 2002 Sub Lien Tax Allocation Bonds $5.3M ($5,329,748.25)						
Fiscal Agent: U.S. Bank National Association						
08-20-02	n/a	RESERVE FUND	94460700	0.01	527,732.03	
08-20-02	n/a	INTEREST ACCT	94460701	0.01	191,323.11	
08-20-02	n/a	PRINCIPAL ACCT	94460702	0.01	7,047.74	
TOTAL CRA - 2002 Sub Lien Tax Allocation Bonds $5.3M ($5,329,748.25)						$ 726,102.88
BOND PROCEEDS						
2016 SA $31.5M Tax Allocation Refunding Bonds Series A						
Fiscal Agent: U.S. Bank National Association (fka First Trust)						
04-26-16	n/a	DEBT SERVICE	245113000	0.00	1.97	
04-26-16	n/a	INTEREST ACCT	245113001	N/A	0.00	
TOTAL 2016 SA $31.5M Tax Allocation Refunding Bonds Series A						$ 1.97
GRAND TOTAL - FISCAL AGENT CASH						$726,105

SUMMARY OF CASH AND INVESTMENTS

Cash on Hand	$ 6,892,777
Pooled Cash Investments	$ 5,187,677
Successor Agency Fiscal Agent Cash	$726,105
Grand total	$ 12,806,559

* The interest rate quoted on LAIF and Fiscal Agent/Trustee accounts is the most current rate available.
LAIF interest rates are as of June 30, 2021.

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS

POOLED CASH - LOCAL AGENCY INVESTMENT FUND (LAIF)
June 30, 2021

TRANSACTION DATE	DEPOSIT	WITHDRAWAL	INTEREST RECEIVED	BALANCE
SA ACCOUNT 65-19-035				
Beginning Balance				$ 5,187,677.21
Subtotal	$ -	$ -	$ -	$ 5,187,677.21

STIFEL | Fixed Income Strategy

Portfolio Review and Analysis Prepared for:

City of Palmdale

Palmdale, CA

As of Date: 06/30/2021

Pricing as of: 06/30/2021

Date of Analysis: 07/21/2021

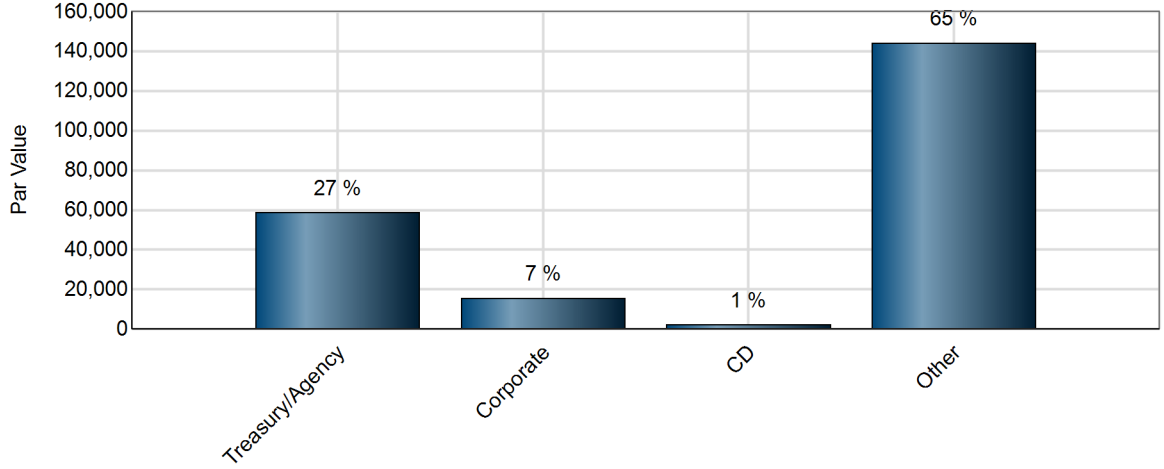
Account Executive: Bill Blackwill

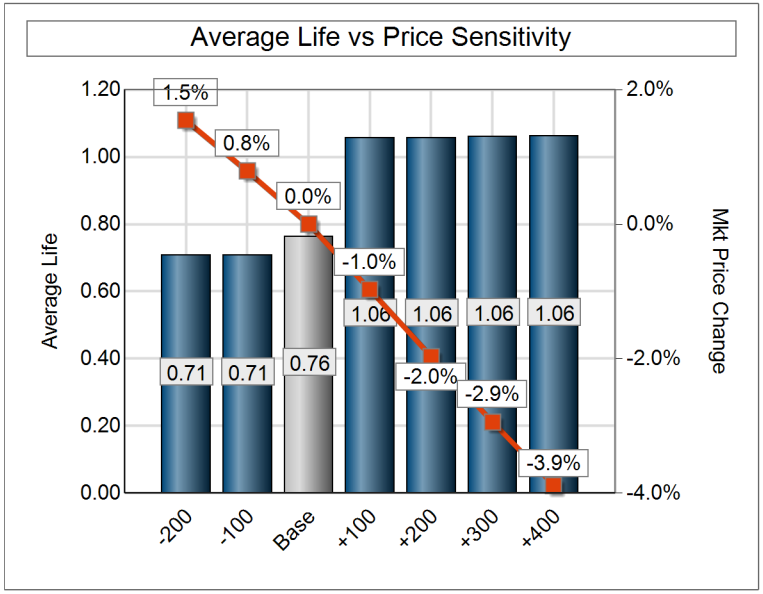
For Distribution to Institutional Clients Only

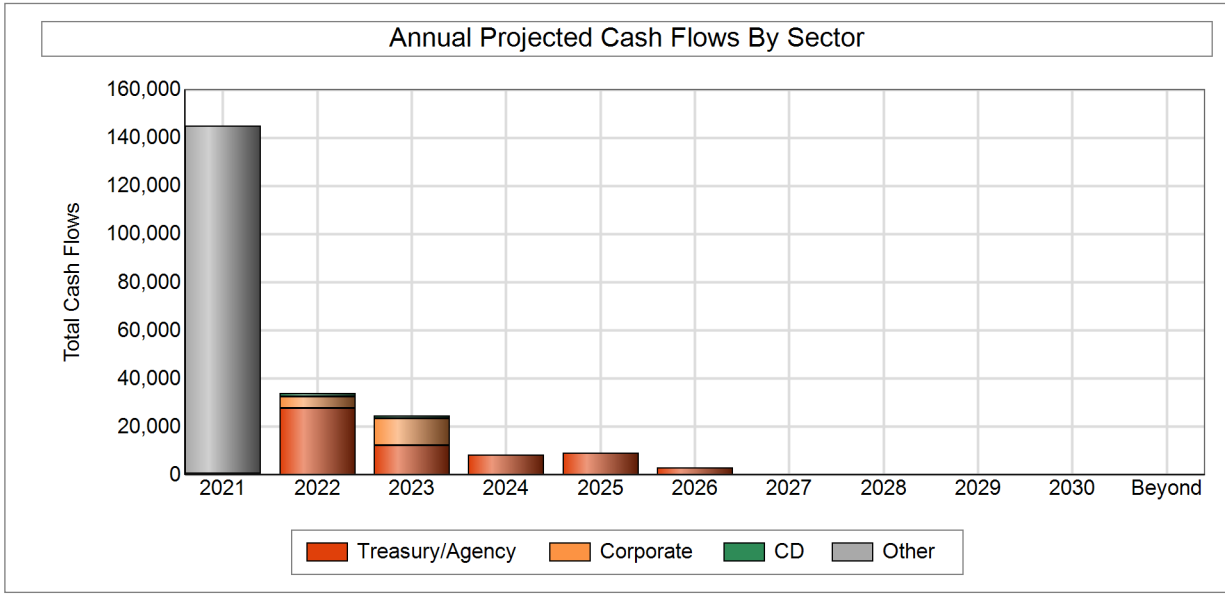
REFER TO THE LAST PAGE OF THIS REPORT FOR STIFEL FIXED INCOME CAPITAL MARKETS DISCLOSURES

Portfolio Overview

Book Value	220,812
# Securities	38
Average Size (Book)	5,811
Book Yield	1.12
Market Yield	0.71
$ Gain/Loss	2,254
% Gain/Loss	1.0%
Average Life	0.76
Average Life +300bps	1.06
% Price Change +100bps	-0.97
% Price Change +300bps	-2.94
Effective Duration	0.91
Effective Convexity	-0.23
AFS / HTM%	100% / 0%
Fixed / Floating	100% / 0%







Historical Portfolio Overview

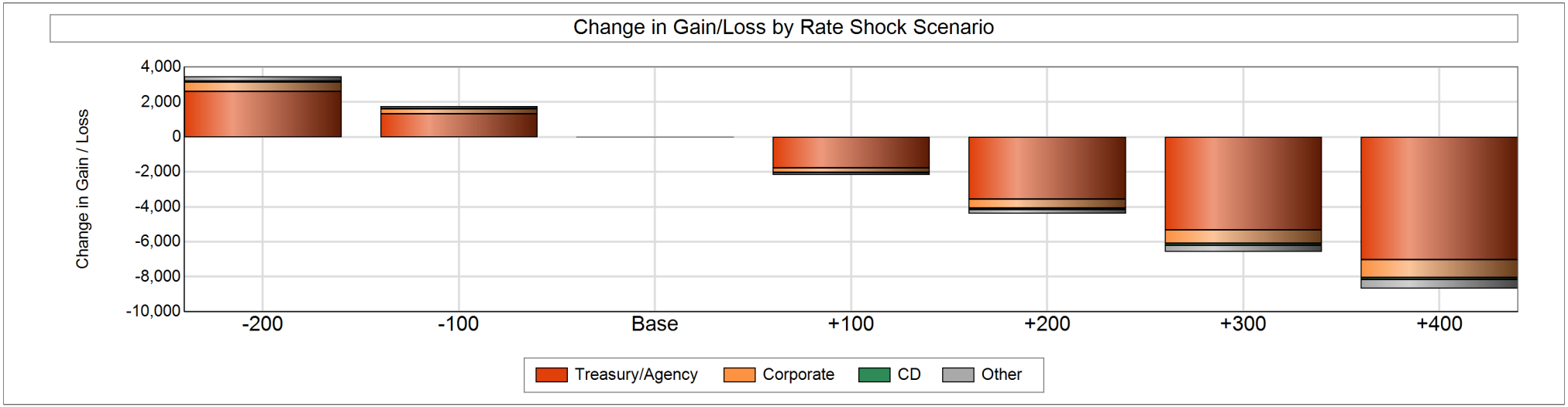
	06/30/2021	03/31/2021	12/31/2020	09/30/2020
Book Value	220,812	182,172	188,211	188,409
Book Yield	1.12	1.12	1.12	1.11
Book Yield (+100)	1.12	1.12	1.12	1.11
Book Yield (+300)	1.12	1.12	1.12	1.11
Book Yield (-100)	1.12	1.12	1.12	1.11
WAL	0.76	0.56	0.47	0.67
WAL (+100)	1.06	0.74	0.68	1.03
WAL (+300)	1.06	0.74	0.87	1.22
WAL (-100)	0.71	0.52	0.47	0.56
% Price Change (+100)	-1.0%	-0.7%	-0.6%	-0.9%
% Price Change (+300)	-2.9%	-2.1%	-2.2%	-3.0%
% Price Change (-100)	0.8%	0.6%	0.5%	0.6%
Effective Duration	0.91	0.63	0.52	0.67
Effective Convexity	-0.23	-0.15	-0.22	-0.53
$ Gain/Loss	2,254	1,507	1,381	1,426
% Gain/Loss	1.0%	0.8%	0.7%	0.8%
Principal Cash Flow 2 yrs out	89%	88%	89%	84%
Principal Cash Flow 2 yrs out (+100)	78%	83%	84%	72%
Principal Cash Flow 2 yrs out (+300)	78%	83%	78%	66%
Principal Cash Flow 2 yrs out (-100)	89%	88%	89%	88%

Portfolio Sector Summary

Sector	Portfolio %	Par Value	Cpn	Maturity	Book Value	Book Yield	Market Value	Market Yield	% Price Change -100	% Price Change +100	% Price Change +300	Gain/(Loss) $	Gain/(Loss) %	Effective WAL	Effective Dur	Effective Cvx	AFS %
Treasury (7)	10.8%	23,815	2.37	3.0 yrs	23,815	2.37	25,136	0.47	3.0	-2.9	-8.3	1,321	5.5%	3.03	2.94	0.11	100 %
Agency Bullet (4)	5.0%	11,000	1.93	3.2 yrs	11,000	1.93	11,431	0.52	3.2	-3.1	-8.8	431	3.9%	3.20	3.12	0.13	100 %
Callable Agency (7)	10.9%	24,000	0.61	3.6 yrs	24,000	0.61	23,925	0.96	0.9	-2.8	-9.2	-75	-0.3%	0.86	2.19	-2.35	100 %
Treasury/Agency (18)	26.6%	58,815	1.57	3.3 yrs	58,815	1.57	60,492	0.67	2.2	-2.9	-8.8	1,677	2.9%	2.18	2.68	-0.86	100 %
Finance (2)	2.0%	4,500	3.30	1.9 yrs	4,500	3.30	4,739	0.37	1.8	-1.7	-5.2	239	5.3%	1.79	1.74	0.04	100 %
Industrial (6)	5.0%	11,075	1.87	1.6 yrs	11,075	1.87	11,327	0.34	1.6	-1.6	-4.7	252	2.3%	1.61	1.60	0.03	100 %
Corporate (8)	7.1%	15,575	2.28	1.7 yrs	15,575	2.28	16,067	0.35	1.7	-1.6	-4.9	492	3.2%	1.66	1.64	0.03	100 %
NCD (9)	1.0%	2,205	2.86	1.3 yrs	2,205	2.86	2,291	0.00	1.3	-1.3	-3.9	86	3.9%	1.32	1.32	0.02	100 %
CD (9)	1.0%	2,205	2.86	1.3 yrs	2,205	2.86	2,291	0.00	1.3	-1.3	-3.9	86	3.9%	1.32	1.32	0.02	100 %
Cash & Other (3)	65.3%	144,217	0.78	0.1 yrs	144,217	0.78	144,217	0.78	0.1	-0.1	-0.3	0	0.0%	0.08	0.09	0.00	100 %
Other (3)	65.3%	144,217	0.78	0.1 yrs	144,217	0.78	144,217	0.78	0.1	-0.1	-0.3	0	0.0%	0.08	0.09	0.00	100 %
Total (38)	100.0%	220,812	1.12	1.1 yrs	220,812	1.12	223,066	0.71	0.8	-1.0	-2.9	2,254	1.0%	0.76	0.91	-0.23	100 %

Shocked Analysis

	-200	-100	Base	+100	+200	+300	+400
Par Value	220,812	220,812	220,812	220,812	220,812	220,812	220,812
Book Value	220,812	220,812	220,812	220,812	220,812	220,812	220,812
Market Value	226,513	224,827	223,066	220,892	218,676	216,507	214,403
Gain/(Loss)	5,701	4,015	2,254	80	-2,136	-4,305	-6,409
Gain/(Loss) %	2.6%	1.8%	1.0%	0.0%	-1.0%	-2.0%	-2.9%
Gain/(Loss) % - Chg from Base	1.5%	0.8%	0.0%	-1.0%	-2.0%	-2.9%	-3.9%
Book Price	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Book Yield	1.12	1.12	1.12	1.12	1.12	1.12	1.12
Market Price	102.58	101.82	101.02	100.04	99.03	98.05	97.10
Market Yield	-1.52	-0.47	0.71	1.69	2.72	3.76	4.80
WAL	0.71	0.71	0.76	1.06	1.06	1.06	1.06



Price Risk & Market Value Change by Sector

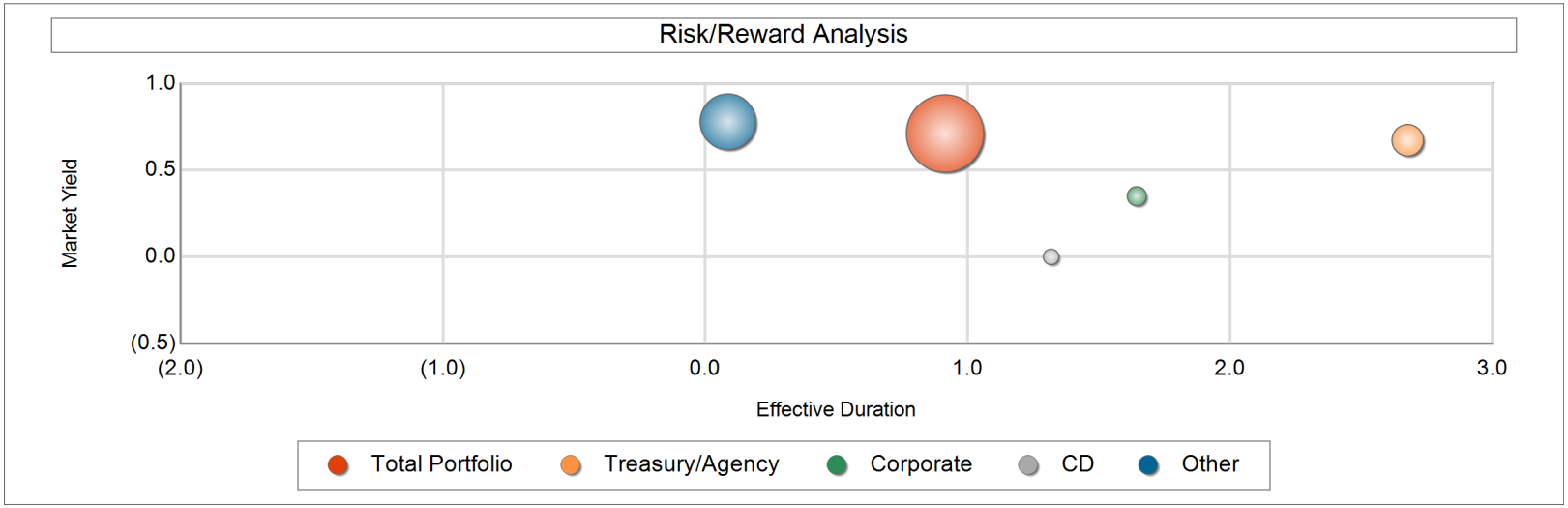
AFS

Sector	% Change in Market Value from Level -100	Mkt Value	+100	+200	+300	Eff Dur
Treasury/Agency	2.2%	60,492	-2.9%	-5.9%	-8.8%	2.7%
Corporate	1.7%	16,067	-1.6%	-3.3%	-4.9%	1.6%
CD	1.3%	2,291	-1.3%	-2.6%	-3.9%	1.3%
Other	0.1%	144,217	-0.1%	-0.2%	-0.3%	0.1%
Total	0.8%	223,066	-1.0%	-2.0%	-2.9%	0.9%
Scenario Market Val	224,827	223,066	220,892	218,676	216,507	
Scenario Gain/Loss	4,015	2,254	80	-2,136	-4,305	

HTM

Sector	% Change in Market Value from Level -100	Mkt Value	+100	+200	+300	Eff Dur

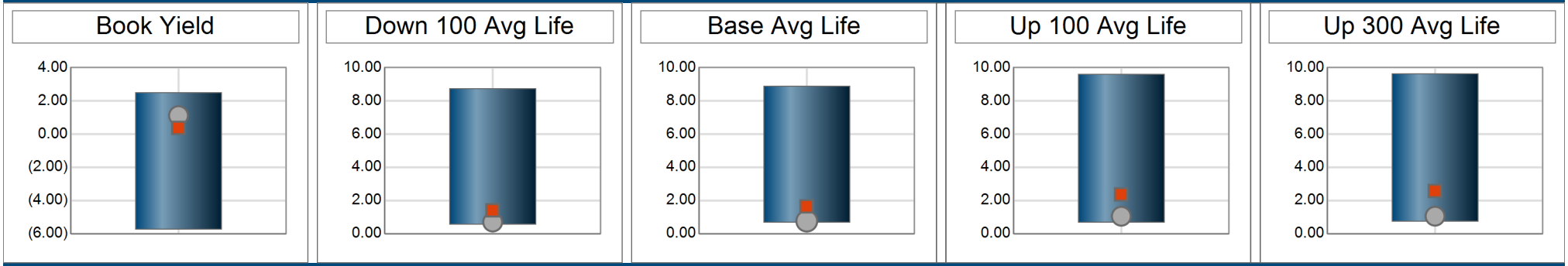
Total Portfolio (AFS + HTM):	
% Change in Market Val from Level	
-200 bps	1.5%
-100 bps	0.8%
Level Market Val	223,066
+100 bps	-1.0%
+200 bps	-2.0%
+300 bps	-2.9%
+400 bps	-3.9%
Effective Duration	*0.91*
Effective Convexity	-0.23



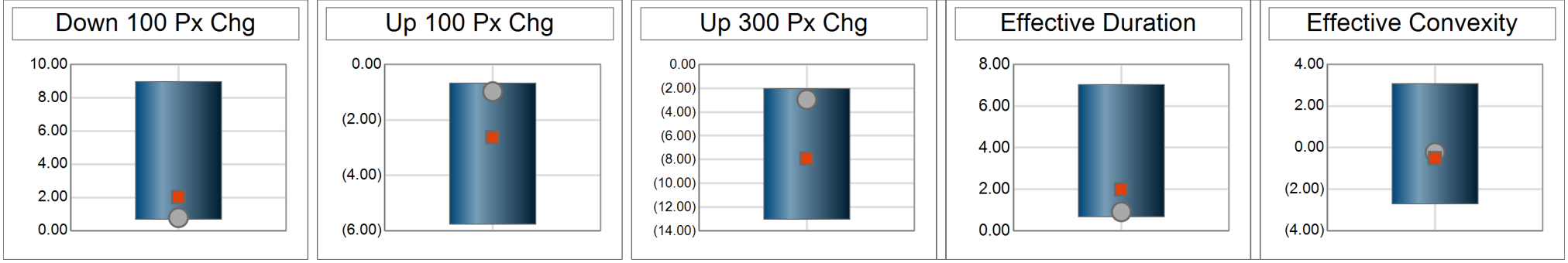
Peer Group Comparison

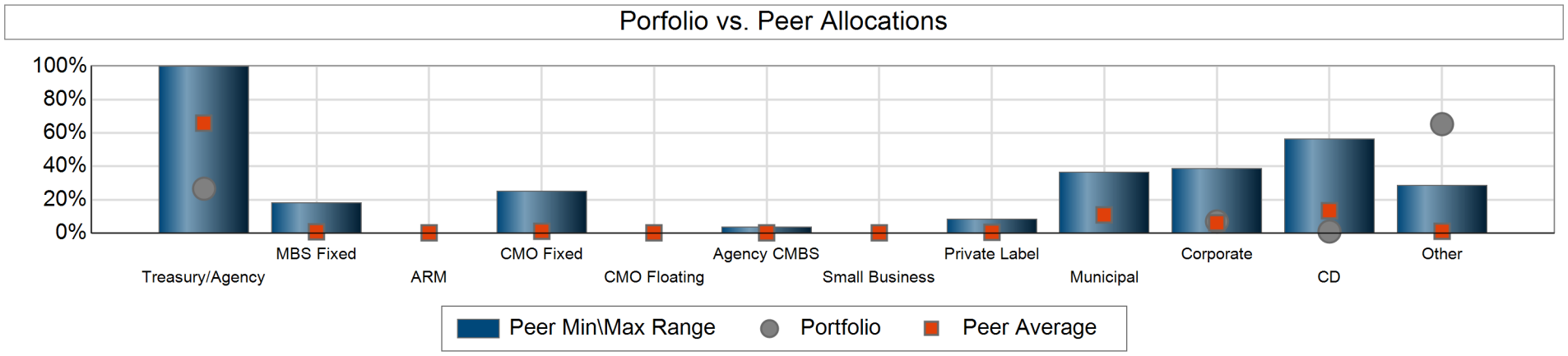
Peer	As of Date	Book Value	G/L %	Book Yield	Average Life Base	Average Life -100	Average Life +300	% Price Change -100	% Price Change +100	% Price Change +300	Effective Dur	Effective Cvx	UST Agy	Fix MBS	ARM	Fix CMO	Flt CMO	Agy CMBS	Sm Bus.	Prv Label	Muni	Corp	CD & Oth	% Fixed	% AFS
1	05/21	239,935	0.5	1.08	1.5	1.2	3.3	1.7	-2.7	-8.4	2.3	-1.0	81%	0%	0%	0%	0%	0%	0%	0%	17%	0%	2%	100%	100%
2	06/21	244,912	1.2	1.35	2.2	2.2	2.3	2.3	-2.3	-6.6	2.3	0.0	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
3	06/21	249,256	-0.3	0.32	1.1	0.8	2.4	1.2	-2.1	-6.5	1.8	-1.0	64%	0%	0%	0%	0%	0%	0%	0%	31%	5%	0%	100%	100%
4	03/21	172,141	0.6	0.82	1.3	1.3	1.7	1.4	-1.6	-4.7	1.5	-0.2	54%	0%	0%	0%	0%	0%	0%	0%	12%	0%	34%	100%	100%
5	03/21	171,888	2.2	1.76	2.3	2.3	2.4	2.4	-2.3	-6.7	2.3	0.1	61%	0%	0%	0%	0%	0%	0%	0%	13%	14%	12%	100%	100%
6	04/21	158,077	-0.7	0.64	1.5	0.6	3.8	1.5	-3.1	-9.8	2.7	-1.5	90%	0%	0%	0%	0%	0%	0%	0%	0%	9%	2%	100%	100%
7	03/21	137,398	-1.7	0.73	2.5	1.1	5.2	2.7	-4.2	-12.8	3.8	-1.3	85%	0%	0%	0%	0%	4%	0%	0%	12%	0%	0%	100%	100%
8	03/21	133,497	1.0	0.98	1.4	1.3	1.4	1.4	-1.4	-4.1	1.4	0.0	89%	0%	0%	0%	0%	0%	0%	0%	3%	0%	8%	100%	100%
9	06/21	112,200	-0.1	0.46	1.4	1.3	1.9	1.4	-1.7	-5.2	1.6	-0.5	25%	0%	0%	0%	0%	0%	0%	0%	37%	0%	38%	100%	29%
10	06/21	335,007	-0.1	0.15	0.7	0.6	1.7	0.7	-1.5	-4.7	1.2	-1.3	64%	0%	0%	0%	0%	0%	0%	0%	33%	3%	0%	100%	100%
11	06/21	85,966	0.0	0.87	1.3	0.7	3.5	1.3	-2.8	-9.1	2.3	-2.0	98%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	100%	100%
12	05/21	68,451	1.8	1.57	2.2	2.1	2.5	2.2	-2.3	-6.8	2.3	0.0	50%	0%	0%	0%	0%	0%	0%	0%	0%	4%	47%	100%	100%
13	03/21	47,324	1.5	1.22	2.6	2.6	2.7	2.7	-2.6	-7.5	2.6	0.1	63%	0%	0%	0%	0%	1%	0%	9%	7%	16%	4%	98%	100%
14	05/21	394,503	3.1	2.07	2.1	2.0	3.2	2.2	-2.4	-7.4	2.4	-0.1	47%	0%	0%	0%	0%	0%	0%	0%	34%	20%	0%	100%	100%
15	05/21	40,281	1.1	1.19	1.3	0.8	4.3	1.3	-3.2	-10.4	2.5	-2.7	74%	0%	0%	0%	0%	0%	0%	0%	0%	0%	26%	100%	100%
16	05/21	39,860	0.8	1.39	8.9	8.8	9.6	9.0	-5.8	-13.0	7.0	3.1	45%	0%	0%	0%	0%	0%	0%	0%	16%	14%	25%	100%	100%
17	06/21	35,578	-0.4	0.90	2.0	1.3	3.7	1.9	-3.0	-9.2	2.7	-0.7	65%	2%	0%	1%	0%	0%	0%	0%	0%	11%	20%	93%	100%
18	05/21	406,708	0.0	-5.74	2.1	2.0	3.2	2.2	-2.4	-7.4	2.4	-0.1	45%	0%	0%	0%	0%	0%	0%	0%	36%	19%	0%	100%	100%
19	06/21	32,578	-0.7	0.84	2.1	1.0	4.5	2.0	-3.6	-11.3	3.2	-1.2	99%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	100%	100%
20	06/21	25,791	-0.4	0.84	1.6	1.0	4.5	1.7	-3.5	-11.3	2.8	-2.3	99%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	100%	100%
21	06/21	18,524	0.4	1.27	1.6	0.9	3.3	1.5	-2.8	-8.7	2.5	-1.2	52%	0%	0%	0%	0%	0%	0%	0%	0%	0%	48%	100%	100%
22	03/21	13,527	2.4	1.90	2.8	2.8	2.9	2.8	-2.7	-7.9	2.8	0.1	0%	0%	0%	0%	0%	0%	0%	0%	23%	39%	38%	100%	100%
23	06/21	9,000	-0.2	1.11	0.7	0.6	4.1	1.2	-2.9	-9.8	2.2	-2.0	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
24	06/21	8,721	2.9	2.50	2.0	1.4	2.8	1.6	-2.0	-6.4	1.9	-0.3	0%	18%	0%	25%	0%	0%	0%	0%	0%	0%	56%	96%	0%
25	04/21	8,329	-0.3	1.88	5.9	5.9	8.7	6.0	-5.9	-16.9	5.9	0.4	0%	0%	0%	0%	0%	0%	0%	0%	81%	3%	15%	97%	100%
Avg		127,578	0.6	0.88	2.2	1.9	3.6	2.3	-2.8	-8.5	2.6	-0.6	62%	1%	0%	1%	0%	0%	0%	0%	14%	6%	15%	99%	93%
Port		220,812	1.0	1.12	0.8	0.7	1.1	0.8	-1.0	-2.9	0.9	-0.2	27%	0%	0%	0%	0%	0%	0%	0%	0%	7%	66%	100%	100%
Diff		93,234	0.4	0.23	-1.4	-1.2	-2.5	-1.5	1.9	5.6	-1.7	0.4	-35%	-1%	0%	-1%	0%	0%	0%	0%	-14%	1%	51%	1%	7%

Yield and Average Life Peer Comparison



Price Risk Peer Comparison



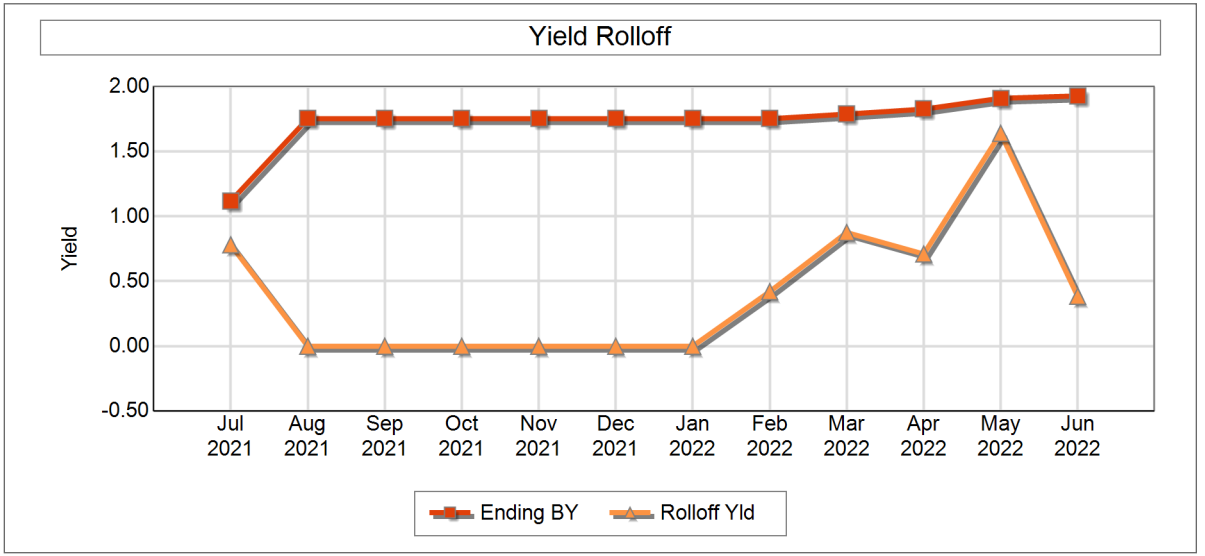


Each box contains the range of your peer group, the top and bottom of the boxes being the max and min. The red box is the avg. of your peers within the range and the gray dot represents your position.

Cash Flow and Yield Rolloff - Next 12 Months

Yield Rolloff

Month	Begin BY	Principal CF	Rolloff Yld	Ending BY
Jul 2021	1.12	144,217	0.78	1.75
Aug 2021	1.75	0	0.00	1.75
Sep 2021	1.75	0	0.00	1.75
Oct 2021	1.75	0	0.00	1.75
Nov 2021	1.75	0	0.00	1.75
Dec 2021	1.75	0	0.00	1.75
Jan 2022	1.75	0	0.00	1.75
Feb 2022	1.75	2,000	0.42	1.79
Mar 2022	1.79	3,000	0.88	1.83
Apr 2022	1.83	5,000	0.71	1.91
May 2022	1.91	4,225	1.64	1.93
Jun 2022	1.93	7,000	0.38	2.12



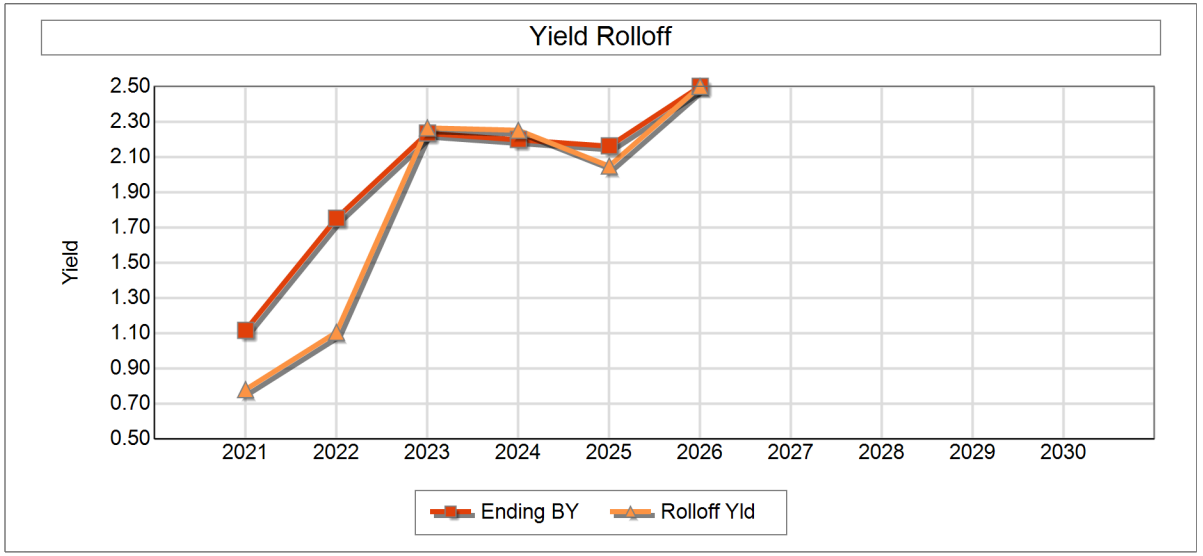
Shocked Principal and Interest Cash Flow Analysis

Year	-200	-100	Base	+100	+200	+300	+400
Jul 2021	151,328	151,328	144,325	144,325	144,325	144,325	144,325
Aug 2021	2,098	2,098	98	98	98	98	98
Sep 2021	7,072	7,072	61	61	61	61	61
Oct 2021	116	116	116	116	116	116	116
Nov 2021	105	105	110	110	110	110	110
Dec 2021	232	232	273	273	273	273	273
Jan 2022	14	14	14	14	14	14	14
Feb 2022	93	93	2,100	98	98	98	98
Mar 2022	61	61	3,068	61	61	61	61
Apr 2022	5,115	5,115	5,115	115	115	115	115
May 2022	2,330	2,330	4,332	2,330	2,330	2,330	2,330
Jun 2022	3,229	3,229	7,257	257	257	257	257

Cash Flow and Yield Rolloff - Next 10 Years

Yield Rolloff

Year	Begin BY	Principal CF	Rolloff Yld	Ending BY
2021	1.12	144,217	0.78	1.75
2022	1.75	32,725	1.11	2.23
2023	2.23	23,870	2.26	2.20
2024	2.20	8,000	2.25	2.16
2025	2.16	9,000	2.05	2.50
2026	2.50	3,000	2.50	
2027				
2028				
2029				
2030				

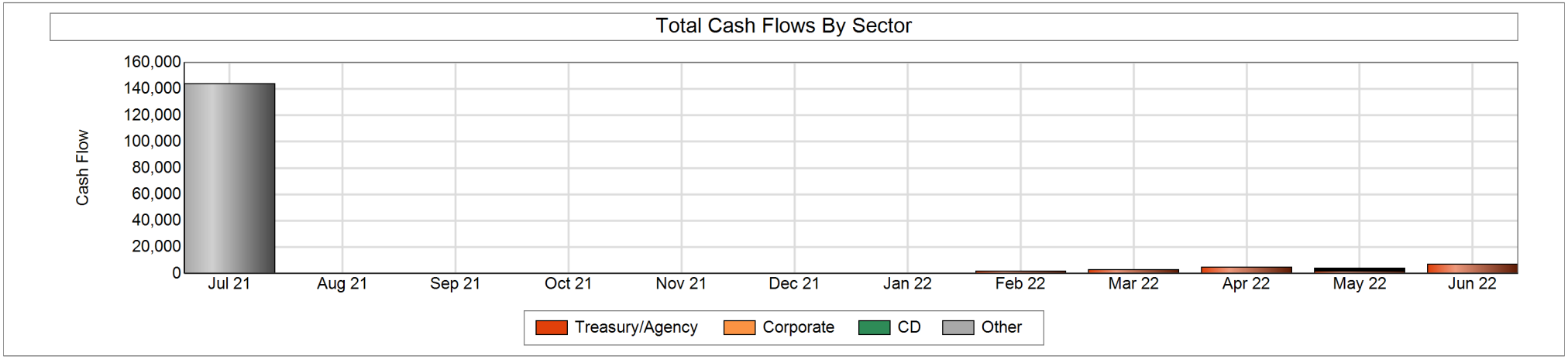


Shocked Principal and Interest Cash Flow Analysis

Year	-200	-100	Base	+100	+200	+300	+400
2021	160,952	160,952	144,983	144,983	144,983	144,983	144,983
2022	17,911	17,911	33,958	10,034	10,034	9,035	9,035
2023	24,664	24,664	24,664	24,810	24,810	25,826	25,835
2024	8,383	8,383	8,383	19,516	19,516	19,516	19,516
2025	9,259	9,259	9,259	22,323	22,323	22,323	22,323
2026	3,038	3,038	3,038	3,038	3,038	3,038	3,038

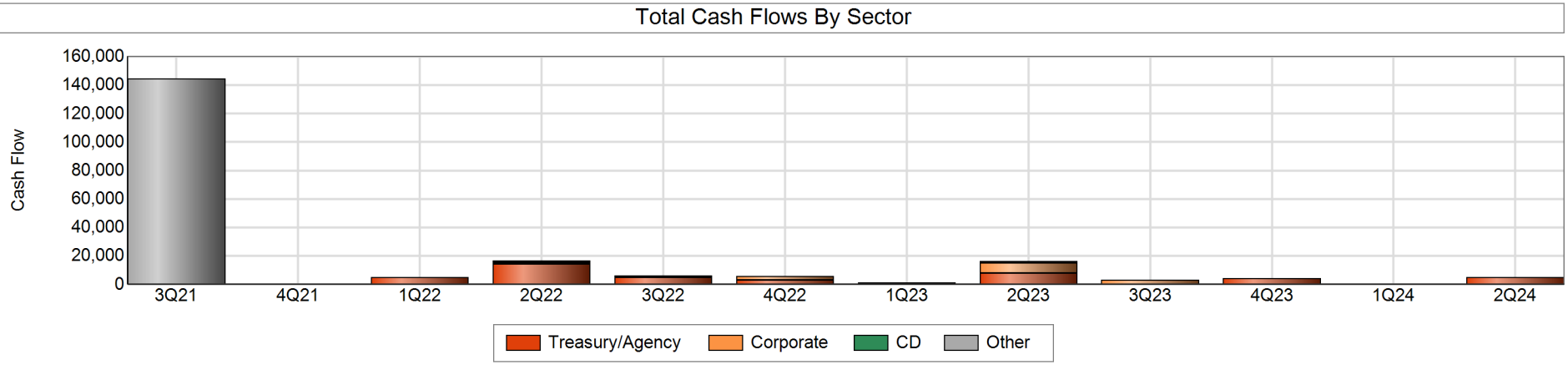
Sector Cash Flow and Yield Rolloff - Next 12 Months

		Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Bk Yld Chg
Treasury/Agency	Cash Flow	0	43	45	74	51	250	0	2,045	3,052	5,074	2,049	7,235	
	End BY	1.57	1.57	1.57	1.57	1.57	1.57	1.57	1.61	1.65	1.75	1.80	2.05	0.48
Corporate	Cash Flow	12	53	14	39	39	21	12	53	14	39	1,039	21	
	End BY	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.25	2.25	-0.03
CD	Cash Flow	2	2	2	2	21	2	2	2	2	2	1,245	1	
	End BY	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	3.14	3.14	0.28
Other	Cash Flow	144,311	0	0	0	0	0	0	0	0	0	0	0	
	End BY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	Cash Flow	144,325	98	61	116	110	273	14	2,100	3,068	5,115	4,332	7,257	
	End BY	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.79	1.83	1.91	1.93	2.12	0.37



Sector Cash Flow and Yield Rolloff - Next 3 Years

		3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	Bk Yld Chg
Treasury/Agency	Cash Flow	88	375	5,096	14,357	5,086	3,307	83	8,087	83	4,183	83	5,136	
	End BY	1.57	1.57	1.65	2.05	2.23	2.24	2.24	2.21	2.21	2.20	2.20	2.18	0.61
Corporate	Cash Flow	79	99	79	1,099	1,088	2,575	1,062	7,126	3,044	0	0	0	
	End BY	2.28	2.28	2.28	2.25	2.22	2.13	2.07	3.55	0.00	0.00	0.00	0.00	-2.28
CD	Cash Flow	7	25	7	1,248	2	14	2	993	0	0	0	0	
	End BY	2.86	2.86	2.86	3.14	3.14	3.14	3.14	0.00	0.00	0.00	0.00	0.00	-2.86
Other	Cash Flow	144,311	0	0	0	0	0	0	0	0	0	0	0	
	End BY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	Cash Flow	144,484	499	5,182	16,704	6,176	5,896	1,147	16,206	3,127	4,183	83	5,136	
	End BY	1.75	1.75	1.83	2.12	2.25	2.23	2.22	2.36	2.21	2.20	2.20	2.18	0.43

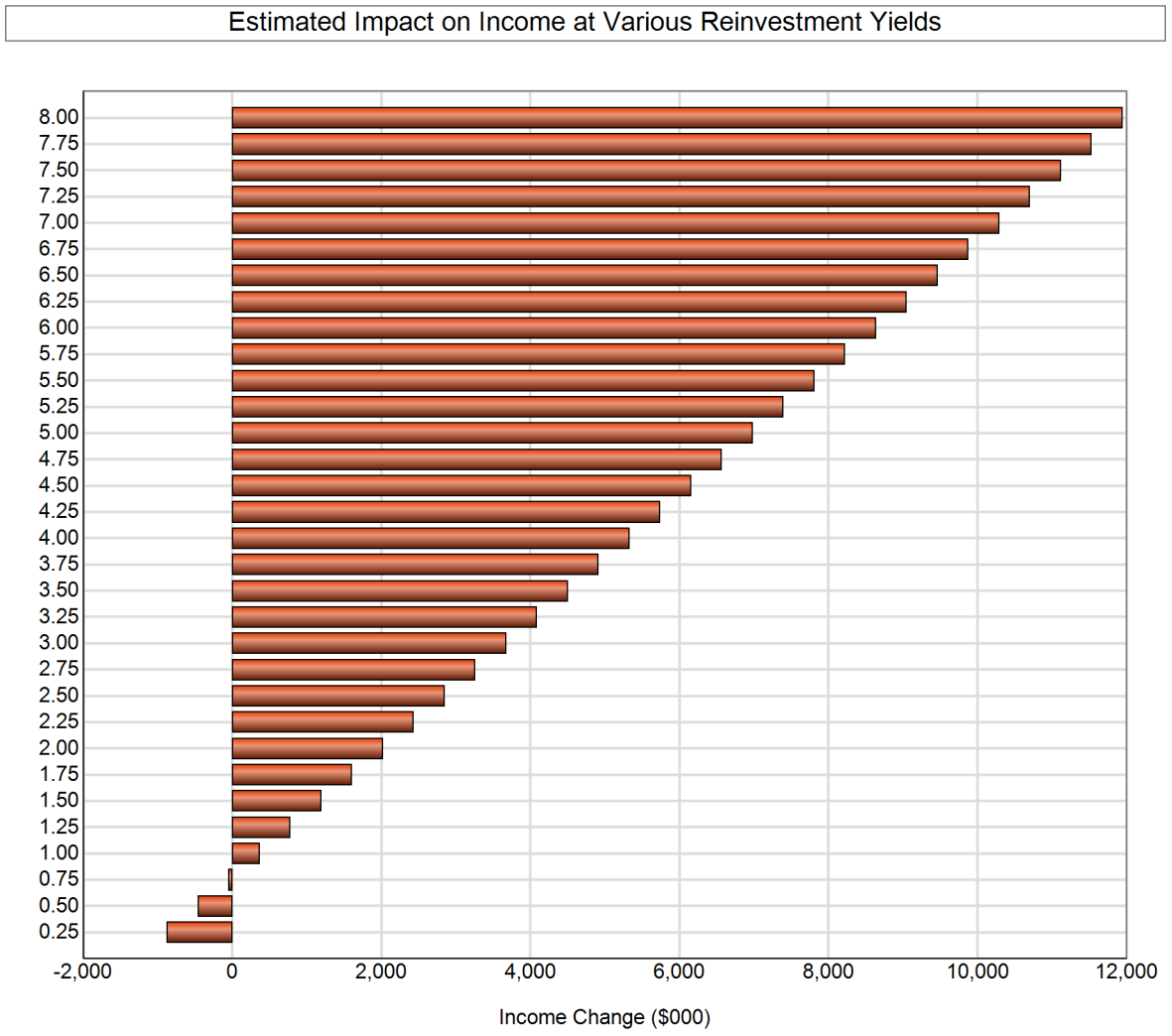


Gap Analysis - Potential Income Impact of Principal Reinvestment

Principal Maturing(12 Mo.Horizon): $165,442

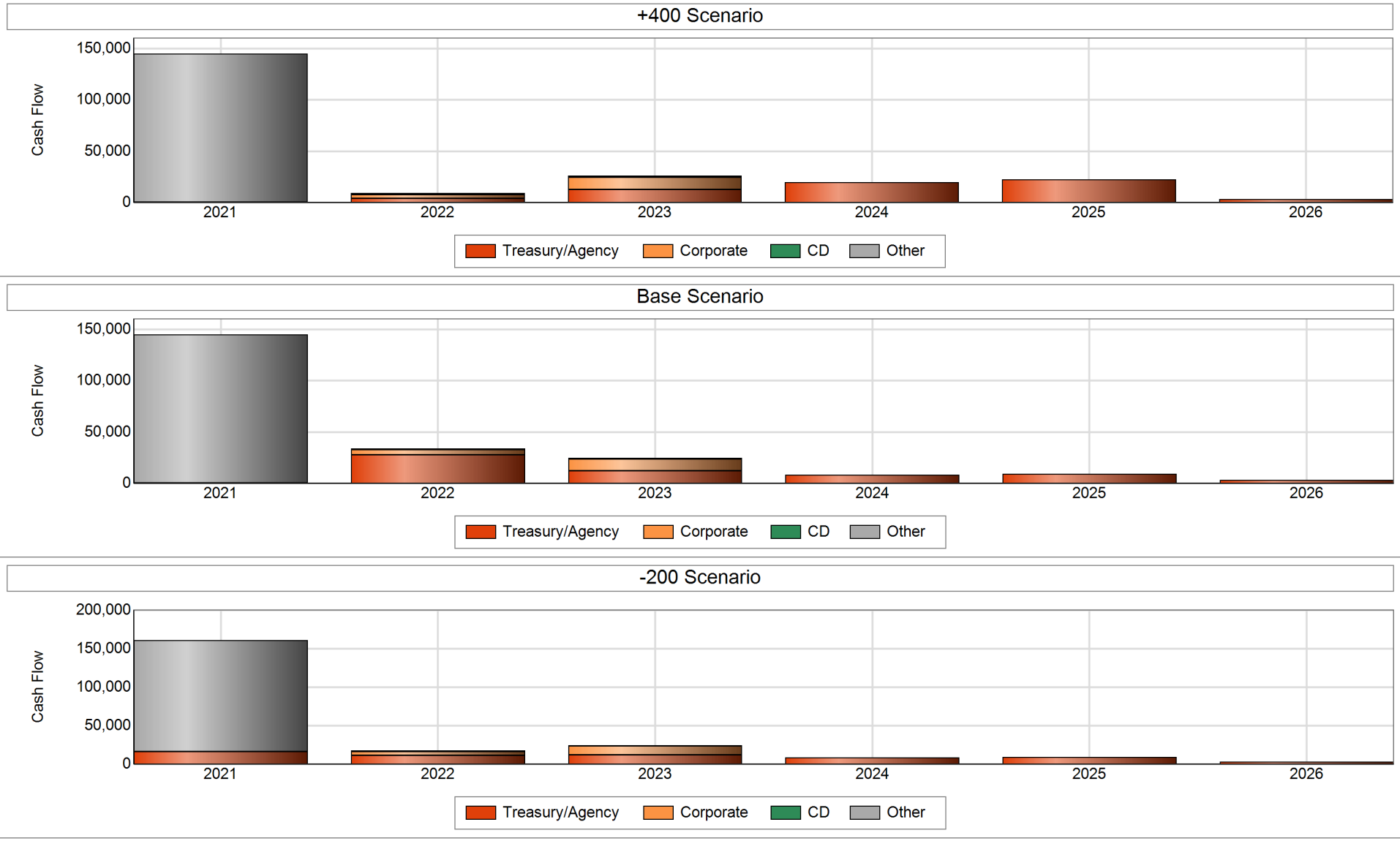
Current Book Yield of Principal Maturing: 0.78%

Est. Annual Income at Current Book Yield: $1,292

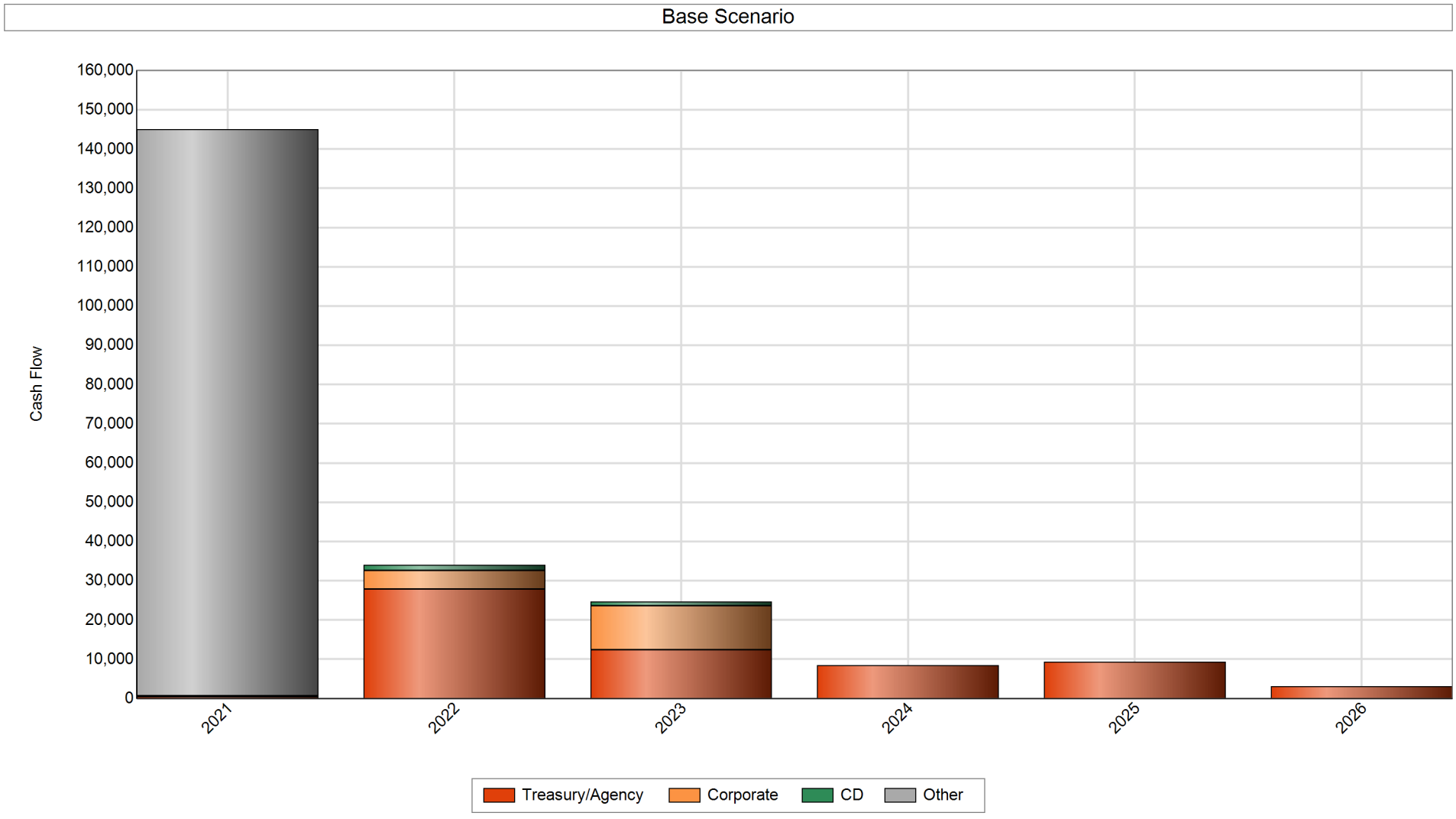


Assumed Reinvestment Yield	Estimated Annualized Income	Income Difference from Current Book	Resulting Book Yield
0.25	414	-878	0.72
0.50	827	-465	0.91
0.75	1,241	-51	1.09
1.00	1,654	363	1.28
1.25	2,068	776	1.47
1.50	2,482	1,190	1.66
1.75	2,895	1,603	1.84
2.00	3,309	2,017	2.03
2.25	3,722	2,431	2.22
2.50	4,136	2,844	2.41
2.75	4,550	3,258	2.59
3.00	4,963	3,671	2.78
3.25	5,377	4,085	2.97
3.50	5,790	4,499	3.15
3.75	6,204	4,912	3.34
4.00	6,618	5,326	3.53
4.25	7,031	5,739	3.72
4.50	7,445	6,153	3.90
4.75	7,858	6,567	4.09
5.00	8,272	6,980	4.28
5.25	8,686	7,394	4.47
5.50	9,099	7,807	4.65
5.75	9,513	8,221	4.84
6.00	9,927	8,635	5.03
6.25	10,340	9,048	5.22
6.50	10,754	9,462	5.40
6.75	11,167	9,875	5.59
7.00	11,581	10,289	5.78
7.25	11,995	10,703	5.96
7.50	12,408	11,116	6.15
7.75	12,822	11,530	6.34
8.00	13,235	11,944	6.53

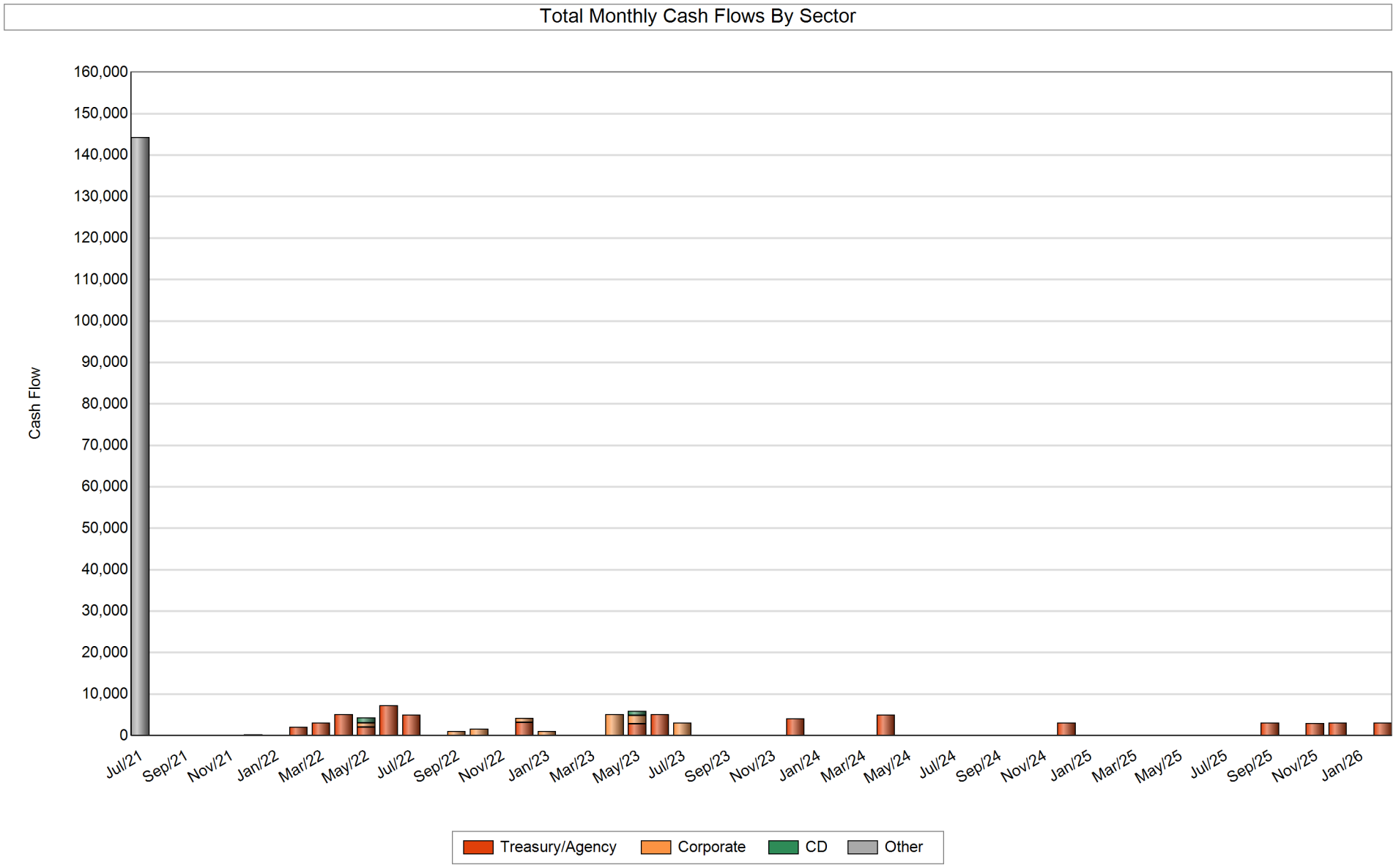
Shocked Cash Flows By Sector - Next 10 Years



Cash Flows By Sector - Next 30 Years

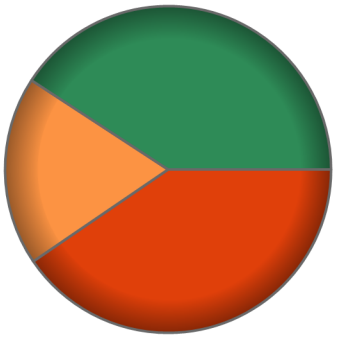


Cash Flow Projection By Month - Next 5 Years

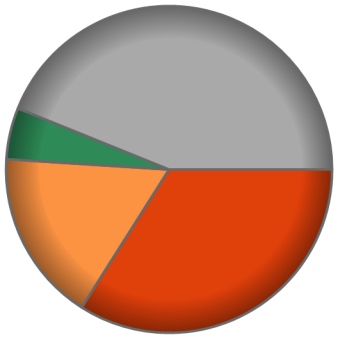


Agency - Summary

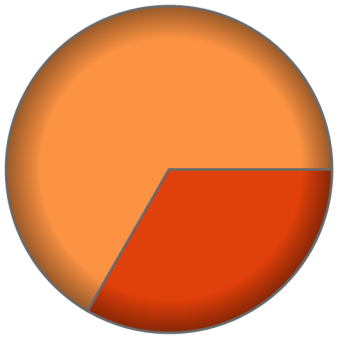
Subsector



Issuer



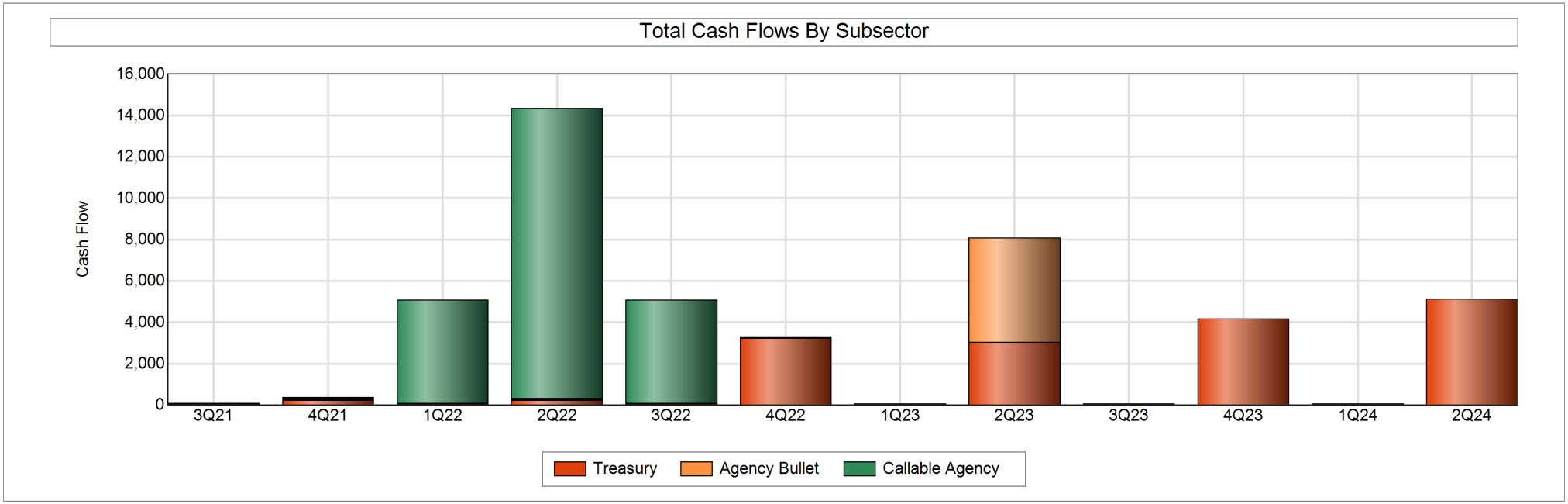
Call Type



					Book		Market		G/L $	G/L %	WAL	% Px Δ	Dur	Cvx	
Subsector	Sector %	Par Value	Cpn	Maturity Next Call	Price Value	Yield	Price Value	Yield	Base + 300	Base + 300	Base + 300	-100 +300	Base	Base	AFS %
				3.0 yrs	100.00		105.55		1,321	5.5%	3.03	3.0	2.94	0.11	
Treasury (7)	40.5%	23,815	2.37		23,815	2.37	25,136	0.47	-778	-3.3%	3.03	-8.3			100.0%
				3.2 yrs	100.00		103.92		431	3.9%	3.20	3.2	3.12	0.13	
Agency Bullet (4)	18.7%	11,000	1.93		11,000	1.93	11,431	0.52	-579	-5.3%	3.20	-8.8			100.0%
				3.6 yrs	100.00		99.69		-75	-0.3%	0.86	0.9	2.19	-2.35	
Callable Agency (7)	40.8%	24,000	0.61	0.4 yrs	24,000	0.61	23,925	0.96	-2,285	-9.5%	3.57	-9.2			100.0%
				3.3 yrs	100.00		102.85		1,677	2.9%	2.18	2.2	2.68	-0.86	
Total (18)	100.0%	58,815	1.57	0.4 yrs	58,815	1.57	60,492	0.67	-3,642	-6.2%	3.28	-8.8			100.0%

Agency - Sector Cash Flow and Yield Rolloff - Next 3 Years

		3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	Bk Yld Chg
Treasury	Cash Flow	38	246	38	243	38	3,246	38	3,027	38	4,175	38	5,129	
	End BY	2.37	2.37	2.37	2.37	2.37	2.41	2.41	2.36	2.36	2.38	2.38	2.46	0.09
Agency Bullet	Cash Flow	45	61	45	61	45	61	45	5,061	45	8	45	8	
	End BY	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.76	1.76	1.76	1.76	1.76	-0.17
Callable Agency	Cash Flow	5	68	5,014	14,053	5,003	0	0	0	0	0	0	0	
	End BY	0.61	0.61	0.59	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.61
Total	Cash Flow	88	375	5,096	14,357	5,086	3,307	83	8,087	83	4,183	83	5,136	
	End BY	1.57	1.57	1.65	2.05	2.23	2.24	2.24	2.21	2.21	2.20	2.20	2.18	0.61



	Callable Agency Rate Shock Analysis – Projected Par Value Redeemed at NEXT Call Date – Monthly								
	-100	-75	-50	-25	0	25	50	75	100
Jun 21	-	-	-	-	-	-	-	-	-
Jul 21	7,000	7,000	7,000	2,000	-	-	-	-	-
Aug 21	2,000	2,000	2,000	2,000	-	-	-	-	-
Sep 21	7,000	7,000	7,000	7,000	-	-	-	-	-
Oct 21	-	-	-	-	-	-	-	-	-
Nov 21	-	-	-	-	-	-	-	-	-
Dec 21	-	-	-	-	-	-	-	-	-
Jan 22	-	-	-	-	-	-	-	-	-
Feb 22	-	-	-	-	-	-	-	-	-
Mar 22	-	-	-	-	-	-	-	-	-
Apr 22	5,000	5,000	5,000	5,000	-	-	-	-	-
May 22	-	-	-	-	-	-	-	-	-

	Callable Agency Rate Shock Analysis – Projected Par Value Redeemed at NEXT Call Date – Quarterly								
	-100	-75	-50	-25	0	25	50	75	100
2Q21	-	-	-	-	-	-	-	-	-
3Q21	16,000	16,000	16,000	11,000	-	-	-	-	-
4Q21	-	-	-	-	-	-	-	-	-
1Q22	-	-	-	-	-	-	-	-	-
2Q22	8,000	8,000	8,000	8,000	-	-	-	-	-
3Q22	-	-	-	-	-	-	-	-	-
4Q22	-	-	-	-	-	-	-	-	-
1Q23	-	-	-	-	-	-	-	-	-
2Q23	-	-	-	-	-	-	-	-	-
3Q23	-	-	-	-	-	-	-	-	-
4Q23	-	-	-	-	-	-	-	-	-
1Q24	-	-	-	-	-	-	-	-	-
2Q24	-	-	-	-	-	-	-	-	-
3Q24	-	-	-	-	-	-	-	-	-
4Q24	-	-	-	-	-	-	-	-	-
1Q25	-	-	-	-	-	-	-	-	-

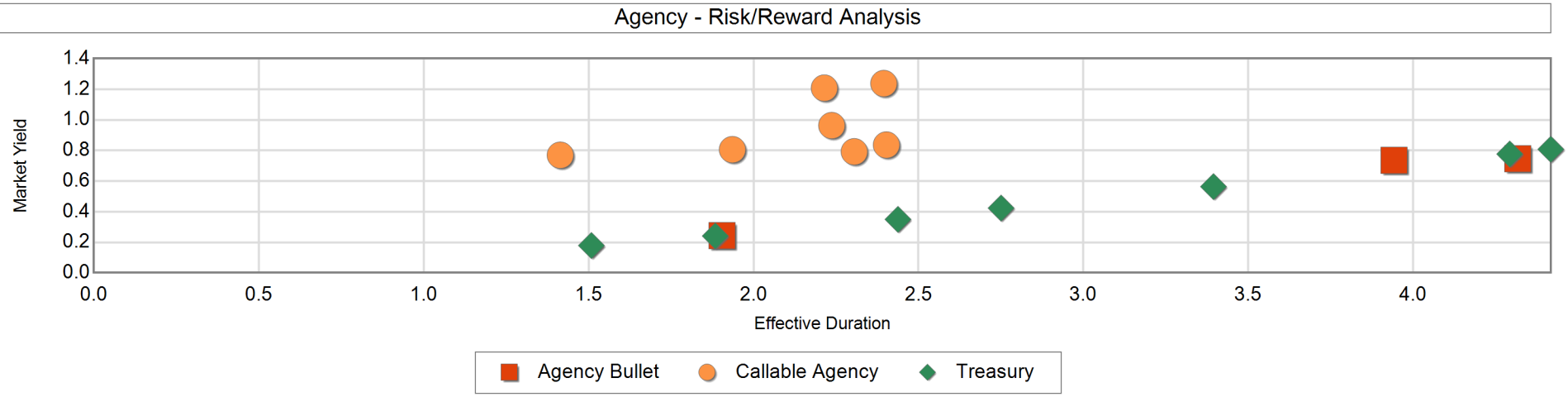
Shocked Agency Projected Call Schedule - Next 12 Months

	-200	-100	Base	+100	+200	+300	+400
Jun 21	-	-	-	-	-	-	-
Jul 21	7,000	7,000	-	-	-	-	-
Aug 21	2,000	2,000	-	-	-	-	-
Sep 21	7,000	7,000	-	-	-	-	-
Oct 21	-	-	-	-	-	-	-
Nov 21	-	-	-	-	-	-	-
Dec 21	-	-	-	-	-	-	-
Jan 22	-	-	-	-	-	-	-
Feb 22	-	-	2,000	-	-	-	-
Mar 22	-	-	3,000	-	-	-	-
Apr 22	5,000	5,000	5,000	-	-	-	-
May 22	-	-	2,000	-	-	-	-

Agency Projected Call Report - CUSIP Level

Sec No.	CUSIP	Issuer	Cpn	Cpn Type	Maturity	Par Value	Next Call	Call Type	Mkt Price	Gain/ Loss	Projected Shocked Call Dates						
											-200	-100	Base	+100	+200	+300	+400
12	3133EL2X1	FFCB	0.42	Fixed	05/06/24	2,000	07/28/21	Anytime	99.792	-4	07/21	07/21	02/22	05/24	05/24	05/24	05/24
26	3130AMRQ7	FHLB	0.88	Fixed	12/30/25	3,000	09/30/21	Quarterly	99.752	-7	09/21	09/21	03/22	12/25	12/25	12/25	12/25
30	3133EMUP5	FFCB	0.71	Fixed	04/01/25	5,000	04/01/22	Anytime	99.905	-5	04/22	04/22	04/22	04/25	04/25	04/25	04/25
27	3134GWNG7	FMCC	0.50	Fixed	11/27/24	2,000	08/27/21	Quarterly	99.582	-8	08/21	08/21	05/22	11/24	11/24	11/24	11/24
28	3130AMQR6	FHLB	0.35	Fixed	06/07/24	3,000	06/07/22	Quarterly	99.588	-12	06/22	06/22	06/22	06/24	06/24	06/24	06/24
24	3130AMHH8	FHLB	0.41	Fixed	08/01/24	4,000	09/01/21	Quarterly	99.638	-14	09/21	09/21	06/22	08/24	08/24	08/24	08/24
29	3133ELK37	FFCB	0.78	Fixed	06/16/25	5,000	07/28/21	Anytime	99.527	-24	07/21	07/21	07/22	06/25	06/25	06/25	06/25
			0.61			24,000			99.686	-75							

Agency - Risk/Reward Analysis



Top 5 Market Yields

CUSIP	Security Description	Subsector	Mkt Value	Mkt Yld	Eff. Dur	% Px Δ Up 300
3133ELK37	FFCB 0.78 06/16/25	Callable Agency	4,976	1.24%	2.39	-10.2
3130AMRQ7	FHLB 0 7/8 12/30/25	Callable Agency	2,993	1.21%	2.21	-11.1
3134GWNG	FMCC 0 1/2 11/27/24	Callable Agency	1,992	0.96%	2.24	-9.0
3133EMUP5	FFCB 0.71 04/01/25	Callable Agency	4,995	0.84%	2.40	-9.6
9128286F2	T 2 1/2 02/28/26	Treasury	3,232	0.81%	4.42	-12.4

Bottom 5 Market Yields

CUSIP	Security Description	Subsector	Mkt Value	Mkt Yld	Eff. Dur	% Px Δ Up 300
912828N30	T 2 1/8 12/31/22	Treasury	3,088	0.18%	1.51	-4.4
9128284S6	T 2 3/4 05/31/23	Treasury	2,950	0.24%	1.88	-5.5
3133EKPT7	FFCB 2 1/8 06/05/23	Agency Bullet	5,181	0.24%	1.91	-5.5
912828V23	T 2 1/4 12/31/23	Treasury	4,189	0.35%	2.44	-7.0
9128286R6	T 2 1/4 04/30/24	Treasury	5,257	0.42%	2.75	-7.9

Top 5 Price Volatility (% price change +300)

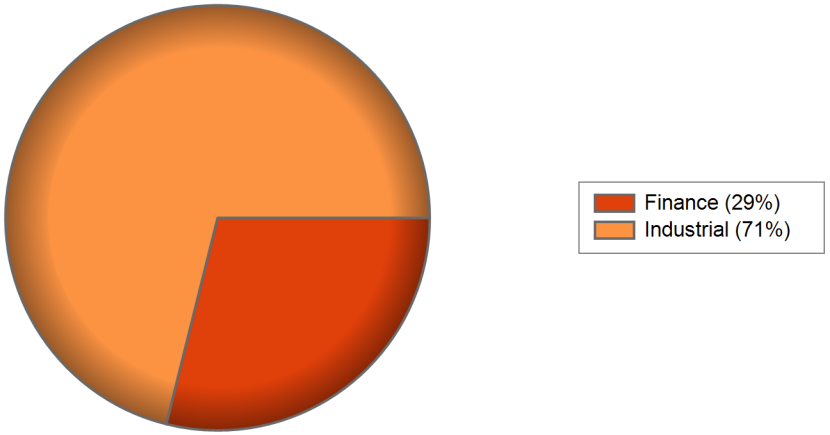
CUSIP	Security Description	Subsector	Mkt Value	Mkt Yld	Eff. Dur	% Px Δ Up 300
9128286F2	T 2 1/2 02/28/26	Treasury	3,232	0.81%	4.42	-12.4
3135G06G3	FNMA 0 1/2 11/07/25	Agency Bullet	2,969	0.74%	4.32	-12.1
9128285T3	T 2 5/8 12/31/25	Treasury	3,245	0.78%	4.29	-12.0
3133EJYM5	FFCB 3.02 09/04/25	Agency Bullet	2,188	0.74%	3.94	-11.1
3133EJYM5	FFCB 3.02 09/04/25	Agency Bullet	1,094	0.74%	3.94	-11.1

Next 5 Projected Redemptions

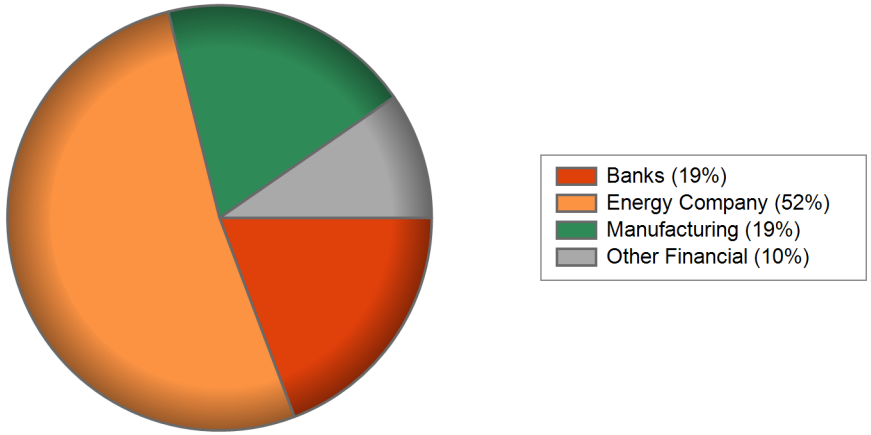
CUSIP	Security Description	Subsector	Mkt Value	Mkt Yld	Eff. Dur	Mat/Call
3133EL2X1	FFCB 0.42 05/06/24	Callable Agency	1,996	0.77%	1.41	02/01/22
3130AMRQ7	FHLB 0 7/8 12/30/25	Callable Agency	2,993	1.21%	2.21	03/01/22
3133EMUP5	FFCB 0.71 04/01/25	Callable Agency	4,995	0.84%	2.40	04/01/22
3134GWNG	FMCC 0 1/2 11/27/24	Callable Agency	1,992	0.96%	2.24	05/01/22
3130AMHH8	FHLB 0.41 08/01/24	Callable Agency	3,986	0.81%	1.94	06/01/22

Corporate - Summary

Sector Allocation



Industry Allocation



Subsector	Sector %	Par Value	Cpn	Maturity	Rating Moody's S&P	Book Price Value	Book Yield	Market Price Value	Market Yield	G/L $ Base + 300	G/L % Base + 300	WAL Base + 300	% Px Δ -100 +300	Dur Base	Cvx Base	AFS %
					Aa2	100.00		105.32		239	5.3%	1.79	1.8	1.74	0.04	
Finance (2)	28.9%	4,500	3.30	1.9 yrs	AA-	4,500	3.30	4,739	0.37	-6	-0.1%	1.84	-5.2			100.0%
					Aa1	100.00		102.28		252	2.3%	1.61	1.6	1.60	0.03	
Industrial (6)	71.1%	11,075	1.87	1.6 yrs	AA	11,075	1.87	11,327	0.34	-283	-2.6%	1.65	-4.7			100.0%
					Aa1	100.00		103.16		492	3.2%	1.66	1.7	1.64	0.03	
Total (8)	100.0%	15,575	2.28	1.7 yrs	AA	15,575	2.28	16,067	0.35	-289	-1.9%	1.70	-4.9			100.0%

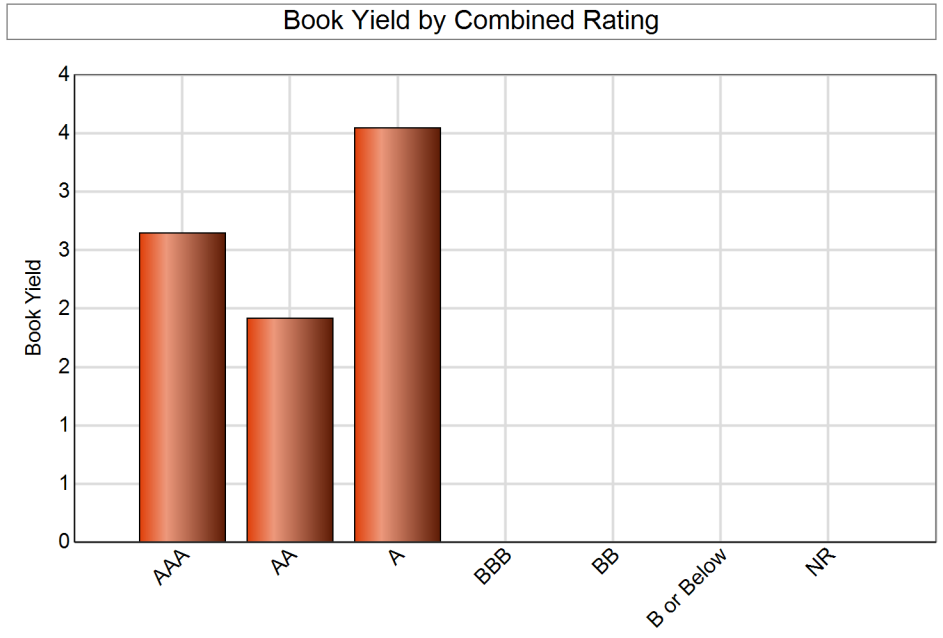
Corporate - Rating Summary

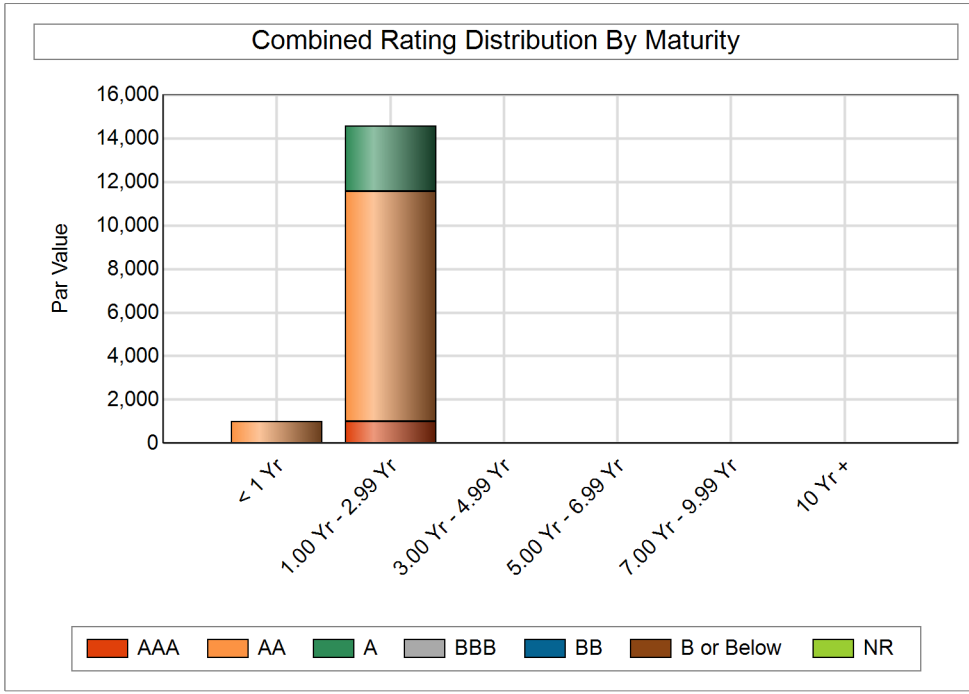
Combined Rating Summary

Combined Rating	% Balance	Par Value	Book Yield	Eff. Duration
AAA	6.4%	1,000	2.65	1.18
AA	74.3%	11,575	1.92	1.60
A	19.3%	3,000	3.55	1.96
BBB	-	-	-	-
BB	-	-	-	-
B or Below	-	-	-	-
NR	-	-	-	-

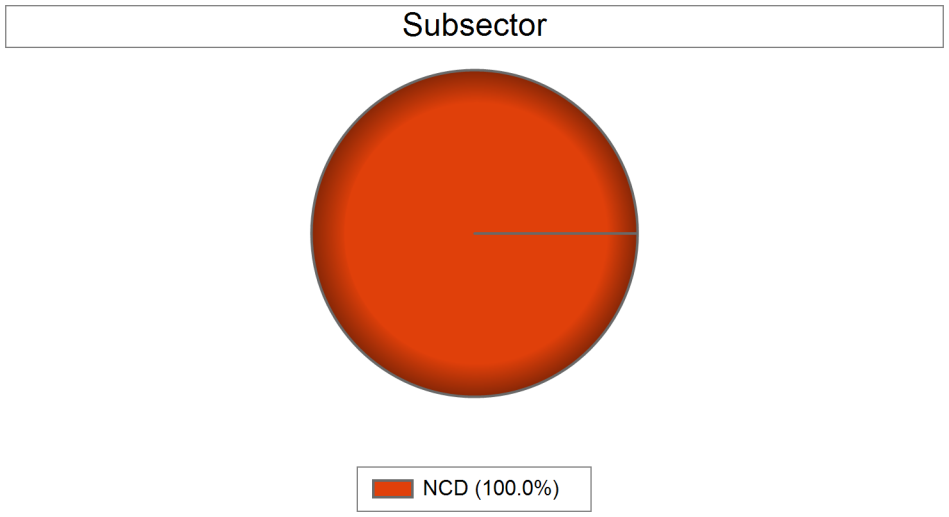
Maturity Summary

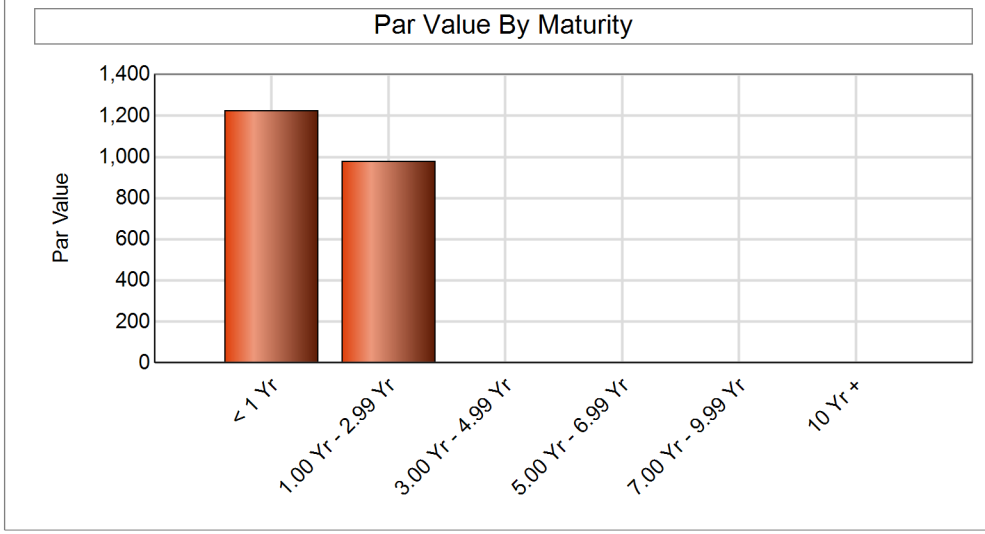
Maturity Range	% Balance	Par Value	Book Yield	Combined Rating
< 1 Yr	6.4%	1,000	2.70	AA+
1.00 Yr - 2.99 Yr	93.6%	14,575	2.25	AA
3.00 Yr - 4.99 Yr	-	-	-	-
5.00 Yr - 6.99 Yr	-	-	-	-
7.00 Yr - 9.99 Yr	-	-	-	-
10 Yr +	-	-	-	-





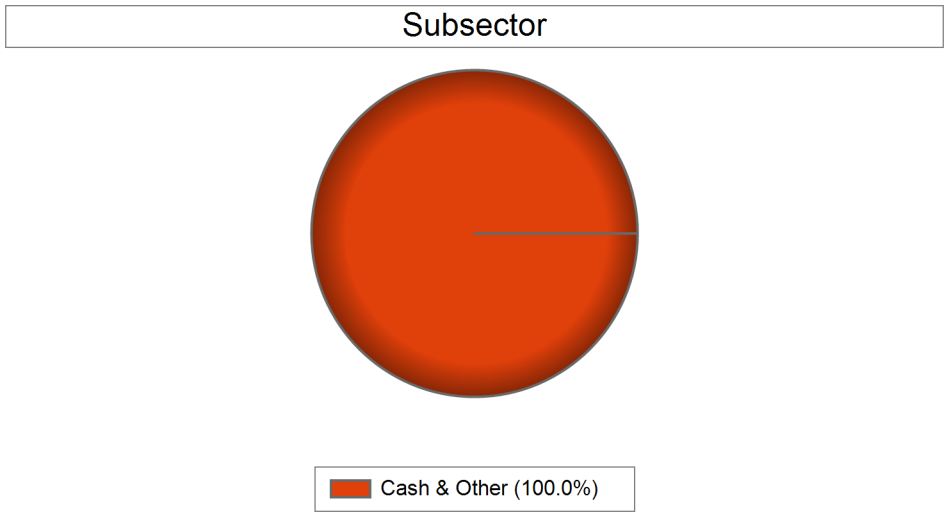
CD - Summary

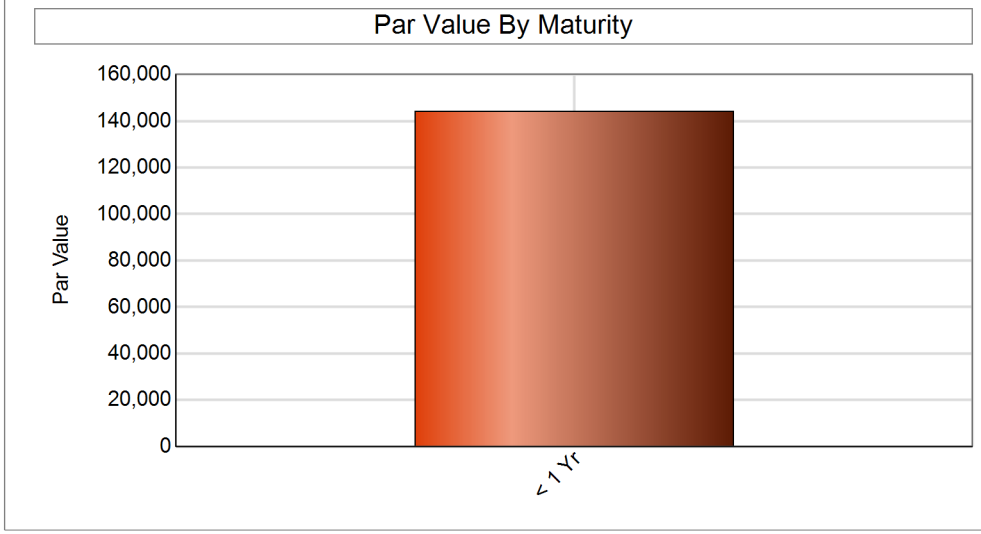




					Book		Market		G/L $	G/L %	WAL	Px Chg	Dur	Cvx	
Subsector	Sector %	Par Value	Cpn	Maturity Next Call	Price Value	Yield	Price Value	Yield	Base + 300	Base + 300	Base + 300	-100 +300	Base	Base	AFS %
				1.3 yrs	100.00		103.90		86	3.9%	1.32	1.3	1.32	0.02	
NCD (9)	100.0%	2,205	2.86		2,205	2.86	2,291	0.00	-2	-0.1%	1.32	-3.9			100.0%
				1.3 yrs	100.00		103.90		86	3.9%	1.32	1.3	1.32	0.02	
Total (9)	100.0%	2,205	2.86		2,205	2.86	2,291	0.00	-2	-0.1%	1.32	-3.9			100.0%

Other - Summary





Subsector	Sector %	Par Value	Cpn	Maturity Next Call	Book Price Value	Book Yield	Market Price Value	Market Yield	G/L $ Base + 300	G/L % Base + 300	WAL Base + 300	Px Chg -100 +300	Dur Base	Cvx Base	AFS %
				0.1 yrs	100.00		100.00		0	0.0%	0.08	0.1	0.09	0.00	
Cash & Other (3)	100.0%	144,217	0.78		144,217	0.78	144,217	0.78	-372	-0.3%	0.08	-0.3			100.0%
				0.1 yrs	100.00		100.00		0	0.0%	0.08	0.1	0.09	0.00	
Total (3)	100.0%	144,217	0.78		144,217	0.78	144,217	0.78	-372	-0.3%	0.08	-0.3			100.0%

Portfolio Considerations

Sector	Cnt	Cpn	Maturity	Par Value	Book Price	Market Price	Gain/ (Loss)	Book Yield	WAL	Eff. Dur	Historical CPR 1 Mo.	Historical CPR 3 Mo.	Historical CPR Life	Proj. CPR Life	Loan Count
Book Yield < 1.5%	12	0.76	0.7 yrs	173,292	100.00	99.96	-76	0.76	0.3	0.47					
Agency Bullet	1	0.50	4.4 yrs	3,000	100.00	98.95	-31	0.50	4.4	4.32					
Callable Agency	7	0.61	3.6 yrs	24,000	100.00	99.69	-75	0.61	0.9	2.19					
Industrial	1	1.14	1.9 yrs	2,075	100.00	101.50	31	1.14	1.9	1.86					
Cash & Other	3	0.78	0.1 yrs	144,217	100.00	100.00	0	0.78	0.1	0.09					

Key Portfolio Sorts

Top 10 Up 300 Market Value Changes (%)

CUSIP	Sector	Description	Cpn	Maturity	Par Value	Book Price	Market Price	G/L	Book Yield	WAL	% Px Δ +300	$ Amt Δ +300	G/L +300	Eff. Dur	INT
9128286F2	Treasury	T 2 1/2 02/28/26	2.50	02/28/26	3,000	100.00	107.73	232	2.500	4.67	-12.39	-400	-168	4.42	AFS
3135G06G3	Agency Bullet	FNMA 0 1/2 11/07/25	0.50	11/07/25	3,000	100.00	98.95	-31	0.500	4.35	-12.07	-358	-390	4.32	AFS
9128285T3	Treasury	T 2 5/8 12/31/25	2.63	12/31/25	3,000	100.00	108.16	245	2.625	4.50	-11.98	-389	-144	4.29	AFS
3133EJYM5	Agency Bullet	FFCB 3.02 09/04/25	3.02	09/04/25	2,000	100.00	109.38	188	3.019	4.18	-11.15	-244	-56	3.94	AFS
3133EJYM5	Agency Bullet	FFCB 3.02 09/04/25	3.02	09/04/25	1,000	100.00	109.38	94	3.019	4.18	-11.15	-122	-28	3.94	AFS
3130AMRQ7	Callable Agency	FHLB 0 7/8 12/30/25	0.88	12/30/25	3,000	100.00	99.75	-7	0.875	0.75	-11.08	-332	-339	2.21	AFS
3133ELK37	Callable Agency	FFCB 0.78 06/16/25	0.78	06/16/25	5,000	100.00	99.53	-24	0.780	1.04	-10.18	-507	-530	2.39	AFS
9128283P3	Treasury	T 2 1/4 12/31/24	2.25	12/31/24	3,000	100.00	105.84	175	2.253	3.50	-9.61	-305	-130	3.39	AFS
3133EMUP5	Callable Agency	FFCB 0.71 04/01/25	0.71	04/01/25	5,000	100.00	99.90	-5	0.710	0.75	-9.57	-478	-483	2.40	AFS
3134GWNG7	Callable Agency	FMCC 0 1/2 11/27/24	0.50	11/27/24	2,000	100.00	99.58	-8	0.500	0.91	-9.02	-180	-188	2.24	AFS
			1.46		30,000	100.00	102.86	858	1.459	2.55	-10.74	-3,314	-2,457	3.23	

Top 10 Up 300 Market Value Changes ($)

CUSIP	Sector	Description	Cpn	Maturity	Par Value	Book Price	Market Price	G/L	Book Yield	WAL	% Px Δ +300	$ Amt Δ +300	G/L +300	Eff. Dur	INT
3133ELK37	Callable Agency	FFCB 0.78 06/16/25	0.78	06/16/25	5,000	100.00	99.53	-24	0.780	1.04	-10.18	-507	-530	2.39	AFS
3133EMUP5	Callable Agency	FFCB 0.71 04/01/25	0.71	04/01/25	5,000	100.00	99.90	-5	0.710	0.75	-9.57	-478	-483	2.40	AFS
9128286R6	Treasury	T 2 1/4 04/30/24	2.25	04/30/24	5,000	100.00	105.14	257	2.251	2.83	-7.88	-414	-157	2.75	AFS
9128286F2	Treasury	T 2 1/2 02/28/26	2.50	02/28/26	3,000	100.00	107.73	232	2.500	4.67	-12.39	-400	-168	4.42	AFS
9128285T3	Treasury	T 2 5/8 12/31/25	2.63	12/31/25	3,000	100.00	108.16	245	2.625	4.50	-11.98	-389	-144	4.29	AFS
3135G06G3	Agency Bullet	FNMA 0 1/2 11/07/25	0.50	11/07/25	3,000	100.00	98.95	-31	0.500	4.35	-12.07	-358	-390	4.32	AFS
3130AMRQ7	Callable Agency	FHLB 0 7/8 12/30/25	0.88	12/30/25	3,000	100.00	99.75	-7	0.875	0.75	-11.08	-332	-339	2.21	AFS
3130AMHH8	Callable Agency	FHLB 0.41 08/01/24	0.41	08/01/24	4,000	100.00	99.64	-14	0.410	0.92	-8.20	-327	-341	1.94	AFS
9128283P3	Treasury	T 2 1/4 12/31/24	2.25	12/31/24	3,000	100.00	105.84	175	2.253	3.50	-9.61	-305	-130	3.39	AFS
912828V23	Treasury	T 2 1/4 12/31/23	2.25	12/31/23	4,000	100.00	104.73	189	2.254	2.50	-6.99	-293	-104	2.44	AFS
			1.46		38,000	100.00	102.68	1,017	1.464	2.37	-9.75	-3,803	-2,786	2.94	

Key Portfolio Sorts

Top 10 Marked to Market Up 300 Loss Positions

CUSIP	Sector	Description	Cpn	Maturity	Par Value	Book Price	Market Price	G/L	Book Yield	WAL	% Px Δ +300	$ Amt Δ +300	G/L +300	Eff. Dur	INT
3133ELK37	Callable Agency	FFCB 0.78 06/16/25	0.78	06/16/25	5,000	100.00	99.53	-24	0.780	1.04	-10.18	-507	-530	2.39	AFS
3133EMUP5	Callable Agency	FFCB 0.71 04/01/25	0.71	04/01/25	5,000	100.00	99.90	-5	0.710	0.75	-9.57	-478	-483	2.40	AFS
3135G06G3	Agency Bullet	FNMA 0 1/2 11/07/25	0.50	11/07/25	3,000	100.00	98.95	-31	0.500	4.35	-12.07	-358	-390	4.32	AFS
3130AMHH8	Callable Agency	FHLB 0.41 08/01/24	0.41	08/01/24	4,000	100.00	99.64	-14	0.410	0.92	-8.20	-327	-341	1.94	AFS
3130AMRQ7	Callable Agency	FHLB 0 7/8 12/30/25	0.88	12/30/25	3,000	100.00	99.75	-7	0.875	0.75	-11.08	-332	-339	2.21	AFS
3130AMQR6	Callable Agency	FHLB 0.35 06/07/24	0.35	06/07/24	3,000	100.00	99.59	-12	0.350	0.94	-7.94	-237	-250	2.31	AFS
PLMDLLAIF	Cash & Other	LAIF	0.78	07/31/21	73,964	100.00	100.00	0	0.781	0.08	-0.26	-191	-191	0.09	AFS
3134GWNG7	Callable Agency	FMCC 0 1/2 11/27/24	0.50	11/27/24	2,000	100.00	99.58	-8	0.500	0.91	-9.02	-180	-188	2.24	AFS
PLMDLLAIF	Cash & Other	LAIF	0.78	07/31/21	70,005	100.00	100.00	0	0.781	0.08	-0.26	-180	-180	0.09	AFS
9128286F2	Treasury	T 2 1/2 02/28/26	2.50	02/28/26	3,000	100.00	107.73	232	2.500	4.67	-12.39	-400	-168	4.42	AFS
			0.79		171,968	100.00	100.08	130	0.786	0.34	-1.85	-3,190	-3,060	0.52	

Top 10 Average Life Extension Up 300bps

CUSIP	Sector	Description	Cpn	Maturity	Par Value	Book Price	Market Price	G/L	Book Yield	% Px Δ +300	Eff. Dur	WAL	WAL +300	Chg in WAL	INT
3130AMRQ7	Callable Agency	FHLB 0 7/8 12/30/25	0.88	12/30/25	3,000	100.00	99.75	-7	0.875	-11.08	2.21	0.75	4.50	3.75	AFS
3133EMUP5	Callable Agency	FFCB 0.71 04/01/25	0.71	04/01/25	5,000	100.00	99.90	-5	0.710	-9.57	2.40	0.75	3.75	3.00	AFS
3133ELK37	Callable Agency	FFCB 0.78 06/16/25	0.78	06/16/25	5,000	100.00	99.53	-24	0.780	-10.18	2.39	1.04	3.96	2.92	AFS
3134GWNG7	Callable Agency	FMCC 0 1/2 11/27/24	0.50	11/27/24	2,000	100.00	99.58	-8	0.500	-9.02	2.24	0.91	3.41	2.50	AFS
3133EL2X1	Callable Agency	FFCB 0.42 05/06/24	0.42	05/06/24	2,000	100.00	99.79	-4	0.420	-7.51	1.41	0.60	2.85	2.25	AFS
3130AMHH8	Callable Agency	FHLB 0.41 08/01/24	0.41	08/01/24	4,000	100.00	99.64	-14	0.410	-8.20	1.94	0.92	3.09	2.17	AFS
3130AMQR6	Callable Agency	FHLB 0.35 06/07/24	0.35	06/07/24	3,000	100.00	99.59	-12	0.350	-7.94	2.31	0.94	2.94	2.00	AFS
92826CAC6	Finance	V 2.8 12/14/22	2.80	12/14/22	1,500	100.00	103.21	48	2.801	-3.92	1.29	1.29	1.46	0.17	AFS
30231GAR3	Industrial	XOM 2.726 03/01/23	2.73	03/01/23	1,000	100.00	103.49	35	2.726	-4.56	1.50	1.50	1.67	0.17	AFS
594918BH6	Industrial	MSFT 2.65 11/03/22	2.65	11/03/22	1,000	100.00	102.80	28	2.650	-3.62	1.18	1.18	1.34	0.17	AFS
			0.88		27,500	100.00	100.13	36	0.879	-8.55	2.08	0.92	3.31	2.39	

Agency - CUSIP Detail

CUSIP / Security Description	Ticker	Par	Cpn Type / Coupon	Next Call Dt / Call Type	Step Date / Step Cpn	Maturity Proj. / Final	Book Price / Value	Book Yield	Market Price / Value	Market bp⟶call Yield	Gain/(Loss) % / $	% Px Δ -100 / +300	Eff. Dur / Cvx	Intent
912828N30			Fixed			12/22	100.00		102.92		2.9%	1.5	1.51	
T 2 1/8 12/31/22	T	3,000	2.125			12/31/22	3,000	2.13	3,088	0.18	88	-4.4	0.03	AFS
9128284S6			Fixed			05/23	100.00		104.80		4.8%	1.9	1.88	
T 2 3/4 05/31/23	T	2,815	2.750			05/31/23	2,815	2.75	2,950	0.24	135	-5.5	0.04	AFS
912828V23			Fixed			12/23	100.00		104.73		4.7%	2.5	2.44	
T 2 1/4 12/31/23	T	4,000	2.250			12/31/23	4,000	2.25	4,189	0.35	189	-7.0	0.07	AFS
9128286R6			Fixed			04/24	100.00		105.14		5.1%	2.8	2.75	
T 2 1/4 04/30/24	T	5,000	2.250			04/30/24	5,000	2.25	5,257	0.42	257	-7.9	0.09	AFS
9128283P3			Fixed			12/24	100.00		105.84		5.8%	3.5	3.39	
T 2 1/4 12/31/24	T	3,000	2.250			12/31/24	3,000	2.25	3,175	0.56	175	-9.6	0.13	AFS
9128285T3			Fixed			12/25	100.00		108.16		8.2%	4.4	4.29	
T 2 5/8 12/31/25	T	3,000	2.625			12/31/25	3,000	2.63	3,245	0.78	245	-12.0	0.21	AFS
9128286F2			Fixed			02/26	100.00		107.73		7.7%	4.6	4.42	
T 2 1/2 02/28/26	T	3,000	2.500			02/28/26	3,000	2.50	3,232	0.81	232	-12.4	0.22	AFS
Treasury							100.00		105.55		5.5%	3.0	2.94	
		23,815	2.372				23,815	2.37	25,136	0.47	1,321	-8.3	0.11	
3135G06G3			Fixed			11/25	100.00		98.95		-1.0%	4.4	4.32	
FNMA 0 1/2 11/07/25	FNMA	3,000	0.500			11/07/25	3,000	0.50	2,969	0.74	-31	-12.1	0.21	AFS
3133EJYM5			Fixed			09/25	100.00		109.38		9.4%	4.1	3.94	
FFCB 3.02 09/04/25	FFCB	1,000	3.020			09/04/25	1,000	3.02	1,094	0.74	94	-11.1	0.18	AFS
3133EJYM5			Fixed			09/25	100.00		109.38		9.4%	4.1	3.94	
FFCB 3.02 09/04/25	FFCB	2,000	3.020			09/04/25	2,000	3.02	2,188	0.74	188	-11.1	0.18	AFS
3133EKPT7			Fixed			06/23	100.00		103.62		3.6%	1.9	1.91	
FFCB 2 1/8 06/05/23	FFCB	5,000	2.125			06/05/23	5,000	2.12	5,181	0.24	181	-5.5	0.05	AFS
Agency Bullet							100.00		103.92		3.9%	3.2	3.12	
		11,000	1.926				11,000	1.93	11,431	0.52	431	-8.8	0.13	
3133EL2X1			Fixed	07/28/21		02/22	100.00		99.79	-18	-0.2%	0.2	1.41	
FFCB 0.42 05/06/24	FFCB	2,000	0.420	Anytime		05/06/24	2,000	0.42	1,996	0.77	-4	-7.5	-4.20	AFS
3130AMHH8			Fixed	09/01/21		06/22	100.00		99.64	-25	-0.4%	0.6	1.94	
FHLB 0.41 08/01/24	FHLB	4,000	0.410	Quarterly		08/01/24	4,000	0.41	3,986	0.81	-14	-8.2	-2.50	AFS
3130AMRQ7			Fixed	09/30/21	06/30/21	03/22	100.00		99.75	-13	-0.2%	0.8	2.21	
FHLB 0 7/8 12/30/25	FHLB	3,000	0.875	Quarterly	0.875	12/30/25	3,000	0.88	2,993	1.21	-7	-11.1	-3.66	AFS
3134GWNG7			Fixed	08/27/21		05/22	100.00		99.58	-24	-0.4%	0.7	2.24	
FMCC 0 1/2 11/27/24	FMCC	2,000	0.500	Quarterly		11/27/24	2,000	0.50	1,992	0.96	-8	-9.0	-2.24	AFS

Agency - CUSIP Detail

CUSIP / Security Description	Ticker	Par	Cpn Type / Coupon	Next Call Dt / Call Type	Step Date / Step Cpn	Maturity Proj. / Final	Book Price / Value	Book Yield	Market Price / Value	Market bp⟶call Yield	Gain/(Loss) % / $	% Px Δ -100 / +300	Eff. Dur / Cvx	Intent
3130AMQR6			Fixed	06/07/22		06/22	100.00		99.59	-20	-0.4%	1.7	2.31	
FHLB 0.35 06/07/24	FHLB	3,000	0.350	Quarterly		06/07/24	3,000	0.35	2,988	0.79	-12	-7.9	-0.50	AFS
3133ELK37			Fixed	07/28/21		07/22	100.00		99.53	-27	-0.5%	0.6	2.39	
FFCB 0.78 06/16/25	FFCB	5,000	0.780	Anytime		06/16/25	5,000	0.78	4,976	1.24	-24	-10.2	-2.84	AFS
3133EMUP5			Fixed	04/01/22		04/22	100.00		99.90	-5	-0.1%	1.5	2.40	
FFCB 0.71 04/01/25	FFCB	5,000	0.710	Anytime		04/01/25	5,000	0.71	4,995	0.84	-5	-9.6	-1.40	AFS
Callable Agency							100.00		99.69		-0.3%	0.9	2.19	
		24,000	0.609				24,000	0.61	23,925	0.96	-75	-9.2	-2.35	
Total							100.00		102.85		2.9%	2.2	2.68	
		58,815	1.569				58,815	1.57	60,492	0.67	1,677	-8.8	-0.86	

Corporate - CUSIP Detail

CUSIP / Security Description	Sector / Subsector	Par Value	Cpn	Maturity	Index Margin	Rating S&P / Moody's	Book Price Value	Book Yield	Market Price Value	Market Yield	Gain/(Loss) % $	% Px Δ -100 +300	Eff. Dur Cvx	Intent
92826CAC6	Finance					AA-	100.00		103.21		3.2%	1.3	1.29	
V 2.8 12/14/22	Other Financial	1,500	2.800	12/14/22		Aa3	1,500	2.80	1,548	0.30	48	-3.9	0.02	AFS
94988J5R4	Finance					A+	100.00		106.37		6.4%	2.0	1.96	
WFC 3.55 08/14/23	Banks	3,000	3.550	08/14/23		Aa2	3,000	3.55	3,191	0.41	191	-5.8	0.05	AFS
Finance						AA-	100.00		105.32		5.3%	1.8	1.74	
		4,500	3.300			Aa2	4,500	3.30	4,739	0.37	239	-5.2	0.04	
037833BF6	Industrial					AA+	100.00		102.12		2.1%	0.9	0.87	
AAPL 2.7 05/13/22	Manufacturing	1,000	2.700	05/13/22		Aa1	1,000	2.70	1,021	0.26	21	-2.6	0.01	AFS
594918BH6	Industrial					AAA	100.00		102.80		2.8%	1.2	1.18	
MSFT 2.65 11/03/22	Manufacturing	1,000	2.650	11/03/22		Aaa	1,000	2.65	1,028	0.26	28	-3.6	0.02	AFS
037833DE7	Industrial					AA+	100.00		103.13		3.1%	1.5	1.44	
AAPL 2.4 01/13/23	Manufacturing	1,000	2.400	01/13/23		Aa1	1,000	2.40	1,031	0.24	31	-4.4	0.02	AFS
30231GAR3	Industrial					AA-	100.00		103.49		3.5%	1.5	1.50	
XOM 2.726 03/01/23	Energy Company	1,000	2.726	03/01/23		Aa2	1,000	2.73	1,035	0.39	35	-4.6	0.02	AFS
30231GBL5	Industrial					AA-	100.00		102.12		2.1%	1.8	1.78	
XOM 1.571 04/15/23	Energy Company	5,000	1.571	04/15/23		Aa2	5,000	1.57	5,106	0.38	106	-5.2	0.04	AFS
166764BV1	Industrial					AA-	100.00		101.50		1.5%	1.9	1.86	
CVX 1.141 05/11/23	Energy Company	2,075	1.141	05/11/23		Aa2	2,075	1.14	2,106	0.33	31	-5.4	0.04	AFS
Industrial						AA	100.00		102.28		2.3%	1.6	1.60	
		11,075	1.869			Aa1	11,075	1.87	11,327	0.34	252	-4.7	0.03	
Total						AA	100.00		103.16		3.2%	1.7	1.64	
		15,575	2.282			Aa1	15,575	2.28	16,067	0.35	492	-4.9	0.03	

CD - CUSIP Detail

CUSIP / Security Description	Ticker	Par Value	Coupon Type / Rate	Step Date / Rate	Maturity Proj. / Final	Book Price Value	Book Yield	Market Price Value	Market Yield	Gain/(Loss) % / $	% Px Δ -100 / +300	Effective Dur / Cvx	Intent
05580AMR2			Fixed		05/22	100.00		102.55		2.5%	0.9	0.87	
BMW 2.95 05/11/22	BMW	245	2.950		05/11/22	245	2.94	251	0.00	6	-2.6	0.01	AFS
86063QAN5			Fixed		05/22	100.00		102.50		2.5%	0.9	0.88	
SF 2.85 05/16/22	SF	245	2.850		05/16/22	245	2.86	251	0.00	6	-2.6	0.01	AFS
29278TBF6			Fixed		05/22	100.00		102.60		2.6%	0.9	0.88	
Enerbank USA	29278	245	2.950		05/18/22	245	2.97	251	0.00	6	-2.6	0.01	AFS
51210SMT1			Fixed		05/22	100.00		101.84		1.8%	0.9	0.92	
LAKESD 2 05/31/22	LAKESD	245	2.000		05/31/22	245	2.01	250	0.00	4	-2.7	0.01	AFS
02587CFM7			Fixed		05/22	100.00		102.20		2.2%	0.9	0.92	
AXP 2.4 05/31/22	AXP	245	2.400		05/31/22	245	2.40	250	0.00	5	-2.7	0.01	AFS
61747MX30			Fixed		05/23	100.00		105.86		5.9%	1.9	1.83	
MS 3.15 05/10/23	MS	245	3.150		05/10/23	245	3.15	259	0.00	14	-5.3	0.04	AFS
87164WWF1			Fixed		05/23	100.00		105.87		5.9%	1.9	1.83	
SYF 3.15 05/11/23	SYF	245	3.150		05/11/23	245	3.15	259	0.00	14	-5.3	0.04	AFS
17312QL23			Fixed		05/23	100.00		105.87		5.9%	1.9	1.83	
C 3.15 05/11/23	C	245	3.150		05/11/23	245	3.15	259	0.00	14	-5.3	0.04	AFS
20033AYE0			Fixed		05/23	100.00		105.81		5.8%	1.9	1.83	
ADS 3.1 05/15/23	ADS	245	3.100		05/15/23	245	3.12	259	0.00	14	-5.3	0.04	AFS
NCD						100.00		103.90		3.9%	1.3	1.32	
		2,205	2.856			2,205	2.86	2,291	0.00	86	-3.9	0.02	
Total						100.00		103.90		3.9%	1.3	1.32	
		2,205	2.856			2,205	2.86	2,291	0.00	86	-3.9	0.02	

Other - CUSIP Detail

CUSIP	Ticker	Par Value	Coupon Type Rate	Step Date Rate	Maturity Proj. Final	Book Price Value	Book Yield	Market Price Value	Market Yield	Gain/(Loss) % $	% Px Δ -100 +300	Effective Dur Cvx	Intent
			Fixed		07/21	100.00		100.00		0.0%	0.1	0.09	
PLMDLCAMP		249	0.300		07/31/21	249	0.30	249	0.30	0	-0.3	0.00	AFS
			Fixed		07/21	100.00		100.00		0.0%	0.1	0.09	
PLMDLLAIF		73,964	0.780		07/31/21	73,964	0.78	73,964	0.78	0	-0.3	0.00	AFS
			Fixed		07/21	100.00		100.00		0.0%	0.1	0.09	
PLMDLLAIF		70,005	0.780		07/31/21	70,005	0.78	70,005	0.78	0	-0.3	0.00	AFS
						100.00		100.00		0.0%	0.1	0.09	
Cash & Other		144,217	0.779			144,217	0.78	144,217	0.78	0	-0.3	0.00	
						100.00		100.00		0.0%	0.1	0.09	
Total		144,217	0.779			144,217	0.78	144,217	0.78	0	-0.3	0.00	

Shocked CUSIP Analysis

		-200		-100		Base		+100		+200		+300		+400	
CUSIP Description	Par Value Coupon Maturity	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px Dur	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL
	2,000	5	0.25%	5	0.23%	0	0.00%	-46	-2.29%	-98	-4.91%	-150	-7.51%	-200	-10.05%
3133EL2X1	0.42	100.04	-1.78	100.03	-0.93	99.79	0.77	97.50	1.32	94.89	2.28	92.30	3.27	89.77	4.27
FFCB 0.42 05/06/24	05/06/2024		0.02		0.02	1.41	0.60		2.85		2.85		2.85		2.85
	5,000	113	2.26%	73	1.46%	0	0.00%	-145	-2.91%	-312	-6.24%	-478	-9.57%	-639	-12.80%
3133EMUP5	0.71	102.16	-2.12	101.36	-1.09	99.90	0.84	97.00	1.54	93.67	2.49	90.34	3.48	87.12	4.48
FFCB 0.71 04/01/25	04/01/2025		0.75		0.75	2.40	0.75		3.75		3.75		3.75		3.75
	5,000	30	0.60%	28	0.56%	0	0.00%	-157	-3.15%	-333	-6.68%	-507	-10.18%	-675	-13.56%
3133ELK37	0.78	100.12	-5.52	100.08	-3.28	99.53	1.24	96.39	1.73	92.88	2.69	89.39	3.68	86.03	4.68
FFCB 0.78 06/16/25	06/16/2025		0.02		0.02	2.39	1.04		3.96		3.96		3.96		3.96
	5,000	203	3.91%	100	1.93%	0	0.00%	-98	-1.89%	-193	-3.73%	-286	-5.52%	-377	-7.28%
3133EKPT7	2.13	107.67	-1.76	105.62	-0.76	103.62	0.24	101.67	1.25	99.76	2.25	97.90	3.26	96.08	4.26
FFCB 2 1/8 06/05/23	06/05/2023		1.93		1.93	1.91	1.93		1.93		1.93		1.93		1.93
	1,000	91	8.33%	45	4.07%	0	0.00%	-43	-3.89%	-83	-7.60%	-122	-11.15%	-159	-14.54%
3133EJYM5	3.02	118.49	-1.28	113.83	-0.27	109.38	0.74	105.13	1.74	101.06	2.75	97.18	3.75	93.48	4.76
FFCB 3.02 09/04/25	09/04/2025		4.18		4.18	3.94	4.18		4.18		4.18		4.18		4.18
	2,000	182	8.33%	89	4.07%	0	0.00%	-85	-3.89%	-166	-7.60%	-244	-11.15%	-318	-14.54%
3133EJYM5	3.02	118.49	-1.28	113.83	-0.27	109.38	0.74	105.13	1.74	101.06	2.75	97.18	3.75	93.48	4.76
FFCB 3.02 09/04/25	09/04/2025		4.18		4.18	3.94	4.18		4.18		4.18		4.18		4.18
	3,000	30	1.01%	23	0.76%	0	0.00%	-98	-3.28%	-215	-7.18%	-332	-11.08%	-444	-14.85%
3130AMRQ7	0.88	100.76	-2.16	100.51	-1.14	99.75	1.21	96.48	1.69	92.59	2.63	88.70	3.62	84.94	4.62
FHLB 0 7/8 12/30/25	12/30/2025		0.25		0.25	2.21	0.75		4.50		4.50		4.50		4.50
	3,000	81	2.71%	50	1.68%	0	0.00%	-76	-2.54%	-157	-5.26%	-237	-7.94%	-315	-10.54%
3130AMQR6	0.35	102.29	-2.05	101.27	-0.99	99.59	0.79	97.06	1.38	94.35	2.35	91.68	3.35	89.09	4.35
FHLB 0.35 06/07/24	06/07/2024		0.94		0.94	2.31	0.94		2.94		2.94		2.94		2.94
	4,000	32	0.81%	25	0.63%	0	0.00%	-102	-2.55%	-215	-5.39%	-327	-8.20%	-435	-10.93%
3130AMHH8	0.41	100.44	-2.18	100.27	-1.16	99.64	0.81	97.09	1.38	94.27	2.35	91.47	3.34	88.75	4.34
FHLB 0.41 08/01/24	08/01/2024		0.17		0.17	1.94	0.92		3.09		3.09		3.09		3.09
	2,000	17	0.84%	13	0.68%	0	0.00%	-56	-2.83%	-118	-5.95%	-180	-9.02%	-239	-12.00%
3134GWNG7	0.50	100.42	-2.12	100.26	-1.11	99.58	0.96	96.76	1.48	93.66	2.45	90.60	3.45	87.64	4.45
FMCC 0 1/2 11/27/24	11/27/2024		0.16		0.16	2.24	0.91		3.41		3.41		3.41		3.41

Shocked CUSIP Analysis

		-200		-100		Base		+100		+200		+300		+400	
CUSIP Description	Par Value Coupon Maturity	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px Dur	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL
	3,000	269	9.08%	131	4.43%	0	0.00%	-125	-4.22%	-245	-8.24%	-358	-12.07%	-467	-15.72%
3135G06G3	0.50	107.93	-1.27	103.33	-0.26	98.95	0.74	94.78	1.75	90.80	2.76	87.01	3.76	83.40	4.77
FNMA 0 1/2 11/07/25	11/07/2025		4.35		4.35	4.32	4.35		4.35		4.35		4.35		4.35
	3,000	303	9.37%	148	4.57%	0	0.00%	-140	-4.34%	-274	-8.47%	-400	-12.39%	-521	-16.12%
9128286F2	2.50	117.83	-1.20	112.65	-0.20	107.73	0.81	103.06	1.81	98.61	2.82	94.39	3.82	90.37	4.83
T 2 1/2 02/28/26	02/28/2026		4.67		4.67	4.42	4.67		4.67		4.67		4.67		4.67
	5,000	300	5.71%	148	2.81%	0	0.00%	-143	-2.72%	-281	-5.34%	-414	-7.88%	-544	-10.34%
9128286R6	2.25	111.14	-1.58	108.09	-0.58	105.14	0.42	102.29	1.42	99.52	2.43	96.85	3.43	94.27	4.43
T 2 1/4 04/30/24	04/30/2024		2.83		2.83	2.75	2.83		2.83		2.83		2.83		2.83
	4,000	211	5.03%	104	2.48%	0	0.00%	-101	-2.40%	-198	-4.73%	-293	-6.99%	-385	-9.18%
912828V23	2.25	110.00	-1.65	107.33	-0.65	104.73	0.35	102.22	1.35	99.78	2.35	97.41	3.34	95.11	4.34
T 2 1/4 12/31/23	12/31/2023		2.50		2.50	2.44	2.50		2.50		2.50		2.50		2.50
	3,000	224	7.07%	110	3.46%	0	0.00%	-106	-3.33%	-207	-6.53%	-305	-9.61%	-399	-12.57%
9128283P3	2.25	113.32	-1.44	109.51	-0.44	105.84	0.56	102.32	1.57	98.93	2.57	95.68	3.58	92.54	4.58
T 2 1/4 12/31/24	12/31/2024		3.50		3.50	3.39	3.50		3.50		3.50		3.50		3.50
	3,000	95	3.07%	47	1.52%	0	0.00%	-46	-1.50%	-92	-2.96%	-136	-4.41%	-180	-5.83%
912828N30	2.13	106.08	-1.85	104.49	-0.84	102.92	0.18	101.38	1.20	99.87	2.22	98.39	3.24	96.93	4.27
T 2 1/8 12/31/22	12/31/2022		1.50		1.50	1.51	1.50		1.50		1.50		1.50		1.50
	2,815	114	3.87%	56	1.91%	0	0.00%	-55	-1.87%	-109	-3.69%	-161	-5.47%	-213	-7.21%
9128284S6	2.75	108.85	-1.77	106.80	-0.76	104.80	0.24	102.84	1.25	100.93	2.25	99.07	3.26	97.24	4.26
T 2 3/4 05/31/23	05/31/2023		1.92		1.92	1.88	1.92		1.92		1.92		1.92		1.92
	3,000	293	9.02%	143	4.40%	0	0.00%	-136	-4.19%	-265	-8.18%	-389	-11.98%	-506	-15.59%
9128285T3	2.63	117.92	-1.23	112.92	-0.23	108.16	0.78	103.63	1.78	99.31	2.79	95.20	3.79	91.29	4.80
T 2 5/8 12/31/25	12/31/2025		4.50		4.50	4.29	4.50		4.50		4.50		4.50		4.50
Treasury/Agency	58,815	2,593	4.29%	1,337	2.21%	0	0.00%	-1,757	-2.90%	-3,560	-5.88%	-5,319	-8.79%	-7,016	-11.60%
	1.57	107.26	-2.01	105.12	-0.91	102.85	0.67	99.86	1.50	96.80	2.49	93.81	3.49	90.92	4.49
			1.97		1.97	2.68	2.18		3.28		3.28		3.28		3.28
	1,000	31	2.97%	15	1.47%	0	0.00%	-15	-1.45%	-30	-2.90%	-45	-4.36%	-60	-5.81%
037833DE7	2.40	106.19	-1.78	104.64	-0.77	103.13	0.24	101.63	1.26	100.13	2.31	98.63	3.32	97.14	4.35
AAPL 2.4 01/13/23	01/13/2023		1.45		1.45	1.44	1.45		1.45		1.45		1.54		1.54

Shocked CUSIP Analysis

		-200		-100		Base		+100		+200		+300		+400	
CUSIP Description	Par Value Coupon Maturity	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px Dur	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL
	1,000	18	1.77%	9	0.88%	0	0.00%	-9	-0.87%	-18	-1.73%	-26	-2.59%	-35	-3.43%
037833BF6	2.70	103.93	-1.76	103.02	-0.75	102.12	0.26	101.23	1.27	100.35	2.29	99.48	3.31	98.62	4.34
AAPL 2.7 05/13/22	05/13/2022		0.87		0.87	0.87	0.87		0.87		0.87		0.87		0.87
	2,075	80	3.80%	40	1.88%	0	0.00%	-39	-1.84%	-77	-3.63%	-114	-5.39%	-150	-7.11%
166764BV1	1.14	105.36	-1.68	103.41	-0.67	101.50	0.33	99.63	1.34	97.81	2.35	96.03	3.36	94.28	4.37
CVX 1.141 05/11/23	05/11/2023		1.86		1.86	1.86	1.86		1.86		1.86		1.86		1.86
	1,000	25	2.40%	12	1.19%	0	0.00%	-12	-1.18%	-24	-2.37%	-37	-3.62%	-50	-4.89%
594918BH6	2.65	105.27	-1.77	104.03	-0.76	102.80	0.26	101.59	1.28	100.36	2.34	99.08	3.35	97.78	4.37
MSFT 2.65 11/03/22	11/03/2022		1.18		1.18	1.18	1.18		1.18		1.18		1.34		1.34
	1,500	41	2.63%	20	1.30%	0	0.00%	-20	-1.29%	-40	-2.58%	-61	-3.92%	-82	-5.29%
92826CAC6	2.80	105.93	-1.73	104.56	-0.72	103.21	0.30	101.89	1.32	100.55	2.37	99.16	3.39	97.76	4.41
V 2.8 12/14/22	12/14/2022		1.29		1.29	1.29	1.29		1.29		1.29		1.46		1.46
	3,000	130	4.07%	64	2.01%	0	0.00%	-63	-1.96%	-124	-3.89%	-185	-5.79%	-245	-7.66%
94988J5R4	3.55	110.70	-1.59	108.50	-0.59	106.37	0.41	104.28	1.41	102.23	2.42	100.21	3.44	98.22	4.44
WFC 3.55 08/14/23	08/14/2023		2.04		2.04	1.96	2.04		2.04		2.04		2.04		2.12
	5,000	187	3.66%	92	1.81%	0	0.00%	-90	-1.77%	-179	-3.50%	-266	-5.20%	-350	-6.86%
30231GBL5	1.57	105.85	-1.63	103.96	-0.63	102.12	0.38	100.31	1.40	98.54	2.41	96.80	3.42	95.11	4.44
XOM 1.571 04/15/23	04/15/2023		1.79		1.79	1.78	1.79		1.79		1.79		1.79		1.79
	1,000	32	3.07%	16	1.52%	0	0.00%	-16	-1.50%	-31	-3.02%	-47	-4.56%	-63	-6.11%
30231GAR3	2.73	106.67	-1.64	105.07	-0.62	103.49	0.39	101.94	1.42	100.37	2.48	98.77	3.49	97.17	4.50
XOM 2.726 03/01/23	03/01/2023		1.50		1.50	1.50	1.50		1.50		1.50		1.67		1.67
Corporate	15,575	543	3.38%	268	1.67%	0	0.00%	-263	-1.64%	-523	-3.26%	-781	-4.86%	-1,035	-6.44%
	2.28	106.64	-1.67	104.88	-0.66	103.16	0.35	101.47	1.36	99.80	2.39	98.14	3.40	96.51	4.41
			1.66		1.66	1.64	1.66		1.66		1.66		1.70		1.72
	245	10	3.75%	5	1.85%	0	0.00%	-5	-1.81%	-9	-3.59%	-14	-5.32%	-18	-7.01%
20033AYE0	3.10	109.78	-2.01	107.77	-1.00	105.81	0.00	103.89	1.00	102.02	2.01	100.18	3.02	98.39	4.02
ADS 3.1 05/15/23	05/15/2023		1.88		1.88	1.83	1.88		1.88		1.88		1.88		1.88
	245	5	1.87%	2	0.93%	0	0.00%	-2	-0.92%	-5	-1.83%	-7	-2.73%	-9	-3.62%
02587CFM7	2.40	104.12	-2.02	103.15	-1.01	102.20	0.00	101.26	1.02	100.33	2.03	99.41	3.06	98.50	4.08
AXP 2.4 05/31/22	05/31/2022		0.92		0.92	0.92	0.92		0.92		0.92		0.92		0.92

Shocked CUSIP Analysis

		-200		-100		Base		+100		+200		+300		+400	
CUSIP Description	Par Value Coupon Maturity	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px Dur	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL
	245	4	1.76%	2	0.88%	0	0.00%	-2	-0.87%	-4	-1.72%	-6	-2.57%	-9	-3.41%
05580AMR2	2.95	104.35	-2.02	103.44	-1.01	102.55	0.00	101.66	1.01	100.78	2.03	99.91	3.05	99.05	4.07
BMW 2.95 05/11/22	05/11/2022		0.86		0.86	0.87	0.86		0.86		0.86		0.86		0.86
	245	10	3.76%	5	1.86%	0	0.00%	-5	-1.82%	-9	-3.59%	-14	-5.33%	-18	-7.02%
17312QL23	3.15	109.84	-2.01	107.83	-1.00	105.87	0.00	103.95	1.01	102.07	2.01	100.23	3.02	98.43	4.03
C 3.15 05/11/23	05/11/2023		1.86		1.86	1.83	1.86		1.86		1.86		1.86		1.86
	245	4	1.79%	2	0.89%	0	0.00%	-2	-0.88%	-4	-1.75%	-7	-2.61%	-9	-3.46%
29278TBF6	2.95	104.44	-2.02	103.51	-1.01	102.60	0.00	101.70	1.02	100.81	2.03	99.93	3.05	99.06	4.07
Enerbank USA	05/18/2022		0.88		0.88	0.88	0.88		0.88		0.88		0.88		0.88
	245	5	1.87%	2	0.93%	0	0.00%	-2	-0.92%	-5	-1.82%	-7	-2.72%	-9	-3.61%
51210SMT1	2.00	103.74	-2.02	102.78	-1.01	101.84	0.00	100.90	1.02	99.98	2.03	99.07	3.06	98.16	4.08
LAKESD 2 05/31/22	05/31/2022		0.92		0.92	0.92	0.92		0.92		0.92		0.92		0.92
	245	10	3.75%	5	1.85%	0	0.00%	-5	-1.81%	-9	-3.59%	-14	-5.32%	-18	-7.01%
61747MX30	3.15	109.83	-2.01	107.82	-1.00	105.86	0.00	103.94	1.01	102.06	2.01	100.23	3.02	98.43	4.03
MS 3.15 05/10/23	05/10/2023		1.86		1.86	1.83	1.86		1.86		1.86		1.86		1.86
	245	4	1.78%	2	0.88%	0	0.00%	-2	-0.87%	-4	-1.74%	-7	-2.59%	-9	-3.44%
86063QAN5	2.85	104.32	-2.02	103.40	-1.01	102.50	0.00	101.60	1.01	100.72	2.03	99.84	3.05	98.98	4.07
SF 2.85 05/16/22	05/16/2022		0.88		0.88	0.88	0.88		0.88		0.88		0.88		0.88
	245	10	3.76%	5	1.86%	0	0.00%	-5	-1.82%	-9	-3.59%	-14	-5.33%	-18	-7.02%
87164WWF1	3.15	109.84	-2.01	107.83	-1.00	105.87	0.00	103.95	1.01	102.07	2.01	100.23	3.02	98.43	4.03
SYF 3.15 05/11/23	05/11/2023		1.86		1.86	1.83	1.86		1.86		1.86		1.86		1.86
CD	2,205	62	2.69%	31	1.33%	0	0.00%	-30	-1.31%	-59	-2.59%	-88	-3.86%	-117	-5.10%
	2.86	106.70	-2.01	105.28	-1.01	103.90	0.00	102.54	1.01	101.20	2.02	99.89	3.04	98.60	4.05
			1.32		1.32	1.32	1.32		1.32		1.32		1.32		1.32
	249	0	0.17%	0	0.09%	0	0.00%	0	-0.09%	0	-0.17%	-1	-0.26%	-1	-0.34%
PLMDLCAMP	0.30	100.17	-1.76	100.09	-0.73	100.00	0.30	99.91	1.34	99.83	2.38	99.74	3.42	99.66	4.48
CAMP	07/31/2021		0.08		0.08	0.09	0.08		0.08		0.08		0.08		0.08
	73,964	128	0.17%	64	0.09%	0	0.00%	-64	-0.09%	-127	-0.17%	-191	-0.26%	-254	-0.34%
PLMDLLAIF	0.78	100.17	-1.28	100.09	-0.25	100.00	0.78	99.91	1.82	99.83	2.86	99.74	3.91	99.66	4.97
LAIF	07/31/2021		0.08		0.08	0.09	0.08		0.08		0.08		0.08		0.08

Shocked CUSIP Analysis

		-200		-100		Base		+100		+200		+300		+400	
CUSIP Description	Par Value Coupon Maturity	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px Dur	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL
	70,005	121	0.17%	60	0.09%	0	0.00%	-60	-0.09%	-120	-0.17%	-180	-0.26%	-240	-0.34%
PLMDLLAIF	0.78	100.17	-1.28	100.09	-0.25	100.00	0.78	99.91	1.82	99.83	2.86	99.74	3.91	99.66	4.97
LAIF	07/31/2021		0.08		0.08	0.09	0.08		0.08		0.08		0.08		0.08
Other	144,217	249	0.17%	124	0.09%	0	0.00%	-124	-0.09%	-248	-0.17%	-372	-0.26%	-495	-0.34%
	0.78	100.17	-1.29	100.09	-0.25	100.00	0.78	99.91	1.82	99.83	2.86	99.74	3.91	99.66	4.97
			0.08		0.08	0.09	0.08		0.08		0.08		0.08		0.08
Total	220,812	3,446	1.54%	1,760	0.79%	0	0.00%	-2,174	-0.97%	-4,390	-1.97%	-6,560	-2.94%	-8,663	-3.88%
	1.12	102.58	-1.52	101.82	-0.47	101.02	0.71	100.04	1.69	99.03	2.72	98.05	3.76	97.10	4.80
	1		0.71		0.71	0.91	0.76		1.06		1.06		1.06		1.06

Portfolio Changes

New Securities 3/2021-6/2021

CUSIP	Sector	Security Description	Maturity	Coupon	Original Face	Book Price	Intent
3130AMHH8	Treasury/Agency	FHLB 0.41 08/01/24	08/01/2024	0.41	4,000,000	100.00	AFS
3130AMQR6	Treasury/Agency	FHLB 0.35 06/07/24	06/07/2024	0.35	3,000,000	100.00	AFS
3130AMRQ7	Treasury/Agency	FHLB 0 7/8 12/30/25	12/30/2025	0.88	3,000,000	100.00	AFS
3133EJYM5	Treasury/Agency	FFCB 3.02 09/04/25	09/04/2025	3.02	3,000,000	100.00	AFS
3133EMUP5	Treasury/Agency	FFCB 0.71 04/01/25	04/01/2025	0.71	5,000,000	100.00	AFS
3135G06G3	Treasury/Agency	FNMA 0 1/2 11/07/25	11/07/2025	0.50	3,000,000	100.00	AFS
9128283P3	Treasury/Agency	T 2 1/4 12/31/24	12/31/2024	2.25	3,000,000	100.00	AFS
9128286F2	Treasury/Agency	T 2 1/2 02/28/26	02/28/2026	2.50	3,000,000	100.00	AFS
912828N30	Treasury/Agency	T 2 1/8 12/31/22	12/31/2022	2.13	3,000,000	100.00	AFS
912828V23	Treasury/Agency	T 2 1/4 12/31/23	12/31/2023	2.25	4,000,000	100.00	AFS

Partial Buy3/2021-6/2021

CUSIP	Sector	Security Description	Maturity	Coupon	Original Face	Book Price	Intent	Redemption Type
PLMDLLAIF	Other	LAIF	07/31/2021	0.78	143,968,274	100.00	AFS	Same CUSIP buys

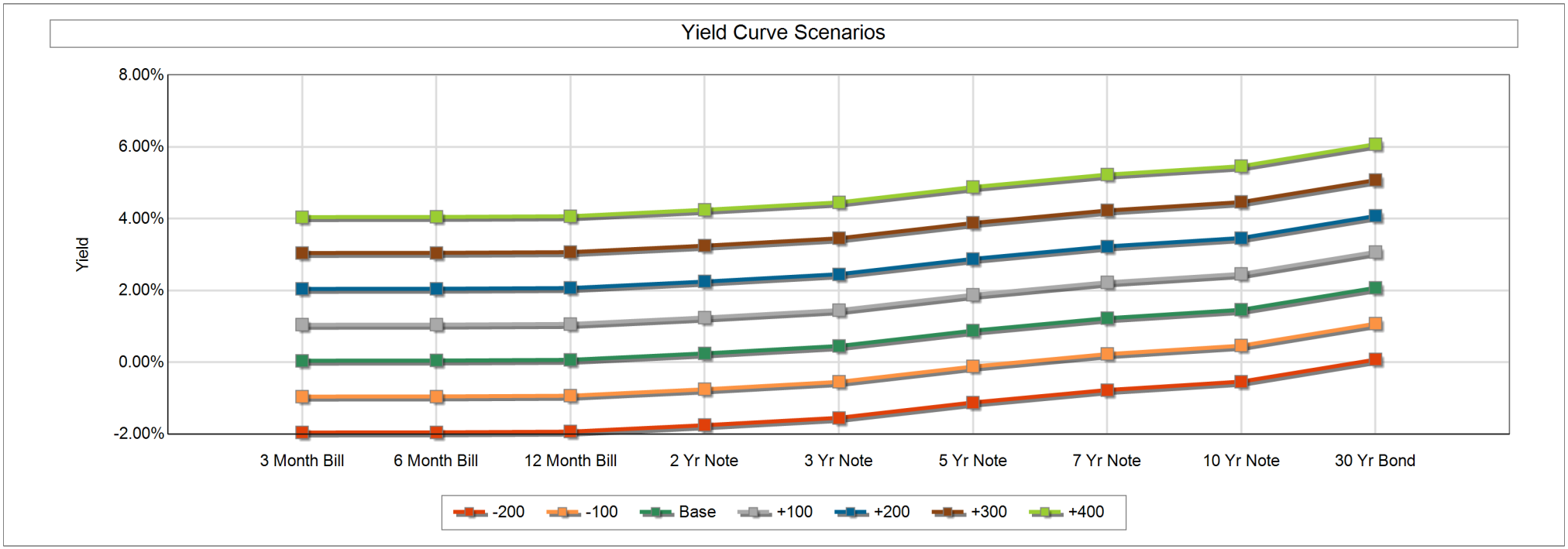
Securities Sold/Redeemed 3/2021-6/2021

CUSIP	Sector	Security Description	Maturity	Coupon	Original Face	Book Price	Intent	Redemption Type
3134GVN87	Treasury/Agency	FMCC 0.4 12/15/22	12/15/2022	0.40	5,000,000	100.00	AFS	Called
912828R77	Treasury/Agency	T 1 3/8 05/31/21	05/31/2021	1.38	5,000,000	100.00	AFS	Expired/Matured
9128284G2	Treasury/Agency	T 2 3/8 04/15/21	04/15/2021	2.38	5,000,000	100.00	AFS	Expired/Matured
PLMDLCAMP	Other	CAMP	07/31/2021	0.30	248,672	100.00	AFS	Partial Sale
38148PK97	CD	GS 2.9 05/17/21	05/17/2021	2.90	245,000	100.00	AFS	Sold/Redeemed
14042RFY2	CD	COF 2 1/4 06/01/21	06/01/2021	2.25	245,000	100.00	AFS	Sold/Redeemed

Shocked Assumptions

Scenarios

	Down 200	Down 100	Base	Up 100	Up 200	Up 300	Up 400
Shift Amount	-200	-100	0	100	200	300	400
Curve Slope Change	0	0	0	0	0	0	0
Shock Horizon	Immediate	Immediate	Immediate	Immediate	Immediate	Immediate	Immediate
Curve Type	Static	Static	Static	Static	Static	Static	Static
Valuation Date	2021-06-30	2021-06-30	2021-06-30	2021-06-30	2021-06-30	2021-06-30	2021-06-30



Assumptions

Calculation Engine	The Yield Book © and ZM Financial
Cash Flow Model	The Yield Book ©
Curve Date	Same as Portfolio As Of Date
Curve Type Used	Swap Curve
Curve Shape	Immediate Sustained Parallel Shocks
Price Shock Methodology	Constant OAS for fixed rate securities; immediate market shift for floating rate securities
Horizon Period	Immediate Time Horizon
Reinvestment Rate	3 Month T-Bill
Cost of Funds	1.00%
Tax Rate	21.0%

Additional Information

Rolloff Yield - Rolloff Yield is the weighted average yield of the cashflows (maturities, calls and paydowns) that roll off during the noted time period. Ending Book Yield is the weighted average yield of the remaining securities at the noted time period.

Shocked Scenarios - All shocked scenarios are instant and parallel and assume a sustained rate cycle from that point on. LIBOR OAS is held constant in order to generate shocked market scenarios and The Yieldbook was used to generate the projected cash flows. In shocked scenarios, 0.01% is considered the floor.

Bonds Likely to be Called - The page identifies all callable agencies which will either be called or mature in the next 12 months in any of the shocked scenarios. The methodology used to determine the call assumes a small internal margin to account for the "cost to call."

Municipals - For taxable institutions, the above tax rate detailed - along with TEFRA adjustments for BQs - is used to calculate TEY unless otherwise input. Ratings are a blend of Moody's and Standard & Poors.

Duration - Duration in the shocked detail section is generated by Yield Book.

Original Face - If original face was not supplied, original face was estimated by dividing current face by current factor.

Yields- All yields are Yield to Projected Scenario. (Assumes 100% of The Yield Book prepayment model).

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STIFEL | Fixed Income Strategy

Portfolio Review and Analysis Prepared for:

City of Palmdale - Successor Agency

Palmdale, CA

As of Date: 06/30/2021

Pricing as of: 06/30/2021

Date of Analysis: 07/21/2021

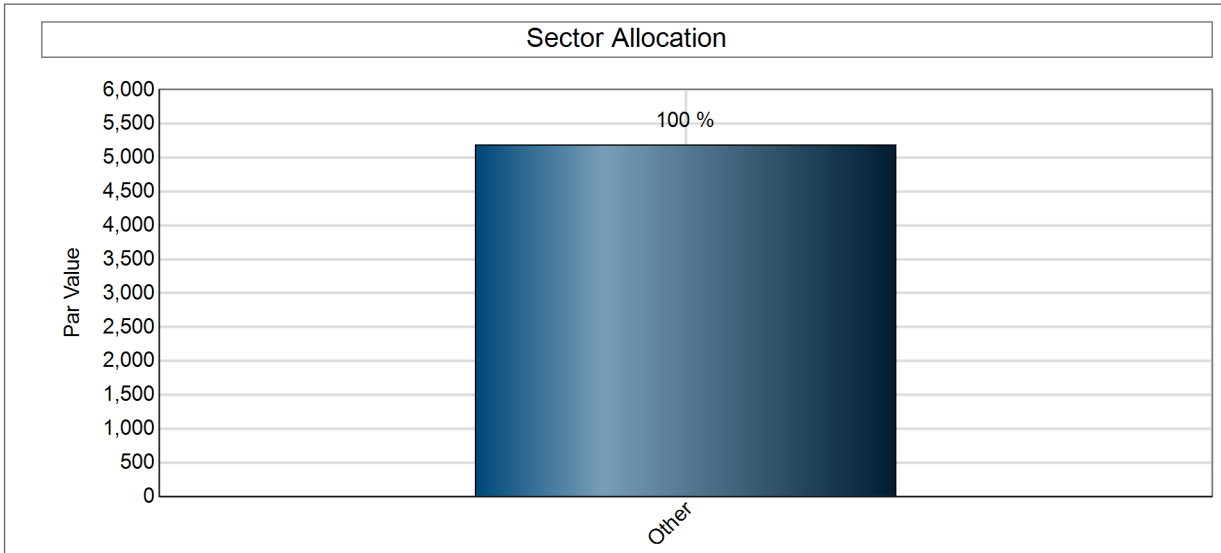
Account Executive: Bill Blackwill

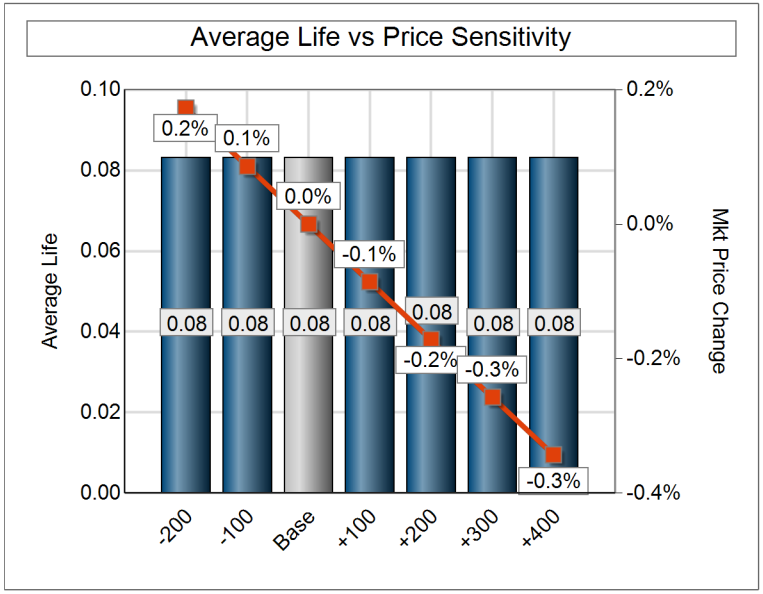
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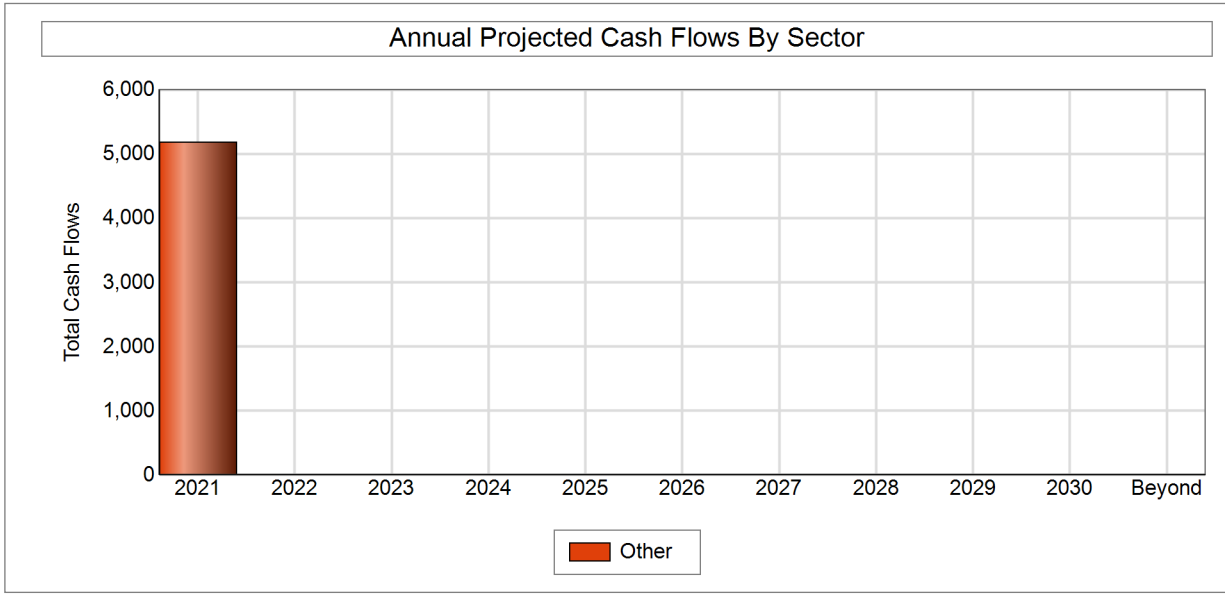
REFER TO THE LAST PAGE OF THIS REPORT FOR STIFEL FIXED INCOME CAPITAL MARKETS DISCLOSURES

Portfolio Overview

Book Value	**5,188**
# Securities	1
Average Size (Book)	5,188
Book Yield	0.78
Market Yield	0.78
$ Gain/Loss	0
% Gain/Loss	0.0%
Average Life	0.08
Average Life +300bps	0.08
% Price Change +100bps	-0.09
% Price Change +300bps	-0.26
Effective Duration	0.09
Effective Convexity	0.00
AFS / HTM%	100% / 0%
Fixed / Floating	100% / 0%







Historical Portfolio Overview

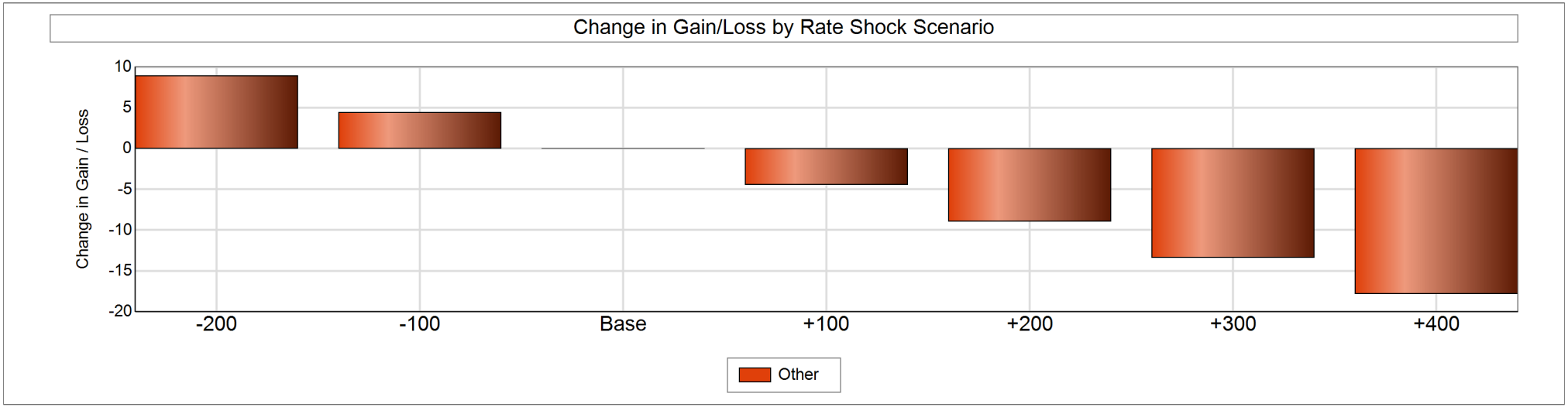
	06/30/2021	03/31/2021	12/31/2020	09/30/2020
Book Value	5,188	5,182	5,174	5,459
Book Yield	0.78	0.78	0.79	0.78
Book Yield (+100)	0.78	0.78	0.79	0.78
Book Yield (+300)	0.78	0.78	0.79	0.78
Book Yield (-100)	0.78	0.78	0.79	0.78
WAL	0.08	0.08	0.08	0.08
WAL (+100)	0.08	0.08	0.08	0.08
WAL (+300)	0.08	0.08	0.08	0.08
WAL (-100)	0.08	0.08	0.08	0.08
% Price Change (+100)	-0.1%	-0.1%	-0.1%	-0.1%
% Price Change (+300)	-0.3%	-0.2%	-0.3%	-0.3%
% Price Change (-100)	0.1%	0.1%	0.1%	0.1%
Effective Duration	0.09	0.08	0.09	0.09
Effective Convexity	0.00	0.00	0.00	0.00
$ Gain/Loss	0	0	0	0
% Gain/Loss	0.0%	0.0%	0.0%	0.0%
Principal Cash Flow 2 yrs out	100%	100%	100%	100%
Principal Cash Flow 2 yrs out (+100)	100%	100%	100%	100%
Principal Cash Flow 2 yrs out (+300)	100%	100%	100%	100%
Principal Cash Flow 2 yrs out (-100)	100%	100%	100%	100%

Portfolio Sector Summary

	Portfolio	Par			Book		Market		% Price Change			Gain/(Loss)		Effective			AFS
Sector	%	Value	Cpn	Maturity	Value	Yield	Value	Yield	-100	+100	+300	$	%	WAL	Dur	Cvx	%
Cash & Other (1)	100.0%	5,188	0.78	0.1 yrs	5,188	0.78	5,188	0.78	0.1	-0.1	-0.3	0	0.0%	0.08	0.09	0.00	100 %
Other (1)	100.0%	5,188	0.78	0.1 yrs	5,188	0.78	5,188	0.78	0.1	-0.1	-0.3	0	0.0%	0.08	0.09	0.00	100 %
Total (1)	100.0%	5,188	0.78	0.1 yrs	5,188	0.78	5,188	0.78	0.1	-0.1	-0.3	0	0.0%	0.08	0.09	0.00	100 %

Shocked Analysis

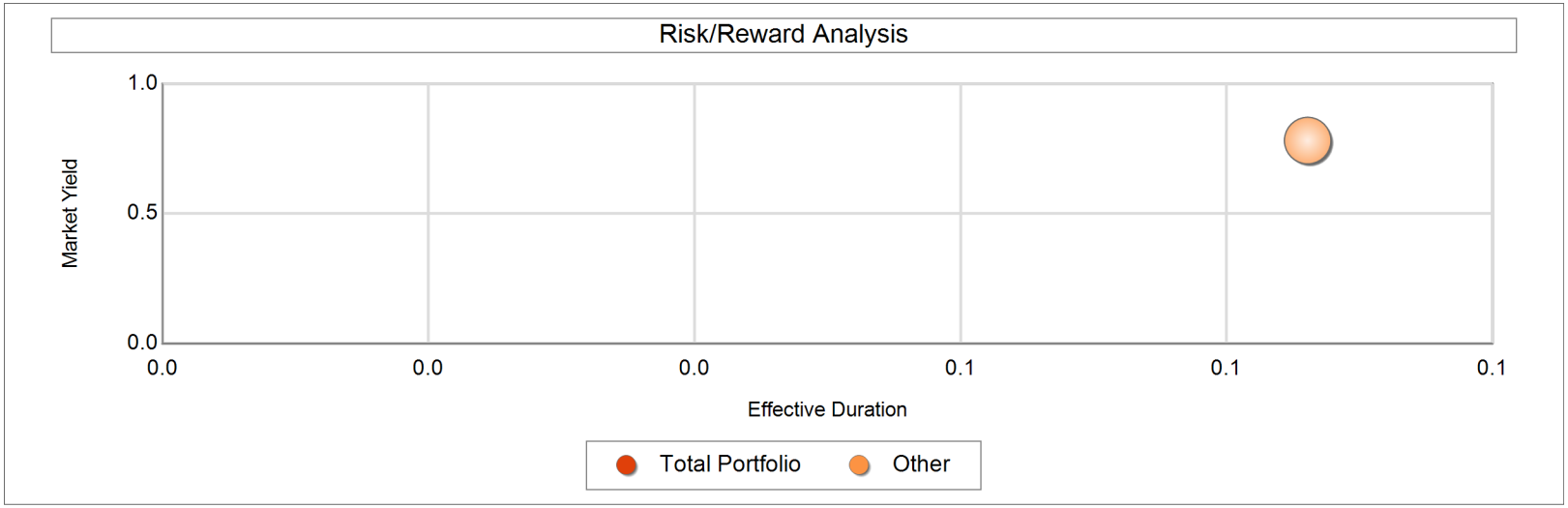
	-200	-100	Base	+100	+200	+300	+400
Par Value	5,188	5,188	5,188	5,188	5,188	5,188	5,188
Book Value	5,188	5,188	5,188	5,188	5,188	5,188	5,188
Market Value	5,197	5,192	5,188	5,183	5,179	5,174	5,170
Gain/(Loss)	9	4	0	-4	-9	-13	-18
Gain/(Loss) %	0.2%	0.1%	0.0%	-0.1%	-0.2%	-0.3%	-0.3%
Gain/(Loss) % - Chg from Base	0.2%	0.1%	0.0%	-0.1%	-0.2%	-0.3%	-0.3%
Book Price	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Book Yield	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Market Price	100.17	100.09	100.00	99.91	99.83	99.74	99.66
Market Yield	-1.28	-0.25	0.78	1.82	2.86	3.91	4.97
WAL	0.08	0.08	0.08	0.08	0.08	0.08	0.08



Price Risk & Market Value Change by Sector

	AFS						HTM					
	% Change in Market Value from Level					Eff	% Change in Market Value from Level					Eff
Sector	-100	Mkt Value	+100	+200	+300	Dur	-100	Mkt Value	+100	+200	+300	Dur
Other	0.1%	5,188	-0.1%	-0.2%	-0.3%	0.1%						
Total	0.1%	5,188	-0.1%	-0.2%	-0.3%	0.1%						
Scenario Market Val	5,192	5,188	5,183	5,179	5,174							
Scenario Gain/Loss	4	0	-4	-9	-13							

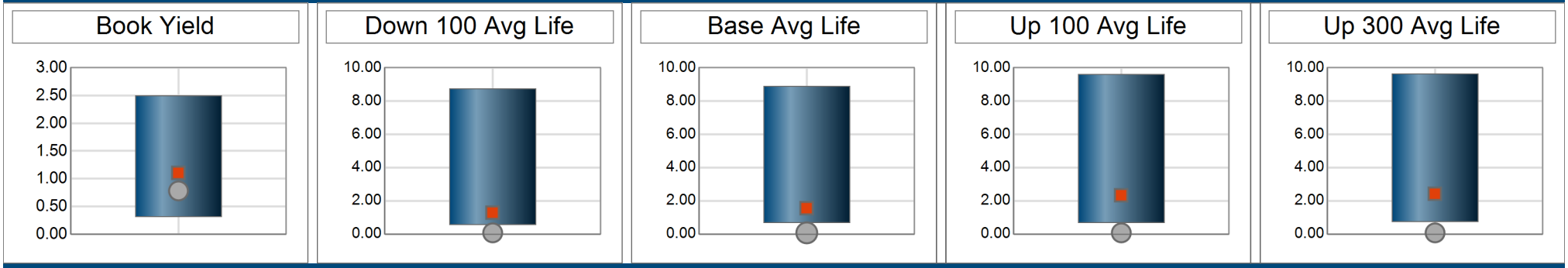
Total Portfolio (AFS + HTM):	
% Change in Market Val from Level	
-200 bps	0.2%
-100 bps	0.1%
Level Market Val	5,188
+100 bps	-0.1%
+200 bps	-0.2%
+300 bps	-0.3%
+400 bps	-0.3%
Effective Duration	*0.09*
Effective Convexity	0.00



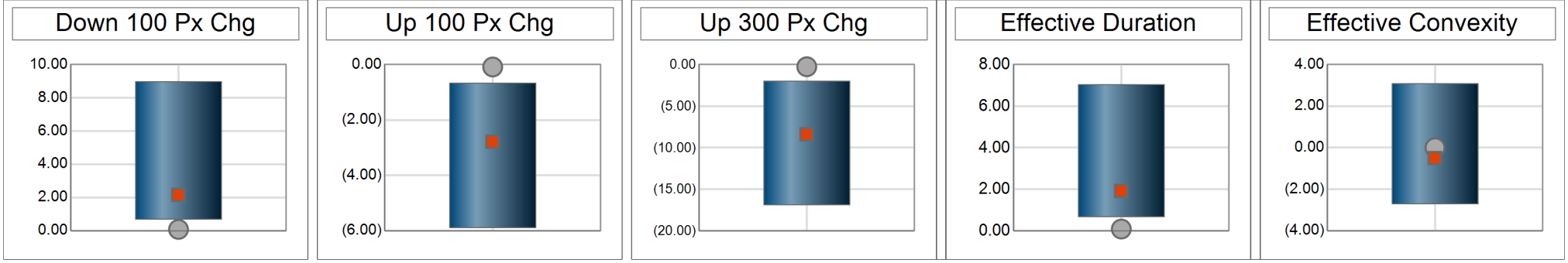
Peer Group Comparison

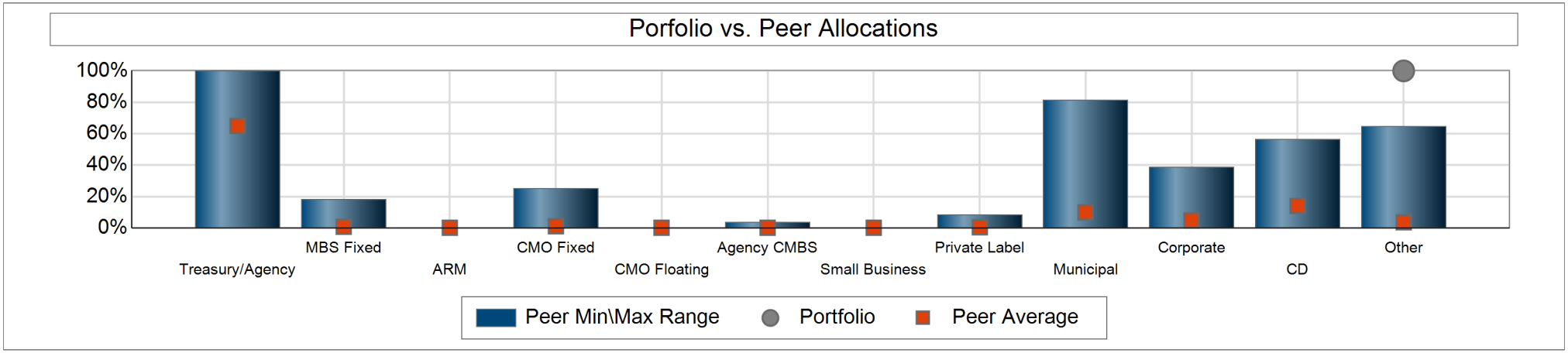
Peer	As of Date	Book Value	G/L %	Book Yield	Average Life Base	Average Life -100	Average Life +300	% Price Change -100	% Price Change +100	% Price Change +300	Effective Dur	Effective Cvx	UST Agy	Fix MBS	ARM	Fix CMO	Flt CMO	Agy CMBS	Sm Bus.	Prv Label	Muni	Corp	CD & Oth	% Fixed	% AFS
1	06/21	5,442	-0.9	0.65	1.7	0.6	4.3	1.7	-3.6	-11.1	3.1	-1.9	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
2	04/21	8,329	-0.3	1.88	5.9	5.9	8.7	6.0	-5.9	-16.9	5.9	0.4	0%	0%	0%	0%	0%	0%	0%	0%	81%	3%	15%	97%	100%
3	06/21	8,721	2.9	2.50	2.0	1.4	2.8	1.6	-2.0	-6.4	1.9	-0.3	0%	18%	0%	25%	0%	0%	0%	0%	0%	0%	56%	96%	0%
4	06/21	9,000	-0.2	1.11	0.7	0.6	4.1	1.2	-2.9	-9.8	2.2	-2.0	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
5	03/21	13,527	2.4	1.90	2.8	2.8	2.9	2.8	-2.7	-7.9	2.8	0.1	0%	0%	0%	0%	0%	0%	0%	0%	23%	39%	38%	100%	100%
6	06/21	18,524	0.4	1.27	1.6	0.9	3.3	1.5	-2.8	-8.7	2.5	-1.2	52%	0%	0%	0%	0%	0%	0%	0%	0%	0%	48%	100%	100%
7	06/21	25,791	-0.4	0.84	1.6	1.0	4.5	1.7	-3.5	-11.3	2.8	-2.3	99%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	100%	100%
8	06/21	32,578	-0.7	0.84	2.1	1.0	4.5	2.0	-3.6	-11.3	3.2	-1.2	99%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	100%	100%
9	06/21	35,578	-0.4	0.90	2.0	1.3	3.7	1.9	-3.0	-9.2	2.7	-0.7	65%	2%	0%	1%	0%	0%	0%	0%	0%	11%	20%	93%	100%
10	05/21	39,860	0.8	1.39	8.9	8.8	9.6	9.0	-5.8	-13.0	7.0	3.1	45%	0%	0%	0%	0%	0%	0%	0%	16%	14%	25%	100%	100%
11	05/21	40,281	1.1	1.19	1.3	0.8	4.3	1.3	-3.2	-10.4	2.5	-2.7	74%	0%	0%	0%	0%	0%	0%	0%	0%	0%	26%	100%	100%
12	03/21	47,324	1.5	1.22	2.6	2.6	2.7	2.7	-2.6	-7.5	2.6	0.1	63%	0%	0%	0%	0%	1%	0%	9%	7%	16%	4%	98%	100%
13	05/21	68,451	1.8	1.57	2.2	2.1	2.5	2.2	-2.3	-6.8	2.3	0.0	50%	0%	0%	0%	0%	0%	0%	0%	0%	4%	47%	100%	100%
14	06/21	85,966	0.0	0.87	1.3	0.7	3.5	1.3	-2.8	-9.1	2.3	-2.0	98%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	100%	100%
15	06/21	112,200	-0.1	0.46	1.4	1.3	1.9	1.4	-1.7	-5.2	1.6	-0.5	25%	0%	0%	0%	0%	0%	0%	0%	37%	0%	38%	100%	29%
16	03/21	133,497	1.0	0.98	1.4	1.3	1.4	1.4	-1.4	-4.1	1.4	0.0	89%	0%	0%	0%	0%	0%	0%	0%	3%	0%	8%	100%	100%
17	03/21	137,398	-1.7	0.73	2.5	1.1	5.2	2.7	-4.2	-12.8	3.8	-1.3	85%	0%	0%	0%	0%	4%	0%	0%	12%	0%	0%	100%	100%
18	04/21	158,077	-0.7	0.64	1.5	0.6	3.8	1.5	-3.1	-9.8	2.7	-1.5	90%	0%	0%	0%	0%	0%	0%	0%	0%	9%	2%	100%	100%
19	03/21	171,888	2.2	1.76	2.3	2.3	2.4	2.4	-2.3	-6.7	2.3	0.1	61%	0%	0%	0%	0%	0%	0%	0%	13%	14%	12%	100%	100%
20	03/21	172,141	0.6	0.82	1.3	1.3	1.7	1.4	-1.6	-4.7	1.5	-0.2	54%	0%	0%	0%	0%	0%	0%	0%	12%	0%	34%	100%	100%
21	06/21	222,625	0.2	0.79	0.8	0.7	1.1	0.8	-1.0	-2.9	0.9	-0.2	27%	0%	0%	0%	0%	0%	0%	0%	0%	7%	66%	100%	100%
22	05/21	239,935	0.5	1.08	1.5	1.2	3.3	1.7	-2.7	-8.4	2.3	-1.0	81%	0%	0%	0%	0%	0%	0%	0%	17%	0%	2%	100%	100%
23	06/21	244,912	1.2	1.35	2.2	2.2	2.3	2.3	-2.3	-6.6	2.3	0.0	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%
24	06/21	249,256	-0.3	0.32	1.1	0.8	2.4	1.2	-2.1	-6.5	1.8	-1.0	64%	0%	0%	0%	0%	0%	0%	0%	31%	5%	0%	100%	100%
25	06/21	335,007	-0.1	0.15	0.7	0.6	1.7	0.7	-1.5	-4.7	1.2	-1.3	64%	0%	0%	0%	0%	0%	0%	0%	33%	3%	0%	100%	100%
Avg		104,652	0.4	1.09	2.1	1.8	3.5	2.2	-2.8	-8.5	2.6	-0.7	63%	1%	0%	1%	0%	0%	0%	0%	11%	5%	18%	99%	93%
Port		5,188	0.0	0.78	0.1	0.1	0.1	0.1	-0.1	-0.3	0.1	0.0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%	100%
Diff		-99,465	-0.4	-0.31	-2.1	-1.7	-3.5	-2.1	2.7	8.2	-2.5	0.7	-63%	-1%	0%	-1%	0%	0%	0%	0%	-11%	-5%	82%	1%	7%

Yield and Average Life Peer Comparison



Price Risk Peer Comparison



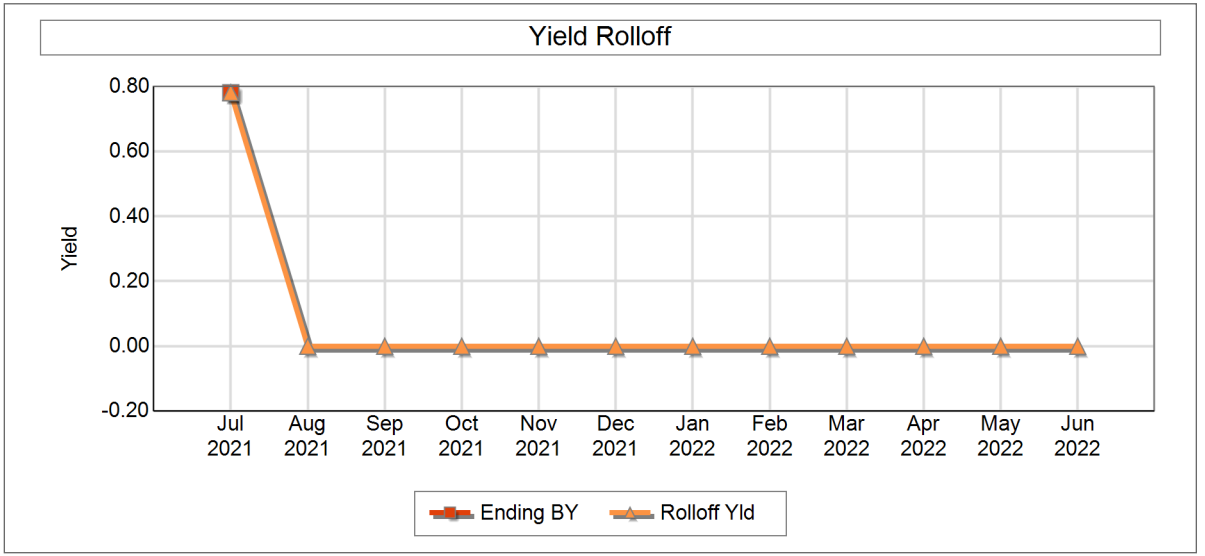


Each box contains the range of your peer group, the top and bottom of the boxes being the max and min. The red box is the avg. of your peers within the range and the gray dot represents your position.

Cash Flow and Yield Rolloff - Next 12 Months

Yield Rolloff

Month	Begin BY	Principal CF	Rolloff Yld	Ending BY
Jul 2021	0.78	5,188	0.78	
Aug 2021		0	0.00	
Sep 2021		0	0.00	
Oct 2021		0	0.00	
Nov 2021		0	0.00	
Dec 2021		0	0.00	
Jan 2022		0	0.00	
Feb 2022		0	0.00	
Mar 2022		0	0.00	
Apr 2022		0	0.00	
May 2022		0	0.00	
Jun 2022		0	0.00	



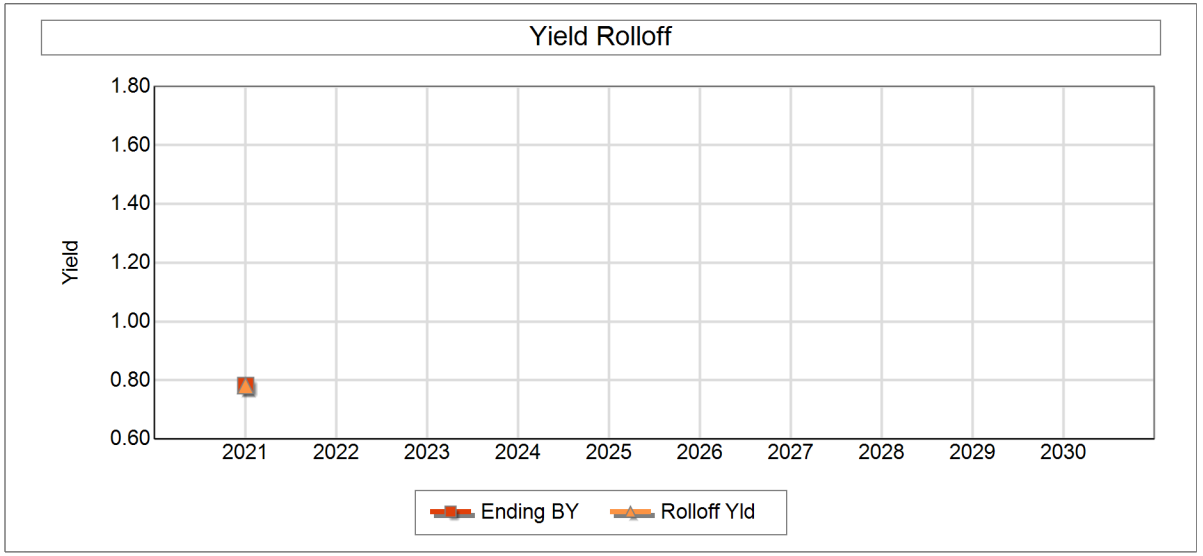
Shocked Principal and Interest Cash Flow Analysis

Year	-200	-100	Base	+100	+200	+300	+400
Jul 2021	5,191	5,191	5,191	5,191	5,191	5,191	5,191

Cash Flow and Yield Rolloff - Next 10 Years

Yield Rolloff

Year	Begin BY	Principal CF	Rolloff Yld	Ending BY
2021	0.78	5,188	0.78	
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				
2030				

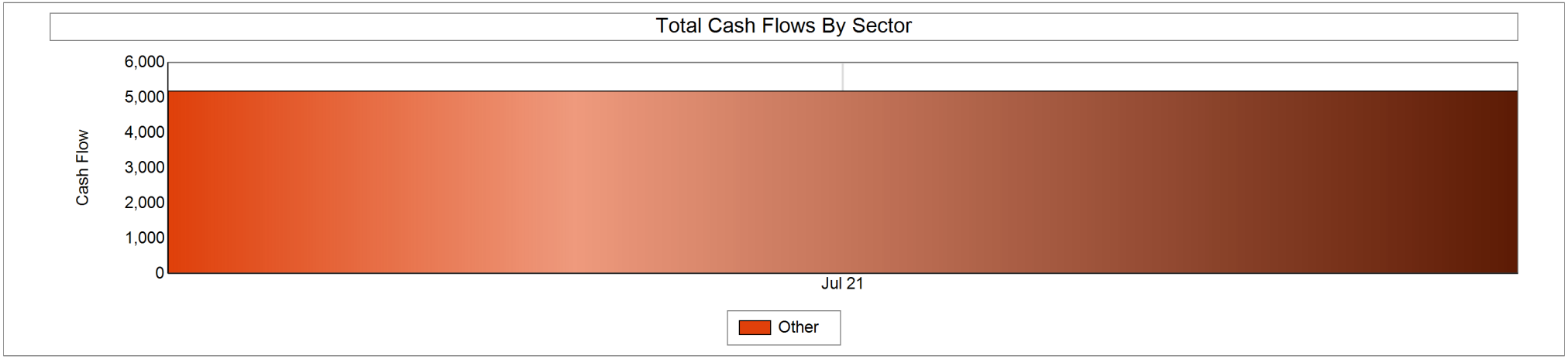


Shocked Principal and Interest Cash Flow Analysis

Year	-200	-100	Base	+100	+200	+300	+400
2021	5,191	5,191	5,191	5,191	5,191	5,191	5,191

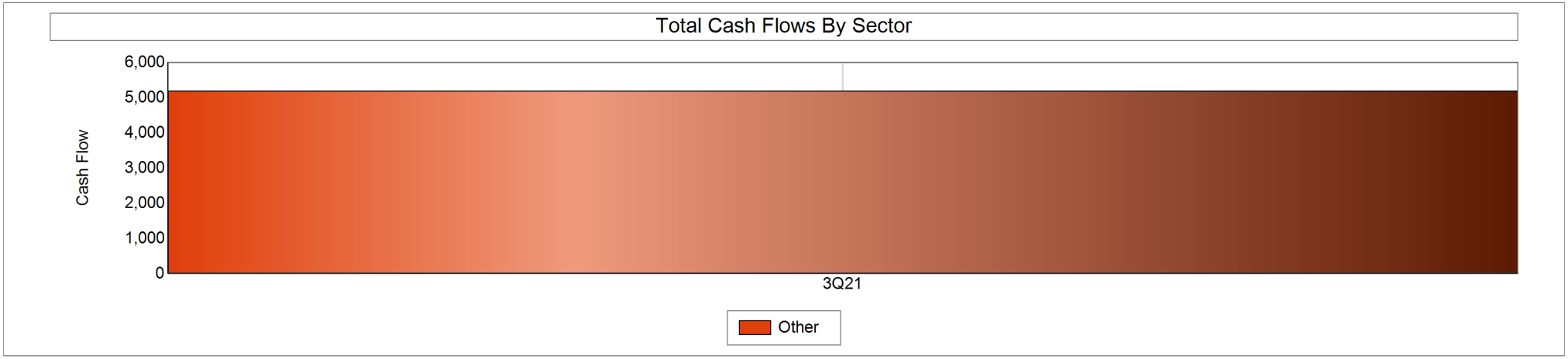
Sector Cash Flow and Yield Rolloff - Next 12 Months

		Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Bk Yld Chg
Other	Cash Flow	5,191	0	0	0	0	0	0	0	0	0	0	0	
	End BY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	Cash Flow	5,191	0	0	0	0	0	0	0	0	0	0	0	
	End BY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Sector Cash Flow and Yield Rolloff - Next 3 Years

		3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	Bk Yld Chg
Other	Cash Flow	5,191	0	0	0	0	0	0	0	0	0	0	0	
	End BY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	Cash Flow	5,191	0	0	0	0	0	0	0	0	0	0	0	
	End BY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

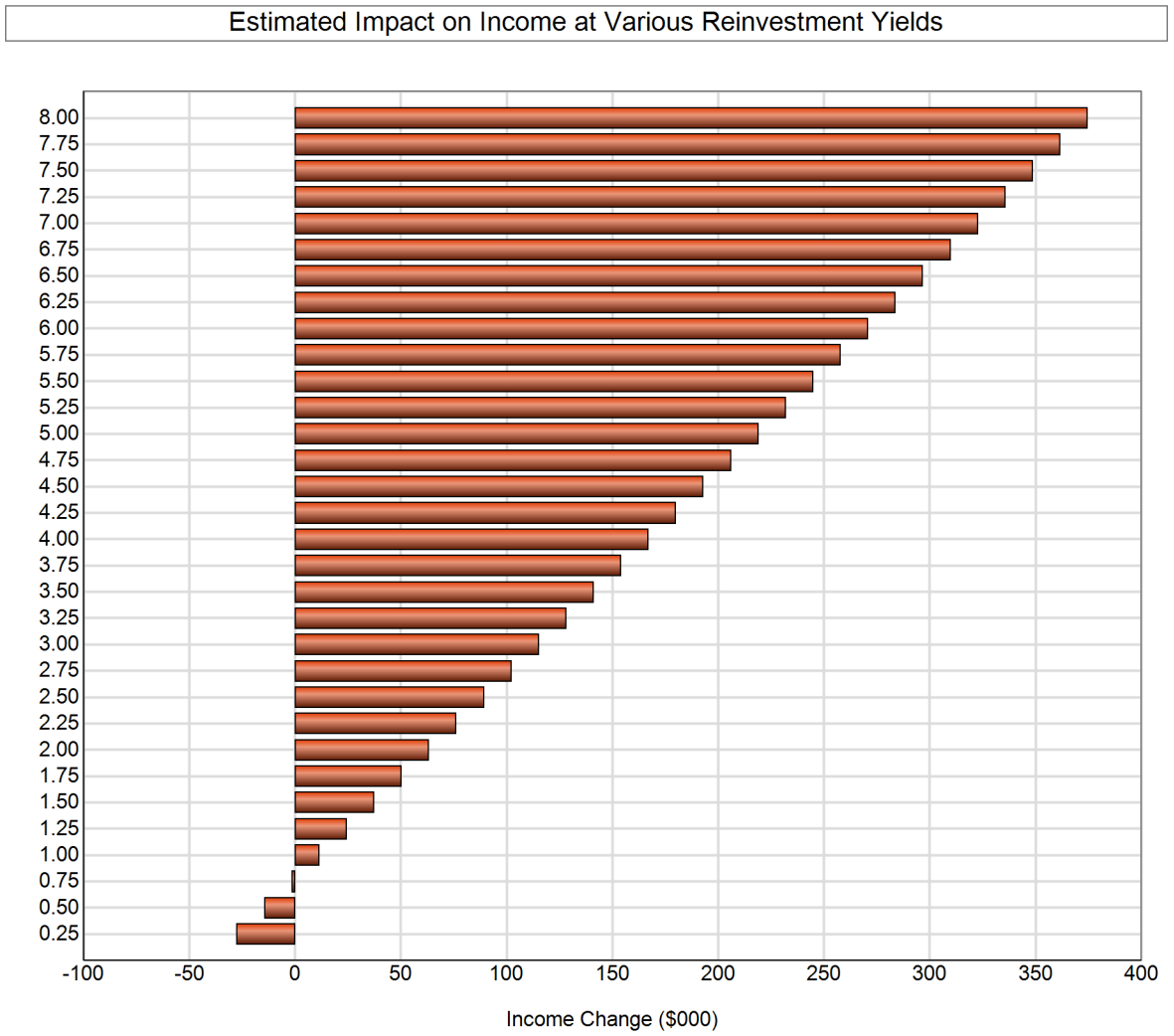


Gap Analysis - Potential Income Impact of Principal Reinvestment

Principal Maturing(12 Mo.Horizon): $5,188

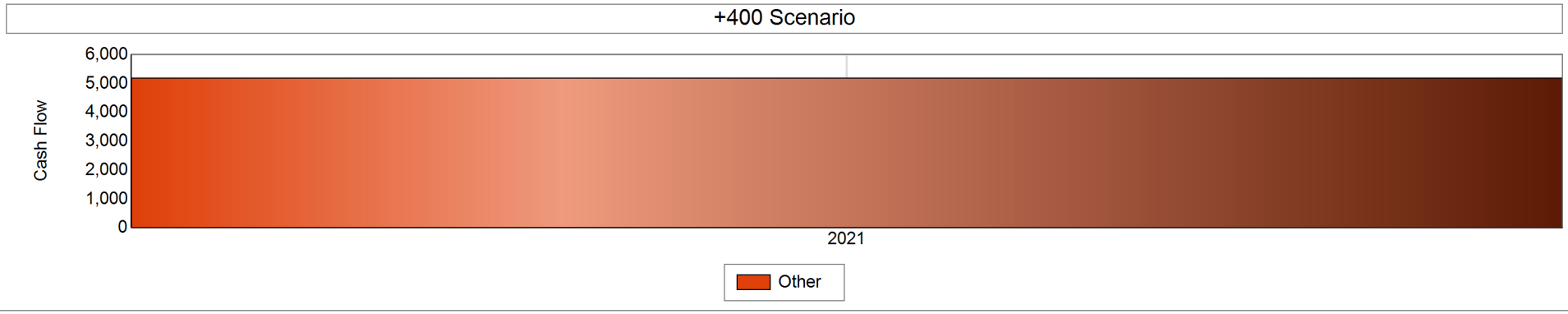
Current Book Yield of Principal Maturing: 0.78%

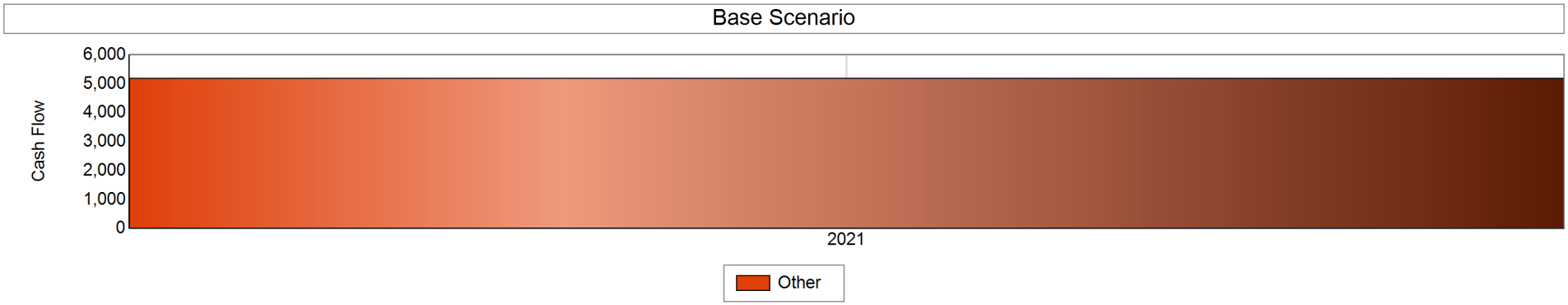
Est. Annual Income at Current Book Yield: $41

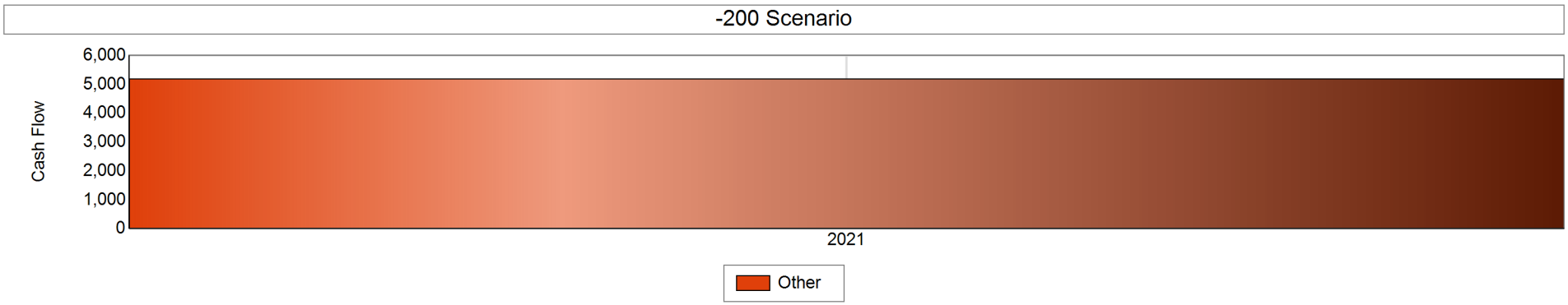


Assumed Reinvestment Yield	Estimated Annualized Income	Income Difference from Current Book	Resulting Book Yield
0.25	13	-28	0.25
0.50	26	-15	0.50
0.75	39	-2	0.75
1.00	52	11	1.00
1.25	65	24	1.25
1.50	78	37	1.50
1.75	91	50	1.75
2.00	104	63	2.00
2.25	117	76	2.25
2.50	130	89	2.50
2.75	143	102	2.75
3.00	156	115	3.00
3.25	169	128	3.25
3.50	182	141	3.50
3.75	195	154	3.75
4.00	208	167	4.00
4.25	220	180	4.25
4.50	233	193	4.50
4.75	246	206	4.75
5.00	259	219	5.00
5.25	272	232	5.25
5.50	285	245	5.50
5.75	298	258	5.75
6.00	311	271	6.00
6.25	324	284	6.25
6.50	337	297	6.50
6.75	350	310	6.75
7.00	363	323	7.00
7.25	376	336	7.25
7.50	389	349	7.50
7.75	402	362	7.75
8.00	415	374	8.00

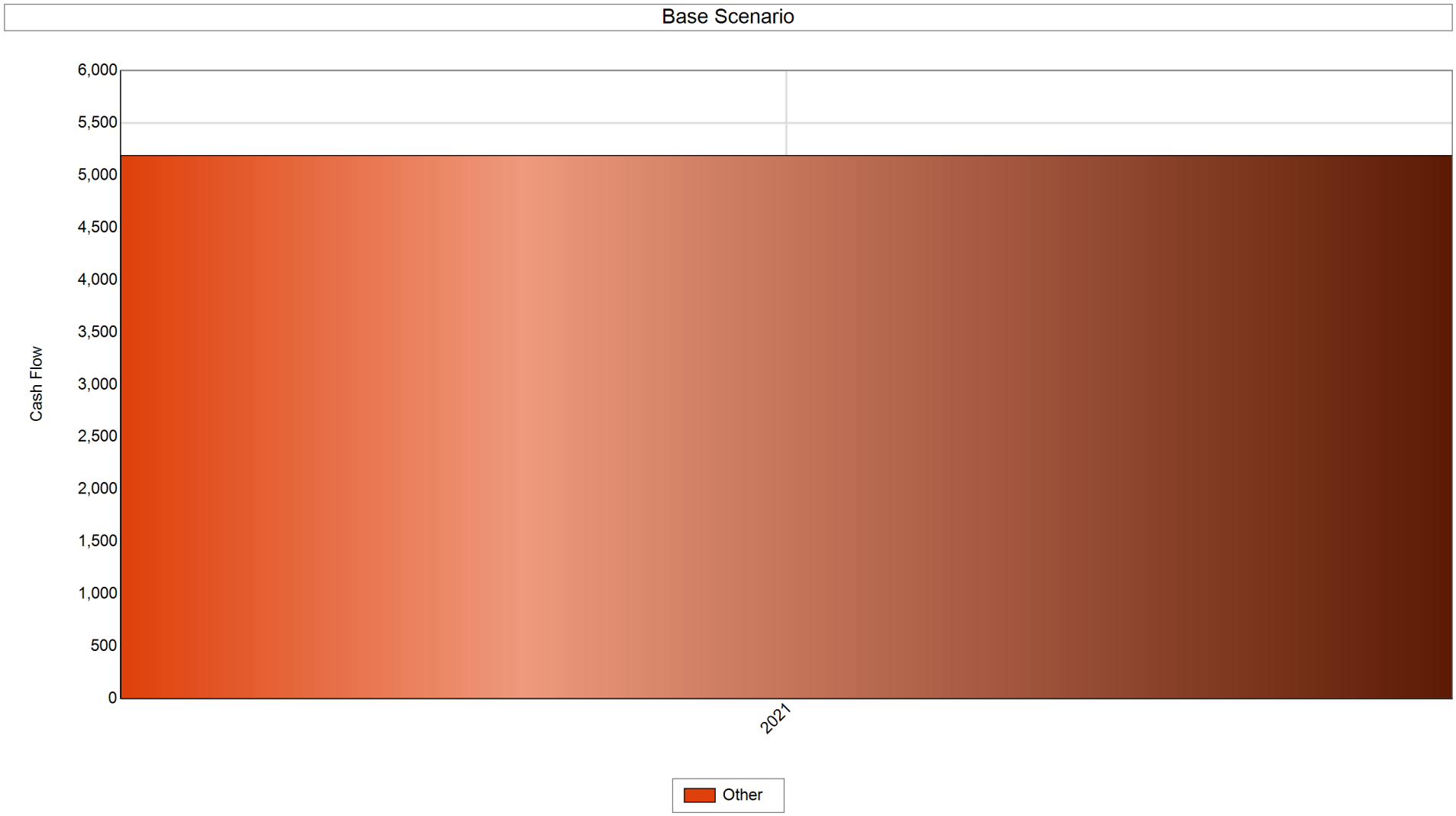
Shocked Cash Flows By Sector - Next 10 Years







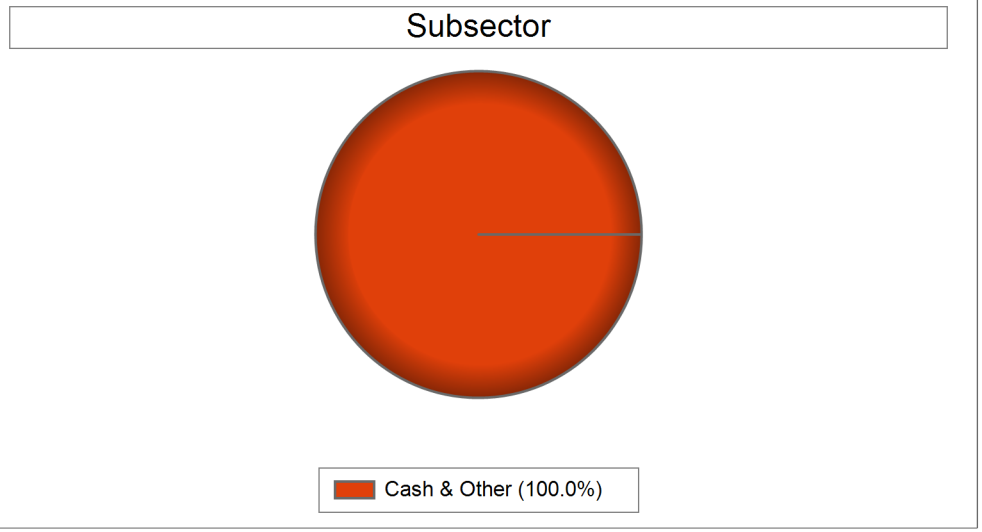
Cash Flows By Sector - Next 30 Years

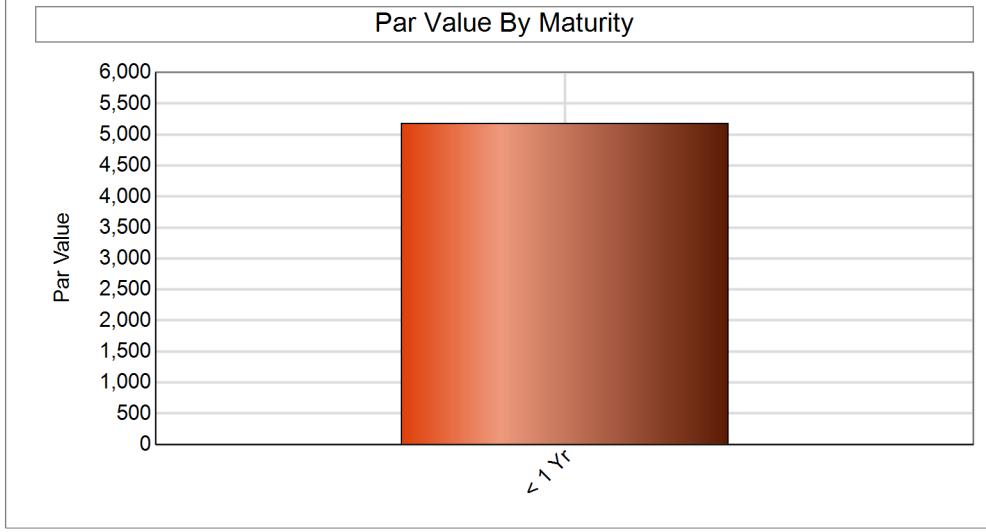


Cash Flow Projection By Month - Next 5 Years



Other - Summary





Subsector	Sector %	Par Value	Cpn	Maturity Next Call	Book Price Value	Book Yield	Market Price Value	Market Yield	G/L $ Base + 300	G/L % Base + 300	WAL Base + 300	Px Chg -100 +300	Dur Base	Cvx Base	AFS %
				0.1 yrs	100.00		100.00		0	0.0%	0.08	0.1	0.09	0.00	
Cash & Other (1)	100.0%	5,188	0.78		5,188	0.78	5,188	0.78	-13	-0.3%	0.08	-0.3			100.0%
				0.1 yrs	100.00		100.00		0	0.0%	0.08	0.1	0.09	0.00	
Total (1)	100.0%	5,188	0.78		5,188	0.78	5,188	0.78	-13	-0.3%	0.08	-0.3			100.0%

Portfolio Considerations

Sector	Cnt	Cpn	Maturity	Par Value	Book Price	Market Price	Gain/ (Loss)	Book Yield	WAL	Eff. Dur	Historical CPR 1 Mo.	Historical CPR 3 Mo.	Historical CPR Life	Proj. CPR Life	Loan Count
Book Yield < 1.5%	1	0.78	0.1 yrs	5,188	100.00	100.00	0	0.78	0.1	0.09					
Cash & Other	1	0.78	0.1 yrs	5,188	100.00	100.00	0	0.78	0.1	0.09					

Key Portfolio Sorts

Top 10 Up 300 Market Value Changes (%)

CUSIP	Sector	Description	Cpn	Maturity	Par Value	Book Price	Market Price	G/L	Book Yield	WAL	% Px Δ +300	$ Amt Δ +300	G/L +300	Eff. Dur	INT
PLMDLLAIF	Cash & Other	LAIF	0.78	07/31/21	5,188	100.00	100.00	0	0.781	0.08	-0.26	-13	-13	0.09	AFS
			0.78		5,188	100.00	100.00	0	0.781	0.08	-0.26	-13	-13	0.09	

Top 10 Up 300 Market Value Changes ($)

CUSIP	Sector	Description	Cpn	Maturity	Par Value	Book Price	Market Price	G/L	Book Yield	WAL	% Px Δ +300	$ Amt Δ +300	G/L +300	Eff. Dur	INT
PLMDLLAIF	Cash & Other	LAIF	0.78	07/31/21	5,188	100.00	100.00	0	0.781	0.08	-0.26	-13	-13	0.09	AFS
			0.78		5,188	100.00	100.00	0	0.781	0.08	-0.26	-13	-13	0.09	

Key Portfolio Sorts

Top 10 Marked to Market Up 300 Loss Positions

CUSIP	Sector	Description	Cpn	Maturity	Par Value	Book Price	Market Price	G/L	Book Yield	WAL	% Px Δ +300	$ Amt Δ +300	G/L +300	Eff. Dur	INT
PLMDLLAIF	Cash & Other	LAIF	0.78	07/31/21	5,188	100.00	100.00	0	0.781	0.08	-0.26	-13	-13	0.09	AFS
			0.78		5,188	100.00	100.00	0	0.781	0.08	-0.26	-13	-13	0.09	

Top 10 Average Life Extension Up 300bps

CUSIP	Sector	Description	Cpn	Maturity	Par Value	Book Price	Market Price	G/L	Book Yield	% Px Δ +300	Eff. Dur	WAL	WAL +300	Chg in WAL	INT
PLMDLLAIF	Cash & Other	LAIF	0.78	07/31/21	5,188	100.00	100.00	0	0.781	-0.26	0.09	0.08	0.08	0.00	AFS
			0.78		5,188	100.00	100.00	0	0.781	-0.26	0.09	0.08	0.08	0.00	

Other - CUSIP Detail

CUSIP	Ticker	Par Value	Coupon Type Rate	Step Date Rate	Maturity Proj. Final	Book Price Value	Book Yield	Market Price Value	Market Yield	Gain/(Loss) % $	% Px Δ -100 +300	Effective Dur Cvx	Intent
			Fixed		07/21	100.00		100.00		0.0%	0.1	0.09	
PLMDLLAIF		5,188	0.780		07/31/21	5,188	0.78	5,188	0.78	0	-0.3	0.00	AFS
						100.00		100.00		0.0%	0.1	0.09	
Cash & Other		5,188	0.780			5,188	0.78	5,188	0.78	0	-0.3	0.00	
						100.00		100.00		0.0%	0.1	0.09	
Total		5,188	0.780			5,188	0.78	5,188	0.78	0	-0.3	0.00	

Shocked CUSIP Analysis

		-200		-100		Base		+100		+200		+300		+400	
CUSIP Description	Par Value Coupon Maturity	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px Dur	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL	$ Amt Δ Mkt Px	% Px Δ Mkt Yld WAL
	5,188	9	0.17%	4	0.09%	0	0.00%	-4	-0.09%	-9	-0.17%	-13	-0.26%	-18	-0.34%
PLMDLLAIF	0.78	100.17	-1.28	100.09	-0.25	100.00	0.78	99.91	1.82	99.83	2.86	99.74	3.91	99.66	4.97
LAIF	07/31/2021		0.08		0.08	0.09	0.08		0.08		0.08		0.08		0.08
Other	5,188	9	0.17%	4	0.09%	0	0.00%	-4	-0.09%	-9	-0.17%	-13	-0.26%	-18	-0.34%
	0.78	100.17	-1.28	100.09	-0.25	100.00	0.78	99.91	1.82	99.83	2.86	99.74	3.91	99.66	4.97
			0.08		0.08	0.09	0.08		0.08		0.08		0.08		0.08
Total	5,188	9	0.17%	4	0.09%	0	0.00%	-4	-0.09%	-9	-0.17%	-13	-0.26%	-18	-0.34%
	0.78	100.17	-1.28	100.09	-0.25	100.00	0.78	99.91	1.82	99.83	2.86	99.74	3.91	99.66	4.97
	0		0.08		0.08	0.09	0.08		0.08		0.08		0.08		0.08

Portfolio Changes

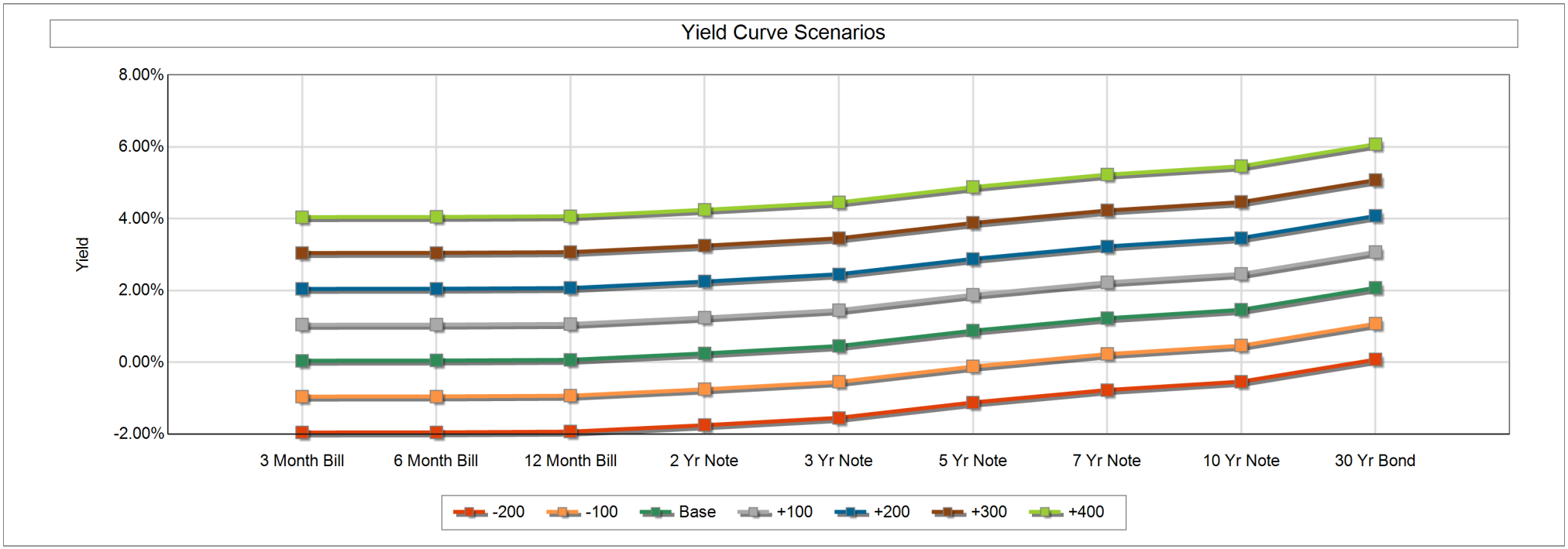
Partial Buy3/2021-6/2021

CUSIP	Sector	Security Description	Maturity	Coupon	Original Face	Book Price	Intent	Redemption Type
PLMDLLAIF	Other	LAIF	07/31/2021	0.78	5,187,677	100.00	AFS	Same CUSIP buys

Shocked Assumptions

Scenarios

	Down 200	Down 100	Base	Up 100	Up 200	Up 300	Up 400
Shift Amount	-200	-100	0	100	200	300	400
Curve Slope Change	0	0	0	0	0	0	0
Shock Horizon	Immediate	Immediate	Immediate	Immediate	Immediate	Immediate	Immediate
Curve Type	Static	Static	Static	Static	Static	Static	Static
Valuation Date	2021-06-30	2021-06-30	2021-06-30	2021-06-30	2021-06-30	2021-06-30	2021-06-30



Assumptions

• Calculation Engine	The Yield Book © and ZM Financial
• Cash Flow Model	The Yield Book ©
• Curve Date	Same as Portfolio As Of Date
• Curve Type Used	Swap Curve
• Curve Shape	Immediate Sustained Parallel Shocks
• Price Shock Methodology	Constant OAS for fixed rate securities; immediate market shift for floating rate securities
• Horizon Period	Immediate Time Horizon
• Reinvestment Rate	3 Month T-Bill
• Cost of Funds	1.00%
• Tax Rate	21.0%

Additional Information

Rolloff Yield - Rolloff Yield is the weighted average yield of the cashflows (maturities, calls and paydowns) that roll off during the noted time period. Ending Book Yield is the weighted average yield of the remaining securities at the noted time period.

Shocked Scenarios - All shocked scenarios are instant and parallel and assume a sustained rate cycle from that point on. LIBOR OAS is held constant in order to generate shocked market scenarios and The Yieldbook was used to generate the projected cash flows. In shocked scenarios, 0.01% is considered the floor.

Bonds Likely to be Called - The page identifies all callable agencies which will either be called or mature in the next 12 months in any of the shocked scenarios. The methodology used to determine the call assumes a small internal margin to account for the "cost to call."

Municipals - For taxable institutions, the above tax rate detailed - along with TEFRA adjustments for BQs - is used to calculate TEY unless otherwise input. Ratings are a blend of Moody's and Standard & Poors.

Duration - Duration in the shocked detail section is generated by Yield Book.

Original Face - If original face was not supplied, original face was estimated by dividing current face by current factor.

Yields- All yields are Yield to Projected Scenario. (Assumes 100% of The Yield Book prepayment model).

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City Council Staff Report

DATE: **August 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER'S OFFICE – FINANCE DIVISION**

DISTRICT: **ALL**

SUBJECT: **APPROVE AN AGREEMENT WITH TYLER TECHNOLOGIES, INC. SOFTWARE-AS-A-SERVICE IN AN AMOUNT NOT TO EXCEED $2,205,200**

ISSUE

Approve an agreement with Tyler Technologies, Inc. for Software-as-a-Service in an amount not to exceed $2,205,170.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve Agreement A-7598 for Software-as-a-Service between the City of Palmdale and Tyler Technologies, Inc. not to exceed $2,205,170 for the term of seven (7) years commencing August 17, 2021 through August 16, 2028.

2. Direct the City Attorney to finalize the Agreement and authorize the City Manager or his designee to execute the agreement, including making minor and non-substantive changes.

DISCUSSION

The Need

The City's current Electronic Enterprise System, Tyler Technologies, Inc.'s Munis, was implemented in 2006. The system has served the City Well for fifteen years. However, there are a few major issues with current Munis that prompted staff to consider converting to a cloud-based system, known as Software-as-a-Service (SaaS) which will replace the current system.

The current system provides the functionalities related to financial and HR transactions with the following operational modules in place:

- Accounting/GL
- Contract Management
- Project/Grant Accounting
- Purchase Orders
- Requisitions
- Accounts Receivable
- General Billing
- Munis Office
- Tyler Forms Processing
- CAFR Statement Builder
- Concurrent Users (60)
- HR Management
- Payroll
- Tyler Content Management

Because the current Tyler Munis is a server-based system, staffs have been concerned about two major risks.

First, concern over operational risk has grown over the past few years, fueled by a variety of factors. During the Fiscal Year 2019-20 and Fiscal Year 2020-21, staff experienced significant technical challenges with certain modules as Tyler made newer versions and patches available to user groups including the City of Palmdale. Although Tyler will continue to support the server-based Munis and it continues to work in the ever-changing environment, the enhancements were not functioning as intended for an extended period. A number of local agencies using server-based Munis have already switched to SaaS system within the past few years. These are all signals that the server-based software is slowly being phased out and is closer to the sunset phase of its product life cycle.

The second major issue with the current Munis system is that there is no site redundancy in the City's current infrastructure. Although the city maintains backups, if the primary hardware that operates the current Munis system fails or otherwise is rendered inoperable, it cannot be easily replaced and repaired. Additionally, to continue to use the server-based Munis system the City will need to spend $170,000 in infrastructure equipment and services in the next five years; $154,000 would be spent in the first year just to bring the operating environment up-to-date.

Significant risks exist in continued use of current Munis for the critical functions of issuing payments, receiving revenues, financial reporting, etcetera. The City will invest thousands of dollars into modernizing server infrastructure only to find out a few years later that Tyler will phase out the server-based program. In the meantime, the City continues to operate in an environment that will be marginally improved, unable to take advantage of modern efficiencies, and ultimately result in a switch of software system.

The goals of switching system now are to eliminate the uncertainty of current Munis life cycle, improve the system redundancy, and take advantage of technological efficiencies.

The Solicitation Process

To determine which system would be the best value to the City, staff reviewed the requests for proposals by other local agencies in California. From this review process, it was clear that the best solution was to select Munis SaaS by Tyler Technologies, Inc. Based on the products available for a City of Palmdale's size, complexity, and price range, an enterprise solution is limited to a handful of players in the industry; Oracle, SAP, Peoplesoft, Tyler Technologies, Kronos, Accela, and CentralSquare to name a few. The solutions from top tier software vendors such as Oracle, SAP, and Peoplesoft are cost prohibitive while other vendors concentrate on specific Human Capital Management, Asset Management, Community Development, or Public Works component.

Staff recommends the City Council to award a contract to Tyler Technologies, Inc. for the ERP without going through a competitive bidding process based on the City's Best Interest per PMC 3.08.080 (C). Tyler has averaged 70 to 90 implementations of Munis product per year for the past decade. The company has over 4,500 employees, 1,200 of whom support the Munis product. There are approximately 120 clients in California using the Munis product. The company has had an average annual growth rate of 13 percent since 2002 and carries no debt as a corporation. The company offers a complete, integrated solution for the City while supporting all federal and State mandates as part of the City's support agreement.

Towards the end of the Fiscal Year 2019-20, staff issued a request for proposal for enhanced timeclock functions, payroll, and HR management. During the Fiscal Year 2020-21, staff short-listed a selected vendors for further evaluations. The demonstrations took good part of the fiscal year for each one and included staffs from all departments. From this process, and after considerable deliberation, it was clear that the best solution was to select Munis Executime, which will be added to the new Munis SaaS agreement. Selection of Executime demonstrates Tyler's comprehensive solutions that can be easily integrated into the City existing ERP.

FISCAL IMPACT

Seven Year Cost Comparison

System	Net Cost of Infrastructure & Supporting Services	Annual Licensing & Maintenance	Subtotal	Implementation & Project Management	Total
Munis on Server	$ 253,912.15	$ 1,681,663	$ 1,935,576		$ 1,935,576
Munis on SaaS	$ -	$ 2,122,170	$ 2,122,170	$ 83,000.00	$ 2,205,170
		Increase(Decrease)	$ 186,594		$ 269,594

The table above, titled Seven Year Cost Comparison, shows that over the course of seven years the estimated cost of the proposed Munis system is $270,000 more than the current system. However, to make an equal comparison of the two systems, other value-added factors should be included. The list below highlights some of the added value associated with the cost:

1. 100% redundant system including software, hardware, and data storage, which reduces the City's risk of long-term system outages.
2. Peace of mind that the City removed from a system that is in its sunset phase of its product life cycle.
3. Reduction of hardware on premise and IT staff resources freed-up for other tasks.
4. Responsibility placed on system expert, Tyler technologies, to update the software and pushout the latest security patches as part of evergreen development philosophy.
5. New features that provide better information and/or add efficiency to our day-to-day operations.

Amounts for the first year FY 2021-22 are budgeted in account 15316001-721610.

Prepared by:	Keith Kang, Finance Manager
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Agreement A-7598 Tyler Technologies, Inc.

2. Detail schedule of ERP costs imbedded in the agreement

SOFTWARE AS A SERVICE AGREEMENT

This Software as a Service Agreement is made between Tyler Technologies, Inc. ("Tyler") and the City of Palmdale, California ("Client").

WHEREAS, Client selected Tyler to provide certain products and services set forth in the Investment Summary, including providing Client with access to Tyler's proprietary software products, and Tyler desires to provide such products and services under the terms of this Agreement;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and promises set forth in this Agreement, Tyler and Client agree as follows:

SECTION A – DEFINITIONS

- **"Agreement"** means this Software as a Services Agreement.
- **"Business Travel Policy"** means our business travel policy. A copy of our current Business Travel Policy is attached as Schedule 1 to Exhibit B.
- **"Client**" means the City of Palmdale, California.
- **"Data"** means your data necessary to utilize the Tyler Software.
- **"Data Storage Capacity"** means the contracted amount of storage capacity for your Data identified in the Investment Summary.
- **"Defect"** means a failure of the Tyler Software to substantially conform to the functional descriptions set forth in our written proposal to you, or their functional equivalent. Future functionality may be updated, modified, or otherwise enhanced through our maintenance and support services, and the governing functional descriptions for such future functionality will be set forth in our then-current Documentation.
- **"Defined Users"** means the number of users that are authorized to use the SaaS Services. The Defined Users for the Agreement are as identified in the Investment Summary.
- **"Developer"** means a third party who owns the intellectual property rights to Third Party Software.
- **"Documentation"** means any online or written documentation related to the use or functionality of the Tyler Software that we provide or otherwise make available to you, including instructions, user guides, manuals and other training or self-help documentation.
- **"Effective Date"** means the date by which both your and our authorized representatives have signed the Agreement.
- **"Force Majeure"** means an event beyond the reasonable control of you or us, including, without limitation, governmental action, war, riot or civil commotion, fire, natural disaster, or any other cause that could not with reasonable diligence be foreseen or prevented by you or us.
- **"Investment Summary"** means the agreed upon cost proposal for the products and services attached as Exhibit A.
- **"Invoicing and Payment Policy"** means the invoicing and payment policy. A copy of our current Invoicing and Payment Policy is attached as Exhibit B.

- **"SaaS Fees"** means the fees for the SaaS Services identified in the Investment Summary.
- **"SaaS Services"** means software as a service consisting of system administration, system management, and system monitoring activities that Tyler performs for the Tyler Software, and includes the right to access and use the Tyler Software, receive maintenance and support on the Tyler Software, including Downtime resolution under the terms of the SLA, and Data storage and archiving. SaaS Services do not include support of an operating system or hardware, support outside of our normal business hours, or training, consulting or other professional services.
- **"SLA"** means the service level agreement. A copy of our current SLA is attached hereto as Exhibit C.
- **"Support Call Process"** means the support call process applicable to all of our customers who have licensed the Tyler Software. A copy of our current Support Call Process is attached as Schedule 1 to Exhibit C.
- **"Third Party Hardware"** means the third party hardware, if any, identified in the Investment Summary.
- **"Third Party Products"** means the Third Party Software and Third Party Hardware.
- **"Third Party Services"** means the third party services, if any, identified in the Investment Summary.
- **"Third Party Software"** means the third party software, if any, identified in the Investment Summary.
- **"Third Party Terms"** means, if any, the end user license agreement(s) or similar terms for the Third Party Software, as applicable and attached hereto as Exhibit D.
- **"Tyler"** means Tyler Technologies, Inc., a Delaware corporation.
- **"Tyler Software"** means our proprietary software, including any integrations, custom modifications, and/or other related interfaces identified in the Investment Summary and licensed by us to you through this Agreement.
- **"we", "us", "our"** and similar terms mean Tyler.
- **"you"** and similar terms mean Client.

SECTION B – SAAS SERVICES

1. Rights Granted. We grant to you the non-exclusive, non-assignable limited right to use the SaaS Services solely for your internal business purposes for the number of Defined Users only. The Tyler Software will be made available to you according to the terms of the SLA. You acknowledge that we have no delivery obligations and we will not ship copies of the Tyler Software as part of the SaaS Services. You may use the SaaS Services to access updates and enhancements to the Tyler Software, as further described in Section C(9). The foregoing notwithstanding, to the extent we have sold you perpetual licenses for Tyler Software, if and listed in the Investment Summary, for which you are receiving SaaS Services, your rights to use such Tyler Software are perpetual, subject to the terms and conditions of this Agreement including, without limitation, Section B(4). We will make any such software available to you for download.

2. SaaS Fees. You agree to pay us the SaaS Fees. Those amounts are payable in accordance with our Invoicing and Payment Policy. The SaaS Fees are based on the number of Defined Users and amount of Data Storage Capacity. You may add additional users or additional data storage capacity on the terms set forth in Section H(1). In the event you regularly and/or meaningfully exceed the Defined Users or Data Storage Capacity, we reserve the right to charge you additional fees commensurate with the overage(s).

3. Ownership.

3.1 We retain all ownership and intellectual property rights to the SaaS Services, the Tyler Software, and anything developed by us under this Agreement. You do not acquire under this Agreement any license to use the Tyler Software in excess of the scope and/or duration of the SaaS Services.

3.2 The Documentation is licensed to you and may be used and copied by your employees for internal, non-commercial reference purposes only.

3.3 You retain all ownership and intellectual property rights to the Data. You expressly recognize that except to the extent necessary to carry out our obligations contained in this Agreement, we do not create or endorse any Data used in connection with the SaaS Services.

4. Restrictions. You may not: (a) make the Tyler Software or Documentation resulting from the SaaS Services available in any manner to any third party for use in the third party's business operations; (b) modify, make derivative works of, disassemble, reverse compile, or reverse engineer any part of the SaaS Services; (c) access or use the SaaS Services in order to build or support, and/or assist a third party in building or supporting, products or services competitive to us; or (d) license, sell, rent, lease, transfer, assign, distribute, display, host, outsource, disclose, permit timesharing or service bureau use, or otherwise commercially exploit or make the SaaS Services, Tyler Software, or Documentation available to any third party other than as expressly permitted by this Agreement.

5. Software Warranty. We warrant that the Tyler Software will perform without Defects during the term of this Agreement. If the Tyler Software does not perform as warranted, we will use all reasonable efforts, consistent with industry standards, to cure the Defect in accordance with the maintenance and support process set forth in Section C(9), below, the SLA and our then current Support Call Process.

6. SaaS Services.

6.1 Our SaaS Services are audited at least yearly in accordance with the AICPA's Statement on Standards for Attestation Engagements ("SSAE") No. 18. We have attained, and will maintain, SOC 1 and SOC 2 compliance, or its equivalent, for so long as you are timely paying for SaaS Services. Upon execution of a mutually agreeable Non-Disclosure Agreement ("NDA"), we will provide you with a summary of our compliance report(s) or its equivalent. Every year thereafter, for so long as the NDA is in effect and in which you make a written request, we will provide that same information.

6.2 You will be hosted on shared hardware in a Tyler data center or in a third-party data center. In either event, databases containing your Data will be dedicated to you and inaccessible to our other customers.

6.3 Our Tyler data centers have fully-redundant telecommunications access, electrical power, and the required hardware to provide access to the Tyler Software in the event of a disaster or component failure. In the event any of your Data has been lost or damaged due to an act or omission of Tyler or its subcontractors or due to a defect in Tyler's software, we will use best commercial efforts to restore all the Data on servers in accordance with the architectural

design's capabilities and with the goal of minimizing any Data loss as greatly as possible. In no case shall the recovery point objective ("RPO") exceed a maximum of twenty-four (24) hours from declaration of disaster. For purposes of this subsection, RPO represents the maximum tolerable period during which your Data may be lost, measured in relation to a disaster we declare, said declaration will not be unreasonably withheld.

6.4 In the event we declare a disaster, our Recovery Time Objective ("RTO") is twenty-four (24) hours. For purposes of this subsection, RTO represents the amount of time, after we declare a disaster, within which your access to the Tyler Software must be restored.

6.5 We conduct annual penetration testing of either the production network and/or web application to be performed. We will maintain industry standard intrusion detection and prevention systems to monitor malicious activity in the network and to log and block any such activity. We will provide you with a written or electronic record of the actions taken by us in the event that any unauthorized access to your database(s) is detected as a result of our security protocols. We will undertake an additional security audit, on terms and timing to be mutually agreed to by the parties, at your written request. You may not attempt to bypass or subvert security restrictions in the SaaS Services or environments related to the Tyler Software. Unauthorized attempts to access files, passwords or other confidential information, and unauthorized vulnerability and penetration test scanning of our network and systems (hosted or otherwise) is prohibited without the prior written approval of our IT Security Officer.

6.6 We test our disaster recovery plan on an annual basis. Our standard test is not client-specific. Should you request a client-specific disaster recovery test, we will work with you to schedule and execute such a test on a mutually agreeable schedule. At your written request, we will provide test results to you within a commercially reasonable timeframe after receipt of the request.

6.7 We will be responsible for importing back-up and verifying that you can log-in. You will be responsible for running reports and testing critical processes to verify the returned Data.

6.8 We provide secure Data transmission paths between each of your workstations and our servers.

6.9 Tyler data centers are accessible only by authorized personnel with a unique key entry. All other visitors to Tyler data centers must be signed in and accompanied by authorized personnel. Entry attempts to the data center are regularly audited by internal staff and external auditors to ensure no unauthorized access.

6.10 Where applicable with respect to our applications that take or process card payment data, we are responsible for the security of cardholder data that we possess, including functions relating to storing, processing, and transmitting of the cardholder data and affirm that, as of the Effective Date, we comply with applicable requirements to be considered PCI DSS compliant and have performed the necessary steps to validate compliance with the PCI DSS. We agree to supply the current status of our PCI DSS compliance program in the form of an official Attestation of Compliance, which can be found at https://www.tylertech.com/about-us/compliance, and in the event of any change in our status, will comply with applicable notice requirements.

SECTION C –PROFESSIONAL SERVICES

1. Professional Services. We will provide you the various implementation-related services itemized in the Investment Summary and described in our industry standard implementation plan. We will finalize that documentation with you upon execution of this Agreement.

2. Professional Services Fees. You agree to pay us the professional services fees in the amounts set forth in the Investment Summary. Those amounts are payable in accordance with our Invoicing and Payment Policy. You acknowledge that the fees stated in the Investment Summary are good-faith estimates of the amount of time and materials required for your implementation. We will bill you the actual fees incurred based on the in-scope services provided to you. Any discrepancies in the total values set forth in the Investment Summary will be resolved by multiplying the applicable hourly rate by the quoted hours.

3. Additional Services. The Investment Summary contains the scope of services and related costs (including programming and/or interface estimates) required for the project based on our understanding of the specifications you supplied. If additional work is required, or if you use or request additional services, we will provide you with an addendum or change order, as applicable, outlining the costs for the additional work. The price quotes in the addendum or change order will be valid for thirty (30) days from the date of the quote.

4. Cancellation. If travel is required, we will make all reasonable efforts to schedule travel for our personnel, including arranging travel reservations, at least two (2) weeks in advance of commitments. Therefore, if you cancel services less than two (2) weeks in advance (other than for Force Majeure or breach by us), you will be liable for all (a) non-refundable expenses incurred by us on your behalf, and (b) daily fees associated with cancelled professional services if we are unable to reassign our personnel. We will make all reasonable efforts to reassign personnel in the event you cancel within two (2) weeks of scheduled commitments.

5. Services Warranty. We will perform the services in a professional, workmanlike manner, consistent with industry standards. In the event we provide services that do not conform to this warranty, we will re-perform such services at no additional cost to you.

6. Site Access and Requirements. At no cost to us, you agree to provide us with full and free access to your personnel, facilities, and equipment as may be reasonably necessary for us to provide implementation services, subject to any reasonable security protocols or other written policies provided to us as of the Effective Date, and thereafter as mutually agreed to by you and us.

7. Background Checks. For at least the past twelve (12) years, all of our employees have undergone criminal background checks prior to hire. All employees sign our confidentiality agreement and security policies.

8. Client Assistance. You acknowledge that the implementation of the Tyler Software is a cooperative process requiring the time and resources of your personnel. You agree to use all reasonable efforts to cooperate with and assist us as may be reasonably required to meet the agreed upon project deadlines and other milestones for implementation. This cooperation includes at least working with us to schedule the implementation-related services outlined in this Agreement. We will not be

liable for failure to meet any deadlines and milestones when such failure is due to Force Majeure or to the failure by your personnel to provide such cooperation and assistance (either through action or omission).

9. Maintenance and Support. For so long as you timely pay your SaaS Fees according to the Invoicing and Payment Policy, then in addition to the terms set forth in the SLA and the Support Call Process, we will:

   9.1 perform our maintenance and support obligations in a professional, good, and workmanlike manner, consistent with industry standards, to resolve Defects in the Tyler Software (subject to any applicable release life cycle policy);

   9.2 provide support during our established support hours;

   9.3 maintain personnel that are sufficiently trained to be familiar with the Tyler Software and Third Party Software, if any, in order to provide maintenance and support services;

   9.4 make available to you all releases to the Tyler Software (including updates and enhancements) that we make generally available without additional charge to customers who have a maintenance and support agreement in effect; and

   9.5 provide non-Defect resolution support of prior releases of the Tyler Software in accordance with any applicable release life cycle policy.

We will use all reasonable efforts to perform support services remotely. Currently, we use a third-party secure unattended connectivity tool called Bomgar, as well as GotoAssist by Citrix. Therefore, you agree to maintain a high-speed internet connection capable of connecting us to your PCs and server(s). You agree to provide us with a login account and local administrative privileges as we may reasonably require to perform remote services. We will, at our option, use the secure connection to assist with proper diagnosis and resolution, subject to any reasonably applicable security protocols. If we cannot resolve a support issue remotely, we may be required to provide onsite services. In such event, we will be responsible for our travel expenses, unless it is determined that the reason onsite support was required was a reason outside our control. Either way, you agree to provide us with full and free access to the Tyler Software, working space, adequate facilities within a reasonable distance from the equipment, and use of machines, attachments, features, or other equipment reasonably necessary for us to provide the maintenance and support services, all at no charge to us. We strongly recommend that you also maintain your VPN for backup connectivity purposes.

For the avoidance of doubt, SaaS Fees do not include the following services: (a) onsite support (unless Tyler cannot remotely correct a Defect in the Tyler Software, as set forth above); (b) application design; (c) other consulting services; or (d) support outside our normal business hours as listed in our then-current Support Call Process. Requested services such as those outlined in this section will be billed to you on a time and materials basis at our then current rates. You must request those services with at least one (1) weeks' advance notice.

SECTION D – THIRD PARTY PRODUCTS

1. Third Party Hardware. We will sell, deliver, and install onsite the Third Party Hardware, if you have

purchased any, for the price set forth in the Investment Summary. Those amounts are payable in accordance with our Invoicing and Payment Policy.

2. Third Party Software. As part of the SaaS Services, you will receive access to the Third Party Software and related documentation for internal business purposes only. Your rights to the Third Party Software will be governed by the Third Party Terms.

3. Third Party Products Warranties.

   3.1 We are authorized by each Developer to grant access to the Third Party Software.

   3.2 The Third Party Hardware will be new and unused, and upon payment in full, you will receive free and clear title to the Third Party Hardware.

   3.3 You acknowledge that we are not the manufacturer of the Third Party Products. We do not warrant or guarantee the performance of the Third Party Products. However, we grant and pass through to you any warranty that we may receive from the Developer or supplier of the Third Party Products.

4. Third Party Services. If you have purchased Third Party Services, those services will be provided independent of Tyler by such third-party at the rates set forth in the Investment Summary and in accordance with our Invoicing and Payment Policy.

SECTION E - INVOICING AND PAYMENT; INVOICE DISPUTES

1. Invoicing and Payment. We will invoice you the SaaS Fees and fees for other professional services in the Investment Summary per our Invoicing and Payment Policy, subject to Section E(2).

2. Invoice Disputes. If you believe any delivered software or service does not conform to the warranties in this Agreement, you will provide us with written notice within thirty (30) days of your receipt of the applicable invoice. The written notice must contain reasonable detail of the issues you contend are in dispute so that we can confirm the issue and respond to your notice with either a justification of the invoice, an adjustment to the invoice, or a proposal addressing the issues presented in your notice. We will work with you as may be necessary to develop an action plan that outlines reasonable steps to be taken by each of us to resolve any issues presented in your notice. You may withhold payment of the amount(s) actually in dispute, and only those amounts, until we complete the action items outlined in the plan. If we are unable to complete the action items outlined in the action plan because of your failure to complete the items agreed to be done by you, then you will remit full payment of the invoice. We reserve the right to suspend delivery of all SaaS Services, including maintenance and support services, if you fail to pay an invoice not disputed as described above within fifteen (15) days of notice of our intent to do so.

SECTION F – TERM AND TERMINATION

1. Term. The initial term of this Agreement is seven (7) years from the first day of the first month following the Effective Date, unless earlier terminated as set forth below. Upon expiration of the initial term, this Agreement will renew automatically for additional one (1) year renewal terms at our then-current SaaS Fees unless terminated in writing by either party at least sixty (60) days prior

to the end of the then-current renewal term. Your right to access or use the Tyler Software and the SaaS Services will terminate at the end of this Agreement.

2. Termination. This Agreement may be terminated as set forth below. In the event of termination, you will pay us for all undisputed fees and expenses related to the software, products, and/or services you have received, or we have incurred or delivered, prior to the effective date of termination. Disputed fees and expenses in all terminations other than your termination for cause must have been submitted as invoice disputes in accordance with Section E(2).

   2.1 Failure to Pay SaaS Fees. You acknowledge that continued access to the SaaS Services is contingent upon your timely payment of SaaS Fees. If you fail to timely pay the SaaS Fees, we may discontinue the SaaS Services and deny your access to the Tyler Software. We may also terminate this Agreement if you don't cure such failure to pay within forty-five (45) days of receiving written notice of our intent to terminate.

   2.2 For Cause. If you believe we have materially breached this Agreement, you will invoke the Dispute Resolution clause set forth in Section H(3). You may terminate this Agreement for cause in the event we do not cure, or create a mutually agreeable action plan to address, a material breach of this Agreement within the thirty (30) day window set forth in Section H(3).

   2.3 Force Majeure. Either party has the right to terminate this Agreement if a Force Majeure event suspends performance of the SaaS Services for a period of forty-five (45) days or more.

   2.4 Lack of Appropriations. If you should not appropriate or otherwise make available funds sufficient to utilize the SaaS Services, you may unilaterally terminate this Agreement upon thirty (30) days written notice to us. You will not be entitled to a refund or offset of previously paid, but unused SaaS Fees. You agree not to use termination for lack of appropriations as a substitute for termination for convenience.

   2.5 Fees for Termination without Cause during Initial Term. If you terminate this Agreement during the initial term for any reason other than cause, Force Majeure, or lack of appropriations, or if we terminate this Agreement during the initial term for your failure to pay SaaS Fees, you shall pay us the following early termination fees:

      a. if you terminate during the first year of the initial term, 100% of the SaaS Fees through the date of termination plus 25% of the SaaS Fees then due for the remainder of the initial term;

      b. if you terminate during the second year of the initial term, 100% of the SaaS Fees through the date of termination plus 15% of the SaaS Fees then due for the remainder of the initial term; and

      c. if you terminate after the second year of the initial term, 100% of the SaaS Fees through the date of termination plus 10% of the SaaS Fees then due for the remainder of the initial term.

SECTION G – INDEMNIFICATION, LIMITATION OF LIABILITY AND INSURANCE

1. Intellectual Property Infringement Indemnification.

   1.1 We will defend you against any third party claim(s) that the Tyler Software or Documentation infringes that third party's patent, copyright, or trademark, or misappropriates its trade secrets, and will pay the amount of any resulting adverse final judgment (or settlement to which we consent). You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.

   1.2 Our obligations under this Section G(1) will not apply to the extent the claim or adverse final judgment is based on your use of the Tyler Software in contradiction of this Agreement, including with non-licensed third parties, or your willful infringement.

   1.3 If we receive information concerning an infringement or misappropriation claim related to the Tyler Software, we may, at our expense and without obligation to do so, either: (a) procure for you the right to continue its use; (b) modify it to make it non-infringing; or (c) replace it with a functional equivalent, in which case you will stop running the allegedly infringing Tyler Software immediately. Alternatively, we may decide to litigate the claim to judgment, in which case you may continue to use the Tyler Software consistent with the terms of this Agreement.

   1.4 If an infringement or misappropriation claim is fully litigated and your use of the Tyler Software is enjoined by a court of competent jurisdiction, in addition to paying any adverse final judgment (or settlement to which we consent), we will, at our option, either: (a) procure the right to continue its use; (b) modify it to make it non-infringing; or (c) replace it with a functional equivalent. This section provides your exclusive remedy for third party copyright, patent, or trademark infringement and trade secret misappropriation claims.

2. General Indemnification.

   2.1 We will indemnify and hold harmless you and your agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for (a) personal injury or property damage to the extent caused by our negligence or willful misconduct; or (b) our violation of PCI-DSS requirements or a law applicable to our performance under this Agreement. You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.

   2.2 To the extent permitted by applicable law, you will indemnify and hold harmless us and our agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for personal injury or property damage to the extent caused by your negligence or willful misconduct; or (b) your violation of a law applicable to your performance under this Agreement. We will notify you promptly in writing of the claim and will give you sole control over its defense or settlement. We agree to provide you with reasonable assistance, cooperation, and information in defending the claim at your expense.

3. **DISCLAIMER. EXCEPT FOR THE EXPRESS WARRANTIES PROVIDED IN THIS AGREEMENT AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, WE HEREBY DISCLAIM ALL OTHER WARRANTIES AND CONDITIONS, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES, DUTIES, OR CONDITIONS OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

4. **LIMITATION OF LIABILITY. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT, OUR LIABILITY FOR DAMAGES ARISING OUT OF THIS AGREEMENT, WHETHER BASED ON A THEORY OF CONTRACT OR TORT, INCLUDING NEGLIGENCE AND STRICT LIABILITY, SHALL BE LIMITED TO YOUR ACTUAL DIRECT DAMAGES, NOT TO EXCEED (A) DURING THE INITIAL TERM, AS SET FORTH IN SECTION F(1), TOTAL FEES PAID AS OF THE TIME OF THE CLAIM; OR (B) DURING ANY RENEWAL TERM, THE THEN-CURRENT ANNUAL SAAS FEES PAYABLE IN THAT RENEWAL TERM. THE PARTIES ACKNOWLEDGE AND AGREE THAT THE PRICES SET FORTH IN THIS AGREEMENT ARE SET IN RELIANCE UPON THIS LIMITATION OF LIABILITY AND TO THE MAXIMUM EXTENT ALLOWED UNDER APPLICABLE LAW, THE EXCLUSION OF CERTAIN DAMAGES, AND EACH SHALL APPLY REGARDLESS OF THE FAILURE OF AN ESSENTIAL PURPOSE OF ANY REMEDY. THE FOREGOING LIMITATION OF LIABILITY SHALL NOT APPLY TO CLAIMS THAT ARE SUBJECT TO SECTIONS G(1) AND G(2).**

5. **EXCLUSION OF CERTAIN DAMAGES. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL WE BE LIABLE FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, INDIRECT, OR CONSEQUENTIAL DAMAGES WHATSOEVER, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

6. Insurance. During the course of performing services under this Agreement, we agree to maintain the following levels of insurance: (a) Commercial General Liability of at least $1,000,000; (b) Automobile Liability of at least $1,000,000; (c) Professional Liability of at least $1,000,000; (d) Workers Compensation complying with applicable statutory requirements; and (e) Excess/Umbrella Liability of at least $5,000,000. We will add you as an additional insured to our Commercial General Liability and Automobile Liability policies, which will automatically add you as an additional insured to our Excess/Umbrella Liability policy as well. We will provide you with copies of certificates of insurance upon your written request.

SECTION H – GENERAL TERMS AND CONDITIONS

1. Additional Products and Services. You may purchase additional products and services at the rates set forth in the Investment Summary for twelve (12) months from the Effective Date by executing a mutually agreed addendum. If no rate is provided in the Investment Summary, or those twelve (12) months have expired, you may purchase additional products and services at our then-current list price, also by executing a mutually agreed addendum. The terms of this Agreement will control any such additional purchase(s), unless otherwise specifically provided in the addendum.

2. Optional Items. Pricing for any listed optional products and services in the Investment Summary will be valid for twelve (12) months from the Effective Date.

3. Dispute Resolution. You agree to provide us with written notice within thirty (30) days of becoming aware of a dispute. You agree to cooperate with us in trying to reasonably resolve all disputes, including, if requested by either party, appointing a senior representative to meet and engage in

good faith negotiations with our appointed senior representative. Senior representatives will convene within thirty (30) days of the written dispute notice, unless otherwise agreed. All meetings and discussions between senior representatives will be deemed confidential settlement discussions not subject to disclosure under Federal Rule of Evidence 408 or any similar applicable state rule. If we fail to resolve the dispute, then the parties shall participate in non-binding mediation in an effort to resolve the dispute. If the dispute remains unresolved after mediation, then either of us may assert our respective rights and remedies in a court of competent jurisdiction. Nothing in this section shall prevent you or us from seeking necessary injunctive relief during the dispute resolution procedures.

4. Taxes. The fees in the Investment Summary do not include any taxes, including, without limitation, sales, use, or excise tax. If you are a tax-exempt entity, you agree to provide us with a tax-exempt certificate. Otherwise, we will pay all applicable taxes to the proper authorities and you will reimburse us for such taxes. If you have a valid direct-pay permit, you agree to provide us with a copy. For clarity, we are responsible for paying our income taxes, both federal and state, as applicable, arising from our performance of this Agreement.

5. Nondiscrimination. We will not discriminate against any person employed or applying for employment concerning the performance of our responsibilities under this Agreement. This discrimination prohibition will apply to all matters of initial employment, tenure, and terms of employment, or otherwise with respect to any matter directly or indirectly relating to employment concerning race, color, religion, national origin, age, sex, sexual orientation, ancestry, disability that is unrelated to the individual's ability to perform the duties of a particular job or position, height, weight, marital status, or political affiliation. We will post, where appropriate, all notices related to nondiscrimination as may be required by applicable law.

6. E-Verify. We have complied, and will comply, with the E-Verify procedures administered by the U.S. Citizenship and Immigration Services Verification Division for all of our employees assigned to your project.

7. Subcontractors. We will not subcontract any services under this Agreement without your prior written consent, not to be unreasonably withheld.

8. Binding Effect; No Assignment. This Agreement shall be binding on, and shall be for the benefit of, either your or our successor(s) or permitted assign(s). Neither party may assign this Agreement without the prior written consent of the other party; provided, however, your consent is not required for an assignment by us as a result of a corporate reorganization, merger, acquisition, or purchase of substantially all of our assets.

9. Force Majeure. Except for your payment obligations, neither party will be liable for delays in performing its obligations under this Agreement to the extent that the delay is caused by Force Majeure; provided, however, that within ten (10) business days of the Force Majeure event, the party whose performance is delayed provides the other party with written notice explaining the cause and extent thereof, as well as a request for a reasonable time extension equal to the estimated duration of the Force Majeure event.

10. No Intended Third Party Beneficiaries. This Agreement is entered into solely for the benefit of you and us. No third party will be deemed a beneficiary of this Agreement, and no third party will have

the right to make any claim or assert any right under this Agreement. This provision does not affect the rights of third parties under any Third Party Terms.

11. Entire Agreement; Amendment. This Agreement represents the entire agreement between you and us with respect to the subject matter hereof, and supersedes any prior agreements, understandings, and representations, whether written, oral, expressed, implied, or statutory. Purchase orders submitted by you, if any, are for your internal administrative purposes only, and the terms and conditions contained in those purchase orders will have no force or effect. This Agreement may only be modified by a written amendment signed by an authorized representative of each party.

12. Severability. If any term or provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will be considered valid and enforceable to the fullest extent permitted by law.

13. No Waiver. In the event that the terms and conditions of this Agreement are not strictly enforced by either party, such non-enforcement will not act as or be deemed to act as a waiver or modification of this Agreement, nor will such non-enforcement prevent such party from enforcing each and every term of this Agreement thereafter.

14. Independent Contractor. We are an independent contractor for all purposes under this Agreement.

15. Notices. All notices or communications required or permitted as a part of this Agreement, such as notice of an alleged material breach for a termination for cause or a dispute that must be submitted to dispute resolution, must be in writing and will be deemed delivered upon the earlier of the following: (a) actual receipt by the receiving party; (b) upon receipt by sender of a certified mail, return receipt signed by an employee or agent of the receiving party; (c) upon receipt by sender of proof of email delivery; or (d) if not actually received, five (5) days after deposit with the United States Postal Service authorized mail center with proper postage (certified mail, return receipt requested) affixed and addressed to the other party at the address set forth on the signature page hereto or such other address as the party may have designated by proper notice. The consequences for the failure to receive a notice due to improper notification by the intended receiving party of a change in address will be borne by the intended receiving party.

16. Client Lists. You agree that we may identify you by name in client lists, marketing presentations, and promotional materials.

17. Confidentiality. Both parties recognize that their respective employees and agents, in the course of performance of this Agreement, may be exposed to confidential information and that disclosure of such information could violate rights to private individuals and entities, including the parties. Confidential information is nonpublic information that a reasonable person would believe to be confidential and includes, without limitation, personal identifying information (*e.g.*, social security numbers) and trade secrets, each as defined by applicable state law. Each party agrees that it will not disclose any confidential information of the other party and further agrees to take all reasonable and appropriate action to prevent such disclosure by its employees or agents. The confidentiality covenants contained herein will survive the termination or cancellation of this Agreement. This obligation of confidentiality will not apply to information that:
    (a) is in the public domain, either at the time of disclosure or afterwards, except by breach of this Agreement by a party or its employees or agents;

(b) a party can establish by reasonable proof was in that party's possession at the time of initial disclosure;
(c) a party receives from a third party who has a right to disclose it to the receiving party; or
(d) is the subject of a legitimate disclosure request under the open records laws or similar applicable public disclosure laws governing this Agreement; provided, however, that in the event you receive an open records or other similar applicable request, you will give us prompt notice and otherwise perform the functions required by applicable law.

18. Business License. In the event a local business license is required for us to perform services hereunder, you will promptly notify us and provide us with the necessary paperwork and/or contact information so that we may timely obtain such license.

19. Governing Law. This Agreement will be governed by and construed in accordance with the laws of your state of domicile, without regard to its rules on conflicts of law.

20. Multiple Originals and Authorized Signatures. This Agreement may be executed in multiple originals, any of which will be independently treated as an original document. Any electronic, faxed, scanned, photocopied, or similarly reproduced signature on this Agreement or any amendment hereto will be deemed an original signature and will be fully enforceable as if an original signature. Each party represents to the other that the signatory set forth below is duly authorized to bind that party to this Agreement.

21. Cooperative Procurement. To the maximum extent permitted by applicable law, we agree that this Agreement may be used as a cooperative procurement vehicle by eligible jurisdictions. We reserve the right to negotiate and customize the terms and conditions set forth herein, including but not limited to pricing, to the scope and circumstances of that cooperative procurement.

22. Security Incident or Data Breach Notification.

22.1 Security Incident Response. Tyler may need to communicate with outside parties regarding a security incident, as such term is defined by applicable law, which may include contacting law enforcement, fielding media inquiries, and seeking external expertise as defined by law. Discussing security incidents with the Client should be handled on an urgent as-needed basis, as part of Tyler's communication and mitigation processes as mutually agreed, defined by law or as otherwise required by this Agreement.

22.2 Breach Reporting Requirements. If Tyler has actual knowledge of a confirmed Data Breach, as such term is defined by applicable law, that affects the security of any Client Data that is subject to applicable Data Breach notification law, Tyler shall (1) promptly notify the appropriate Client contact identified in the Notices section below in accordance with applicable law and (2) take commercially reasonable measures to address the Data Breach in a timely manner. Tyler shall use commercially reasonable efforts to provide the initial notification, if and as required hereunder, in the most expedient time possible and without unreasonable delay. The foregoing notwithstanding, if and as required by applicable law, Tyler may (1) investigate and resolve the Data Breach keeping the Client reasonably informed as to actions taken in response to such breach and remedial actions taken to correct or prevent additional breaches of security; (2) promptly implement necessary remedial measures, if necessary; (3) provide notification to affected individuals as required by

applicable law whose personally identifiable information has been disclosed or improperly obtained and offer credit monitoring services to any such individual; (4) cooperate fully with the Client in all reasonable and lawful efforts to prevent, mitigate or rectify the Data Breach and (5) quarantine the Data Breach, ensure secure access to Data, and repair Tyler infrastructure as needed.

22.3 This section only applies when a Data Breach occurs with respect to Personal Data and/or Non-Public Data, as such terms are defined by applicable law, within the possession or control of Tyler and related to services provided under this Agreement. Nothing contained herein, however, shall be construed to limit or restrict Client from contacting Tyler to obtain information relating to a Data Breach that has not affected the systems or services utilized by the Client and to obtain confirmation that such Data Breach has not impacted those systems or servers utilized by the Client.

23. Contract Documents. This Agreement includes the following exhibits:

Exhibit A	Investment Summary
Exhibit B	Invoicing and Payment Policy
	Schedule 1: Business Travel Policy
Exhibit C	Service Level Agreement
	Schedule 1: Support Call Process
Exhibit D	Third Party Terms

IN WITNESS WHEREOF, a duly authorized representative of each party has executed this Agreement as of the date(s) set forth below.

Tyler Technologies, Inc.

By: Robt Kennedy-Jensen

Name: Robert Kennedy-Jensen

Title: Director of Contracts

Date: 7/21/2021

Address for Notices:
Tyler Technologies, Inc.
One Tyler Drive
Yarmouth, ME 04096
Attention: Chief Legal Officer

City of Palmdale, California

By: _____

Name: _____

Title: _____

Date: _____

Address for Notices:
City of Palmdale
38300 Sierra Highway
Palmdale, CA 93550
Attention: _____

Exhibit A
Investment Summary

The following Investment Summary details the software and services to be delivered by us to you under the Agreement. This Investment Summary is effective as of the Effective Date. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Quoted By:	Ryan Blair
Date:	3/4/2021
Quote Expiration:	9/30/2021
Quote Name:	City of Palmdale - ERP - Saas Flip
Quote Number:	2020-115472
Quote Description:	City of Palmdale - ERP - Tyler Hosting Services

Sales Quotation For

City of Palmdale
38300 Sierra Hwy
Palmdale, CA 93550-4798
Phone +1 (661) 267-5100

SaaS

Description	Annual Fee Net	# Years	Total SaaS Fee	Impl. Hours
Financials:				
Accounting/GL	$86,484.00	3.0	$259,452.00	0
Contract Management	$10,742.00	3.0	$32,226.00	0
Project & Grant Accounting	$14,649.00	3.0	$43,947.00	0
Purchase Orders	$22,950.00	3.0	$68,850.00	0
Requisitions	$17,091.00	3.0	$51,273.00	0
Revenue:				
Accounts Receivable	$19,452.00	3.0	$58,356.00	0
General Billing	$9,646.00	3.0	$28,938.00	0
Productivity:				
Employee Self Service	$2,890.00	3.0	$8,670.00	0
Munis Office	$15,850.00	3.0	$47,550.00	0
Tyler Forms Processing	$8,458.00	3.0	$25,374.00	0
Additional:				
CAFR Statement Builder	$10,405.00	3.0	$31,215.00	0
Concurrent Users (60)	$40,000.00	3.0	$120,000.00	0
HR Management	$6,803.00	3.0	$20,409.00	0

Payroll		$9,269.00	3.0	$27,807.00	0
	TOTAL:	**$274,689.00**		**$824,067.00**	**0**

Other Services

Description	Quantity	Unit Price	Unit Discount	Extended Price
Project Management	1	$7,000.00	$0.00	$7,000.00
Implementation	24	$185.00	$185.00	$0.00
VPN Device	1	$4,000.00	$0.00	$4,000.00
Sub-Total:				$15,440.00
Less Discount:				*$4,440.00*
TOTAL:				**$11,000.00**

Summary	**One Time Fees**	**Recurring Fees**
Total Tyler Software	$0.00	$0.00
Total SaaS	$0.00	$274,689.00
Total Tyler Services	$11,000.00	$0.00
Total 3rd Party Hardware, Software and Services	$0.00	$0.00
Summary Total	**$11,000.00**	**$274,689.00**
Contract Total	**$835,067.00**	

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O. #: _____

All primary values quoted in US Dollars

Comments

Tyler recommends the use of a 128-bit SSL Security Certificate for any Internet Web Applications, such as the Munis Web Client and the MUNIS Self Service applications if hosted by the Client. This certificate is required to encrypt the highly sensitive payroll and financial information as it travels across the public internet. There are various vendors who sell SSL Certificates, with all ranges of prices.

The Tyler Software Product Tyler ReadyForms Processing must be used in conjunction with a Hewlett Packard printer supported by Tyler for printing checks.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely, but can be done onsite upon request at an additional cost.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Implementation hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Tyler's form library prices are based on the actual form quantities listed, and assume the forms will be provided according to the standard Munis form template. Any forms in addition to the quoted amounts and types, including custom forms or forms that otherwise require custom programming, are subject to an additional fee. Please also note that use of the Tyler Forms functionality requires the use of approved printers as well. You may contact Tyler's support team for the most current list of approved printers.

General Billing library includes: 1 invoice, 1 statement, 1 general billing receipt and 1 miscellaneous receipt.

Tyler's pricing is based on the scope of proposed products and services being obtained from Tyler. Should portions of the scope of products or services be removed by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

The Munis SaaS fees are based on 60 concurrent users. Should the number of concurrent users be exceeded, Tyler reserves the right to re-negotiate the SaaS fees based upon any resulting changes in the pricing categories.

Accounting/GL includes Accounts Payable and Budgeting.

Development modifications, interfaces and services, where applicable, shall be invoiced to the client in the following manner: 50% of total upon authorized signature to proceed on program specifications and the remaining 50% of total upon delivery of modifications, interface and services.

Quoted By:	Ryan Blair
Date:	3/4/2021
Quote Expiration:	9/24/2021
Quote Name:	City of Palmdale-ERP-TCM and TRS
Quote Number:	2018-47252
Quote Description:	TCM SE

Sales Quotation For

City of Palmdale
38300 Sierra Hwy
Palmdale, CA 93550-4798
Phone +1 (661) 267-5100

SaaS

			One Time Fees		
Description	# Years	Annual Fee	Impl. Hours	Impl. Cost	Data Conversion
Additional:					
Tyler Reporting Services	3.0	$7,500.00	0	$0.00	$0.00
Tyler Content Manager SE	3.0	$12,000.00	0	$0.00	$0.00
TOTAL:		**$19,500.00**	**0**	**$0.00**	**$0.00**

Tyler Software and Related Services

Description	License	Impl. Hours	Impl. Cost	Data Conversion	Module Total	Year One Maintenance
Productivity:						
Tyler Reporting Services	$24,000.00	24	$4,200.00	$0.00	$28,200.00	$0.00
Tyler Content Manager SE	$45,000.00	64	$11,200.00	$0.00	$56,200.00	$0.00
Sub-Total:	$69,000.00		$15,400.00	$0.00	$84,400.00	$0.00
Less Discount:	*$13,800.00*		*$0.00*	*$0.00*	*$13,800.00*	*$0.00*
TOTAL:	**$55,200.00**	**88**	**$15,400.00**	**$0.00**	**$70,600.00**	**$0.00**

Other Services

Description	Quantity	Unit Price	Unit Discount	Extended Price
Project Management	8	$175.00	$0.00	$1,400.00

Other Services

Description	Quantity	Unit Price	Unit Discount	Extended Price
TOTAL:				**$1,400.00**

Summary	One Time Fees	Recurring Fees
Total Tyler Software	$55,200.00	$0.00
Total SaaS	$0.00	$19,500.00
Total Tyler Services	$16,800.00	$0.00
Total 3rd Party Hardware, Software and Services	$0.00	$0.00
Summary Total	**$72,000.00**	**$19,500.00**
Contract Total	**$130,500.00**	

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O. #: _____

All primary values quoted in US Dollars

Tyler Discount Detail

Description	License	License Discount	License Net	Maintenance Basis	Year One Maint Discount	Year One Maint Net
Productivity:						
Tyler Content Manager SE	$45,000.00	$9,000.00	$36,000.00	$0.00	$0.00	$0.00
Tyler Reporting Services	$24,000.00	$4,800.00	$19,200.00	$0.00	$0.00	$0.00
TOTAL:	**$69,000.00**	**$13,800.00**	**$55,200.00**	**$0.00**	**$0.00**	**$0.00**

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
  - Implementation and other professional services fees shall be invoiced as delivered.
  - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
  - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
  - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
  - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
  - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Unless otherwise indicated on this Sales quotation, annual services will be invoiced in advance, for annual terms commencing on the date this sales quotation is signed by the Client. If listed annual service(s) is an addition to the same service presently existing under the Agreement, the first term of the added annual service will be prorated to expire coterminous with the existing annual term for the service, with renewals to occur as indicated in the Agreement.
- Expenses associated with onsite services are invoiced as incurred.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and

Comments

remitting. Installations are completed remotely, but can be done onsite upon request at an additional cost.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Implementation hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

In the event Client acquires from Tyler any edition of Tyler Content Manager software other than Enterprise Edition, the license for Content Manager is restricted to use with Tyler applications only. If Client wishes to use Tyler Content Manager software with non-Tyler applications, Client must purchase or upgrade to Tyler Content Manager Enterprise Edition.

Tyler's pricing is based on the scope of proposed products and services being obtained from Tyler. Should portions of the scope of products or services be removed by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Project Management includes project planning, kickoff meeting, status calls, task monitoring, verification and transition to support.

Tyler Content Manager SE includes up to 1TB of storage. Should additional storage be needed it may be purchased as needed at an annual fee of $5,000 per TB.

The Munis SaaS fees are based on 60 concurrent users. Should the number of concurrent users be exceeded, Tyler reserves the right to re-negotiate the SaaS fees based upon any resulting changes in the pricing categories.

Development modifications, interfaces and services, where applicable, shall be invoiced to the client in the following manner: 50% of total upon authorized signature to proceed on program specifications and the remaining 50% of total upon delivery of modifications, interface and services.

Tyler System Management Services is calculated at 25% of annual maintenance. The quoted value is in addition to your current Tyler System Management Services and will be subject to an annual increase at our then current pricing.

Quoted By:	Ryan Blair
Date:	5/5/2021
Quote Expiration:	8/21/2021
Quote Name:	City of Palmdale, CA - ERP - ExecuTime
Quote Number:	2021-123676-2
Quote Description:	ExecuTime

Sales Quotation For

City of Palmdale
38300 Sierra Hwy
Palmdale, CA 93550-4798
Phone +1 (661) 267-5100

SaaS

			One Time Fees		
Description	# Years	Annual Fee	Impl. Hours	Impl. Cost	Data Conversion
Human Capital Management:					
ExecuTime Advanced Scheduling	3.0	$9,998.00	64	$11,840.00	$0.00
ExecuTime Advanced Scheduling Mobile Access	3.0	$2,352.00	0	$0.00	$0.00
ExecuTime Time & Attendance Mobile Access	3.0	$3,003.00	0	$0.00	$0.00
ExecuTime Time & Attendance	3.0	$16,665.00	144	$26,640.00	$0.00
Recruiting	3.0	$1,335.00	0	$0.00	$0.00
TOTAL:		**$33,353.00**	**208**	**$38,480.00**	**$0.00**

Tyler Software and Related Services

Description	License	Impl. Hours	Impl. Cost	Data Conversion	Module Total	Year One Maintenance
Additional:						
Recruiting	$5,500.00	24	$4,440.00	$0.00	$9,940.00	$0.00
Employee Self Service	$8,500.00	16	$2,960.00	$0.00	$11,460.00	$0.00
Sub-Total:	$14,000.00		$7,400.00	$0.00	$21,400.00	$0.00
Less Discount:	*$7,000.00*		*$0.00*	*$0.00*	*$7,000.00*	*$0.00*
TOTAL:	**$7,000.00**	**40**	**$7,400.00**	**$0.00**	**$14,400.00**	**$0.00**

Other Services

Description	Quantity	Unit Price	Unit Discount	Extended Price
Project Management	28	$185.00	$0.00	$5,180.00
TOTAL:				**$5,180.00**

Summary	One Time Fees	Recurring Fees
Total Tyler Software	$7,000.00	$0.00
Total SaaS	$0.00	$33,353.00
Total Tyler Services	$51,060.00	$0.00
Total 3rd Party Hardware, Software and Services	$0.00	$0.00
Summary Total	**$58,060.00**	**$33,353.00**
Contract Total	**$158,119.00**	

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O. #: _____

All primary values quoted in US Dollars

Tyler Discount Detail

Description	License	License Discount	License Net	Maintenance Basis	Year One Maint Discount	Year One Maint Net
Additional:						
Recruiting	$5,500.00	$2,750.00	$2,750.00	$0.00	$0.00	$0.00
Employee Self Service	$8,500.00	$4,250.00	$4,250.00	$0.00	$0.00	$0.00
TOTAL:	**$14,000.00**	**$7,000.00**	**$7,000.00**	**$0.00**	**$0.00**	**$0.00**

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
  - Implementation and other professional services fees shall be invoiced as delivered.
  - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
  - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
  - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
  - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
  - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Unless otherwise indicated on this Sales quotation, annual services will be invoiced in advance, for annual terms commencing on the date this sales quotation is signed by the Client. If listed annual service(s) is an addition to the same service presently existing under the Agreement, the first term of the added annual service will be prorated to expire coterminous with the existing annual term for the service, with renewals to occur as indicated in the Agreement.
- Expenses associated with onsite services are invoiced as incurred.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and

Comments

remitting. Installations are completed remotely, but can be done onsite upon request at an additional cost.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Implementation hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Tyler's pricing is based on the scope of proposed products and services being obtained from Tyler. Should portions of the scope of products or services be removed by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Project Management includes project planning, kickoff meeting, status calls, task monitoring, verification and transition to support.

The Munis SaaS fees are based on 150 concurrent users. Should the number of concurrent users be exceeded, Tyler reserves the right to re-negotiate the SaaS fees based upon any resulting changes in the pricing categories.

Development modifications, interfaces and services, where applicable, shall be invoiced to the client in the following manner: 50% of total upon authorized signature to proceed on program specifications and the remaining 50% of total upon delivery of modifications, interface and services.

Exhibit A
Schedule 1
Pricing Matrix

For the Client's internal business purposes only, the products and services in the Investment Summary correspond to the Pricing Matrix attached hereto as Schedule 1 to Exhibit A. The parties acknowledge and agree that the Pricing Matrix is attached to the Agreement for informational purposes only and that, in the event of a conflict between the terms of this Agreement, including the Investment Summary, and the Pricing Matrix, the terms of the Agreement shall govern.

City of Palmdale

Munis Upgrade 7 Year Projection

Description	Year 1 FY 2021-22	Year 2 FY 2022-23	Year 3 FY 2023-24	Year 4 FY 2024-25	Year 5 FY 2025-26	Year 6 FY 2026-27	Year 7 FY 2027-28	7 Year Total
Annual increase %		0%	0%	3%	0%	3%	3%	
A. Current Modules								
Accounting/GL	$ 86,484.00	$ 86,484.00	$ 86,484.00	$ 89,078.52	$ 89,078.52	$ 91,750.88	$ 94,503.40	$ 623,863.32
Contract Management	10,742.00	10,742.00	10,742.00	11,064.26	11,064.26	11,396.19	11,738.07	77,488.78
Project/Grant Accounting	14,649.00	14,649.00	14,649.00	15,088.47	15,088.47	15,541.12	16,007.36	105,672.42
Purchase Orders	22,950.00	22,950.00	22,950.00	23,638.50	23,638.50	24,347.66	25,078.08	165,552.74
Requisitions	17,091.00	17,091.00	17,091.00	17,603.73	17,603.73	18,131.84	18,675.80	123,288.10
Accounts Receivable	19,452.00	19,452.00	19,452.00	20,035.56	20,035.56	20,636.63	21,255.73	140,319.47
General Billing	9,646.00	9,646.00	9,646.00	9,935.38	9,935.38	10,233.44	10,540.44	69,582.65
Employee Self Service	2,890.00	2,890.00	2,890.00	2,976.70	2,976.70	3,066.00	3,157.98	20,847.38
Munis Office	15,850.00	15,850.00	15,850.00	16,325.50	16,325.50	16,815.27	17,319.72	114,335.99
Tyler Forms Processing	8,458.00	8,458.00	8,458.00	8,711.74	8,711.74	8,973.09	9,242.28	61,012.86
CAFR Statement Builder	10,405.00	10,405.00	10,405.00	10,717.15	10,717.15	11,038.66	11,369.82	75,057.79
Concurrent Users (60)	40,000.00	40,000.00	40,000.00	41,200.00	41,200.00	42,436.00	43,709.08	288,545.08
HR Management	6,803.00	6,803.00	6,803.00	7,007.09	7,007.09	7,217.30	7,433.82	49,074.30
Payroll	9,269.00	9,269.00	9,269.00	9,547.07	9,547.07	9,833.48	10,128.49	66,863.11
Current Modules Total	**$ 274,689.00**	**$ 274,689.00**	**$ 274,689.00**	**$ 282,929.67**	**$ 282,929.67**	**$ 291,417.56**	**$ 300,160.09**	**$ 1,981,503.99**
Non-recurring Charges								
Project Management	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,000.00
Implementation	-	-	-	-	-	-	-	-
VPN Device	4,000.00	-	-	-	-	-	-	4,000.00
Other Services	**$ 11,000.00**	**-**	**-**	**-**	**-**	**-**	**-**	**$ 11,000.00**
Current Modules Total	**$ 285,689.00**	**$ 274,689.00**	**$ 274,689.00**	**$ 282,929.67**	**$ 282,929.67**	**$ 291,417.56**	**$ 300,160.09**	**$ 1,992,503.99**
B. Tyler Content Management (TCM)								
Tyler Reporting Services (TRS)	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,725.00	$ 7,725.00	$ 7,956.75	$ 8,195.45	$ 54,102.20
Tyler Content Manager SE (TCM SE)	12,000.00	12,000.00	12,000.00	12,360.00	12,360.00	12,730.80	13,112.72	$ 86,563.52
TCM Module Total	**$ 19,500.00**	**$ 19,500.00**	**$ 19,500.00**	**$ 20,085.00**	**$ 20,085.00**	**$ 20,687.55**	**$ 21,308.18**	**$ 140,665.73**
Non-recurring Charges								
TRS Licenses	$ 19,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,200.00
TCM SE Licenses	36,000.00	-	-	-	-	-	-	36,000.00
Licenses Total	**$ 55,200.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,200.00**
TRS Implementation	$ 4,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,200.00
TCM SE Implementation	11,200.00	-	-	-	-	-	-	11,200.00
Project Managemetn	1,400.00	-	-	-	-	-	-	1,400.00
Implementation Total	**$ 16,800.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 16,800.00**
TCM Total	**$ 91,500.00**	**$ 19,500.00**	**$ 19,500.00**	**$ 20,085.00**	**$ 20,085.00**	**$ 20,687.55**	**$ 21,308.18**	**$ 212,665.73**
SaaS Agreement Total	**$ 377,189.00**	**$ 294,189.00**	**$ 294,189.00**	**$ 303,014.67**	**$ 303,014.67**	**$ 312,105.11**	**$ 321,468.26**	**$ 2,205,169.71**
C. Executime								
Executime Advanced Scheduling (EAS)	$ 9,998.00	$ 9,998.00	$ 9,998.00	$ 10,297.94	$ 10,297.94	$ 10,606.88	$ 10,925.08	$ 72,121.84
Execu Adv Sched Mobile Access (EASMA)	2,352.00	$ 2,352.00	$ 2,352.00	$ 2,422.56	$ 2,422.56	$ 2,495.24	$ 2,570.09	$ 16,966.45
Executime Time & Attendance Mob Access (ETAMA)	3,003.00	$ 3,003.00	$ 3,003.00	$ 3,093.09	$ 3,093.09	$ 3,185.88	$ 3,281.46	$ 21,662.52
Executime Time & Attendance (ETA)	16,665.00	$ 16,665.00	$ 16,665.00	$ 17,164.95	$ 17,164.95	$ 17,679.90	$ 18,210.30	$ 120,215.09
Recruiting - Human Capital Management	1,335.00	$ 1,335.00	$ 1,335.00	$ 1,375.05	$ 1,375.05	$ 1,416.30	$ 1,458.79	$ 9,630.19
Executime Module Total	**$ 33,353.00**	**$ 33,353.00**	**$ 33,353.00**	**$ 34,353.59**	**$ 34,353.59**	**$ 35,384.20**	**$ 36,445.72**	**$ 240,596.10**
Non-recurring Charges								
Recruiting Licenses	$ 2,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,750.00
Employee Self Service Licenses	$ 4,250.00	-	-	-	-	-	-	4,250.00
Licenses Total	**$ 7,000.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,000.00**
EAS Implementation	$ 11,840.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,840.00
EASMA Implementation	-	-	-	-	-	-	-	-
ETAMA Implementation	-	-	-	-	-	-	-	-
ETA Implementation	26,640.00	-	-	-	-	-	-	26,640.00
Employee Self Service	2,960.00	-	-	-	-	-	-	2,960.00
Recruiting - Tyler Software and Related Services	4,440.00	-	-	-	-	-	-	4,440.00
Project Management	5,920.00	-	-	-	-	-	-	5,920.00
Implementation Total	**$ 51,800.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 51,800.00**
TCM Total	**$ 92,153.00**	**$ 33,353.00**	**$ 33,353.00**	**$ 34,353.59**	**$ 34,353.59**	**$ 35,384.20**	**$ 36,445.72**	**$ 299,396.10**
Grand Total	**$ 469,342.00**	**$ 327,542.00**	**$ 327,542.00**	**$ 337,368.26**	**$ 337,368.26**	**$ 347,489.31**	**$ 357,913.99**	**$ 2,504,565.81**

Exhibit B
Invoicing and Payment Policy

We will provide you with the software and services set forth in the Investment Summary of the Agreement. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

Invoicing: We will invoice you for the applicable software and services in the Investment Summary as set forth below. Your rights to dispute any invoice are set forth in the Agreement.

1. SaaS Fees. SaaS Fees are invoiced on an annual basis, beginning on the commencement of the initial term as set forth in Section F (1) of this Agreement. Your annual SaaS fees for the first three (3) years of the initial term are set forth in the Investment Summary. Years 4-7 of the initial term will be provided at our then-current rates, subject to the following caps on increases:
    - Year 4: three percent (3%) over the prior year's fees;
    - Year 5: No increase over the prior year's fees;
    - Years 6-7: three percent (3%) over the prior year's fees.

    Following the initial term, your annual SaaS Fees will be set at our then-current rates.

2. License Fees. License fees are invoiced 100% on the date when we provide you with access to the applicable Tyler Software (the "Software Access Date").

3. Other Tyler Software and Services.

    3.1 *VPN Device*: The fee for the VPN device will be invoiced upon installation of the VPN.

    3.2 *Implementation and Other Professional Services (including training)*: Implementation and other professional services (including training) are billed and invoiced as delivered, at the rates set forth in the Investment Summary.

    3.3 *Consulting Services*: If you have purchased any Business Process Consulting services, if they have been quoted as fixed-fee services, they will be invoiced 50% upon your acceptance of the Best Practice Recommendations, by module, and 50% upon your acceptance of custom desktop procedures, by module. If you have purchased any Business Process Consulting services and they are quoted as an estimate, then we will bill you the actual services delivered on a time and materials basis.

    3.4 *Conversions*: Fixed-fee conversions are invoiced 50% upon initial delivery of the converted Data, by conversion option, and 50% upon Client acceptance to load the converted Data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, we will bill you the actual services delivered on a time and materials basis.

3.5 *Requested Modifications to the Tyler Software*: Requested modifications to the Tyler Software are invoiced 50% upon delivery of specifications and 50% upon delivery of the applicable modification. You must report any failure of the modification to conform to the specifications within thirty (30) days of delivery; otherwise, the modification will be deemed to be in compliance with the specifications after the 30-day window has passed. You may still report Defects to us as set forth in this Agreement.

3.6 *Other Fixed Price Services*: Other fixed price services are invoiced as delivered, at the rates set forth in the Investment Summary. For the avoidance of doubt, where "Project Planning Services" are provided, payment will be due upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be billed monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.

4. Third Party Products.

4.1 *Third Party Software License Fees*: License fees for Third Party Software, if any, are invoiced when we make it available to you for downloading.

4.2 *Third Party Software Maintenance*: The first year maintenance for the Third Party Software is invoiced when we make it available to you for downloading.

4.3 *Third Party Hardware*: Third Party Hardware costs, if any, are invoiced upon delivery.

4.4 *Third Party Services:* Fees for Third Party Services, if any, are invoiced as delivered, along with applicable expenses, at the rates set forth in the Investment Summary.

5. Credit for Prepaid Maintenance and Support Fees for Tyler Software. Client will receive a credit for the maintenance and support fees prepaid for the Tyler Software for the time period commencing on the first day of the SaaS Term.

6. Expenses. The service rates in the Investment Summary do not include travel expenses. Expenses for Tyler delivered services will be billed as incurred and only in accordance with our then-current Business Travel Policy, plus a 10% travel agency processing fee. Our current Business Travel Policy is attached to this Exhibit B as Schedule 1. Copies of receipts will be provided upon request; we reserve the right to charge you an administrative fee depending on the extent of your requests. Receipts for miscellaneous items less than twenty-five dollars and mileage logs are not available.

Payment. Payment for undisputed invoices is due within forty-five (45) days of the invoice date. We prefer to receive payments electronically. Our electronic payment information is available by contacting AR@tylertech.com.

Exhibit B
Schedule 1
Business Travel Policy

1. Air Travel

   A. Reservations & Tickets

   The Travel Management Company (TMC) used by Tyler will provide an employee with a direct flight within two hours before or after the requested departure time, assuming that flight does not add more than three hours to the employee's total trip duration and the fare is within $100 (each way) of the lowest logical fare. If a net savings of $200 or more (each way) is possible through a connecting flight that is within two hours before or after the requested departure time and that does not add more than three hours to the employee's total trip duration, the connecting flight should be accepted.

   Employees are encouraged to make advanced reservations to take full advantage of discount opportunities. Employees should use all reasonable efforts to make travel arrangements at least two (2) weeks in advance of commitments. A seven (7) day advance booking requirement is mandatory. When booking less than seven (7) days in advance, management approval will be required.

   Except in the case of international travel where a segment of continuous air travel is six (6) or more consecutive hours in length, only economy or coach class seating is reimbursable. Employees shall not be reimbursed for "Basic Economy Fares" because these fares are non-refundable and have many restrictions that outweigh the cost-savings.

   B. Baggage Fees

   Reimbursement of personal baggage charges are based on trip duration as follows:

   - Up to five (5) days = one (1) checked bag
   - Six (6) or more days = two (2) checked bags

   Baggage fees for sports equipment are not reimbursable.

2. Ground Transportation

A. Private Automobile

Mileage Allowance – Business use of an employee's private automobile will be reimbursed at the current IRS allowable rate, plus out of pocket costs for tolls and parking. Mileage will be calculated by using the employee's office as the starting and ending point, in compliance with IRS regulations. Employees who have been designated a home office should calculate miles from their home.

B. Rental Car

Employees are authorized to rent cars only in conjunction with air travel when cost, convenience, and the specific situation reasonably require their use. When renting a car for Tyler business, employees should select a "mid-size" or "intermediate" car. "Full" size cars may be rented when three or more employees are traveling together. Tyler carries leased vehicle coverage for business car rentals; except for employees traveling to Alaska and internationally (excluding Canada), additional insurance on the rental agreement should be declined.

C. Public Transportation

Taxi or airport limousine services may be considered when traveling in and around cities or to and from airports when less expensive means of transportation are unavailable or impractical. The actual fare plus a reasonable tip (15-18%) are reimbursable. In the case of a free hotel shuttle to the airport, tips are included in the per diem rates and will not be reimbursed separately.

D. Parking & Tolls

When parking at the airport, employees must use longer term parking areas that are measured in days as opposed to hours. Park and fly options located near some airports may also be used. For extended trips that would result in excessive parking charges, public transportation to/from the airport should be considered. Tolls will be reimbursed when receipts are presented.

3. Lodging

Tyler's TMC will select hotel chains that are well established, reasonable in price, and conveniently located in relation to the traveler's work assignment. Typical hotel chains include Courtyard, Fairfield Inn, Hampton Inn, and Holiday Inn Express. If the employee has a discount rate with a local hotel, the hotel reservation should note that discount and the employee should confirm the lower rate with the hotel upon arrival. Employee memberships in travel clubs such as AAA should be noted in their travel profiles so that the employee can take advantage of any lower club rates.

"No shows" or cancellation fees are not reimbursable if the employee does not comply with the hotel's cancellation policy.

Tips for maids and other hotel staff are included in the per diem rate and are not reimbursed separately.

Employees are not authorized to reserve non-traditional short-term lodging, such as Airbnb, VRBO, and HomeAway. Employees who elect to make such reservations shall not be reimbursed.

4. Meals and Incidental Expenses

Employee meals and incidental expenses while on travel status within the continental U.S. are in accordance with the federal per diem rates published by the General Services Administration. Incidental expenses include tips to maids, hotel staff, and shuttle drivers and other minor travel expenses. Per diem rates are available at www.gsa.gov/perdiem.

Per diem for Alaska, Hawaii, U.S. protectorates and international destinations are provided separately by the Department of State and will be determined as required.

A. Overnight Travel

For each full day of travel, all three meals are reimbursable. Per diems on the first and last day of a trip are governed as set forth below.

Departure Day

Depart before 12:00 noon	Lunch and dinner
Depart after 12:00 noon	Dinner

Return Day

Return before 12:00 noon	Breakfast
Return between 12:00 noon & 7:00 p.m.	Breakfast and lunch
Return after 7:00 p.m.*	Breakfast, lunch and dinner

*7:00 p.m. is defined as direct travel time and does not include time taken to stop for dinner.

The reimbursement rates for individual meals are calculated as a percentage of the full day per diem as follows:

Breakfast	15%
Lunch	25%
Dinner	60%

B. Same Day Travel

Employees traveling at least 100 miles to a site and returning in the same day are eligible to claim lunch on an expense report. Employees on same day travel status are eligible to claim dinner in the event they return home after 7:00 p.m.*

*7:00 p.m. is defined as direct travel time and does not include time taken to stop for dinner.

5. Internet Access – Hotels and Airports

   Employees who travel may need to access their e-mail at night. Many hotels provide free high speed internet access and Tyler employees are encouraged to use such hotels whenever possible. If an employee's hotel charges for internet access it is reimbursable up to $10.00 per day. Charges for internet access at airports are not reimbursable.

6. International Travel

   All international flights with the exception of flights between the U.S. and Canada should be reserved through TMC using the "lowest practical coach fare" with the exception of flights that are six (6) or more consecutive hours in length. In such event, the next available seating class above coach shall be reimbursed.

   When required to travel internationally for business, employees shall be reimbursed for photo fees, application fees, and execution fees when obtaining a new passport book, but fees related to passport renewals are not reimbursable. Visa application and legal fees, entry taxes and departure taxes are reimbursable.

   The cost of vaccinations that are either required for travel to specific countries or suggested by the U.S. Department of Health & Human Services for travel to specific countries, is reimbursable.

   Section 4, Meals & Incidental Expenses, and Section 2.b., Rental Car, shall apply to this section.



Exhibit C
Service Level Agreement

I. Agreement Overview

This SLA operates in conjunction with, and does not supersede or replace any part of, the Agreement. It outlines the information technology service levels that we will provide to you to ensure the availability of the application services that you have requested us to provide. All other support services are documented in the Support Call Process.

II. Definitions. Except as defined below, all defined terms have the meaning set forth in the Agreement.

Attainment: The percentage of time the Tyler Software is available during a calendar quarter, with percentages rounded to the nearest whole number.

Client Error Incident: Any service unavailability resulting from your applications, content or equipment, or the acts or omissions of any of your service users or third-party providers over whom we exercise no control.

Downtime: Those minutes during which the Tyler Software is not available for your use. Downtime does not include those instances in which only a Defect is present.

Service Availability: The total number of minutes in a calendar quarter that the Tyler Software is capable of receiving, processing, and responding to requests, excluding maintenance windows, Client Error Incidents and Force Majeure.

III. Service Availability

The Service Availability of the Tyler Software is intended to be 24/7/365. We set Service Availability goals and measures whether we have met those goals by tracking Attainment.

a. Your Responsibilities

Whenever you experience Downtime, you must make a support call according to the procedures outlined in the Support Call Process. You will receive a support incident number.

You must document, in writing, all Downtime that you have experienced during a calendar quarter. You must deliver such documentation to us within 30 days of a quarter's end.

The documentation you provide must evidence the Downtime clearly and convincingly. It must include, for example, the support incident number(s) and the date, time and duration of the Downtime(s).

b. Our Responsibilities

When our support team receives a call from you that Downtime has occurred or is occurring, we will work with you to identify the cause of the Downtime (including whether it may be the result of a Client Error Incident or Force Majeure). We will also work with you to resume normal operations.

Upon timely receipt of your Downtime report, we will compare that report to our own outage logs and support tickets to confirm that Downtime for which we were responsible indeed occurred.

We will respond to your Downtime report within 30 day(s) of receipt. To the extent we have confirmed Downtime for which we are responsible, we will provide you with the relief set forth below.

c. Client Relief

When a Service Availability goal is not met due to confirmed Downtime, we will provide you with relief that corresponds to the percentage amount by which that goal was not achieved, as set forth in the Client Relief Schedule below.

Notwithstanding the above, the total amount of all relief that would be due under this SLA per quarter will not exceed 5% of one quarter of the then-current SaaS Fee. The total credits confirmed by us in one or more quarters of a billing cycle will be applied to the SaaS Fee for the next billing cycle. Issuing of such credit does not relieve us of our obligations under the Agreement to correct the problem which created the service interruption.

Every quarter, we will compare confirmed Downtime to Service Availability. In the event actual Attainment does not meet the targeted Attainment, the following Client relief will apply, on a quarterly basis:

Targeted Attainment	Actual Attainment	Client Relief
100%	98-99%	Remedial action will be taken.
100%	95-97%	4% credit of fee for affected calendar quarter will be posted to next billing cycle
100%	<95%	5% credit of fee for affected calendar quarter will be posted to next billing cycle

You may request a report from us that documents the preceding quarter's Service Availability, Downtime, any remedial actions that have been/will be taken, and any credits that may be issued.

IV. Applicability

The commitments set forth in this SLA do not apply during maintenance windows, Client Error Incidents, and Force Majeure.
We perform maintenance during limited windows that are historically known to be reliably low-traffic times. If and when maintenance is predicted to occur during periods of higher traffic, we will provide advance notice of those windows and will coordinate to the greatest extent possible with you.

V. Force Majeure

You will not hold us responsible for not meeting service levels outlined in this SLA to the extent any failure to do so is caused by Force Majeure. In the event of Force Majeure, we will file with you a signed request that said failure be excused. That writing will at least include the essential details and circumstances supporting our request for relief pursuant to this Section. You will not unreasonably withhold its acceptance of such a request.

Exhibit C
Schedule 1
Support Call Process

Support Channels

Tyler Technologies, Inc. provides the following channels of software support:

(1) Tyler Community – an on-line resource, Tyler Community provides a venue for all Tyler clients with current maintenance agreements to collaborate with one another, share best practices and resources, and access documentation.
(2) On-line submission (portal) – for less urgent and functionality-based questions, users may create unlimited support incidents through the customer relationship management portal available at the Tyler Technologies website.
(3) Email – for less urgent situations, users may submit unlimited emails directly to the software support group.
(4) Telephone – for urgent or complex questions, users receive toll-free, unlimited telephone software support.

Support Resources

A number of additional resources are available to provide a comprehensive and complete support experience:

(1) Tyler Website – www.tylertech.com – for accessing client tools and other information including support contact information.
(2) Tyler Community – available through login, Tyler Community provides a venue for clients to support one another and share best practices and resources.
(3) Knowledgebase – A fully searchable depository of thousands of documents related to procedures, best practices, release information, and job aides.
(4) Program Updates – where development activity is made available for client consumption

Support Availability

Tyler Technologies support is available during the local business hours of 8 AM to 5 PM (Monday – Friday) across four US time zones (Pacific, Mountain, Central and Eastern). Clients may receive coverage across these time zones. Tyler's holiday schedule is outlined below. There will be no support coverage on these days.

New Year's Day	Thanksgiving Day
Memorial Day	Day after Thanksgiving
Independence Day	Christmas Day
Labor Day	

Issue Handling

Incident Tracking

Every support incident is logged into Tyler's Customer Relationship Management System and given a unique incident number. This system tracks the history of each incident. The incident tracking number is used to track and reference open issues when clients contact support. Clients may track incidents, using the incident number, through the portal at Tyler's website or by calling software support directly.

Incident Priority

Each incident is assigned a priority number, which corresponds to the client's needs and deadlines. The client is responsible for reasonably setting the priority of the incident per the chart below. This chart is not intended to address every type of support incident, and certain "characteristics" may or may not apply depending on whether the Tyler software has been deployed on customer infrastructure or the Tyler cloud. The goal is to help guide the client towards clearly understanding and communicating the importance of the issue and to describe generally expected responses and resolutions.

Priority Level	Characteristics of Support Incident	Resolution Targets
1 Critical	Support incident that causes (a) complete application failure or application unavailability; (b) application failure or unavailability in one or more of the client's remote location; or (c) systemic loss of multiple essential system functions.	Tyler shall provide an initial response to Priority Level 1 incidents within one (1) business hour of receipt of the support incident. Tyler shall use commercially reasonable efforts to resolve such support incidents or provide a circumvention procedure within one (1) business day. For non-hosted customers, Tyler's responsibility for lost or corrupted Data is limited to assisting the client in restoring its last available database.
2 High	Support incident that causes (a) repeated, consistent failure of essential functionality affecting more than one user or (b) loss or corruption of Data.	Tyler shall provide an initial response to Priority Level 2 incidents within four (4) business hours of receipt of the support incident. Tyler shall use commercially reasonable efforts to resolve such support incidents or provide a circumvention procedure within ten (10) business days. For non-hosted customers, Tyler's responsibility for loss or corrupted Data is limited to assisting the client in restoring its last available database.
3 Medium	Priority Level 1 incident with an existing circumvention procedure, or a Priority Level 2 incident that affects only one user or for which there is an existing circumvention procedure.	Tyler shall provide an initial response to Priority Level 3 incidents within one (1) business day of receipt of the support incident. Tyler shall use commercially reasonable efforts to resolve such support incidents without the need for a circumvention procedure with the next published maintenance update or service pack. For non-hosted customers, Tyler's responsibility for lost or corrupted Data is limited to assisting the client in restoring its last available database.

Priority Level	Characteristics of Support Incident	Resolution Targets
4 Non-critical	Support incident that causes failure of non-essential functionality or a cosmetic or other issue that does not qualify as any other Priority Level.	Tyler shall provide an initial response to Priority Level 4 incidents within two (2) business days. Tyler shall use commercially reasonable efforts to resolve such support incidents, as well as cosmetic issues, with a future version release.

Incident Escalation

Tyler Technology's software support consists of four levels of personnel:

(1) Level 1: front-line representatives
(2) Level 2: more senior in their support role, they assist front-line representatives and take on escalated issues
(3) Level 3: assist in incident escalations and specialized client issues
(4) Level 4: responsible for the management of support teams for either a single product or a product group

If a client feels they are not receiving the service needed, they may contact the appropriate Software Support Manager. After receiving the incident tracking number, the manager will follow up on the open issue and determine the necessary action to meet the client's needs.
On occasion, the priority or immediacy of a software support incident may change after initiation. Tyler encourages clients to communicate the level of urgency or priority of software support issues so that we can respond appropriately. A software support incident can be escalated by any of the following methods:

(1) Telephone – for immediate response, call toll-free to either escalate an incident's priority or to escalate an issue through management channels as described above.
(2) Email – clients can send an email to software support in order to escalate the priority of an issue
(3) On-line Support Incident Portal – clients can also escalate the priority of an issue by logging into the client incident portal and referencing the appropriate incident tracking number.

Remote Support Tool

Some support calls require further analysis of the client's database, process or setup to diagnose a problem or to assist with a question. Tyler will, at its discretion, use an industry-standard remote support tool. Support is able to quickly connect to the client's desktop and view the site's setup, diagnose problems, or assist with screen navigation. More information about the remote support tool Tyler uses is available upon request.

Exhibit D
DocOrigin End User License Agreement

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

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DocOrigin

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8.6 **Entire Agreement**. This Agreement is the entire understanding and agreement between You and Eclipse Corporation with respect to the subject matter hereof, and it supersedes all prior negotiations, commitments and understandings, verbal or written, and purchase order issued by You. This Agreement may be amended or otherwise modified by Eclipse Corporation from time to time and the most recent version of the Agreement will be available on the Eclipse Corporation website www.docorigin.com.

Last Updated: July 22, 2017

City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **1**

SUBJECT: **REJECTION OF ALL BIDS FOR PROJECT NO. 750, MCADAM PARK ADA, RESTROOM AND SEWER UPGRADE**

ISSUE

Rejection of all bids for Project No. 750, McAdam Park ADA, Restroom and Sewer Upgrade

RECOMMENDATION

Staff recommends that the City Council:

1. Reject all bids for Project No. 750, McAdam Park ADA, Restroom and Sewer Upgrade

BACKGROUND

This ADA project will provide a new ADA modular restroom to replace the existing non accessible restroom at McAdam Park. Approximately 285 feet of sewer line will also be removed and replaced with a new sewer line that has sufficient slope to address the maintenance issues of the existing, flat sewer line. An accessible path of travel from the existing ADA parking to the new restroom will be provided through the replacement of portions of the existing concrete walkway.

DISCUSSION

Five (5) bids for this project were received on June 15th, 2021, and are summarized as follows:

Bidder	Location	Amount
1. CEM Construction Corp.	Montebello	$817,250
2. Cybertech Construction Co.	Van Nuys	$761,888
3. A.G. Construction	Tarzana	$919,680
4. Deark E&C, Inc.	Gardena	$752,440
5. C.S. Legacy	Chino	$945,536

FISCAL IMPACT

There is $344,777.22 available in Account No. P0049220-724525 and $100,000 available in P0049254-724525 for this project. The table below provides a ledger of the project balance to date showing the project allocation through planning, design, and bidding.

	Funding (+)	Allocation (-)	Balance
P0049220-724525	$380,000.00	$35,222.78	$344,777.22
P0049254-724525	$100,000.00		$100,000.00
Total	$480,000.00	$35,222.78	**$444,777.22**

The lowest apparent bid plus other relevant costs exceed the remaining balance indicated above. The modular restroom vendor erroneously provided all bidders a cost for a larger restroom than was specified in the bid documents. Although the specified restroom bid was in the amount of $195,000, the restroom bid supplied to the contractors was approximately $386,000. The supplier regrets their error but the sole remedy is to rebid.

City staff will explore an alternate bid strategy, which will include the City purchasing the modular restroom directly through a City purchasing contract, and re-bidding the project without this line item. Since the problem with the bids is due to an error and inflation in the cost of the modular restroom line item, the City will procure the modular restroom and coordinate its installation with the awarded contractor. Although this will create additional coordination in construction for City Staff, this has the potential to reduce the construction costs by up to $175,000. Staff will also continue to look for other strategies to help reduce the cost.

STRATEGIC PLAN

Goal IV: Maintain a desirable community where everyone wants to live, work and play.

B. Provide inclusive access to a variety of supportive services that build a resilient and healthy community.

Prepared by:	Chuck Heffernan P.E., Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS**

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2021-071, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO UTILIZE KNORR SYSTEMS INC. AS A SOLE SOURCE PROVIDER FOR CITY AQUATICS EQUIPMENT PROJECTS**

ISSUE

Adopt Resolution No. CC 2021-071, a Resolution of the City Council of the City of Palmdale authorizing the Director of Public Works or his designee to utilize Knorr Systems Inc. as the City's sole source for aquatics equipment.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 2021-071 authorizing the Director of Public Works or his designee to utilize Knorr Systems Inc. as the City's sole source for aquatics equipment.

BACKGROUND

Earlier this year a representative of Knorr Systems Inc. approached the Department of Parks and Recreation with a proposal to provide sole source aquatics equipment and services for the City of Palmdale.

In the last 15 years, Knorr Systems Inc. has provided all aquatics equipment for McAdam Park Pool, Drytown Water Park, Oasis Pool, Marie Kerr Pool; and since its opening in 2019, for Courson Pool. The aquatic's component for each of these projects was competitively bid for. and in each case Knorr Systems Inc. provided the most competitive bid to meet the specifications listed in the bid package.

DISCUSSION

Staff from the Parks and Recreation Department, Public Works Department and the City Attorney's Office have met to discuss the feasibility of sole sourcing aquatic facilities equipment and service. Based on criteria found in Palmdale City Competitive Bid Ordinance 3.08.080 Item B, Knorr Systems Inc. product satisfies the criteria required to authorize a sole source arrangement.

Knorr Systems Inc. is well known in the Water Park Industry for proving all in one world class equipment, service, training, and daily operational support. They provide industry leading service warranty on their parts & labor. They are local to Southern California and can provide a timelier service to DryTown Water Park and other aquatic facilities to meet our needs. From experience, the City has seen other vendors come in at a lower bid whose quality does not match Knorr Systems, Inc's quality of product and service.

Use of a single source for aquatics equipment and service also provides a great advantage in operating and maintaining the system. Maintenance staff has become thoroughly familiar with Knorr System Inc's. system, its replacement components, and regular maintenance schedule. This allows easier stocking of parts, as well as saves substantially on training and routine maintenance.

The proposed resolution only allows the Public Works Director to sole source, if, in his opinion, such action is warranted in a particular instance. The Director may, in his discretion, bid a project and/or secure prices for alternate aquatic systems to ensure Knorr Systems Inc.'s future bids remain competitive. Staff believes this option will assure the City continued overall best value in this area.

FISCAL IMPACT

By using Knorr Systems, Inc. as a sole source provider the City will receive direct pricing without a secondary party mark up. The City of Palmdale and the aquatics facilities will receive consistent industry leading service, quality parts and labor along with an approximate 10% annual savings based upon historical bidding results.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community viability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Chuck Heffernan P.E., Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Resolution No. CC 2021-071

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2021-071

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO UTILIZE KNORR SYSTEMS INC. AS A SOLE SOUCE PROVIDER FOR CITY AQUATICS EQUIPMENT PROJECTS

WHEREAS, as the City has grown, the City Council has authorized the construction of numerous facilities for Parks and Recreation programs and community sporting leagues and associations; and

WHEREAS*,* there is a continuing need for the addition, rehabilitation and expansion of aquatic facilities in the City; and

WHEREAS*,* over the past fifteen years (15) on at least five (5) competitively bid City projects, and despite different designers, engineers, and general contractors, only one aquatic equipment vendor – Knorr Systems, Inc. - has met the quality, durability, and cost requirements of all the above parties; and

WHEREAS, over the last fifteen years of operation the Knorr System Inc. components, installed at City pools and aquatic facilities have performed to the highest expectations of City staff; and

WHEREAS, in the City's experience, Knorr Systems Inc. parts, materials, training and daily operation support are of the highest quality, readily available, interchangeable, and easily maintained; and

WHEREAS, Knorr Systems Inc. has consistently provided excellent service of the aquatic facility equipment; and

WHEREAS, through the competitive bidding process it is apparent that the best and most economical aquatic equipment is provided by Knorr Systems Inc. and Knorr Systems Inc has indicated it would provide the lowest, most competitive wholesale prices directly to the City resulting in additional cost savings to the City by eliminating subcontractor and general contractor markups on aquatic facilities; and

WHEREAS, Staff wishes to establish consistency for its aquatic facilities needs in all respects, including maintenance, parts availability, and service, and believes that sole sourcing its aquatic equipment is the most effective way to do this and is in the best interest of the City.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds and determines that authorizing the purchase of aquatic facilities components and systems solely from Knorr Systems Inc. Lighting is in the best interests of the City; and

SECTION 2: The City Council finds and determines that City Staff may, in its discretion, utilize Knorr Systems Inc. as the sole source for aquatic facilities to maintain consistency in components for all City parks and recreation facilities, staff familiarity with the aquatic systems, consistency in maintenance procedures, and to achieve the greatest cost savings; and

SECTION 3: City Staff shall continually monitor the availability, quality, and price of products from other aquatic manufacturers to ensure that Knorr Systems Inc. continues to provide the performance and cost benefits set forth in this resolution and in the accompanying Staff Report.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, _____.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the _____ day of _____, 20___ by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT - MAINTENANCE DIVISION**

DISTRICT: **All**

SUBJECT: **APPROVE PURCHASE ORDER NO. 20220049 FOR ASPHALT MATERIALS FOR STREET MAINTENANCE ASPHALT AND RAW MATERIALS SUPPLY WITH VULCAN MATERIALS COMPANY IN AN AMOUNT NOT TO EXCEED $150,000 FOR FISCAL YEAR 2021/2022**

ISSUE

Approve Purchase Order No. 20220049 with Vulcan Materials Company for Street Maintenance Asphalt and Raw Materials Supply in an amount not to exceed $150,000 for Fiscal Year 2021/2022.

RECOMMENDATION

Staff recommends that the City Council approve Purchase Order No. 20220049 with Vulcan Materials Company in an amount not to exceed $150,000 for FY 2021/2022.

Staff recommends that the City Council:

1. Approve Purchase Order No. 20220049 with Vulcan, in an amount not to exceed $150,000 for FY 2021/2022.

2. Authorize the City Manager or his designee to execute the purchase order with Vulcan Materials Company including making minor and non-substantive changes

BACKGROUND

The City released Invitation for Bid No. 19-003-3300 for As Needed Asphalt Materials on April 18, 2019. Purchase Order No. 20200010 was awarded and approved by City Council on July 9, 2019 in the amount of $150,000. The City is now exercising its second and final option to extend the purchase order contract for the second of the two additional one-year periods commencing July 1, 2021 through June 30, 2022.

Staff recommends that the City Council approve Purchase Order No. 20220049 with Vulcan Materials Company for Street Maintenance Asphalt and Raw Materials Supply in an amount not to exceed $150,000 for FY 2021/2022.

DISCUSSION

Staff recommends that the City Council approve Purchase Order No. 20220049 with Vulcan Materials Company to procure asphalt and raw materials, in an amount not to exceed $150,000 for FY 2021/2022.

FISCAL IMPACT

The purchase order amount for Street Maintenance Asphalt and Raw Materials Supply for FY 2021/2022 will not exceed $150,000. Sufficient funds are budgeted in Street Maintenance Account 20133001-738400.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

Goal III: Invest in infrastructure to improve community livability.

B. Seek innovative, cost effective, customer focused methods of service delivery.

Prepared by:	Chuck Heffernan, Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Purchase Order No. 20220049 Vulcan Materials Company
2. Attachment A – IFB 19-003-3300 Vulcan Materials Co. Price Schedule

CITY OF PALMDALE

Purchase Order

PURCHASING DIVISION
PHONE: (661) 267-5444 FAX (661) 267-5454
BILL TO: ACCOUNTS PAYABLE
38300 Sierra Highway
Palmdale, CA 93550
(661) 267-5460

Revisions 000
Expiration Date 06/30/2022

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **20220049**

NO SUBSTITUTIONS WITHOUT APPROVAL OF PURCHASING DIVISION. USE CITY OF PALMDALE ADDRESS SPECIFIED BELOW. MERCHANDISE MUST BE DELIVERED TO SPECIFIC DEPARTMENT.

VENDOR
VULCAN MATERIALS COMPANY
6851 EAST AVENUE T
LITTLEROCK, CA 93543
Fax: 661-533-9749

SHIP TO
JOEL KEFUSS
PUBLIC WORKS/MAINTENANCE
39110 3RD ST EAST
PALMDALE, CA 93550
Email: jkefuss@cityofpalmdale.org
Phone: 661-267-5338

Vendor Phone Number	Vendor Fax Number	Requisition Number	Buyer
661-533-2127	661-533-9749	220084	Matthew Harris

Date Ordered	Vendor Number	Date Required	Freight Method/Terms	Department/Location
07/20/2021	20	08/03/2021	DESTINATION/NET 45	STREET MAINTENANCE

Item#	Description/PartNo	QTY	UOM	Unit Price	Extended Price
	ASPHALT, AC (ASPHALT/CEMENT) The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading				
1	ASPHALT MATERIALS:STREET MAINTENANCE ASPHALT AND RAW MATERIALS SUPPLY THIS FY 2021-2022 BLANKET PURCHASE ORDER IS PENDING CITY COUNCIL APPROVAL AUGUST 17, 2021. THE CITY IS EXERCISING ITS SECOND OF TWO OPTIONS TO EXTEND THE TERM OF THIS CONTRACT RESULTING FROM IFB 19-003-3300.	1.0		$150,000.00	$150,000.00
	20133001 - 738400				***$150,000.00***

IMPORTANT: Read Terms and Conditions provided as part of this purchase order

By: _____
Approved City Representative

VENDOR COPY

Sales Tax	$0.00
Order Total	**$150,000.00**

1. **ACCEPTANCE** ACCEPTANCE OF THIS PURCHASE ORDER BY THE VENDOR IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS CONTAINED HEREIN. ANY TERM OR CONDITION STATED BY THE VENDOR IN ANY PRIOR PROPOSAL , ON VENDOR'S ACKNOWLEDGEMENT FORM, OR IN OTHERWISE ACKNOWLEDGING OR ACCEPTING THIS ORDER IS DEEMED BY BUYER TO BE A MATERIAL ALTERATION OF THIS ORDER AND IS HEREBY OBJECTED TO BY THE BUYER. ANY SUCH TERM OR CONDITION SHALL BE INAPPLICABLE TO THIS ORDER UNLESS EXPRESSLY AGREED TO IN WRITING SIGNED BY AN AUTHORIZED REPRESENTATIVE OF BUYER. ACCEPTANCE OF THE MERCHANDISE COVERED BY THIS ORDER WILL NOT CONSTITUTE ACCEPTANCE BY BUYER OF VENDOR'S TERMS AND CONDITIONS. ANY OF THE FOLLOWING ACTS BY VENDOR SHALL CONSTITUTE ACCEPTANCE OF THIS OFFER AND ALL OF ITS TERMS AND CONDITIONS; SIGNING AND RETURNING A COPY OF THIS ORDER; DELIVERY OF ANY OF THE MERCHANDISE ORDERED; INFORMING THE BUYER OF COMMENCEMENT OF PERFORMANCE; OR RETURNING VENDOR'S OWN FORM OF ACKNOWLEDGEMENT.

2. **PRICE AND DELIVERY** Vendor shall furnish the merchandise covered by this order (which may consist of or include services of a non-technical and non-professional nature or construction work) in accordance with the prices and delivery schedule stated on the face of this order. If prices or delivery dates are not stated, Vendor shall offer its lowest prices or best delivery dates, both of which shall be subject to written acceptance by Buyer. All prices include all applicable taxes, except sales taxes which are separately shown where applicable. Vendor warrants that the prices charged for the merchandise ordered will be as low as the lowest price charged by the Vendor to any customers purchasing similar merchandise in the same or smaller quantities and under like circumstances.

3. **PAYMENT** Buyer shall pay to Vendor the full sales price within forty five (45) days of invoice date, or sooner if otherwise specified on the face of this order.

4. **PACKING AND SHIPPING** Vendor warrants that prices include all charges for packing, crating, and transportation to F.O.B. point. All merchandise shall be packaged, marked, and otherwise prepared in accordance with good commercial practices to obtain the lowest shipping rates and to assure adequate protection of the merchandise in shipment and storage and its arrival at F.O.B. point in undamaged condition. An itemized packing list shall accompany each shipment.

5. **F.O.B, TITLE AND RISK OF LOSS** Unless otherwise specified on the face of this order, the F.O.B. point shall be Buyer's location designated on the face of this order . If transportation is F.O.B. Vendor's location, Vendor shall bear all risk of loss or damage to the merchandise, and title shall not shift to Buyer, until delivery of the merchandise to Buyer's designated location.

6. **INVOICING** After shipping or otherwise providing merchandise under this order, Vendor shall send a separate invoice, in duplicate, including item numbers and accompanied by a bill of lading or express receipt. The time for payment of Vendor's invoices shall commence upon the date of actual receipt of merchandise and acceptable invoices consistent with the requirements of this order.

7. **ADVANCE SHIPMENTS AND COMMITMENTS** Buyer may, at its option, either merchandise received in advance of the delivery schedule set forth herein, or return it to Vendor at Vendor's risk and expense. If retained, time for payment and discount, if any, shall be based upon scheduled delivery dates. Vendor shall place all orders for, and schedule deliveries of materials necessary for its performance under this order at such times as will enable Vendor to meet, but not unreasonably anticipate, the stated delivery schedule. In the event of termination of or changes to this order, Buyer shall not be liable for any charges or costs arising form commitments by Vendor for the acquisition of materials, or work performed, in advance of the time necessary to meet the specified delivery schedule, unless Buyer has given its prior written consent to such advance commitments or work.

8. **CHANGES** Buyer may, by written change order, suspend performance in whole or in part, make changes in quantities, in drawings, designs or specifications, in the method of shipment or packing in the time or place of delivery, or require additional or diminished work. If any such changed causes an increase or decrease in the cost of or the time required for, performance of this order, an equitable adjustment shall be made in the contract price or delivery dates, or both and this order shall be modified in writing accordingly. Any claim for adjustment under this Section 8 may, at Buyer's option, be deemed to be absolutely and unconditionally waived unless asserted in writing (including the amount of the claim) and delivered to Buyer within thirty (30) days from the date of receipt by Vendor of the change order. No change order will be binding on Buyer unless issued and signed by an authorized representative of Buyer's purchasing department. Nothing in this Section 8 shall excuse Vendor from proceeding with the order as changed.

9. **INSPECTION** Final inspection and acceptance of the merchandise shall be at the F.O.B. point unless otherwise specified in this order. Such inspection shall be in accordance with the customary established inspection procedures of Buyer at the location where the merchandise is received. Buyer reserves the right to use sampling procedures for the acceptance or rejection of any or all items ordered. If a lot is rejected by the sampling procedure, the entire lot may be returned to Vendor for screening at the Vendor's expense or, at the option of Buyer, the rejected lot may be screened by Buyer at Vendor's expense, and the costs thereof shall be deducted from Vendor's invoice. Buyer may reject any merchandise which contains defective materials or workmanship or does not conform to specifications or samples. In such event, Buyer may, at its option, and upon written notice to Vendor: (i) rescind this order as to such merchandise; (ii) accept such merchandise at an equitable reduction in price; or (iii) reject such merchandise and require the delivery of replacements. Deliveries of replacement merchandise shall be accompanied by a written notice specifying that such merchandise is a replacement. If Vendor fails to deliver required replacements promptly, Buyer may: (I) replace or correct such merchandise and charge the Vendor the cost thereby incurred by Buyer; or (ii) terminate this order for cause as provided in Section 16 hereof. The rights of Buyer under this Section 9 are in addition to any other rights or remedies herein or by law.

10. **WARRANTIES** In addition to all other warranties, expressed or implied, Vendor warrants that the merchandise will be: (I) free from defect in workmanship and materials; (ii) free from defects in design except to the extent that such merchandise complies with the specifications provided by Buyer, (iii) suitable for purposes, if any, which are stated on the face of this order or in any attachments hereto; and (iv) in conformity with all other requirements of this order. These warranties, and all other warranties, express or implied, shall survive delivery, inspection, acceptance and payment.

    In addition to all other rights Buyer may have, if merchandise is determined not to e as warranted within a period of one (1) year acceptance by Buyer, Buyer may return such merchandise to Vendor, at Vendor's expense, for correction, replacement or credit, as Buyer may direct. Any merchandise corrected or fumished in replacement shall, from the date of delivery of such corrected or replacement merchandise, be subject to the provision of this Section 10 for the same period and to the same extent as merchandise initially furnished pursuant to this order.

11. **PROPRIETARY INFORMATION** All written information obtained by Vendor from Buyer concerning this order, and which is identified as proprietary by Buyer, shall be received in confidence and shall remain the property of the Buyer, and shall be used and disclosed by Vendor only to the extent necessary for performance of this order.

12. **COMPLIANCE WITH LAWS** Vendor shall comply with all federal, state and local laws, ordinances, rules and regulations in the manufacture and sale of the merchandise (including the performance of any services or construction work). Vendor will defend and hold Buyer harmless from any loss, damage or costs attributable to or arising out of any actual or alleged violation of any such law, ordinance, rule or regulation.

13 **USE OF VENDOR'S LITERATURE** Buyer shall have the right, at no additional charge, to use and reproduce the Vendor's applicable literature, such as operating and maintenance manuals, technical publications, prints, drawings, training manuals, and other similar supporting documentation and sales literature. Vendor shall advise Buyer in writing of any updated information relating to the foregoing literature and documentation.

14. **LIABILITY FOR INJURY** Vendor shall indemnify Buyer against any loss and liability for all personal injury and property damage caused by the merchandise sold or the services of construction work.

15. **ASSIGNMENT PROHIBITED** Vendor shall not assign this order, or any rights or obligations hereunder, without the prior written consent of Buyer, and no attempted or purported assignment by Vendor shall be binding on Buyer without such written consent.

16. **DEFAULT AND TERMINATION** Buyer may, by written notice of default to the Vendor, terminate this order, or any part thereof, under the following circumstances:
    A. If Vendor fails to deliver the merchandise (or to commence performance of any services or construction work included therein) in accordance with the delivery schedule specified herein, or any extension thereof; or if vendor fails to perform any other provision of this order, or so fails to make progress as to endanger performance of this order in accordance with its terms, and any such failure or default is not cured within ten (10) days after written notice from the Buyer, or
    B. In the event of the appointment of a trustee, receiver or liquidator for all or a portion of Vendor's property, or the institution of bankruptcy, reorganization, arrangement or liquidation proceedings by or against the Vendor, or any assignments by Vendor for the benefit of creditors.

    Upon any termination to this Section 16, Buyer may purchase similar merchandise elsewhere, or secure the delivery of the merchandise by contract, or otherwise and Vendor shall be liable to Buyer for any excess cost to Buyer; provided, however, that Vendor shall not be liable for such excess costs when the delay of Vendor in performing or in making deliveries is due to causes beyond the control and without fault or negligence on the part of the Vendor. No cause shall constitute a basis for excusable delay unless Vendor has notified Buyer in writing of the existence of such cause within ten (10) days from the commencement thereof. The rights and remedies of Buyer under this Section 16 shall not be exclusive and are in addition to all other rights and remedies provided by law or by the terms and condition of this order.

17. **WAIVER** Buyer's failure to insist upon the performance of any provision of this order, or to exercise any right or privilege granted to Buyer under this order, shall not be construed as a waiver of any provision of this order, and the same shall continue in full force and effect. If any provision of this order is determined by a court of competent jurisdiction to be void or otherwise unenforceable, the other provisions of this order shall not be affected thereby.

18. **DISPUTE RESOLUTION** Disputes regarding the interpretation or application of any provisions of this order shall, to the extent reasonably feasible, be resolved through good faith negotiations between the parties. If any action at law or in equity is brought to enforce or interpret any provisions of this order, the prevailing party in such action shall be entitled to reasonable attorney's fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

19. **GOVERNING LAW** The validity, performance and construction of the order, including all terms and conditions thereof, shall be construed in accordance with and governed by the laws of the State of California.

20. **ENTIRE AGREEMENT** This order, its terms and conditions, and any supplemental attachments, addenda or riders annexed hereto by Buyer, contain the entire agreement between the parties as to the subject matter hereof, and replace and supersede any prior or contemporaneous communications, representations or agreements, whether written oral, with respect to such subject matter, unless specifically provided otherwise herein.

21. **NOTICES** All notices, demands, requests or approvals to be given in connection with this order shall be in writing and delivered in person or by mail, postage prepaid, and addressed to the other party at the address set forth on the face of this order, or to such other address as may be subsequently be designated in writing by either party.

22. **SPECIAL PROVISIONS** Notwithstanding any terms or conditions herein above, to the contrary, the Special Provisions set forth in Attachment A, attached hereto, shall be deemed to be incorporated herein by reference and shall be binding on Vendor and shall superceded any provision of this Purchase Order set forth herein above which are in conflict therewith.

Attachment A - IFB 19-003-3300 Vulcan Material Co. Price Schedule

				FY-19/20	FY-20/21	FY-21/22
				Vulcan Materials Co. Palmdale, CA	Vulcan Materials Co. Palmdale, CA	Vulcan Materials Co. Palmdale, CA
Item No.	Description	Estimated Annual Quantity	Unit of Measure	Unit Price	Unit Price	Unit Price
1	Rock Size: B (3/4" Rock)	450 Tons	Ton	$65.00	$65.00	$67.00
2	Rock Size: C (1/2" Rock)	600 Tons	Ton	$65.00	$65.00	$67.00
3	Rock Size: D (3/8 Rock)	450 Tons	Ton	$67.00	$67.00	$59.00
4	Rock Size: E (1/4" Rock)	70 Tons	Ton	$70.00	$70.00	$72.00
5	Rock Size: F (Sand and Oil)	70 Tons	Ton	$72.00	$72.00	$74.00
6	SC 800 Cold Mix	300 Tons	Ton	$80.00	$80.00	$83.00
7	Sheet Mix	60 Tons	Ton	$72.00	$72.00	$74.50
8	SS1H Emulsion for pick up	4,000 Gallons	Gallon	$9.00	$9.00	$9.00
9	SS1H Emulsion	50 (5 Gal. Buckets)	5 Gallon Bucket	$47.50	$47.50	$47.50
10	Fill Sand	150 Tons	Ton	$7.00	$7.00	$10.70
11	Washed Material Sand	100 Tons	Ton	$8.00	$8.00	$12.70
12	Class 1 Crushed Aggregate Base	350 Tons	Ton	$8.00	$8.00	$8.00
13	Delivery Cost (Within City of Palmdale Limits)	[redacted]	Per Ton/Mile	$10.50	$10.50	$10.50
Total				**$339.00**	**$339.00**	**$339.00**

Specifications

All materials shall be bid F.O.B. Plant. Street address of bidder's plant where material will be picked up:
7107 East Ave T, Littlerock, CA 93543

Identify the return policy procedures, detailing company notification, method of return, and any other applicable
No returns, unless there is a confirmation of defective material, as material is a non parishable item. Please see the Vulcan Materials quote provided with company terms and conditions.

City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **III**

SUBJECT: **REJECTION OF BID FOR PROJECT NO. 741-A, AVENUE S-8 AND 40TH STREET EAST WATERLINE IMPROVEMENT PROJECT**

ISSUE

Rejection of bid for Project No. 741-A, Avenue S-8 and 40th Street East Waterline Improvement Project

RECOMMENDATION

Staff recommends that the City Council:

1. Reject bid received for Project No. 741-A, Avenue S-8 and 40th Street East Waterline Improvement Project

BACKGROUND

Project No. 741-A will upgrade the existing main water system as a prerequisite for Project No. 741, Avenue S-8 and 40th Street East Roundabout. Palmdale Water District (PWD) requires all water mains underneath the new concrete structures to be protected by a casing. Project No. 741-A includes removal and disposal of existing 12-inch and 16-inch diameter water mains and all appurtenances, furnish and installation of new 12-inch and 16-inch diameter water mains, steel casing, and water valves, relocation of fire hydrant, and all other related work. The Engineer's estimate for this work was approximately $280,000.

Based on Public Contract Code, in order to have a successful bidder there must be more than one contractor submitting a bid. The City received only one bid for Project No. 741-A during the procurement process. Pursuant to Section 20166 and 21321 of the Public Contract Code, the City of Palmdale has the right to reject all bids and to later rebid the project.

DISCUSSION

One bid was received on July 28, 2021 and is summarized as follows:

Bidder	Location	Amount
1. Cedro Construction	Santa Maria, CA	$436,346

The bid of $436,346 is $156,000 in excess of the engineer's $280,000 estimate and contained mathematical errors. Staff recommends that the City Council reject the only bid received for Project No. 741-A, Avenue S-8 and 40th Street East Waterline Improvement Project and re-bid the project. Staff believes it would be in the best interest of the City to reject the bid received and rebid the project.

The project will be re-bid immediately following the rejection of bid and awarded at one of the September 2021 City Council meetings in efforts to start and complete the work during Palmdale Water District's strict water shut off time frame between November 1 and December 31 of the same year.

FISCAL IMPACT

The total project is funded from S0066, Avenue S-8 and 40th Street East Roundabout from Measure R and Federal HSIP Grant funds, with a current balance of $4,541,585.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

A. Seek innovative, cost effective, customer focused methods of service delivery.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Chuck Heffernan P.E., Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

City Council Staff Report

DATE: **August 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **Human Resources Division / Office of the City Manager**

DISTRICT: **All**

SUBJECT: **Adopt City of Palmdale Resolution No. CC 2021-087: A Resolution of the City Council of the City of Palmdale Amending the City's Classification and Pay Plan for General Positions.**

ISSUE

Shall the City Council adopt Resolution No. CC 2021-087 Amending the City's Classification and Pay Plan for General Positions?

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC 2021-087 Amending the City's Classification and Pay Plan for General Positions.

BACKGROUND

The Human Resources Division monitors and evaluates positions within the organization and makes recommendations based on the needs of the City.

DISCUSSION

The City currently has an Emergency Services Administrator vacancy. This position is responsible for both the City's Emergency Services and Safety programs. The City held two recruitments to fill the position. Both attempts have been unsuccessful. Because the Emergency Services and Safety fields are separate professions and each require a different set of skills and knowledge, the City has been unable to find a candidate who is qualified in both areas.

As a result, staff recommends amending the classification and pay plan and authorizing a new full-time position of Safety Coordinator at Range 38.

In addition, the California Public Employees' Retirement System (CalPERS) requires the City Council to approve Classification and Pay Plans. To comply with CalPERS guidelines, staff is submitting the Classification and Pay Plan for General Positions for approval.

FISCAL IMPACT

If the successful candidate for Safety Coordinator is hired at Step A, the fiscal impact is approximately $156,320 including salary and benefits.

STRATEGIC PLAN

Goal IV: Maintain a desirable community where everyone wants to live, work and play.
Objective:

C. Invest in staff and other human resource strategies to attract and retain a highly qualified, diverse, and creative workforce.

Prepared by:	Garrett Rickert, Sr Human Resources Analyst
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. CC 2021-087

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2021-087

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING THE CITY'S CLASSIFICATION AND PAY PLAN FOR GENERAL POSITIONS

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City's Classification and Pay Plan for General Positions is amended as set forth in the attached Exhibit #1.

SECTION 2. The City Clerk shall certify the passage and adoption of this resolution Amending the City's Classification and Pay Plan for General Positions. It is deemed to be effective August 17, 2021.

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SECTION 3. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 17th day of August, 2021.

Approved as to form:

Christopher L. Beck
City Attorney

Steven D. Hofbauer, Mayor

ATTEST:

Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 17th day of August, 2021 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

CLASSIFICATION AND PAY PLAN – GENERAL POSITIONS
FY 2021 – 2022

TITLE	RANGE Hourly	RANGE #
Intern	$14.90 - $16.43 per hour	14
Program Aide	$14.90 - $16.43 per hour	14
Public Security Officer	$14.90 - $16.43 per hour	14
Administrative Intern	$16.43 – $20.97 per hour	18
Records Management Clerk I	$16.43 – $20.97 per hour	18
Senior Public Security Officer	$16.43 – $20.97 per hour	18
Office Assistant I	$18.11 – $23.12 per hour	20
Records Management Clerk II	$18.11 – $23.12 per hour	20
SAVES Assistant	$19.97 – $25.49 per hour	22
Senior Records Management Clerk	$19.97 – $25.49 per hour	22
Neighborhood Compliance Officer	$22.02 – $28.11 per hour	24
Theater Operations Technician	$22.02 – $28.11 per hour	24
Senior Neighborhood Compliance Officer	$24.28 – $30.99 per hour	26
Theater Operations Coordinator	$24.28 – $30.99 per hour	26
Administrative Assistant	$25.49 – $32.54 per hour	27

TITLE	RANGE Monthly	RANGE #
Office Assistant I	$3,139 - $4,007	20
Account Clerk I	$3,461 - $4,418	22
Office Assistant II	$3,461 - $4,418	22
SAVES Assistant	$3,461 - $4,418	22
Account Clerk II	$3,817 - $4,872	24
Audio Technician	$3,817 - $4,872	24
Neighborhood Compliance Officer	$3,817 - $4,872	24
Public Safety Technician	$3,817 - $4,872	24
Records Center Specialist	$3,817 - $4,872	24
Community Development Technician I	$4,209 - $5,372	26
Community Service Officer	$4,209 - $5,372	26
Information Technology Technician I	$4,209 - $5,372	26
Senior Account Clerk	$4,209 - $5,372	26
Theater Operations Coordinator	$4,209 - $5,372	26
Administrative Assistant	$4,418 - $5,640	27
Management Aide	$4,418 - $5,640	27
Business License Coordinator	$4,638 - $5,923	28
Community Development Technician II	$4,638 - $5,923	28
Financial Technician	$4,638 - $5,923	28
Information Technology Technician II	$4,638 - $5,923	28
Payroll Specialist	$4,638 - $5,923	28
Public Safety Specialist	$4,638 - $5,923	28

TITLE	RANGE Monthly	RANGE #
Housing Technician	$4,872 - $6,217	29
SAVES Coordinator	$4,872 - $6,217	29
Senior Administrative Assistant	$4,872 - $6,217	29
Senior Community Development Technician	$4,872 - $6,217	29
Supervising Public Security Officer	$4,872 - $6,217	29
Building Inspector I	$5,117 - $6,529	30
Economic Development Coordinator	$5,117 - $6,529	30
Engineering Technician I	$5,117 - $6,529	30
Plan Reviewer Aide	$5,117 - $6,529	30
Planning Aide	$5,117 - $6,529	30
Public Art Coordinator	$5,117 - $6,529	30
Public Works Inspector I	$5,117 - $6,529	30
Recreation Coordinator	$5,117 - $6,529	30
Senior Payroll Specialist	$5,117 - $6,529	30
Buyer	$5,372 - $6,855	31
City Council Legislative Aide	$5,372 - $6,855	31
Code Enforcement Officer I	$5,372 - $6,855	31
Community Compliance Specialist	$5,372 - $6,855	31
Deputy City Clerk	$5,372 - $6,855	31
Digital Media Specialist	$5,372 - $6,855	31
Environmental Compliance Inspector	$5,372 - $6,855	31
Executive Assistant	$5,372 - $6,855	31
Human Resources Specialist	$5,372 - $6,855	31
Neighborhood Services Specialist	$5,372 - $6,855	31
Traffic Signal & Streetlight Technician I	$5,372 - $6,855	31
Assistant Planner	$5,640 - $7,199	32
Building Inspector II	$5,640 - $7,199	32
Engineering Technician II	$5,640 - $7,199	32
Information Technology Specialist	$5,640 - $7,199	32
Public Works Inspector II	$5,640 - $7,199	32
Supervising Community Development Technician	$5,640 - $7,199	32
Assistant Engineer I	$5,923 - $7,559	33
Code Enforcement Officer II	$5,923 - $7,559	33
Collection System Maintenance Planner	$5,923 - $7,559	33
Community Compliance Coordinator	$5,923 - $7,559	33
GIS Analyst	$5,923 - $7,559	33
Human Resources Analyst I	$5,923 - $7,559	33
Legal & Risk Assistant	$5,923 - $7,559	33
Management Analyst I	$5,923 - $7,559	33
Recreation Supervisor	$5,923 - $7,559	33
Senior Buyer	$5,923 - $7,559	33
Traffic Signal & Streetlight Technician II	$5,923 - $7,559	33
Associate Planner	$6,217 - $7,937	34
Plan Reviewer	$6,217 - $7,937	34
Senior Building Inspector	$6,217 - $7,937	34
Senior Engineering Technician	$6,217 - $7,937	34
Senior Public Works Inspector	$6,217 - $7,937	34

TITLE	RANGE Monthly	RANGE #
Assistant Engineer II	$6,529 - $8,334	35
Community Programs Coordinator	$6,529 - $8,334	35
Financial Analyst	$6,529 - $8,334	35
Housing Coordinator	$6,529 - $8,334	35
Human Resources Analyst II	$6,529 - $8,334	35
Information Technology Analyst I	$6,529 - $8,334	35
Maintenance Asset Analyst	$6,529 - $8,334	35
Management Analyst II	$6,529 - $8,334	35
Marketing & Digital Specialist	$6,529 - $8,334	35
Media Production Specialist	$6,529 - $8,334	35
Paralegal	$6,529 - $8,334	35
Senior Code Enforcement Officer	$6,529 - $8,334	35
Senior Traffic Signal & Streetlight Technician	$6,529 - $8,334	35
Water Park Supervisor	$6,529 - $8,334	35
Collection System Superintendent	$6,855 - $8,750	36
Community Compliance Supervisor	$6,855 - $8,750	36
Facilities Superintendent	$6,855 - $8,750	36
Fleet Superintendent	$6,855 - $8,750	36
Parks Superintendent	$6,855 - $8,750	36
Public Safety Supervisor	$6,855 - $8,750	36
Senior Financial Analyst	$6,855 - $8,750	36
Senior Plan Reviewer	$6,855 - $8,750	36
Urban Grounds and Green Spaces Superintendent	$6,855 - $8,750	36
Associate Engineer	$7,199 - $9,180	37
Information Technology Analyst II	$7,199 - $9,180	37
Public Works Project Manager	$7,199 - $9,180	37
Senior Housing Coordinator	$7,199 - $9,180	37
Senior Human Resources Analyst	$7,199 - $9,180	37
Senior Management Analyst	$7,199 - $9,180	37
Senior Planner	$7,199 - $9,180	37
Supervising Building Inspector	$7,199 - $9,180	37
Supervising Financial Analyst	$7,199 - $9,180	37
Supervising Public Works Inspector	$7,199 - $9,180	37
Budget Officer	$7,559 - $9,646	38
Deputy Public Information Officer	$7,559 - $9,646	38
Diversity, Equity & Inclusion Specialist	$7,559 - $9,646	38
GIS Coordinator	$7,559 - $9,646	38
Purchasing/Risk Manager	$7,559 - $9,646	38
Safety Coordinator	$7,559 - $9,646	38
Street Superintendent	$7,559 - $9,646	38
Traffic Signal & Streetlight Manager	$7,559 - $9,646	38
Senior Information Technology Analyst	$7,937 - $10,130	39
Senior Public Works Project Manager	$7,937 - $10,130	39

TITLE	RANGE Monthly	RANGE #
Assistant Finance Manager	$8,334 - $10,636	40
Community Compliance Manager	$8,334 - $10,636	40
Community Programs Manager	$8,334 - $10,636	40
Deputy City Attorney	$8,334 - $10,636	40
Emergency Services Administrator	$8,334 - $10,636	40
Energy Resources Manager	$8,334 - $10,636	40
Environmental Resources Manager	$8,334 - $10,636	40
Housing Manager	$8,334 - $10,636	40
Principal Planner	$8,334 - $10,636	40
Recreation Manager	$8,334 - $10,636	40
Senior Civil Engineer	$8,334 - $10,636	40
Assistant to the City Manager	$8,750 - $11,168	41
City Clerk	$8,750 - $11,168	41
Communications Manager/Public Information Officer	$8,750 - $11,168	41
Building Official	$9,180 - $11,726	42
Economic Development Manager	$9,180 - $11,726	42
Information Technology Manager	$9,180 - $11,726	42
Maintenance Services Manager	$9,180 - $11,726	42
Capital Improvement Program Manager	$10,130 - $12,927	44
Finance Manager	$10,130 - $12,927	44
Human Resources Manager	$10,130 - $12,927	44
Planning Manager	$10,130 - $12,927	44
Traffic Engineer	$10,130 - $12,927	44
Deputy Director of Economic & Community Development	$10,636 - $13,574	45
Deputy Director of Parks & Recreation	$10,636 - $13,574	45
Assistant City Attorney	$11,726 - $14,966	47
City Engineer	$11,726 - $14,966	47
Deputy Director of Public Works	$11,726 - $14,966	47

City Council Staff Report

DATE: **August 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **Human Resources Division / Office of the City Manager**

DISTRICT: **All**

SUBJECT: **Adopt City of Palmdale Resolution No. CC 2021-088: A Resolution of the City Council of the City of Palmdale Amending the City's Classification and Pay Plan for Employees with Executive Contracts.**

ISSUE

Shall the City Council adopt Resolution No. CC 2021-088 Amending the City's Classification and Pay Plan for Employees with Executive Contracts?

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC 2021-088 Amending the City's Classification and Pay Plan for Employees with Executive Contracts.

BACKGROUND

The Human Resources Division monitors and evaluates positions within the organization and makes recommendations based on the needs of the City.

DISCUSSION

Currently the Assistant City Manager classification is at Range 57 on the Classification and Pay Plan with a monthly pay range from $18,555 - $23,681. Because the position is vacant and before the position is filled, staff recommends adjusting the Assistant City Manager classification from Range 57 to Range 55 with a monthly pay range from $17,325 - $22,110.

In addition, the California Public Employees' Retirement System (CalPERS) requires the City Council to approve Classification and Pay Plans. To comply with CalPERS guidelines, staff is submitting the Classification and Pay Plan for Employees with Executive Contracts for approval.

FISCAL IMPACT

The estimated savings is $37,000.

STRATEGIC PLAN

Goal IV: Maintain a desirable community where everyone wants to live, work and play.
Objective:
C. Invest in staff and other human resource strategies to attract and retain a highly qualified, diverse, and creative workforce.

Prepared by:	Garrett Rickert, Sr Human Resources Analyst
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. CC 2021-088

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2021-088

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING THE CITY'S CLASSIFICATION AND PAY PLAN FOR EMPLOYEES WITH EXECUTIVE CONTRACTS

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City's Classification and Pay Plan for Employees with Executive Contracts is amended as set forth in the attached Exhibit #1 and Exhibit #2.

SECTION 2. The City Clerk shall certify the passage and adoption of this resolution Amending the City's Classification and Pay Plan for Employees with Executive Contracts. It is deemed to be effective August 17, 2021.

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SECTION 3. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 17th day of August, 2021.

Approved as to form:

Steven D. Hofbauer, Mayor

ATTEST:

Christopher L. Beck
City Attorney

Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 17th day of August, 2021 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

CLASSIFICATION AND PAY PLAN – EXECUTIVE CONTRACTS
FY 2021 – 2022

TITLE	**RANGE** **Monthly**	**RANGE #**
Deputy City Manager	$12,312 - $15,714	48
Director of Economic & Community Development	$12,312 - $15,714	48
Director of Neighborhood Services	$12,312 - $15,714	48
Director of Parks & Recreation	$12,312 - $15,714	48
Director of Public Works	$14,966 - $19,100	52
Assistant City Manager	$17,325 - $22,110	55

TITLE	**Monthly** - **Contract**
City Manager	$25,925
City Attorney	$17,425

City of Palmdale
Hourly Wage Range/Step Schedule - Executive Contracts
Effective August 17, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
48	71.03	74.58	78.31	82.23	86.34	90.66
52	86.34	90.66	95.18	99.95	104.95	110.19
55	99.95	104.95	110.19	115.70	121.49	127.56

City of Palmdale
Hourly Wage Range/Step Schedule - Executive Contracts
Effective August 17, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
48	5,682.40	5,966.40	6,264.80	6,578.40	6,907.20	7,252.80
52	6,907.20	7,252.80	7,614.40	7,996.00	8,396.00	8,815.20
55	7,996.00	8,396.00	8,815.20	9,256.00	9,719.20	10,204.80

City of Palmdale
Hourly Wage Range/Step Schedule - Executive Contracts
Effective August 17, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
48	12,312	12,927	13,574	14,253	14,966	15,714
52	14,966	15,714	16,498	17,325	18,191	19,100
55	17,325	18,191	19,100	20,055	21,058	22,110

City of Palmdale
Hourly Wage Range/Step Schedule - Executive Contracts
Effective August 17, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
48	147,742	155,126	162,885	171,038	179,587	188,573
52	179,587	188,573	197,974	207,896	218,296	229,195
55	207,896	218,296	229,195	240,656	252,699	265,325

City of Palmdale
Hourly Wage Range/Step Schedule - General Positions
Effective January 1, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	14.19	14.90	15.65	N/A
15	N/A	14.19	14.90	15.65	16.43	17.25
16	14.19	14.90	15.65	16.43	17.25	18.12
17	14.90	15.65	16.43	17.25	18.12	19.02
18	15.65	16.43	17.25	18.12	19.02	19.97
19	16.43	17.25	18.12	19.02	19.97	20.97
20	17.25	18.12	19.02	19.97	20.97	22.02
21	18.12	19.02	19.97	20.97	22.02	23.12
22	19.02	19.97	20.97	22.02	23.12	24.28
23	19.97	20.97	22.02	23.12	24.28	25.49
24	20.97	22.02	23.12	24.28	25.49	26.77
25	22.02	23.12	24.28	25.49	26.77	28.11
26	23.12	24.28	25.49	26.77	28.11	29.51
27	24.28	25.49	26.77	28.11	29.51	30.99
28	25.49	26.77	28.11	29.51	30.99	32.54
29	26.77	28.11	29.51	30.99	32.54	34.16
30	28.11	29.51	30.99	32.54	34.16	35.88
31	29.51	30.99	32.54	34.16	35.88	37.67
32	30.99	32.54	34.16	35.88	37.67	39.55
33	32.54	34.16	35.88	37.67	39.55	41.53
34	34.16	35.88	37.67	39.55	41.53	43.61
35	35.88	37.67	39.55	41.53	43.61	45.79
36	37.67	39.55	41.53	43.61	45.79	48.08
37	39.55	41.53	43.61	45.79	48.08	50.44
38	41.53	43.61	45.79	48.08	50.44	53.00
39	43.61	45.79	48.08	50.44	53.00	55.66
40	45.79	48.08	50.44	53.00	55.66	58.44
41	48.08	50.44	53.00	55.66	58.44	61.36
42	50.44	53.00	55.66	58.44	61.36	64.43
43	53.00	55.66	58.44	61.36	64.43	67.65
44	55.66	58.44	61.36	64.43	67.65	71.03
45	58.44	61.36	64.43	67.65	71.03	74.58
46	61.36	64.43	67.65	71.03	74.58	78.31
47	64.43	67.65	71.03	74.58	78.31	82.23
48	67.65	71.03	74.58	78.31	82.23	86.34
49	71.03	74.58	78.31	82.23	86.34	90.65
50	74.58	78.31	82.23	86.34	90.65	95.19
51	78.31	82.23	86.34	90.65	95.19	99.95
52	82.23	86.34	90.65	95.19	99.95	104.94
53	86.34	90.66	95.19	99.95	104.94	110.19
54	90.66	95.19	99.95	104.95	110.19	115.70
55	95.19	99.95	104.95	110.19	115.70	121.49
56	99.95	104.95	110.19	115.70	121.49	127.56
57	104.95	110.19	115.70	121.49	127.56	133.94
58	110.19	115.70	121.49	127.56	133.94	140.64
59	115.70	121.49	127.56	133.94	140.64	147.67
60	121.49	127.56	133.94	140.64	147.67	155.05
61	127.56	133.94	140.64	147.67	155.05	162.81
62	133.94	140.64	147.67	155.05	162.81	170.95
63	140.64	147.67	155.05	162.81	170.95	179.49

City of Palmdale
Bi-weekly Wage Range/Step Schedule - General Positions
Effective January 1, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	1,135.20	1,192.00	1,252.00	N/A
15	N/A	1,135.20	1,192.00	1,252.00	1,314.40	1,380.00
16	1,135.20	1,192.00	1,252.00	1,314.40	1,380.00	1,449.60
17	1,192.00	1,252.00	1,314.40	1,380.00	1,449.60	1,521.60
18	1,252.00	1,314.40	1,380.00	1,449.60	1,521.60	1,597.60
19	1,314.40	1,380.00	1,449.60	1,521.60	1,597.60	1,677.60
20	1,380.00	1,449.60	1,521.60	1,597.60	1,677.60	1,761.60
21	1,449.60	1,521.60	1,597.60	1,677.60	1,761.60	1,849.60
22	1,521.60	1,597.60	1,677.60	1,761.60	1,849.60	1,942.40
23	1,597.60	1,677.60	1,761.60	1,849.60	1,942.40	2,039.20
24	1,677.60	1,761.60	1,849.60	1,942.40	2,039.20	2,141.60
25	1,761.60	1,849.60	1,942.40	2,039.20	2,141.60	2,248.80
26	1,849.60	1,942.40	2,039.20	2,141.60	2,248.80	2,360.80
27	1,942.40	2,039.20	2,141.60	2,248.80	2,360.80	2,479.20
28	2,039.20	2,141.60	2,248.80	2,360.80	2,479.20	2,603.20
29	2,141.60	2,248.80	2,360.80	2,479.20	2,603.20	2,732.80
30	2,248.80	2,360.80	2,479.20	2,603.20	2,732.80	2,870.40
31	2,360.80	2,479.20	2,603.20	2,732.80	2,870.40	3,013.60
32	2,479.20	2,603.20	2,732.80	2,870.40	3,013.60	3,164.00
33	2,603.20	2,732.80	2,870.40	3,013.60	3,164.00	3,322.40
34	2,732.80	2,870.40	3,013.60	3,164.00	3,322.40	3,488.80
35	2,870.40	3,013.60	3,164.00	3,322.40	3,488.80	3,663.20
36	3,013.60	3,164.00	3,322.40	3,488.80	3,663.20	3,846.40
37	3,164.00	3,322.40	3,488.80	3,663.20	3,846.40	4,035.20
38	3,322.40	3,488.80	3,663.20	3,846.40	4,035.20	4,240.00
39	3,488.80	3,663.20	3,846.40	4,035.20	4,240.00	4,452.80
40	3,663.20	3,846.40	4,035.20	4,240.00	4,452.80	4,675.20
41	3,846.40	4,035.20	4,240.00	4,452.80	4,675.20	4,908.80
42	4,035.20	4,240.00	4,452.80	4,675.20	4,908.80	5,154.40
43	4,240.00	4,452.80	4,675.20	4,908.80	5,154.40	5,412.00
44	4,452.80	4,675.20	4,908.80	5,154.40	5,412.00	5,682.40
45	4,675.20	4,908.80	5,154.40	5,412.00	5,682.40	5,966.40
46	4,908.80	5,154.40	5,412.00	5,682.40	5,966.40	6,264.80
47	5,154.40	5,412.00	5,682.40	5,966.40	6,264.80	6,578.40
48	5,412.00	5,682.40	5,966.40	6,264.80	6,578.40	6,907.20
49	5,682.40	5,966.40	6,264.80	6,578.40	6,907.20	7,252.00
50	5,966.40	6,264.80	6,578.40	6,907.20	7,252.00	7,615.20
51	6,264.80	6,578.40	6,907.20	7,252.00	7,615.20	7,996.00
52	6,578.40	6,907.20	7,252.00	7,615.20	7,996.00	8,395.20
53	6,907.20	7,252.80	7,615.20	7,996.00	8,395.20	8,815.20
54	7,252.56	7,615.19	7,995.95	8,395.74	8,815.53	9,256.31
55	7,615.19	7,995.95	8,395.74	8,815.53	9,256.31	9,719.12
56	7,995.95	8,395.74	8,815.53	9,256.31	9,719.12	10,205.08
57	8,395.74	8,815.53	9,256.31	9,719.12	10,205.08	10,715.33
58	8,815.53	9,256.31	9,719.12	10,205.08	10,715.33	11,251.10
59	9,256.31	9,719.12	10,205.08	10,715.33	11,251.10	11,813.66
60	9,719.12	10,205.08	10,715.33	11,251.10	11,813.66	12,404.34
61	10,205.08	10,715.33	11,251.10	11,813.66	12,404.34	13,024.56
62	10,715.33	11,251.10	11,813.66	12,404.34	13,024.56	13,675.78
63	11,251.10	11,813.66	12,404.34	13,024.56	13,675.78	14,359.57

City of Palmdale
Monthly Wage Range/Step Schedule - General Positions
Effective January 1, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	2,460	2,583	2,713	N/A
15	N/A	2,460	2,583	2,713	2,848	2,990
16	2,460	2,583	2,713	2,848	2,990	3,141
17	2,583	2,713	2,848	2,990	3,141	3,297
18	2,713	2,848	2,990	3,141	3,297	3,461
19	2,848	2,990	3,141	3,297	3,461	3,635
20	2,990	3,141	3,297	3,461	3,635	3,817
21	3,141	3,297	3,461	3,635	3,817	4,007
22	3,297	3,461	3,635	3,817	4,007	4,209
23	3,461	3,635	3,817	4,007	4,209	4,418
24	3,635	3,817	4,007	4,209	4,418	4,640
25	3,817	4,007	4,209	4,418	4,640	4,872
26	4,007	4,209	4,418	4,640	4,872	5,115
27	4,209	4,418	4,640	4,872	5,115	5,372
28	4,418	4,640	4,872	5,115	5,372	5,640
29	4,640	4,872	5,115	5,372	5,640	5,921
30	4,872	5,115	5,372	5,640	5,921	6,219
31	5,115	5,372	5,640	5,921	6,219	6,529
32	5,372	5,640	5,921	6,219	6,529	6,855
33	5,640	5,921	6,219	6,529	6,855	7,199
34	5,921	6,219	6,529	6,855	7,199	7,559
35	6,219	6,529	6,855	7,199	7,559	7,937
36	6,529	6,855	7,199	7,559	7,937	8,334
37	6,855	7,199	7,559	7,937	8,334	8,743
38	7,199	7,559	7,937	8,334	8,743	9,187
39	7,559	7,937	8,334	8,743	9,187	9,648
40	7,937	8,334	8,743	9,187	9,648	10,130
41	8,334	8,743	9,187	9,648	10,130	10,636
42	8,743	9,187	9,648	10,130	10,636	11,168
43	9,187	9,648	10,130	10,636	11,168	11,726
44	9,648	10,130	10,636	11,168	11,726	12,312
45	10,130	10,636	11,168	11,726	12,312	12,927
46	10,636	11,168	11,726	12,312	12,927	13,574
47	11,168	11,726	12,312	12,927	13,574	14,253
48	11,726	12,312	12,927	13,574	14,253	14,966
49	12,312	12,927	13,574	14,253	14,966	15,713
50	12,927	13,574	14,253	14,966	15,713	16,500
51	13,574	14,253	14,966	15,713	16,500	17,325
52	14,253	14,966	15,713	16,500	17,325	18,190
53	14,966	15,714	16,500	17,325	18,190	19,100
54	15,714	16,500	17,325	18,191	19,100	20,055
55	16,500	17,325	18,191	19,100	20,055	21,058
56	17,325	18,191	19,100	20,055	21,058	22,111
57	18,191	19,100	20,055	21,058	22,111	23,217
58	19,100	20,055	21,058	22,111	23,217	24,377
59	20,055	21,058	22,111	23,217	24,377	25,596
60	21,058	22,111	23,217	24,377	25,596	26,876
61	22,111	23,217	24,377	25,596	26,876	28,220
62	23,217	24,377	25,596	26,876	28,220	29,631
63	24,377	25,596	26,876	28,220	29,631	31,112

City of Palmdale
Yearly Wage Range/Step Schedule - General Positions
Effective January 1, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	29,515	30,992	32,552	N/A
15	N/A	29,515	30,992	32,552	34,174	35,880
16	29,515	30,992	32,552	34,174	35,880	37,690
17	30,992	32,552	34,174	35,880	37,690	39,562
18	32,552	34,174	35,880	37,690	39,562	41,538
19	34,174	35,880	37,690	39,562	41,538	43,618
20	35,880	37,690	39,562	41,538	43,618	45,802
21	37,690	39,562	41,538	43,618	45,802	48,090
22	39,562	41,538	43,618	45,802	48,090	50,502
23	41,538	43,618	45,802	48,090	50,502	53,019
24	43,618	45,802	48,090	50,502	53,019	55,682
25	45,802	48,090	50,502	53,019	55,682	58,469
26	48,090	50,502	53,019	55,682	58,469	61,381
27	50,502	53,019	55,682	58,469	61,381	64,459
28	53,019	55,682	58,469	61,381	64,459	67,683
29	55,682	58,469	61,381	64,459	67,683	71,053
30	58,469	61,381	64,459	67,683	71,053	74,630
31	61,381	64,459	67,683	71,053	74,630	78,354
32	64,459	67,683	71,053	74,630	78,354	82,264
33	67,683	71,053	74,630	78,354	82,264	86,382
34	71,053	74,630	78,354	82,264	86,382	90,709
35	74,630	78,354	82,264	86,382	90,709	95,243
36	78,354	82,264	86,382	90,709	95,243	100,006
37	82,264	86,382	90,709	95,243	100,006	104,915
38	86,382	90,709	95,243	100,006	104,915	110,240
39	90,709	95,243	100,006	104,915	110,240	115,773
40	95,243	100,006	104,915	110,240	115,773	121,555
41	100,006	104,915	110,240	115,773	121,555	127,629
42	104,915	110,240	115,773	121,555	127,629	134,014
43	110,240	115,773	121,555	127,629	134,014	140,712
44	115,773	121,555	127,629	134,014	140,712	147,742
45	121,555	127,629	134,014	140,712	147,742	155,126
46	127,629	134,014	140,712	147,742	155,126	162,885
47	134,014	140,712	147,742	155,126	162,885	171,038
48	140,712	147,742	155,126	162,885	171,038	179,587
49	147,742	155,126	162,885	171,038	179,587	188,552
50	155,126	162,885	171,038	179,587	188,552	197,995
51	162,885	171,038	179,587	188,552	197,995	207,896
52	171,038	179,587	188,552	197,995	207,896	218,275
53	179,587	188,573	197,995	207,896	218,275	229,195
54	188,567	197,995	207,895	218,289	229,204	240,664
55	197,995	207,895	218,289	229,204	240,664	252,697
56	207,895	218,289	229,204	240,664	252,697	265,332
57	218,289	229,204	240,664	252,697	265,332	278,599
58	229,204	240,664	252,697	265,332	278,599	292,529
59	240,664	252,697	265,332	278,599	292,529	307,155
60	252,697	265,332	278,599	292,529	307,155	322,513
61	265,332	278,599	292,529	307,155	322,513	338,638
62	278,599	292,529	307,155	322,513	338,638	355,570
63	292,529	307,155	322,513	338,638	355,570	373,349

City of Palmdale
Hourly Wage Range/Step Schedule - General Positions
Effective January 1, 2019

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	N/A
5	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A	N/A
11	N/A	N/A	12.02	12.62	13.25	13.92
12	N/A	12.02	12.62	13.25	13.92	14.61
13	12.02	12.62	13.25	13.92	14.61	15.34
14	12.62	13.25	13.92	14.61	15.34	16.11
15	13.25	13.92	14.61	15.34	16.11	16.92
16	13.92	14.61	15.34	16.11	16.92	17.76
17	14.61	15.34	16.11	16.92	17.76	18.65
18	15.34	16.11	16.92	17.76	18.65	19.58
19	16.11	16.92	17.76	18.65	19.58	20.56
20	16.92	17.76	18.65	19.58	20.56	21.59
21	17.76	18.65	19.58	20.56	21.59	22.67
22	18.65	19.58	20.56	21.59	22.67	23.80
23	19.58	20.56	21.59	22.67	23.80	24.99
24	20.56	21.59	22.67	23.80	24.99	26.24
25	21.59	22.67	23.80	24.99	26.24	27.56
26	22.67	23.80	24.99	26.24	27.56	28.94
27	23.80	24.99	26.24	27.56	28.94	30.38
28	24.99	26.24	27.56	28.94	30.38	31.90
29	26.24	27.56	28.94	30.38	31.90	33.49
30	27.56	28.94	30.38	31.90	33.49	35.17
31	28.94	30.38	31.90	33.49	35.17	36.93
32	30.38	31.90	33.49	35.17	36.93	38.78
33	31.90	33.49	35.17	36.93	38.78	40.72
34	33.49	35.17	36.93	38.78	40.72	42.75
35	35.17	36.93	38.78	40.72	42.75	44.89
36	36.93	38.78	40.72	42.75	44.89	47.13
37	38.78	40.72	42.75	44.89	47.13	49.45
38	40.72	42.75	44.89	47.13	49.45	51.97
39	42.75	44.89	47.13	49.45	51.97	54.57
40	44.89	47.13	49.45	51.97	54.57	57.29
41	47.13	49.45	51.97	54.57	57.29	60.16
42	49.45	51.97	54.57	57.29	60.16	63.17
43	51.97	54.57	57.29	60.16	63.17	66.32
44	54.57	57.29	60.16	63.17	66.32	69.64
45	57.29	60.16	63.17	66.32	69.64	73.12
46	60.16	63.17	66.32	69.64	73.12	76.77
47	63.17	66.32	69.64	73.12	76.77	80.61
48	66.32	69.64	73.12	76.77	80.61	84.65
49	69.64	73.12	76.77	80.61	84.65	88.88
50	73.12	76.77	80.61	84.65	88.88	93.32
51	76.77	80.61	84.65	88.88	93.32	97.99
52	80.61	84.65	88.88	93.32	97.99	102.89
53	84.65	88.88	93.32	97.99	102.89	108.03

City of Palmdale
Bi-weekly Wage Range/Step Schedule - General Positions
Effective January 1, 2019

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	N/A
5	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A	N/A
11	N/A	N/A	961.80	1,009.60	1,060.33	1,113.23
12	N/A	961.80	1,009.60	1,060.33	1,113.23	1,168.95
13	961.80	1,009.60	1,060.33	1,113.23	1,168.95	1,227.48
14	1,009.60	1,060.33	1,113.23	1,168.95	1,227.48	1,288.73
15	1,060.33	1,113.23	1,168.95	1,227.48	1,288.73	1,353.22
16	1,113.23	1,168.95	1,227.48	1,288.73	1,353.22	1,420.86
17	1,168.95	1,227.48	1,288.73	1,353.22	1,420.86	1,491.86
18	1,227.48	1,288.73	1,353.22	1,420.86	1,491.86	1,566.65
19	1,288.73	1,353.22	1,420.86	1,491.86	1,566.65	1,645.02
20	1,353.22	1,420.86	1,491.86	1,566.65	1,645.02	1,727.30
21	1,420.86	1,491.86	1,566.65	1,645.02	1,727.30	1,813.58
22	1,491.86	1,566.65	1,645.02	1,727.30	1,813.58	1,904.20
23	1,566.65	1,645.02	1,727.30	1,813.58	1,904.20	1,999.59
24	1,645.02	1,727.30	1,813.58	1,904.20	1,999.59	2,099.53
25	1,727.30	1,813.58	1,904.20	1,999.59	2,099.53	2,204.57
26	1,813.58	1,904.20	1,999.59	2,099.53	2,204.57	2,314.81
27	1,904.20	1,999.59	2,099.53	2,204.57	2,314.81	2,430.46
28	1,999.59	2,099.53	2,204.57	2,314.81	2,430.46	2,552.09
29	2,099.53	2,204.57	2,314.81	2,430.46	2,552.09	2,679.56
30	2,204.57	2,314.81	2,430.46	2,552.09	2,679.56	2,813.75
31	2,314.81	2,430.46	2,552.09	2,679.56	2,813.75	2,954.45
32	2,430.46	2,552.09	2,679.56	2,813.75	2,954.45	3,102.09
33	2,552.09	2,679.56	2,813.75	2,954.45	3,102.09	3,257.31
34	2,679.56	2,813.75	2,954.45	3,102.09	3,257.31	3,420.23
35	2,813.75	2,954.45	3,102.09	3,257.31	3,420.23	3,591.17
36	2,954.45	3,102.09	3,257.31	3,420.23	3,591.17	3,770.79
37	3,102.09	3,257.31	3,420.23	3,591.17	3,770.79	3,956.04
38	3,257.31	3,420.23	3,591.17	3,770.79	3,956.04	4,157.22
39	3,420.23	3,591.17	3,770.79	3,956.04	4,157.22	4,365.23
40	3,591.17	3,770.79	3,956.04	4,157.22	4,365.23	4,583.33
41	3,770.79	3,956.04	4,157.22	4,365.23	4,583.33	4,812.48
42	3,956.04	4,157.22	4,365.23	4,583.33	4,812.48	5,053.22
43	4,157.22	4,365.23	4,583.33	4,812.48	5,053.22	5,305.79
44	4,365.23	4,583.33	4,812.48	5,053.22	5,305.79	5,571.14
45	4,583.33	4,812.48	5,053.22	5,305.79	5,571.14	5,849.72
46	4,812.48	5,053.22	5,305.79	5,571.14	5,849.72	6,141.96
47	5,053.22	5,305.79	5,571.14	5,849.72	6,141.96	6,449.15
48	5,305.79	5,571.14	5,849.72	6,141.96	6,449.15	6,771.61
49	5,571.14	5,849.72	6,141.96	6,449.15	6,771.61	7,110.19
50	5,849.72	6,141.96	6,449.15	6,771.61	7,110.19	7,465.70
51	6,141.96	6,449.15	6,771.61	7,110.19	7,465.70	7,838.99
52	6,449.15	6,771.61	7,110.19	7,465.70	7,838.99	8,230.94
53	6,771.63	7,110.21	7,465.73	7,839.01	8,230.96	8,642.51

City of Palmdale
Monthly Wage Range/Step Schedule - General Positions
Effective January 1, 2019

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	N/A
5	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A	N/A
11	N/A	N/A	2,084	2,187	2,297	2,412
12	N/A	2,084	2,187	2,297	2,412	2,533
13	2,084	2,187	2,297	2,412	2,533	2,660
14	2,187	2,297	2,412	2,533	2,660	2,792
15	2,297	2,412	2,533	2,660	2,792	2,932
16	2,412	2,533	2,660	2,792	2,932	3,079
17	2,533	2,660	2,792	2,932	3,079	3,232
18	2,660	2,792	2,932	3,079	3,232	3,394
19	2,792	2,932	3,079	3,232	3,394	3,564
20	2,932	3,079	3,232	3,394	3,564	3,742
21	3,079	3,232	3,394	3,564	3,742	3,929
22	3,232	3,394	3,564	3,742	3,929	4,126
23	3,394	3,564	3,742	3,929	4,126	4,332
24	3,564	3,742	3,929	4,126	4,332	4,549
25	3,742	3,929	4,126	4,332	4,549	4,777
26	3,929	4,126	4,332	4,549	4,777	5,015
27	4,126	4,332	4,549	4,777	5,015	5,266
28	4,332	4,549	4,777	5,015	5,266	5,530
29	4,549	4,777	5,015	5,266	5,530	5,806
30	4,777	5,015	5,266	5,530	5,806	6,096
31	5,015	5,266	5,530	5,806	6,096	6,401
32	5,266	5,530	5,806	6,096	6,401	6,721
33	5,530	5,806	6,096	6,401	6,721	7,058
34	5,806	6,096	6,401	6,721	7,058	7,411
35	6,096	6,401	6,721	7,058	7,411	7,781
36	6,401	6,721	7,058	7,411	7,781	8,170
37	6,721	7,058	7,411	7,781	8,170	8,571
38	7,058	7,411	7,781	8,170	8,571	9,007
39	7,411	7,781	8,170	8,571	9,007	9,458
40	7,781	8,170	8,571	9,007	9,458	9,931
41	8,170	8,571	9,007	9,458	9,931	10,427
42	8,571	9,007	9,458	9,931	10,427	10,949
43	9,007	9,458	9,931	10,427	10,949	11,496
44	9,458	9,931	10,427	10,949	11,496	12,071
45	9,931	10,427	10,949	11,496	12,071	12,674
46	10,427	10,949	11,496	12,071	12,674	13,308
47	10,949	11,496	12,071	12,674	13,308	13,973
48	11,496	12,071	12,674	13,308	13,973	14,672
49	12,071	12,674	13,308	13,973	14,672	15,405
50	12,674	13,308	13,973	14,672	15,405	16,176
51	13,308	13,973	14,672	15,405	16,176	16,984
52	13,973	14,672	15,405	16,176	16,984	17,834
53	14,672	15,405	16,176	16,985	17,834	18,725

City of Palmdale
Yearly Wage Range/Step Schedule - General Positions
Effective January 1, 2019

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	N/A
5	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A	N/A
11	N/A	N/A	25,007	26,250	27,569	28,944
12	N/A	25,007	26,250	27,569	28,944	30,393
13	25,007	26,250	27,569	28,944	30,393	31,915
14	26,250	27,569	28,944	30,393	31,915	33,507
15	27,569	28,944	30,393	31,915	33,507	35,184
16	28,944	30,393	31,915	33,507	35,184	36,942
17	30,393	31,915	33,507	35,184	36,942	38,788
18	31,915	33,507	35,184	36,942	38,788	40,733
19	33,507	35,184	36,942	38,788	40,733	42,771
20	35,184	36,942	38,788	40,733	42,771	44,910
21	36,942	38,788	40,733	42,771	44,910	47,153
22	38,788	40,733	42,771	44,910	47,153	49,509
23	40,733	42,771	44,910	47,153	49,509	51,989
24	42,771	44,910	47,153	49,509	51,989	54,588
25	44,910	47,153	49,509	51,989	54,588	57,319
26	47,153	49,509	51,989	54,588	57,319	60,185
27	49,509	51,989	54,588	57,319	60,185	63,192
28	51,989	54,588	57,319	60,185	63,192	66,354
29	54,588	57,319	60,185	63,192	66,354	69,669
30	57,319	60,185	63,192	66,354	69,669	73,158
31	60,185	63,192	66,354	69,669	73,158	76,816
32	63,192	66,354	69,669	73,158	76,816	80,654
33	66,354	69,669	73,158	76,816	80,654	84,690
34	69,669	73,158	76,816	80,654	84,690	88,926
35	73,158	76,816	80,654	84,690	88,926	93,371
36	76,816	80,654	84,690	88,926	93,371	98,040
37	80,654	84,690	88,926	93,371	98,040	102,857
38	84,690	88,926	93,371	98,040	102,857	108,088
39	88,926	93,371	98,040	102,857	108,088	113,496
40	93,371	98,040	102,857	108,088	113,496	119,166
41	98,040	102,857	108,088	113,496	119,166	125,124
42	102,857	108,088	113,496	119,166	125,124	131,384
43	108,088	113,496	119,166	125,124	131,384	137,950
44	113,496	119,166	125,124	131,384	137,950	144,850
45	119,166	125,124	131,384	137,950	144,850	152,093
46	125,124	131,384	137,950	144,850	152,093	159,691
47	131,384	137,950	144,850	152,093	159,691	167,678
48	137,950	144,850	152,093	159,691	167,678	176,062
49	144,850	152,093	159,691	167,678	176,062	184,865
50	152,093	159,691	167,678	176,062	184,865	194,108
51	159,691	167,678	176,062	184,865	194,108	203,814
52	167,678	176,062	184,865	194,108	203,814	214,004
53	176,062	184,866	194,109	203,814	214,005	224,705

ADD COLA % => **2.00%**

City of Palmdale
Hourly Wage Range/Step Schedule
Effective July 9, 2018

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00
11	11.22	11.45	12.02	12.62	13.25	13.92
12	11.45	12.02	12.62	13.25	13.92	14.61
13	12.02	12.62	13.25	13.92	14.61	15.34
14	12.62	13.25	13.92	14.61	15.34	16.11
15	13.25	13.92	14.61	15.34	16.11	16.92
16	13.92	14.61	15.34	16.11	16.92	17.76
17	14.61	15.34	16.11	16.92	17.76	18.65
18	15.34	16.11	16.92	17.76	18.65	19.58
19	16.11	16.92	17.76	18.65	19.58	20.56
20	16.92	17.76	18.65	19.58	20.56	21.59
21	17.76	18.65	19.58	20.56	21.59	22.67
22	18.65	19.58	20.56	21.59	22.67	23.80
23	19.58	20.56	21.59	22.67	23.80	24.99
24	20.56	21.59	22.67	23.80	24.99	26.24
25	21.59	22.67	23.80	24.99	26.24	27.56
26	22.67	23.80	24.99	26.24	27.56	28.94
27	23.80	24.99	26.24	27.56	28.94	30.38
28	24.99	26.24	27.56	28.94	30.38	31.90
29	26.24	27.56	28.94	30.38	31.90	33.49
30	27.56	28.94	30.38	31.90	33.49	35.17
31	28.94	30.38	31.90	33.49	35.17	36.93
32	30.38	31.90	33.49	35.17	36.93	38.78
33	31.90	33.49	35.17	36.93	38.78	40.72
34	33.49	35.17	36.93	38.78	40.72	42.75
35	35.17	36.93	38.78	40.72	42.75	44.89
36	36.93	38.78	40.72	42.75	44.89	47.13
37	38.78	40.72	42.75	44.89	47.13	49.45
38	40.72	42.75	44.89	47.13	49.45	51.97
39	42.75	44.89	47.13	49.45	51.97	54.57
40	44.89	47.13	49.45	51.97	54.57	57.29
41	47.13	49.45	51.97	54.57	57.29	60.16
42	49.45	51.97	54.57	57.29	60.16	63.17
43	51.97	54.57	57.29	60.16	63.17	66.32
44	54.57	57.29	60.16	63.17	66.32	69.64
45	57.29	60.16	63.17	66.32	69.64	73.12
46	60.16	63.17	66.32	69.64	73.12	76.77
47	63.17	66.32	69.64	73.12	76.77	80.61
48	66.32	69.64	73.12	76.77	80.61	84.65
49	69.64	73.12	76.77	80.61	84.65	88.88
50	73.12	76.77	80.61	84.65	88.88	93.32
51	76.77	80.61	84.65	88.88	93.32	97.99
52	80.61	84.65	88.88	93.32	97.99	102.89
53	84.65	88.88	93.32	97.99	102.89	108.03
CA	0.00	0.00	0.00	0.00	0.00	130.22
CC	30.00	0.00	0.00	0.00	0.00	0.00
CM	0.00	0.00	0.00	0.00	0.00	127.43
PC	200.00	0.00	0.00	0.00	0.00	0.00

CM COLA

CA COLA

MINUTES
CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
JULY 13, 2021

www.cityofpalmdale.org

1) CALL TO ORDER 5:00 P.M. CC/HA CLOSED SESSION MEETINGS

Mayor Hofbauer called the meeting to order at 5:00 p.m.

2) ROLL CALL MAYOR/CHAIR HOFBAUER, MAYOR PRO TEM/VICE CHAIR BETTENCOURT, COUNCILMEMBERS/COMMISSIONERS CARRILLO, LOA, AND BISHOP COMMISSIONERS BROWN AND FRAGA-SAENZ

PRESENT: Steven Hofbauer, Laura Bettencourt, Richard J. Loa, Austin Bishop.

ABSENT: Juan Carrillo.

3) PUBLIC COMMENTS

Public Comments: None.

4) PRESENTATION BY CITY ATTORNEY/AUTHORITY ATTORNEY of the following item(s) to be discussed in Closed Session

City Attorney Beck confirmed that all items would be heard as listed.

4.1) CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Nicholas Tomaszewski v. City of Palmdale, et al.Los Angeles County Superior Court Case No. MC 026 483
This closed session is being held pursuant to the authority of California Government Code Section 54956.9(d)(1).

4.2) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Community Development Associates, et al. v. City of Palmdale, et al. Los Angeles County Superior Court Case No. 18STCV06968 This closed session is being held pursuant to

the authority of California Government Code Sections 54956.9(a) and 54956.9(d)(1).

4.3) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: Number of Cases - Two.

4.4) HOUSING AUTHORITY - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Community Development Associates, et al. v. City of Palmdale, et al.Los Angeles County Superior CourtCase No. 18STCV06968

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

5) ANNOUNCEMENT BY CITY ATTORNEY/AUTHORITY ATTORNEY of item(s) discussed in Closed Session

Four members of the City Council were present, with Councilmember Carrillo absent, and able to participate on all items.

Item 4.1 Existing Litigation: Tomaszewski v. City of Palmdale – The Council was provided an update on this matter. There is no further reportable action.

Item 4.2 Existing Litigation: CDA v. Palmdale - The Council was provided an update on this matter and provided unanimous direction to staff. There is no further reportable action.

Item 4.3 Anticipated Litigation - The Council was provided an update on this matter and provided unanimous direction to staff. There is no further reportable action.

Item 4.4 Existing Litigation: CDA v. Palmdale - The Authority, with member Carrillo absent, was provided an update on this matter and provided unanimous direction to staff. There is no further reportable action.

6) ADJOURN CC/HA CLOSED SESSION MEETINGS

Mayor Hofbauer adjourned the HA/CC Closed Session meetings at 6:59 p.m.

7) CALL TO ORDER 7:00 P.M. City Council/Successor Agency.

Mayor Hofbauer called the meeting to order at 7:00 p.m.

8) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OUR TROOPS.

Jorge Ventura led the pledge of allegiance.

9) ROLL CALL MAYOR/CHAIR HOFBAUER, MAYOR PRO TEM/VICE CHAIR BETTENCOURT; COUCILMEMBERS/DIRECTORS CARRILLO, LOA, BISHOP

PRESENT: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

ABSENT: None.

10) PRESENTATIONS

10.1) Assistant City Manager Ricci presented the City of Palmdale's Warrior Award to Armin Gomez, Media Production Specialist.

10.2) Mayor Hofbauer presented a Proclamation to Eric Dombrowski, Deputy Director of Parks and Recreation, proclaiming July as Parks and Recreation Month in the City of Palmdale.

10.3) Mayor Hofbauer presented Certificates of Appreciation recognizing the following individuals for their two (2) years of dedicated service to the Palmdale Sheriff's Boosters and their dedication to the City of Palmdale:

Dr. Ric Garrison, President
Richard Loa, Vice President
Pepe Eads, Secretary
Shari Crane, Treasurer

10.4) Mayor Hofbauer presented Certificates of Recognition to the Participants of the City of Palmdale's "Our Shot Palmdale Poster Contest".

Miguel Chavez
Chelsea Williams
Ambernai Todd
KailynneHollenshed
Lillyana Padilla
Debra McLaurin
Jose Saenz
Mayra Martinez
Dory Diaz
Cynthia Chambers
Bryan Fernandez Duran

Lucinda Acevedo
Randy Bass
Naya Jackson
Heaven Erazo

10.5) Mayor Hofbauer presented the Israeli-American Civic Action Network with a Proclamation and Certificates of Recognition for their civic service to immigrant families, and their selfless fight against racism, anti-semitism, Holocaust denial, and prevention of genocide.

10.6) Palmdale Animal Care Center representative presented a cute critter that was available for adoption.

11) WAIVER OF FULL READING OF RESOLUTION(S) and ORDINANCE(S)

Motion: Move to waive full reading of the Resolution (s) and/or Ordinance(s) to be considered and voted on at this meeting.
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

12) PUBLIC COMMENTS

Daisey, Verizon Representative, spoke on behalf of Verizon regarding Item 16.1 and urged City Council to further direct staff to continue working with the industry as the new proposed ordinance is implemented.

Resident Karen Rosemary spoke in favor of Item 15.1 and encouraged the City Council to pass a vote of no confidence resolution.

Resident Andy Estrada and Angela Garcia, Smoke Free Coalition, provided statistics on the dangers of second hand smoke and encouraged Council to ban outdoor smoking areas. Mayor Hofbauer directed the individuals to Director of Neighborhood Services Miller for further assistance.

Resident Christian Greene compelled Council to vote against the no confidence resolution.

Resident Marco Salazar spoke regarding the no confidence resolution.

Guest User, via eComments, in support of the no confidence resolution.

13) CONSENT CALENDAR

13.1) Receive and File the Monthly Investment Activity Report for May 2021. (Staff Reference: Finance Manager Kang - Presented by Assistant Finance Manager Samson)

13.2) Adopt Resolution No. CC 2021-065, A Resolution of the City Council of the City of Palmdale designating by title and name those official's who are authorized to sign checks and warrants, and Repeal Resolution No.CC 2020-029. (Staff Reference: Finance Manager Kang)

13.3) Adopt Resolution No. CC 2021-064, A Resolution of the City Council of the City of Palmdale establishing an Appropriations Limit for Fiscal Year 2021-22 pursuant to Article XIII B of the California Constitution and Repeal Resolutions No.CC 2020-053. (Staff Reference: Finance Manager Kang)

13.4) Approve Blanket Purchase Order 20220004 with Amazon Capital Services, Inc. DBA Amazon Business in an amount not to exceed $150,000.00 for FY21/22 (Staff Reference: Finance Manager Kang)

13.5) Adopt Resolution No CC 2021-059, A Resolution of the City Council of the City of Palmdale to continue the proclamation of a local emergency resulting from the Coronavirus Disease (COVID-19). (Staff Reference: Director of Neighborhood Services Miller - Presented by Public Safety Supervisor German)

13.6) Adopt Resolution No. CC-2021-063, A Resolution of the City Council of the City of Palmdale approving the submission of the application for the 2021 Local Edward Byrne Memorial Justice Assistance Grant (JAG) Program to receive a grant allocation of $48,344 (Staff Reference: Director of Neighborhood Services Miller - Presented by Neighborhood Services Specialist Andrews)

13.7) Adopt Resolution No. CC 2021-066, A Resolution of the City Council of the City of Palmdale Amending the Conflict-of-Interest Code of the City of Palmdale and Repealing Resolution No. CC 2020-013 in its entirety. (Staff Reference: City Attorney Beck)

Councilmember Loa pulled this item for discussion. City Attorney Beck provided clarification regarding the updates to the conflict-of-interest code.

Motion: Adopt Resolution No. CC 2021-066.
Moved by Richard J Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

13.8) Approve Agreement with Pacific Advanced Civil Engineering, Inc. (PACE) for Engineering Design Services related to updating the Drainage Master Plan for the Anaverde Creek Watershed on PN 788, the Palmdale Transportation Center Infrastructure Support Project in the amount of $329,750. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

13.9) Award Construction Contract with Hardy & Harper, Inc. to provide additional pavement overlay construction for Barrel Springs Road from 32nd Street East to the intersection of Pearblossom Highway and 25th Street East, in association with a Los Angeles County Public Works Cooperative Paving Project, in the amount of $251,700. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

13.10) Award Bid No. 21-002-3600 to Smith Pipe & Supply, Inc. for irrigation and water conservation supplies in an amount not to exceed $216,600. (Staff Reference: Director of Public Works Heffernan)
Public Works Department - Maintenance Division

13.11) Award Bid No. 21-002-3100 As-Needed Streetlight Pole Replacement & Maintenance Services and approval of agreement between the City of Palmdale and M. Brey Electric, Inc. in the amount of $450,000. (Staff Reference: Director of Public Works Heffernan)
Public Works Department - Maintenance Division

13.12) Approve Agreement with Barker Rinker Seacat Architecture for Professional Design Services on PN 826, The Palmdale Regional Recreation Complex Project in the amount of $307,485. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

Councilmember Carrillo pulled this item for discussion. Deputy Director of Public Works Glidden provided clarification on the selection criteria.

Motion: Approve Agreement with Barker Rinker Seacat Architecture for Professional Design Services on PN 826, The Palmdale Regional Recreation Complex Project.
Moved by Richard J Loa, seconded by Juan Carrillo.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

13.13) Notice of Completion - Accept Completed Capital Project No. 818, Avenue R Abatement and Demolition. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)
Public Works - Capital Improvement Program Division

13.14) Approve the minutes from the previous meetings. (Staff Reference: City Clerk/Agency/Authority Secretary Smith)

CC - May 10, 2021 (5:30 p.m.)
CC - May 18, 2021 (6:00 p.m. & 7:00 p.m.)
SA/IDA/PAA/PCA/PFA - May 18, 2021 (7:00 p.m.)
CC - June 1, 2021 (5:00 p.m. & 7:00 p.m.)
SA - June 1, 2021 (7:00 p.m.)
CC - June 15, 2021 (6:00 p.m. & 7:00 p.m.)
SA/IDA/PAA/PCA/PFA - June 15, 2021 (7:00 p.m.)
CC - June 22, 2021 (5:00 p.m. & 7:00 p.m.

13.15) Adopt Resolution No. CC 2021-069, A Resolution of the City Council of the City of Palmdale Amending the City's Classification and Pay Plan for Bargaining Unit Positions. (Staff Reference: Human Resources Manager Nevarez)

13.16) Adopt Resolution No. CC 2021-068, A Resolution of the City Council of the City of Palmdale Amending the City's Classification and Pay Plan for Parks and Recreation Unbenefited Positions. (Staff Reference: Human Resources Manager Nevarez)
City Manager's Office - Human Resources Division

Motion: Approve items listed on the Consent Calendar with the exception of 13.7 and 13.12
Moved by Austin Bishop, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

14) APPOINTMENTS

14.1) Approve Reappointments and Appointment to Fill a Vacancy on the Mobile Home Park Rental Review Board. (Staff Reference: City Clerk Smith)

Motion: Approve Reappointments and Appointment to Fill a Vacancy on the Mobile Home Park Rental Review Board.
Moved by Richard J Loa, seconded by Juan Carrillo.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

14.2) Approve Reappointment of the Public Member to the City of Palmdale Audit Committee. (Staff Reference: City Clerk Smith)

Motion: Approve Reappointment of the Public Member to the City of Palmdale Audit Committee.
Moved by Richard J Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

15) RECEIVE AND FILE

15.1) Information Item: City of Palmdale Prosecutions (Staff Reference: City Attorney Beck)

Councilmember Loa pulled this item for discussion and it was heard out of order.

City Attorney Beck provided a brief overview of the staff report. Discussion ensued among Council and staff regarding petty theft, misdemeanors, quality of life issues, and illegal dumping.

Deputy District Attorney Jon Hatami spoke regarding special circumstances, hate crimes, misdemeanors, reforms, diversion, juvenile cases, enhancements, public safety reforms, blanket policies, and increase in crime.

Ms. Tonya Owens, widow of Sergeant Steve Owens, encouraged Council to cast a vote of no confidence in Gascon.

16) PUBLIC HEARING

16.1) Public Hearing and Review of Proposed Ordinance No. 1565 for adoption. (Staff Reference: Director of Economic and Community Development Carlene Saxton - Presented by Senior Planner Benjamin Fiss)

Senior Planner Fiss provided an overview of the staff report and read the title of Ordinance No. 1565.

ORDINANCE NO. 1565, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE, CALIFORNIA, AMENDING SECTIONS 17.16 (DEFINITIONS), 17.26.040

(MINOR MODIFICATIONS TO APPROVED PLANS), 17.95.040 (COMMUNICATION FACILITIES), 17.95.05 (WIRELESS TELECOMMUNICATION FACILITIES IN THE PUBLIC RIGHT-OF-WAY) AND TO ADD SECTION 17.95.060 (EMERGENCY STANDBY GENERATORS) OF THE PALMDALE MUNICIPAL CODE TO UPDATE THE STANDARDS FOR THE PERMITTING, DEVELOPMENT, SITING, INSTALLATION, AESTHETICS, DESIGN, OPERATION AND MAINTENANCE OF WIRELESS TELECOMMUNICATION FACILITIES, AND TO PROVIDE FOR THE INSTALLATION OF EMERGENCY STANDBY GENERATORS IN COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS (ZOA 21-002)

A motion was made and carried unanimously to introduce Ordinance No. 1565.

Mayor Hofbauer opened the Public Hearing.

Testimony: None

A motion was made and carried unanimously to close the Public Hearing.

Motion: Adopt Ordinance No. 1565.
Moved by Steven Hofbauer, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

16.2) Public Hearing and Review of Proposed Ordinance No. 1568 for adoption. (Staff Reference: City Attorney Beck)

City Attorney Beck provided a brief overview of the staff report and read the title of Ordinance No. 1568.

ORDINANCE NO. 1568, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING PALMDALE MUNICIPAL CODE SECTION 2.04.060 TO BE CONSISTENT WITH THE INTENT OF ORDINANCE NO. 1407 (2010), AUTHORIZING THE CITY MANAGER TO APPOINT THE CITY CLERK

A motion was made and carried unanimously to introduce Ordinance No. 1568.

Mayor Hofbauer opened the Public Hearing.

Testimony: None.

A motion was made and carried unanimously to close the Public Hearing.

Motion: Adopt Ordinance No. 1568.
Moved by Austin Bishop, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

16.3) Public Hearing and Review of Proposed Resolution No. CC 2021-036 for adoption. (Staff Reference: Director of Public Works Heffernan)

Director of Public Works Heffernan provided a brief overview of the staff report and read the title of Resolution No. CC 2021-036.

RESOLUTION NO. CC 2021-036, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING THE ENGINEER'S REPORT AND THE CONTINUATION OF THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF PALMDALE DRAINAGE BENEFIT ASSESSMENT DISTRICTS NO. 1 AND NO. 2006-02 FOR FISCAL YEAR 2021/2022

Mayor Hofbauer opened the Public Hearing.

Testimony: None.

A motion was made and carried unanimously to close the Public Hearing.

Motion: Adopt Resolution No. CC 2021-036.
Moved by Richard J. Loa, seconded by Juan Carrillo.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

16.4) Public Hearing and Review of Proposed Resolution No. CC 2021-038 for adoption. (Staff Reference: Director of Public Works Heffernan)

Director of Public Works Heffernan provided a brief overview of the staff report and read the title of Resolution No. CC 2021-038.

RESOLUTION NO. CC 2021-038, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING THE ENGINEER'S REPORT AND THE CONTINUATION OF THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICTS AND ANNEXATIONS FOR FISCAL YEAR 2021/2022

Mayor Hofbauer opened the Public Hearing.

Testimony: None

A motion was made and carried unanimously to close the Public Hearing.

Motion: Adopt Resolution No. CC 2021-038.
Moved by Laura Bettencourt, seconded by Juan Carrillo.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

16.5) Public Hearing and Review of Proposed Resolution No. CC 2021-040 for adoption. (Staff Reference: Director of Public Works Heffernan)

Director of Public Works Heffernan provided a brief overview of the staff report and read the title of Resolution No. CC 2021-040.

RESOLUTION NO. CC 2021-040, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING THE ENGINEER'S REPORT AND THE CONTINUATION OF THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF PALMDALE PARK MAINTENANCE AND RECREATION IMPROVEMENT DISTRICT FOR FISCAL YEAR 2021/2022

Mayor Hofbauer opened the Public Hearing.

Councilmember Carrillo asked questions regarding single family developer fees, and the recommendation to carry over percentage. Dave Ketcham, NBS, provided clarification regarding how it relates to single-family homes.

Testimony: None.

A motion was made and carried unanimously to close the Public Hearing.

Motion: Adopt Resolution No. CC 2021-040.
Moved by Richard J. Loa, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

16.6) Public Hearing and Review of Proposed Resolution No. CC 2021-042 for adoption. (Staff Reference: Director of Public Works Heffernan)

Director of Public Works Heffernan provided a brief overview of the staff report and read the title of Resolution No. CC 2021-042.

RESOLUTION NO. CC 2021-042, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING THE ENGINEER'S REPORT AND THE CONTINUATION OF THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF PALMDALE STREETLIGHT MAINTENANCE ASSESSMENT DISTRICTS AND ANNEXATIONS FOR FISCAL YEAR 2021/2022

Motion: Adopt Resolution No. CC 2021-042.
Moved by Austin Bishop, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

16.7) Public Hearing and Review of Proposed Resolution No. CC 2021-043 for adoption. (Staff Reference: Director of Public Works Heffernan)

Director of Public Works Heffernan provided a brief overview of the staff report and read the title of Resolution No. CC 2021-043.

RESOLUTION NO. CC 2021-043, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE UPDATING THE SEWER COLLECTION SERVICE CHARGE AND ORDERING THE CONTINUATION OF THE CHARGE FOR THE OPERATION AND MAINTENACE OF THE PALMDALE SEWER COLLECTION SYSTEM FOR FISCAL YEAR 2021/2022

Mayor Hofbauer opened the Public Hearing.

Testimony: None

A motion was made and carried unanimously to close the Public Hearing.

Motion: Adopt Resolution No. CC 2021-043.
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

16.8) Public Hearing and Review of proposed Resolution No. CC 2021-061 for adoption. (Staff Reference: Director of Economic and Community Development Saxton)

Director of Economic and Community Development Saxton provided a brief overview of the staff report and read the title of Resolution No. CC 2021-061.

RESOLUTION NO. CC 2021-061, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING ENTERTAINMENT PERMIT NO. 21-02 AND DANCE PERMIT NO. 21-03 FOR A BANQUET FACILITY LOCATED AT 3030 EAST PALMDALE BOULEVARD, SUITE G (PALMDALE EVENT HALL)

Mayor Hofbauer opened the Public Hearing.

Testimony: None

A motion was made and carried unanimously to close the Public Hearing.

Motion: Adopt Resolution No. CC 2021-061.
Moved by Austin Bishop, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

17) NEW BUSINESS

17.1) Review of the Proposed Resolution No. CC 2021-067 for adoption. (Staff Reference: Human Resources Manager Nevarez)

RESOLUTION NO. CC 2021-067, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING

THE CITY'S CLASSIFICATION AND PAY PLAN FOR GENERAL POSITIONS

Motion: Adopt Resolution No. CC 2021-067.
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

18) INFORMATIONAL REPORT FROM MAYOR AND / OR COUNCILMEMBERS ON THEIR VARIOUS COMMITTEE MEMBERSHIPS AND MEETINGS ATTENDED AT PUBLIC EXPENSE.

18.1) COMMITTEE MEMBERSHIPS. Attachments: Committee Membership Memos from Councilmember Bettencourt, and Councilmember Carrillo

- ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT - Councilmember Bishop reported the Antelope Valley Air Quality Management District is working on new regulations in regards to California Environmental Quality Act (CEQA).

- ANTELOPE VALLEY TRANSIT AUTHORITY - Councilmember Loa reported the electrification of the bus fleet has beneficial impacts on the environment and the financial economy.

- CALIFORNIA CONTRACT CITIES ASSOCIATION - Mayor Hofbauer and reported legislative updates were discussed.

- HIGH DESERT CORRIDOR JOINT POWERS AUTHORITY - Mayor Hofbauer reported the Authority is moving forward with the recorded decision.

- LEAGUE OF CALIFORNIA CITIES - Mayor Hofbauer reported legislative issues were discussed with primary focus on housing.

- LOS ANGELES COUNTY SANITATION DISTRICT - Councilmember Loa reported fees will not be increased.

- PALMDALE RECYCLED WATER AUTHORITY - Councilmember Bishop reported plans are changing related to recycled water based on funding, opportunities, and limited options. Currently, the Authority is reviewing ground

water recharge project.

• SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL COUNCIL - Councilmember Carrillo reported on the SoCal Green Print status update item and housing concerns.

• UNITED STATES/MEXICO SISTER CITIES ASSOCIATION - Mayor Hofbauer reported Poncitlan Sister City will be visiting in September.

18.2) MEETINGS ATTENDED AT PUBLIC EXPENSE

Councilmember Bishop attended the following: Memorial Day ceremony; Palmdale Sheriff's Car and Bike show; Jolly Seniors Barbeque Neighborhood Watch meeting; U.S. Tool grand opening; Homes 4 Families ceremony; Fireworks Safety press conference; City of Palmdale Ice Cream Social; Palmdale Pride Walk; Walk on Words award ceremony; Sheriff's Town Hall meeting; and Auto Mall Food Truck event.

Councilmember Loa attended the following: Memorial Day ceremony; Homes 4 Families ceremony; Walk on Words award ceremony; Misdemeanor prosecutions meeting; Sheriff's Town Hall meeting; and Fourth of July Fireworks event at the fairgrounds; Palmdale Regional Medical Center Obstetrics grand opening;

Councilmember Carrillo attended the following: Palmdale Pride Walk; Walk on Words award ceremony; General Plan Advisory meeting; and Fireworks event at the fairgrounds

Mayor Hofbauer attended the following: Eastside Senior Center Facility meeting; Public Safety Policy Committee meeting; Los Angeles County City Selection Committee meeting; Lunch with Santa Clarita Mayor; Liability Trust Fund meeting; Flag Ceremony at the fire station; Demographic Workshop; U.S. Tool grand opening; Homes 4 Families event; Change of Command Ceremony at Air Force Plant 42; Palmdale Pride Walk; Walk on Words award ceremony; Auto Mall food truck event; Coffee with a Cop; Chamber of Commerce luncheon; Story Time in the park; and Palmdale Regional Medical Center Obstetrics grand opening

19) CITY MANAGER'S REPORT

There was no report given at the meeting.

20) CITY COUNCIL REQUESTS FOR NEW AGENDA ITEMS.

Mayor Hofbauer/Councilmember Loa directed staff to draft a Resolution for a Vote of No Confidence regarding District Attorney Gascon.

Councilmember Carrillo, regarding Item No. 15.1, instructed City Attorney's Office to hire an outside consulting firm to prepare a feasibility study regarding potential impacts to the budget associated with functions of the City Attorney Office, as City Prosecutor, including the identification of additional staffing and office space to facilitate administrative actions, infractions, and misdemeanors.

Councilmember Bishop directed staff to provide a status update regarding prosecution of illegal dumping around Old Harold area.

Councilmember Loa directed staff to provide a status update regarding the Si-Fi Connection; and whether there is current legislation regarding the accessibility of Wi-Fi to all Palmdale residents, especially low-income families. Councilmember Loa believes the product is more expensive and minimizing the digital divide; Councilmember Carrillo directed staff to reach out to School Districts.

Mayor Pro Tem Bettencourt directed staff to provide an update in response to Councilmember Carrillo's request to change City Council meeting dates, as her schedule is flexible and available for modifications.

Councilmember Carrillo asked for the following updates:

1. Provide update on the Landscaping near 47th St. East and Palmdale Blvd.
2. Provide update on paving of Avenue S and 47th St. East.
3. 8/17/21 CC Meeting: Staff to draft two (2) resolutions which would approve; 1) Changing City Council Meetings and Workshop recurrences from the 1st Tuesday to 1st Wednesday; or 3rd Tuesday to 3rd Thursday of each month.

21) ADJOURNMENT.

Mayor Hofbauer adjourned the meeting at 9:45 p.m. to August 17, 2021 at 7:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

PASSED, APPROVED, and ADOPTED this 17th day of August 2021

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY ATTORNEY'S OFFICE**

DISTRICT: **ALL**

SUBJECT: **PUBLIC HEARING OF PROPOSED ORDINANCE OF THE CITY OF PALMDALE AMENDING PALMDALE MUNICIPAL CODE SECTION 2.08.040 RELATING TO THE SETTING OF REGULAR MEETING DATES OF THE CITY COUNCIL**

ISSUE

Adopt or Reject proposed Ordinance No. 1569 amending Palmdale Municipal Code Section 2.08.040 relating to the setting of regular meeting dates of the City Council.

RECOMMENDATION

Discuss proposed Ordinance No. 1569 amending Palmdale Municipal Code Section 2.08.040 relating to the setting of regular meeting dates of the City Council and adopt or reject as necessary.

BACKGROUND

At the City Council meeting on July 13, 2021, staff was directed to return to the August 17, 2021 meeting with two versions of proposed ordinance No. 1569 directing a change to the date of the regular City Council meeting from Tuesday, to either Wednesday or Thursday.

DISCUSSION

This Public Hearing is to consider changing the date of the regular City Council meeting from the first Tuesday of the month, with some exceptions, to the first Wednesday or Thursday of the month, with some exceptions. Two versions of proposed Ordinance 1569 are attached: one with the date change to Wednesday and one with the date change to Thursday.

The proposed changes to the Palmdale Municipal Code by this Ordinance are as follows:

Version 1 of Ordinance 1569:

Regular meetings of the City Council will be held on the first ~~Tuesday~~ Wednesday of each month except in January and July where regular meetings will be held on the second ~~Tuesday~~ Wednesday of those months. Meetings of the City Council shall be held at 38300 Sierra Highway, Suite B, Palmdale, California, at 7:00 p.m. If all matters on the agenda for any regular meeting have not been considered by the City Council by the hour of 10:30 p.m., or such earlier or later time as may be fixed by a majority vote of the City Council, then the regular meeting may be adjourned to the next succeeding ~~Tuesday~~ Wednesday, at the same time and at the same location, unless a different day, time or location is specified in the order of adjournment. When so adjourned, each adjourned meeting shall be a regular meeting for all purposes. Notice of all meetings of the City Council, whether regular, adjourned, special or emergency, will be given in the manner required by statute. When a regular ~~Tuesday~~ Wednesday meeting of the City Council falls on a national or State holiday and City offices are scheduled to be closed, then such meeting shall not be held and will be deemed adjourned for all purposes with no further action required by the City Council or the City Clerk except such written notices of adjournment as may be required by law. The Ordinance codified in this section shall commence with the first meeting of the City Council in the month of October.

Version 2 of Ordinance 1569:

Regular meetings of the City Council will be held on the first ~~Tuesday~~ Thursday of each month except in January and July where regular meetings will be held on the second ~~Tuesday~~ Thursday of those months. Meetings of the City Council shall be held at 38300 Sierra Highway, Suite B, Palmdale, California, at 7:00 p.m. If all matters on the agenda for any regular meeting have not been considered by the City Council by the hour of 10:30 p.m., or such earlier or later time as may be fixed by a majority vote of the City Council, then the regular meeting may be adjourned to the next succeeding ~~Tuesday~~ Thursday, at the same time and at the same location, unless a different day, time or location is specified in the order of adjournment. When so adjourned, each adjourned meeting shall be a regular meeting for all purposes. Notice of all meetings of the City Council, whether regular, adjourned, special or emergency, will be given in the manner required by statute. When a regular ~~Tuesday~~ Thursday meeting of the City Council falls on a national or State holiday and City offices are scheduled to be closed, then such meeting shall not be held and will be deemed adjourned for all purposes with no further action required by the City Council or the City Clerk except such written notices of adjournment as may be required by law. The Ordinance codified in this section shall commence with the first meeting of the City Council in the month of October.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Christopher Beck, City Attorney
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Board and Commission Meeting Schedule
Newspaper Article Regarding City Council Meetings

CITY OF PALMDALE
COUNTY OF LOS ANGELES, CALIFORNIA
ORDINANCE NO. 1569

AN ORDINANCE OF THE CITY OF PALMDALE AMENDING PALMDALE MUNICIPAL CODE SECTION 2.08.040 RELATING TO THE SETTING OF REGULAR MEETING DATES OF THE CITY COUNCIL

SECTION 1. Section 2.08.040 of the Palmdale Municipal Code is amended in its entirety to read as follows:

2.08.040 Regular meeting day, time and place.

Regular meetings of the City Council will be held on the first Wednesday of each month except in January and July where regular meetings will be held on the second Wednesday of those months. Meetings of the City Council shall be held at 38300 Sierra Highway, Suite B, Palmdale, California, at 7:00 p.m. If all matters on the agenda for any regular meeting have not been considered by the City Council by the hour of 10:30 p.m., or such earlier or later time as may be fixed by a majority vote of the City Council, then the regular meeting may be adjourned to the next succeeding Wednesday, at the same time and at the same location, unless a different day, time or location is specified in the order of adjournment. When so adjourned, each adjourned meeting shall be a regular meeting for all purposes. Notice of all meetings of the City Council, whether regular, adjourned, special or emergency, will be given in the manner required by statute. When a regular Wednesday meeting of the City Council falls on a national or State holiday and City offices are scheduled to be closed, then such meeting shall not be held and will be deemed adjourned for all purposes with no further action required by the City Council or the City Clerk except such written notices of adjournment as may be required by law. The Ordinance codified in this section shall commence with the first meeting of the City Council in the month of October.

SECTION 2. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held invalid by a court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases, be declared invalid.

SECTION 3. The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance to be published and posted as required by law.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, _____.

_____
Approved as to form: Steven D. Hofbauer, Mayor

ATTEST:

_____ _____
Christopher L. Beck Shanae S. Smith, City Clerk
City Attorney

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing Ordinance was duly introduced, passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the _____ day of _____, 20___ effective on the ____ day of _____, 20___ by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

CITY OF PALMDALE
COUNTY OF LOS ANGELES, CALIFORNIA
ORDINANCE NO. 1569

AN ORDINANCE OF THE CITY OF PALMDALE AMENDING PALMDALE MUNICIPAL CODE SECTION 2.08.040 RELATING TO THE SETTING OF REGULAR MEETING DATES OF THE CITY COUNCIL

SECTION 1. Section 2.08.040 of the Palmdale Municipal Code is amended in its entirety to read as follows:

2.08.040 Regular meeting day, time and place.

Regular meetings of the City Council will be held on the first Thursday of each month except in January and July where regular meetings will be held on the second Thursday of those months. Meetings of the City Council shall be held at 38300 Sierra Highway, Suite B, Palmdale, California, at 7:00 p.m. If all matters on the agenda for any regular meeting have not been considered by the City Council by the hour of 10:30 p.m., or such earlier or later time as may be fixed by a majority vote of the City Council, then the regular meeting may be adjourned to the next succeeding Thursday, at the same time and at the same location, unless a different day, time or location is specified in the order of adjournment. When so adjourned, each adjourned meeting shall be a regular meeting for all purposes. Notice of all meetings of the City Council, whether regular, adjourned, special or emergency, will be given in the manner required by statute. When a regular Thursday meeting of the City Council falls on a national or State holiday and City offices are scheduled to be closed, then such meeting shall not be held and will be deemed adjourned for all purposes with no further action required by the City Council or the City Clerk except such written notices of adjournment as may be required by law. The Ordinance codified in this section shall commence with the first meeting of the City Council in the month of October.

SECTION 2. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held invalid by a court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases, be declared invalid.

SECTION 3. The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance to be published and posted as required by law.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, _____.

_____
Approved as to form: Steven D. Hofbauer, Mayor

ATTEST:

_____ _____
Christopher L. Beck Shanae S. Smith, City Clerk
City Attorney

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing Ordinance was duly introduced, passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the _____ day of _____, 20___ effective on the ____ day of _____, 20___ by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

Board & Commission Meeting Schedule

Council Chambers

Meeting Body	Meeting Date	Time	Frequency	Members
City Council/Successor Agency	1st & 3rd Tuesday*	5:00 p.m. Closed Session 7:00 p.m. Regular Meetings & Workshops	Monthly	5
Audit Committee	Spring & Fall September 29, 2021			5
Advisory Redistricting Commission	1st meeting is August 23rd 2nd Tuesday	5:30 p.m.	Monthly	11
EIFD Public Financing Authority	July 13, 2021 July 27, 2021 September 7, 2021 October 12, 2021 November 16, 2021	3:30 p.m.	TBD	5
Human Rights Advisory Committee	3rd Wednesday	5:00 p.m.	Monthly	7/1
Library Board	2nd Wednesday	5:30 p.m.	Monthly	5
Measure AV Oversight Committee	4th Wednesday	5:00 p.m.s	TBD	7/7
Mobile Home Rental Review Board	Annual Meeting held in February. All other meetings are called as needed			5
Planning Commission	2nd Thursday	7:00 p.m.	Monthly	5
PRWA	3rd Monday*	6:00 p.m.	Monthly	5
Public Art Commission	TBD	TBD	Every other Month	7
Site Plan Review	2nd & 4th Thursday	3:00 p.m.	Monthly	1

*Per Ordinance No. 1494, for the months of January and July only, regular meetings will be held on the Second Tuesday of the month. When a regular Tuesday meeting of the City Council falls on a National or State holiday and City offices are scheduled to be closed, then such meeting shall not be held and will be deemed adjourned for all purposes.

*PRWA meetings in January and February fall on a National Holiday and are rescheduled or canceled based on the needs of the Authority.

Revised 8/4/2021

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Palmdale City Council Debates Problem of the Endless Meeting : Government: The panel's monthly public forums often run into the wee hours. Members are divided over what to do about it.

BY JOHN CHANDLER
MAY 23, 1993 12 AM PT

TIMES STAFF WRITER

PALMDALE — It was 1:30 in the morning at a City Council meeting earlier this month, many residents had already departed in despair after waiting hours to speak, and there was no end in sight to the session that had begun, as always, at 7 p.m.

Then the unexpected happened. In a city where the once-a-month council meetings routinely drag into the early morning hours, testing the endurance and patience of residents and city officials alike, Palmdale Mayor Jim Ledford, himself tired and hungry, finally told his colleagues he'd had enough.

"One-thirty is not the time to be doing public business," Ledford declared. "I'm ready to move we don't hold our

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Now, after long accepting their early morning marathons as a given, Palmdale officials are finally talking about finding a better way to conduct the public's business.

ADVERTISING



As a result of the May 13 flare-up, Palmdale City Administrator Bob Toone told council members he will present them with options for improving the situation at their June 10 meeting. A second regular council meeting each month and a council curfew--halting the meetings at a set time such as 11:30 p.m.--are possibilities.

But council members appear divided on their preferences, and no clear consensus has emerged. Councilman David Myers, for instance, favors a second regular meeting each month, but Councilwoman Teri Jones said she opposes it, and Councilman Jim Root is skeptical. Ledford, meanwhile, has been pushing his council curfew plan.

The reasons for the marathon sessions vary. Sometimes a bevy of controversial topics draws a heavy turnout of residents eager to talk. Other times council members get caught in drawn-out debates. And oftentimes, part of the reason is that the council's regular agendas, because they have only one a month, include dozens of items.

Although Palmdale officials are reluctant to shift to twice-a-month meetings, complaining of the extra staff work to prepare for the extra sessions, a Times survey of 10 other similarly sized cities in Los Angeles County showed them all holding two or more regular council meetings monthly, and almost all saying they finish at earlier hours.

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In the past 17 months, 13 of the 17 regular monthly meetings ended past 11 p.m., seven of those between 1 a.m. and 3 a.m. and another--the longest, in July 1992--went to 3:18 a.m., city records show. Even after excluding the council's closed-door sessions, which often come last, 12 of the public sessions ended after 11 p.m., according to records.

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Palmdale officials acknowledge they become bleary-eyed and tired as the nights drag on.

“I can’t defend that as being in the best interest of decision-making,” Ledford said.

The timing of night council meetings is particularly important in Palmdale, where many residents commute to the Los Angeles and San Fernando Valley areas and thus must leave home as early as 4:30 a.m. Palmdale’s regular council meetings now are held the second Thursday of each month, meaning the following morning is a workday for most.

At the May 13 Palmdale council meeting, several hundred residents turned out at 7 p.m. to testify on a trio of hot items: an increase in trash collection fees, an increase in landscape maintenance fees and a rent-control measure for the city’s large number of mobile-home residents.

Not only were many residents left standing for hours because there is limited seating in the council chambers, but many ultimately ended up leaving before the council got to their items because the session went so late.

“There were a lot of people who wanted to speak but left,” Councilman Root said.

Ledford acknowledged that how the council handles its scheduling problem probably also will impact residents’ ability to address their elected officials. While the early morning sessions certainly make it tough on residents, so would a plan under discussion by council members to more tightly limit residents’ speaking time to help end the meetings earlier.

Frequency of City Council Meetings (for comparable cities in L.A. County)

Population Meetings Jan. 1993 Ranking City Per Month Population 10 Lancaster 2 107,675 11 West Covina 2 98,157

Santa Monica 2 88,588 18 South Gate 2 88,490 19 Carson 2 84,991 20 Alhambra 2 84,919

Sources: State Department of Finance, city clerks

Around the Web

Ads by Revcontent







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MORTGAGE BENEFITS

The Animal Most Likely to Kill You in Every State, California is Terrifying
DEFINITION



California: Say Bye To Expensive Solar Panels If You Own A Home in Palmdale
ENERGYBILLCRUNCHER



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CHOOSE YOUR MORTGAGE



Here's What A $500K Home Looks Like In Every State
MONEYWISE.COM

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City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **OFFICE OF THE CITY MANAGER**
CITY CLERK DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE REAPPOINTMENT TO THE PALMDALE AEROSPACE ACADEMY BOARD OF DIRECTORS**

ISSUE

Approve reappointment to The Palmdale Aerospace Academy Board of Directors.

RECOMMENDATION

Pursuant to Palmdale Municipal Code Section 2.080.030, the City Council to approve reappointment to The Palmdale Aerospace Academy Board of Directors as follows:

1. Approve reappointment of the following individual to serve as Board of Director for a new three (3) year term to expire on July 31, 2024.

1. Ellen McIsaac

2. Instruct staff to recruit to fill vacancy.

BACKGROUND

According to The Palmdale Aerospace Academy ("TPAA") Bylaws, Article 3 Directors, Section 3.3, the City shall designate three (3) Directors to serve on the Board of Directors. According to Section 3.3 (b), "All Directors of the Corporation shall serve a term of three (3) years expiring on July 31st of the third year of office and shall hold office until the expiration of the term, for which selected and until a successor has been duly designated, or until that Director's earlier resignation or removal in accordance with these Bylaws and the California Nonprofit Corporation Law."

DISCUSSION

On July 31, 2021, the term to serve on the TPAA Board of Directors Public Member seat has expired. Ms. Ellen McIsaac has served as a Director on the Board of Directors for the remaining balance of a three (3) year term, which was vacated in 2019 due to a resignation. Pursuant to the Section 3.3 (b), "No Director shall serve more than two (2) complete, consecutive three-year terms. A Director who has served two (2) such consecutive three-year terms shall be eligible to serve again as a Director after one (1) year has passed since the expiration of such Director's last term of office." Ms. McIsaac is eligible to serve a new, full three (3) year term, in the same capacity. Directors are designated by the Mayor and City Council and later ratified by TPAA Board of Directors.

Attached is a copy of TPAA Board of Directors Duties and Responsibilities, which outlines the requirements for a Board Director. Ms. McIsaac has obtained the institutional knowledge and experience needed to continue to serve in the capacity as Director for a full term and has expressed her desire for reappointment.

If it is instead the pleasure of the City Council to seek to recruit for the position, please authorize the City Clerk to advertise to fill the vacancy.

TPAA Board of Directors meetings are generally held on the 3rd Monday every month at 4:15 p.m., at the Palmdale Aerospace Academy located at 3300 East Palmdale Boulevard, Palmdale, California.

FISCAL IMPACT

There is no fiscal impact associated with this volunteer position.

STRATEGIC PLAN

Goal I: Maintain effective public safety and protection for life, property, and the environment.

D. Strengthen regional, state, and national partnerships to enhance our legislative presence.

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Shanae S. Smith, City Clerk
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. The Palmdale Aerospace Academy's Board of Directors Duties and Responsibilities
2. Excerpts from The Palmdale Aerospace Academy Bylaws, Article 3. Directors, Pages 1 through 7

THE PALMDALE AEROSPACE ACADEMY
Design, Create and Explore

Laura U. Herman, Ed.D., Headmaster
Matthew C. Winheim, Deputy Headmaster
Brandy Price, Assistant Headmaster
Lisa Rubin, Assistant Headmaster

38060 20th Street West
Palmdale, CA 93550
(661) 273-3680
www.tpaa.org

Board of Directors
Duties and Responsibilities

Board Directors for the Palmdale Aerospace Academy provide an invaluable service to the Academy. TPAA's Directors come from a variety of backgrounds, and bring many levels of expertise to their work on the Board. The Board values diversity, and looks for expertise in curriculum, instruction, assessment, finance, business management, special education, law, facilities, and governance.

All Board Directors serve in the following ways:

- Consistently attend regular Board of Director's meetings
- Participate in fund-raising activities in a manner appropriate for that Board Director
- Participate in the annual Board planning meeting
- Prepare in advance before regular Board meetings by reading and studying materials sent in advance regarding key actions the Board is expected to take at the next meeting

Members of the Board of Directors may also attend special events and participate in professional development activities, as appropriate.

In accordance with The Palmdale Aerospace Academy, Inc.'s approved Bylaws, all Board Directors shall

- Act in good faith in what they believe to the in the best interests of the organization
- Act with care, including reasonable inquiry, as an ordinarily prudent person would use in similar circumstances
- Act as a member of the group, and as a group:
    - Exercise fiduciary role to ensure that the organization is properly managed but not manage the organization
    - Validate information from the Headmaster
    - Maintain corporate status; ensure that proper paperwork is submitted to governmental agencies
    - Approve the annual budget
    - Review periodic financial reports
    - Ensure proper internal controls are in place
    - Establish a mission and program direction for the organization
    - Review and evaluate program plan and progress
    - Set policy
    - Elect officers
    - Hire Headmaster and review performance of same
    - Establish fundraising goals and participate in fundraising efforts
    - Oversee maintenance of minutes, attendance records, and deal with Board Directors who have lapsed in responsibilities

ARTICLE 1. OFFICES

Section 1.1. Principal Office The principal office of The Palmdale Aerospace Academy, Inc. (the "Corporation") is hereby fixed and located at 38060 20th Street East, Palmdale, CA 93550. The board of directors of the Corporation (the "Board") shall have the full power and authority to change the principal office from one location to another, and such location may be at any place where the Corporation is qualified to conduct its activities. The Secretary shall note any change of location of the principal office.

Section 1.2. Other Offices. Branch or subordinate offices may be established at any time by the Board at any place or places where the Corporation is qualified to conduct its activities.

ARTICLE 2. MEMBERSHIP

Section 2.1. Members. The Corporation shall have no members within the meaning of Section 5056 of the California Nonprofit Corporation Law. Any action that would otherwise require approval by a majority of all members or approval by the members shall require only approval of the Board. All rights which would otherwise vest in the members shall vest in the Board.

Section 2.2. Associates. Nothing in this Article 2 shall limit the right of the Corporation to refer to persons associated with it as "members" even though such persons are not members, and no such reference shall constitute anyone a member, within the meaning of Section 5056 of the California Nonprofit Corporation Law. The Board may adopt policies and procedures for the admission of associate members or other designated members who shall have no voting rights in the Corporation, and such associate or other members shall not be "members" of the Corporation as defined in Section 5056 of the California Nonprofit Corporation Law. The Corporation may confer some or all of the rights of a member, as set forth in the California Nonprofit Corporation Law, upon any person or persons who do not have the right to vote for or regarding (i) the election of Directors, (ii) a disposition of all or substantially all of the assets of the Corporation, (iii) a merger or dissolution of the Corporation, (iv) changes to the Corporation's Articles of Incorporation or Bylaws, or (v) the selection of delegates who possess any of the preceding voting rights, but no such person shall be a member within the meaning of Section 5056 of the California Nonprofit Corporation Law.

ARTICLE 3. DIRECTORS

Section 3.1. Powers. Subject to provisions of the California Nonprofit Public Benefit Corporation Law and any other applicable laws and any limitations of the Articles of Incorporation and these Bylaws, the activities and affairs of the Corporation shall be conducted and all corporate powers shall be exercised by or under the direction of the Board. The Board may delegate the management of the activities of the Corporation to any person or persons, a management company or Committees however composed, provided that the activities and affairs of the Corporation shall be managed and all corporate powers shall be exercised under the

ultimate direction of the Board. Without prejudice to such general powers, but subject to the same limitations, it is hereby expressly declared that the Board shall have the following powers in addition to the other powers enumerated in these Bylaws:

(a) to select, remove, and supervise all the officers, agents and employees of the Corporation, prescribe qualifications, powers, and duties for them that are not inconsistent with law, the Articles of Incorporation or these Bylaws, fix their compensation, and require from them security or otherwise provide for faithful service;

(b) to conduct, manage and control the affairs and activities of the Corporation and to make such rules and regulations therefor not inconsistent with law, the Articles of Incorporation or these Bylaws, as they may deem best;

(c) to adopt, make and use a corporate seal and alter the form of the seal;

(d) to borrow money and incur indebtedness on behalf of the Corporation and cause to be executed and delivered for the Corporation's purposes, in the corporate name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations, and other evidences of debt and securities therefor; and

(e) seek out and actively pursue outside resources and funding for the purposes of improving, maintaining or expanding the services provided by the Corporation.

Section 3.2. Number of Directors. There shall be no more than twelve (12) directors of the Board. As per section 3.3 there shall be nine (9) positions filled by the original designating agencies. The Board reserves the right to fill and designate an additional three (3) "at large" directors at its discretion without further notice except as provided by Government Code 54950 et. seq.

Section 3.3. Selection and Term of Office.

(a) Designation of Directors. The directors of the Board (the "Directors") shall be selected in the following manner: the Palmdale School District shall designate three (3) Directors, the City of Palmdale shall designate three (3) Directors, and the AERO Institute shall designate one (1) Director. By a majority vote of the Directors present and voting at the annual meeting of the Board, provided that a quorum is present, the Board shall elect one (1) Director employed in or with experience in the private sector in a field related to the areas of study emphasized at the Academy (as defined herein) (the "Private Sector Director"). The final Director shall be selected by the parent association (or the parent-teacher association, or the parent-teacher-student association, as applicable) of the Academy, subject to the approval of the Board (the "Parent Director"). The Board, or any committee of the Board so authorized, shall administer and oversee the appointment or approval, as applicable, of the Private Sector Director and the Parent Director to the Board.

(b) Term of Office. All Directors of the Corporation shall serve a term of three (3) years, expiring on July 31 of the third year of office, and shall hold office until the expiration of the term for which selected and until a successor has been duly designated, or until that Director's earlier resignation or removal in accordance with these Bylaws and the California Nonprofit Corporation Law.

The terms of the Directors shall be staggered, with the intention that only one-

third (1/3) of the directors of the Board shall be selected each year to replace the one-third (1/3) of the Directors whose terms shall expire each year. The Directors in the first election group shall have their initial term as Director reduced to only one (1) year, and such Directors shall include one (1) Director designated by the Palmdale School District, one (1) Director designated by the City of Palmdale, and the Parent Director. The Directors in the second election group shall have their initial term as Director reduced to only two (2) years, and such Directors shall include one (1) Director designated by the Palmdale School District, one (1) Director designated by the City of Palmdale, and the Director designated by the AERO Institute. The Directors in the third election group shall have their initial term remain as three (3) years, and shall include one (1) Director designated by the Palmdale School District, one (1) Director designated by the City of Palmdale, and the Private Sector Director. With respect to the initial Directors appointed by them, each of the Palmdale School District and the City of Palmdale shall determine which of such initial Directors shall be allocated to each election group. If these Bylaws are amended to alter the number of Directors comprising the Board, any increase or decrease in such number shall be apportioned among the election groups so as to maintain the number of Directors in each election group as nearly equal as practicable, and any additional Directors elected to fill a vacancy resulting from an increase in any election group shall hold office for a term that shall coincide with the remaining term of that election group.

After the expiration of the initial terms of the Directors in each of the three (3) election groups, all Directors in each election group shall serve terms of three (3) years. No Director shall serve more than two (2) complete, consecutive three-year terms. A Director who has served two (2) such consecutive three-year terms shall be eligible to serve again as a Director after one (1) year has passed since the expiration of such Director's last term of office.

For purposes of this Section 3.3, any Director elected to serve an unexpired term created by an existing vacancy on the Board (provided that the vacancy occurs during, rather than prior to, such term and therefore such Director serves less than three (3) full years during his or her initial term as a Director), or any Director whose initial term as a Director is less than three years as a result of the initial staggering of the terms of Director positions as described in this Section 3.3, shall be eligible to serve two (2) full three-year terms thereafter, regardless of the length of time served in the unexpired term created by such vacancy or in such initial term.

(c) Selection Criteria. When selecting and designating Directors to the Board, each designator shall be mindful of the benefits of the inclusion of Directors with expertise in curriculum, instruction and assessment, finance, business management, special education, law and facilities.

The Parent Director shall be chosen from among the parents of students then enrolled at the Academy. The Parent Director shall not be required to be the parent of a student who will be enrolled at the Academy during the entirety of such Parent Director's three (3) year term, provided, however, that, if at any time during such Parent Director's term, the child of the

Parent Director ceases to be a student then enrolled in the Academy, the Parent Director shall be deemed to have resigned from the Board, creating a vacancy under Section 3.4.

Section 3.4. Vacancies.

(a) Events Causing Vacancies. A vacancy on the Board shall be deemed to exist at the occurrence of any of the following:

(i) the death, resignation or removal of any Director;

(ii) the failure of the applicable designator to designate the number of Directors required to be designated at such time as a vacancy occurs;

(iii) with respect to the Parent Director, the deemed resignation of such Director upon the child of such Parent Director ceasing to be a student then enrolled in the Academy; or

(iv) the increase of the authorized number of Directors.

(b) Removal.

(i) Any Director may be removed, with or without cause, by a vote of a majority of the Directors then in office.

(ii) Any Director shall be removed automatically from the Board without any action required by the Board, if such Director has been declared of unsound mind by a final order of court, or convicted of a felony, or found by a final order or judgment of any court to have breached any duty under Chapter 2, Article 3 of the California Nonprofit Public Benefit Corporation Law.

(iii) No reduction in the authorized number of Directors shall effect a removal of any Director prior to the expiration of such Director's term of office.

(c) Resignations. Any Director may resign, which resignation shall be effective upon giving written notice to the Chairperson of the Board, the President (if any), the Secretary or the Board, unless the notice specifies a later time for the effectiveness of such resignation, provided that, except upon notice to the Attorney General of the State of California, no Director may resign if the Corporation would then be left without a duly-elected Director or Directors in charge of its affairs. If the resignation of a Director is effective at a future time, a successor may be designated before that time, to take office when the resignation becomes effective. In addition, unexcused absence of any Director from four (4) regular Board meetings over a one (1) year period shall be deemed a resignation of such absent Director from the Board, creating a vacancy to be filled as provided in Section 3.4(d). The determination of whether an absence is excused or unexcused shall be made by the Chairperson of the Board.

(d) Filling of Vacancies. Vacancies in the Board shall be filled in the same manner as the vacant position was last filled; that is, either by the same designator as the designator who appointed the Director(s) whose office is vacant, if applicable, or by the Board of Directors, if the Director(s) whose office is vacant was elected by the Board . Each Director so

selected shall hold office until the expiration of the term of the replaced Director and until a successor has been selected and qualified.

Section 3.5. Place of Meeting. Meetings of the Board shall be held at the principal office of the Corporation. The Board may designate that a meeting be held at any place within California that has been designated by resolution of the Board or in the notice of the meeting provided that all meetings of the Board shall be called, held and conducted in accordance with the terms and provisions of the Ralph M. Brown Act California Government Code Sections 54950, et seq., as said chapter may be modified by subsequent legislation.

Section 3.6. Regular Meetings. Regular meetings of the Board shall be held on the third Monday of each month at 4:15 p.m. local time. The Board shall hold an annual meeting for the purpose of organization, appointment of officers, election of such directors, if any, as are to be elected by the Board in the applicable year, and the transaction of other business. Annual meetings of the Board shall be held without call or notice on the first Wednesday of July of each year at 4:00 p.m. local time; provided, however, that the Board may designate another date or time for the annual meeting in any year. If for any reason the annual meeting is not held on the date scheduled, the term of office for the incumbent directors and officers shall continue until adjournment of the succeeding Board meeting at which such elections take place. Notice of regular and annual meetings is not required if conducted in accordance with these Bylaws. Agendas for each such meeting must be posted seventy-two (72) hours previous to such meeting.

All meetings of the Board shall be called, held and conducted in accordance with the terms and provisions of the Ralph M. Brown Act California Government Code Sections 54950, et seq., as said chapter may be modified by subsequent legislation.

Section 3.7. Special Meetings. Special meetings of the Board for any purpose or purposes may be called at any time by the Chairperson of the Board or by a majority of the Directors, or as otherwise provided by the terms and provisions of the Ralph M. Brown Act California Government Code Sections 54950, et seq., as said chapter may be modified by subsequent legislation.

Notice of the time and place of special meetings, and the business to be transacted at the meeting, shall be provided to the Directors and to all media who have provided written notice to the Corporation. All notices shall provide such information and be given with at least such notice as is required in accordance with the terms and provisions of the Ralph M. Brown Act California Government Code Sections 54950, et seq., as said chapter may be modified by subsequent legislation that is applicable to the type of meeting called.

Section 3.8. Quorum and Action of the Board.

(a) Quorum. A majority of the Directors then in office (excluding non-voting Directors) constitute a quorum of the Board for the transaction of business, except to adjourn as provided in Section 3.11.

(b) Valid Board Actions. Every act or decision done or made by a vote of a majority of the Directors present at a meeting duly held at which a quorum is present shall be

regarded as the act of the Board, unless a greater number be required by law, by the Articles of Incorporation, or by these Bylaws, including, without limitation, acts or decisions relating to (a) approval of contracts or transactions in which a Director has a direct or indirect material financial interest, (b) approval of certain transactions between corporations having common directorships, and (c) creation of and appointments to Committees, and (d) indemnification of Directors. Notwithstanding the foregoing, a meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of Directors from the meeting, if any action taken is approved by at least a majority of the required quorum for such meeting.

Section 3.9. Participation in Meetings by Conference Telephone. Meetings of the Board may be held by teleconference, provided that all Directors participating in the meeting must be able to hear one another. All meetings held by teleconference must comply with the terms and provisions of the Ralph M. Brown Act California Government Code Sections 54950, et seq., as said chapter may be modified by subsequent legislation.

Section 3.10. Waiver of Notice. Except as otherwise provided in the Ralph M. Brown Act California Government Code Sections 54950, et seq. with respect to waivers of notice of special meetings, notice of a meeting need not be given to any Director who signs a waiver of notice or a written consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of notice to such Director. All such waivers, consents and approvals shall be filed with the corporate records or made a part of the minutes of the meetings. A waiver of notice need not specify the purpose of any regular or special meeting of the Board. Directors can protest a lack of notice only by presenting a written protest to the Secretary either in person, by first-class mail addressed to the Secretary at the principal office of the Corporation as contained on the records of the Corporation as of the date of the protest, or by facsimile addressed to the facsimile number of the Corporation as contained on the records of the Corporation as of the date of the protest.

Section 3.11. Adjournment. A Board meeting may be adjourned in accordance with the provisions of the Ralph M. Brown Act California Government Code Sections 54950, et seq., as said chapter may be modified by subsequent legislation.

Section 3.12. Conduct of Meetings. Meetings of the Board shall be presided over by the Chairperson of the Board, or, in his or her absence, the Treasurer or, in the absence of each of these persons, by a chairperson chosen by a majority of the Directors present at the meeting. The Secretary of the Corporation shall act as secretary of all meetings of the Board, provided that, in his or her absence, the presiding officer shall appoint another person to act as secretary of the meeting.

All meetings of the Board shall be called, held and conducted in accordance with the terms and provisions of the Ralph M. Brown Act California Government Code Sections 54950, et seq., as said chapter may be modified by subsequent legislation.

Section 3.13. Fees and Compensation. Directors shall not receive any compensation for their service as Directors or as members of Committees of the Board; provided, however, that any Director may receive advances or reimbursement of actual reasonable expenses incurred by such Director in carrying out his or her duties as a Director or as

a member of a Committee of the Board, as may be authorized by the Board. This Section 3.13 shall not be construed to preclude any Director from serving the Corporation in any other capacity as an officer, agent, employee or otherwise, and receiving reasonable compensation for those services, as may be authorized by the Board.

Section 3.14. Restrictions on Interested Directors. Not more than forty-nine percent (49%) of the persons serving on the Board at any time may be Interested Persons. An "Interested Person" is (a) any person currently being compensated by the Corporation for services rendered to it within the previous 12 months, whether as a full-time or part-time employee, independent contractor or otherwise; (b) any employee or officer of any corporation, or any shareholder holding more than 3 percent of the shares in any corporation, or any partner or employee of any partnership, that has rendered compensated services to the Corporation within the previous 12 months; and (c) any brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, mother-in-law, father-in-law, daughter-in-law or son-in-law of any person described in clause (a) or (b) above. Any violation of the provisions of this paragraph shall not, however, affect the validity or enforceability of any transaction entered into by the Corporation.

Section 3.15. Rights of Inspection. Every Director shall have the absolute right at any reasonable time to inspect and copy all books, records, and documents of every kind and to inspect the physical properties of the Corporation.

Section 3.16. Guests of Honor. From time to time the Board, or any Committee so authorized, may place in nomination before the Board the names of individuals for election to life terms as Guests of Honor in recognition of especially meritorious service to the Corporation. The specific requirements and procedures for nomination and election shall be established by the Board, or any Committee so authorized, provided that any Director who has served at least one full term as the Chairperson of the Board or the President (if any) shall be eligible for nomination to the status of Guest of Honor.

Guests of Honor shall receive notice of and be permitted to attend all meetings of the Board and all functions of the Board, unless the Board by resolution has determined that such Guest of Honor shall be excluded from any such meeting, but shall not be deemed Directors and therefore shall not (i) have voting power or any notice rights as a Director, (ii) have any authority to act as a Director, or (iii) be counted for quorum purposes. There shall be no limit to the number of Guests of Honor.

Section 3.17. Non-liability of Directors. The Directors shall not be personally liable for the debts, liabilities or other obligations of the Corporation.

The personal liability (including personal liability to a third party for monetary damages) of any Director for such person's acts or omissions occurring within the scope of the performance of such person's duties as such shall be limited to the fullest extent permitted by law (including Section 5047.5 of the California Nonprofit Corporation Law or Section 5239 of the Nonprofit Public Benefit Law, as applicable). Such Directors shall also have a right to indemnification by the Corporation as and to the extent set forth in Article 9 hereof.

City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **OFFICE OF THE CITY MANAGER**
CITY CLERK DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE NOMINATION FOR REAPPOINTMENT OF COMMISSIONER TO THE HOUSING AUTHORITY**

ISSUE

Approve nomination for reappointment of Commissioner to the Housing Authority.

RECOMMENDATION

Staff recommends pursuant to Palmdale Municipal Code Section 2.080.030 that the City Council ratify the nomination for reappointment to the Housing Authority as follows:

1. Approve reappointment of the following individual nominated by Mayor Hofbauer to serve as Commissioner for a two-year term, set to expire on September 30, 2023.

1. Christina Fraga-Sanz

BACKGROUND

The purpose of the Housing Authority ("HA") of the City of Palmdale is to address the shortage of safe, sanitary housing for persons of low income. The HA is comprised of seven (7) Commissioners consisting of five (5) City Council members and two (2) appointed Tenant members. The two (2) appointed tenant members must be tenants in the Housing Authority properties and at least one (1) of the appointed tenant members must be age 62 or older. The two (2) appointed tenant members have the same equal voting rights as the five City Council members. If the tenant member ceases to be a tenant, he or she shall be disqualified as a member and another tenant shall be appointed to fill the un-expired term. The tenant member must be a resident in good standing. Palmdale HA Tenant Members must reside in HA properties as follows:

- Boulders at the Ranch 1
- Boulders at the Ranch 2
- Boulders at the Lake
- La Quinta Apartments
- Summerwood

- Park Vista
- The Impressions

The term of office is two (2) years. Housing Authority members are not involved in the management of the Housing Authority properties. Members are subject to the provisions of the Ralph M. Brown Act and are required to attend city-sponsored trainings.

The HA meetings are called as needed and are generally held in the City Council Chamber, located at 38300 Sierra Highway, Suite B, Palmdale, CA on the first Tuesday of every month at 7:00 p.m. Periodically, additional meetings are held to discuss agenda items, and open to the public. Approximately a week prior to each meeting, an agenda packet is sent to each Commissioner to provide the opportunity to prepare for deliberation of each agenda item.

DISCUSSION

On September 30, 2021, terms of service are set to expire for Commissioners Thomas Brown and Christina Fraga-Sanz. Commissioner Fraga-Sanz was first appointed to the HA on December 31, 2018. She has expressed her intent to continue to serve and her desire for reappointment, as she possesses the institutional knowledge and experience needed to add continued value. Commissioner Thomas Brown has enjoyed serving the community. Unfortunately, he is not seeking reappointment and a recruitment for the vacancy will be open until filled, as the qualified candidate is required to be 62 years or older.

FISCAL IMPACT

Pursuant to Resolution No. HA 2020-002 (attached), the Housing Authority authorizes and approves payment of compensation to the two tenant members appointed as Commissioners to the Housing Authority of $100.00 for each Housing Authority meeting attended for a maximum of two meetings per month.

STRATEGIC PLAN

Goal I: Maintain effective public safety and protection for life, property, and the environment.

D. Strengthen regional, state, and national partnerships to enhance our legislative presence.

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and

transparency.

Prepared by:	Shanae S. Smith, City Clerk
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. 97-062
2. Resolution No. HA 2020-002

CITY OF PALMDALE

RESOLUTION NO. 97-062

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE MAKING CERTAIN FINDINGS, DECLARING THE NEED FOR A HOUSING AUTHORITY TO FUNCTION IN THE CITY OF PALMDALE AND DECLARING ITSELF TO BE THE COMMISSIONERS OF THE HOUSING AUTHORITY

WHEREAS, Part 2 of Division 24 of the Health and Safety Code of the State of California, sometimes referred to as the Housing Authorities Law (Cal. Health and Safety Code Section 34000 et seq.), provides in part that in each city there is a public body corporate and politic known as the housing authority of the city, and that the housing authority shall not transact any business or exercise its powers unless, by resolution, the governing body of the city declares that there is need for a housing authority to function in it.

WHEREAS, the Housing Authorities Law provides that the governing body of a city may make the determination upon its own motion.

WHEREAS, the Housing Authorities Law further provides that the governing body of a city may adopt the resolution if it finds either of the following: (a) insanitary or unsafe inhabited dwellings exist; or (b) that there is a shortage of safe or sanitary dwelling accommodations in the city available to persons of low income at rentals they can afford.

WHEREAS, the Housing Authorities Law further provides that the governing body at the time of adoption of the resolution or at any time thereafter may declare itself to be the commissioners of the housing authority.

WHEREAS, mobile homes constitute an important housing resource in the City of Palmdale.

WHEREAS, Mobile home owners are often persons of low or moderate income, including seniors and families with children, who are required to pay a disproportionate amount of their income on housing costs, including space rent in mobile home parks.

WHEREAS, there is a shortage of safe or sanitary dwelling accommodations in the City of Palmdale available to persons of low income at rentals they can afford, specifically including a shortage of well-managed mobile home parks in the City of Palmdale with respect to which long-term affordability for low income persons is ensured as the result of recorded agreements or covenants.

WHEREAS, to address the shortage of well-managed mobile home parks in the City of Palmdale with respect to which long-term affordability for low income persons is ensured as the result of recorded agreements or covenants, there is a need for a housing authority to function in the City of Palmdale.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Palmdale as follows:

Section 1. The City Council of the City of Palmdale hereby finds and declares that the above recitals are true and correct.

Section 2. The City Council of the City of Palmdale hereby finds that there is a shortage of safe or sanitary dwelling accommodations in the City of Palmdale available to persons of low income at rentals they can afford, specifically including a shortage of well-managed mobile home parks in the City of Palmdale with respect to which long-term affordability for low income persons is ensured by recorded agreements or covenants.

Section 3. The City Council of the City of Palmdale hereby declares that there is need for a housing authority to function in the City of Palmdale.

Section 4. The City Council of the City of Palmdale hereby declares itself to be the commissioners of the housing authority, and shall be vested with all of the rights, powers, duties, and privileges and immunities vested in an authority by the Housing Authorities Law.

Section 5. The City Manager of the City of Palmdale shall serve as the Executive Director of the housing authority, with full authority to execute documents and enter into contracts on behalf of the housing authority. The City Clerk shall serve as the Secretary of the housing authority. The staff of the City of Palmdale shall furnish to the housing authority such necessary staff services associated with or required by the housing authority and which could be performed by the staff of an authority.

Section 6. This Resolution shall take effect immediately upon its adoption.

****

PASSED, APPROVED AND ADOPTED by the City Council of the City of Palmdale at a regular meeting thereof held on the 9th day of April, 1997.

AYES:	Councilmembers Myers, Davies, Judge, Root and Mayor Ledfo
NOES:	None
ABSTAIN:	None
ABSENT:	None

James C. Ledford, Jr.
Mayor

ATTEST:

Victoria L. Denham
Victoria L. Denham, CMC
City Clerk

Approved as to form:

City Attorney of the City of Palmdale

HOUSING AUTHORITY
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. HA 2020 -002

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PALMDALE TO ESTABLISH THE COMPENSATION FOR HOUSING AUTHORITY TENANT COMMISSIONERS

WHEREAS, The City of Palmdale established the Housing Authority of the City of Palmdale (Housing Authority) on April 9, 1997*; and*

WHEREAS, In accordance with Health and Safety Code Section 34246.5 two tenants are appointed as commissioners*; and*

WHEREAS, The Housing Authority desires to establish compensation for the tenants appointed as commissioners to the Housing Authority.

NOW THEREFORE, BE IT RESOLVED, THE HOUSING AUTHORITY OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The Housing Authority authorizes and approves payment of compensation to the two tenant members appointed as commissioners to the Housing Authority of $100 for each Housing Authority meeting attended for a maximum of two meetings per month.

SECTION 2. The Human Resources Manager or his/her designee is authorized and empowered to submit for payment for the two tenants appointed as commissioners to the Housing Authority.

SECTION 3. These authorizations are effective upon its adoption until rescinded by the Housing Authority.

SECTION 3. The Authority Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 7th day of April, 2020.

Steven D. Hofbauer, Chair

Approved as to form:

Wm. Matthew Ditzhazy
For Authority Attorney

ATTEST:

Rebecca J. Smith, Authority Secretary

I, Rebecca J. Smith, Authority Secretary of the Housing Authority of the City of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the Housing Authority of the City of Palmdale at a special meeting of said Authority held on the 7th day of April, 2020 by the following roll call vote:

AYES: Hofbauer, Loa, Bettencourt, Carrillo, Bishop, Fraga-Saenz

NOES: None

ABSTAIN: None ABSENT: Brown

Date: April 14, 2020

Rebecca J. Smith, Authority Secretary

City Council Staff Report

DATE: **August 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT**
ECONOMIC DEVELOPMENT DIVISION

SUBJECT: **ADOPT RESOLUTION NO. CC 2021-070, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE DECLARING ITS INTENTION TO ESTABLISH THE PALMDALE TOURISM IMPROVEMENT DISTRICT AND ESTABLISH THE TIME AND PLACE OF A PUBLIC MEETING AND A PUBLIC HEARING THEREON AND GIVING NOTICE THEREOF.**

ISSUE

Adopt Resolution No. CC 2021-070, a Resolution of the City Council of the City Council of the City of Palmdale declaring its intention to establish the Palmdale Tourism Improvement District (PTID).

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution No. CC 2021-070, a Resolution of the City Council of the City of Palmdale declaring its intention to establish the PTID.
2. Authorize the City Manager or their designee to execute any documents related to the establishment of the PTID.

BACKGROUND

In California, Tourism Improvement Districts (TID) are primarily formed pursuant to the Property and Business Improvement District Law of 1994 (94 Law). This law allows for the creation of special benefit assessment districts to raise funds within a specific geographic area. The key difference between TIDs and other special benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the TID.

TID benefits:

- They are customized to fit the needs of each destination;
- They allow for a wide range of services, including destination marketing, tourism promotion, and sales lead generation;
- They are designed, created and governed by those who will pay the assessment;
- They provide a stable funding source for tourism promotion; and,

- Funds cannot be diverted for other government programs.

Over the past twelve months, City staff has met with the hotels in Palmdale to establish a proposed PTID. Hotels in Palmdale have lower occupancy and overnight stays during holidays and weekends, the proposed PTID attempts to increase overnight stays through enhancements in city amenities and tourism opportunities.

The proposed PTID would be a partnership between the City and the hotels in Palmdale to create additional tourism and visitor opportunities that both visitors and residents could enjoy. The benefits a TID can provide come in a variety of forms such as signature events, enhancing the current tourism attractions, development of additional destinations and infrastructure improvements. This increase in tourism and business travel would positively impact hotels, restaurants, and entertainment businesses.

TIDs are self-assessment districts, which means that lodging business owners within the PTID fund the TID, and those funds are used to provide services that are desired by and benefit those lodging businesses within the PTID. TIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism. These special assessment districts allow lodging business owners to organize their efforts to increase tourism.

DISCUSSION

The hotel owners and managers throughout Palmdale are proposing to form the PTID for a five-year term. The proposed services include special events, infrastructure improvements and enhancing current visitor attractions. All services provided by the PTID are intended to attract new visitors.

Hotel business owners decided to pursue formation of a PTID to create a revenue source devoted to marketing Palmdale as a tourist meeting and event destination. If established, the PTID would generate approximately $900,000 annually for promotion of travel and tourism specific to Palmdale.

The Management District Plan (Attachment 2) includes the proposed boundary of the proposed PTID, a service plan and budget, and governance. The PTID will include all current and future lodging businesses within the boundaries of Palmdale.

As proposed, the PTID is expected to have a five-year term, beginning November 1, 2021 through October 31, 2026. The self-assessment will be implemented beginning November 1, 2021. Once per year, beginning on the anniversary of the TID formation, there is a 30-day period in which business owners paying 50% or more of the total self-assessment may protest and begin proceedings to terminate the TID.

The annual self-assessment rate is two percent of gross short-term room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than

30 consecutive days; stays of any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to November 1, 2021.

The City will collect the self-assessment from each lodging business located within the PTID boundaries and distribute the assessment to the PTID, which will have the responsibility of managing TID programs as provided in this Management District Plan. The PTID shall pay the City a fee equal to one percent of the amount of assessment collected to cover the costs of collection and administration.

PTID FORMATION PROCESS

If the Resolution of Intention is approved, the next steps as follows:

August 18, 2021 NOTICE

The 94 Law requires the City to mail written notice to the owners of all businesses proposed to be within the PTID. Mailing the notice begins a mandatory 45-day period in which owners may protest PTID formation.

September 7, 2021 PUBLIC HEARING

Allow public testimony on the formation of the PTID and levy of assessments. No Council action required.

October 5, 2021 ESTABLISHMENT

If written protests are received from the owners of businesses in the proposed PTID which will pay more than 50% of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50%, no further proceedings to levy the proposed assessment against such businesses shall be taken for a period of one year from the date of the finding of a majority protest by the Council.

At the conclusion of the public hearing to establish the PTID, the Council may adopt, revise, change, reduce, or modify the proposed self- assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them.

If the Council, following the public hearing, decides to establish the proposed PTID, the Council shall adopt an ordinance to form Visit Palmdale, a 501(c)(6) non-profit organization.

The proposed PTID program includes regional marketing efforts. These efforts would allow the PTID to collaborate on joint tourism and marketing opportunities with the County of Los Angeles and City of Lancaster to enhance tourism throughout the Antelope Valley. Regional marketing efforts would benefit business, hotels, and entertainment venues throughout the Antelope Valley.

FISCAL IMPACT

If the PTID is approved at a later meeting, the City would receive a fee of one percent of the total amount collected to cover the costs of administration. The City would collect the assessment from each lodging business located in the PTID boundaries and distribute funds to the TID.

In addition, there may be an increase in transient occupancy tax and sales tax revenues as PTID programs are intended to increase visitation to the City.

STRATEGIC PLAN

Goal IV: Maintain a desirable community where everyone wants to live, work and play.

D. Develop and maintain diverse programs and events that inspire growth, pride and lifelong learning.

Prepared by:	Carlene Saxton, Director of Economic and Community Development
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. CC 2021-070, a Resolution of Intention to establish the Palmdale Tourism Improvement District
2. Palmdale Tourism Improvement District Management District Plan
3. Petition forms in support of Tourism Improvement District Formation

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2021-070

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE PROPOSING ITS INTENTION TO ESTABLISH THE PALMDALE TOURISM IMPROVEMENT DISTRICT (PTID) AND ESTABLISH THE TIME AND PLACE OF A PUBLIC MEETING AND A PUBLIC HEARING THEREON AND GIVING NOTICE THEREOF.

WHEREAS, the Property and Business Improvement Law of 1994, Streets and Highways Code § 36600 et seq., authorizes the City to establish business improvement districts for the purposes of promoting tourism; and

WHEREAS, City of Palmdale, lodging business owners, and representatives from the City of Palmdale have met to consider the formation of the PTID; and

WHEREAS, City of Palmdale has drafted a Management District Plan which sets forth the proposed boundary of the PTID, a service plan and budget, and a proposed means of governance; and

WHEREAS, the proposed PTID includes all lodging businesses, existing and in the future, available for public occupancy located within the boundaries of the City of Palmdale; and

WHEREAS, lodging business who will pay more than 50% of the assessment under the PTID have petitioned the City Council to establish the PTID.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The recitals set forth herein are true and correct.

a. The City Council finds that lodging businesses that will pay more than 50% of the assessment proposed in the Plan have signed and submitted petitions in support of the formation of the PTID. The City Council accepts the petitions and adopts this Resolution of Intention to establish the PTID and to levy an assessment on certain lodging businesses within the PTID boundaries in accordance with the Property and Business Improvement District Law of 1994.

b. The City Council finds that the Plan satisfies all requirements of Streets and Highways Code § 36622.

c. The City Council declares its intention to establish the PTID and to levy and collect assessments on lodging businesses within the PTID boundaries pursuant to the Property and Business Improvement District Law of 1994.

d. The PTID shall include all lodging businesses located within the boundaries of the City of Palmdale, as shown in the map attached as Exhibit A.

e. The name of the district shall be Palmdale Tourism Improvement District (PTID).

f. The annual assessment rate is two percent of gross short-term room rental revenue. Based on the benefit received, assessments will not be collected on: stays of more than 30 consecutive days; stays of any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to November 1, 2021.

g. The assessments levied for the PTID shall be applied toward sales, marketing and communications, and destination development programs to market assessed lodging businesses in Palmdale as tourist, meeting, and event destinations, as described in the Plan. Funds remaining at the end of any year may be used in subsequent years in which PTID assessments are levied as long as they are used consistent with the requirements of this resolution and the Plan.

h. The proposed PTID will have a five year term, beginning November 1, 2021 and expiring October 31, 2026, unless renewed pursuant to Streets and Highways Code § 36660.

i. Bonds shall not be issued.

j. The time and place for the public meeting to hear testimony on establishing the PTID and levying assessments are set for September 7, 2021, at 7:00 PM, or as soon thereafter as the matter may be heard, at the Council Chambers located at 38300 Sierra Highway, Suite B, Palmdale, CA 93550.

k. The time and place for the public hearing to establish the PTID and the levy of assessments are set for October 5, 2021, at 7:00 PM, or as soon thereafter as the matter may be heard, at the Council Chambers located at 38300 Sierra Highway, Suite B, Palmdale, CA 93550. The City Clerk is directed to provide written notice to the lodging businesses subject to assessment of the date and time of the meeting and hearing, and to provide that notice as required by Streets and Highways Code § 36623, no later than August 18, 2021.

l. At the public meeting and hearing the testimony of all interested persons for or against the establishment of the PTID may be received. If at the conclusion of the public hearing, there are of record written protests by the owners of the lodging businesses within the proposed PTID that will pay more than 50% of the estimated total assessment of the entire PTID, no further proceedings to establish the PTID shall occur for a period of one year.

m. The complete Plan is on file with Economic and Community Development and may be reviewed upon request.

n. This resolution shall take effect immediately upon its adoption by the City Council.

SECTION 2. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 17th day of August, 2021.

Approved as to form:

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 17th day of August, 2021 by the following roll call vote:

AYES: _____

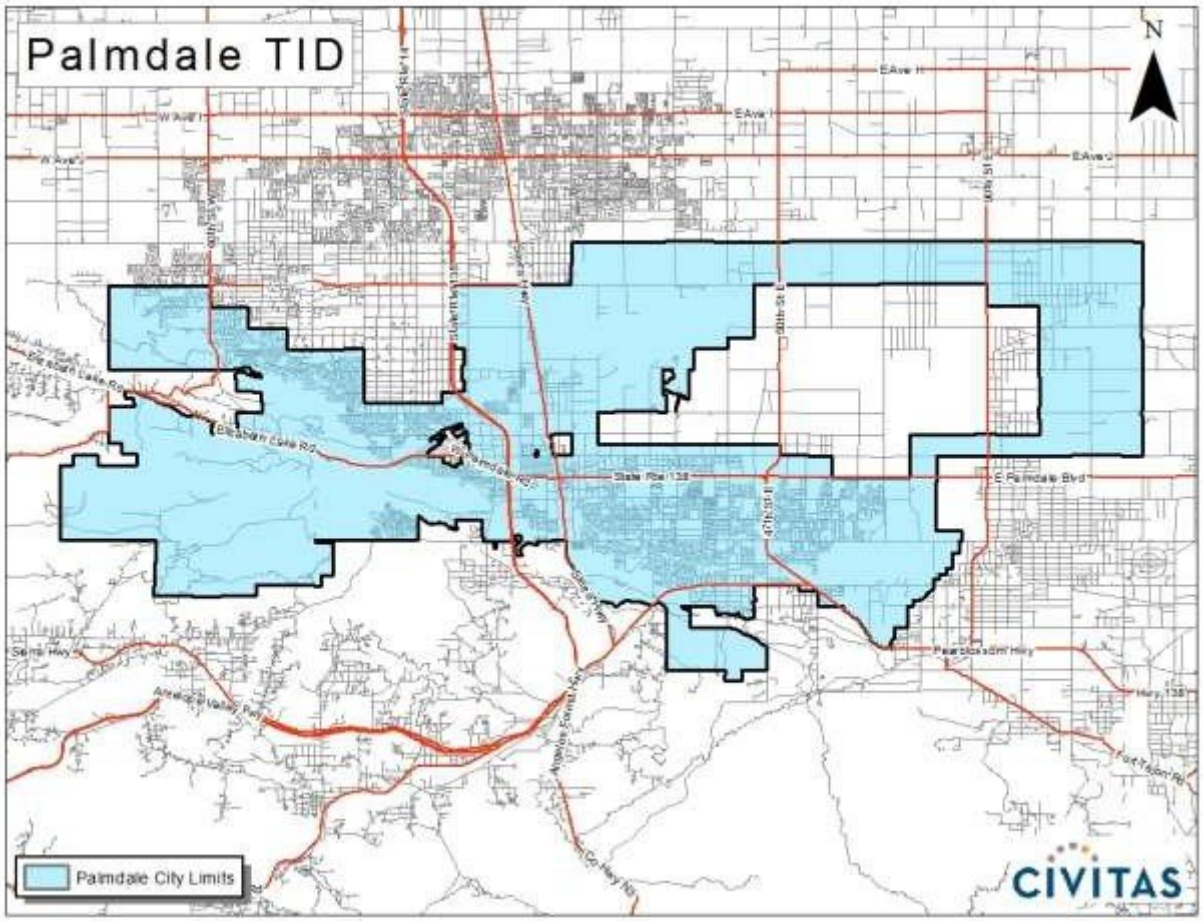
NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

EXHIBIT A
MANAGEMENT DISTRICT PLAN SUMMARY

Boundary Map



2021-2026



PALMDALE TOURISM IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

Prepared pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq.

July 8, 2021

Contents

I. OVERVIEW 3

II. BACKGROUND 4

III. BOUNDARY 5

IV. BUDGET AND SERVICES 6

A. Annual Service Plan 6
B. Annual Budget 8
C. California Constitutional Compliance 8
D. Assessment 10
E. Penalties and Interest 10
F. Time and Manner for Collecting Assessments 11

V. GOVERNANCE 12

A. Owners' Association 12
B. Brown Act and California Public Records Act Compliance 12
C. Annual Report 12

APPENDIX 1 – LAW 13

APPENDIX 2 – ASSESSED BUSINESSES 24

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Prepared by
Civitas

CIVITAS
PARTNERSHIPS • PROGRESS • PROSPERITY

(800)999-7781
www.civitasadvisors.com

I. OVERVIEW

Developed by local hoteliers and the City of Palmdale (City), the Palmdale Tourism Improvement District (PTID) is an assessment district proposed to provide specific benefits to payors, by funding marketing and sales promotion efforts for assessed businesses. This approach has been used successfully in other destination areas throughout the country to provide the benefit of additional room night sales directly to payors.

Location: The PTID includes all lodging businesses, existing and in the future, available for public occupancy located within the boundaries of the City of Palmdale, as shown on the map in Section III.

Services: The PTID is designed to provide specific benefits directly to payors by increasing awareness and demand for room night sales. Sales, marketing & communications and destination development programs will increase demand for overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing demand for room night sales.

Budget: The total PTID annual assessment budget for the initial year of its five (5) year operation is anticipated to be approximately $900,000. A similar budget is expected to apply to subsequent years, but this budget is expected to fluctuate as room sales do.

Cost: The annual assessment rate is two percent (2%) of gross short-term room rental revenue. Based on the benefit received, assessments will not be collected on: stays of more than thirty (30) consecutive days; stays of any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to November 1, 2021.

Collection: The City shall be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the PTID. The City shall take all reasonable efforts to collect the assessments from each lodging business.

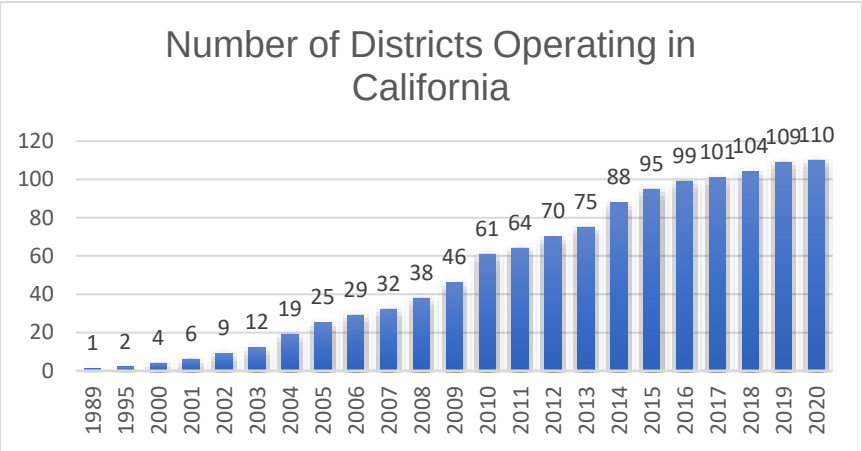
Duration: The PTID will have a five (5) year life, beginning November 1, 2021 through October 31, 2026. Once per year, beginning on the anniversary of PTID formation, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a City Council hearing on PTID termination.

Management: Visit Palmdale (VP) will serve as the PTID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the City Council.

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II. BACKGROUND

TIDs are an evolution of the traditional Business Improvement District. The first TID was formed in West Hollywood, California in 1989. Since then, over 100 California destinations have followed suit. In recent years, other states have begun adopting the California model – Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TID laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TID. And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TIDs without a state law.



California's TIDs collectively raise over $300 million annually for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Palmdale lodging businesses invest in stable, lodging-specific marketing programs.

TIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TIDs allow lodging business owners to organize their efforts to increase demand for room night sales. Lodging business owners within the TID pay an assessment and those funds are used to provide services that increase demand for room night sales.

In California, most TIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TIDs:

- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

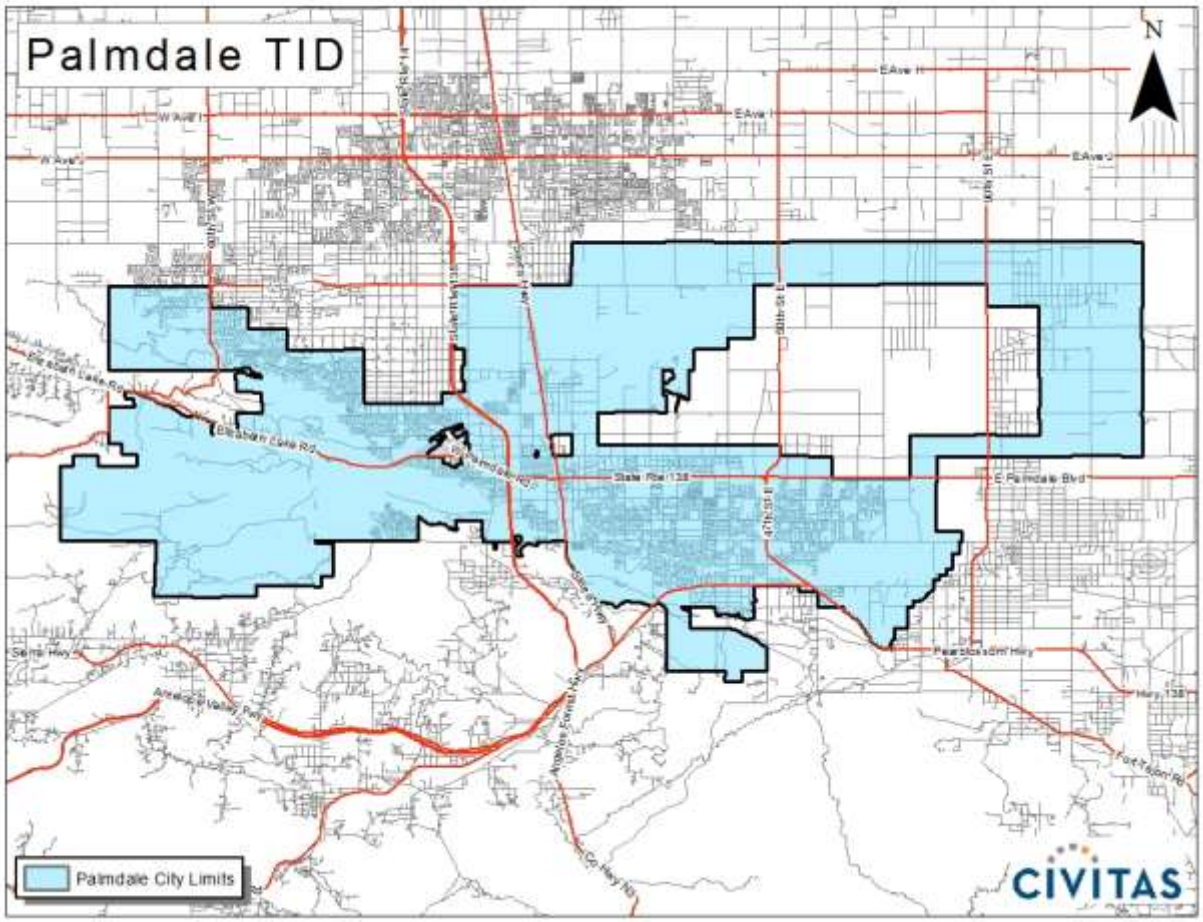
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III. BOUNDARY

The PTID will include all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the City of Palmdale.

Lodging business means: any structure, or any portion of any such structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof.

The boundary, as shown in the map below, currently includes eighteen (18) lodging businesses. A complete listing of lodging businesses within the PTID can be found in Appendix 2.

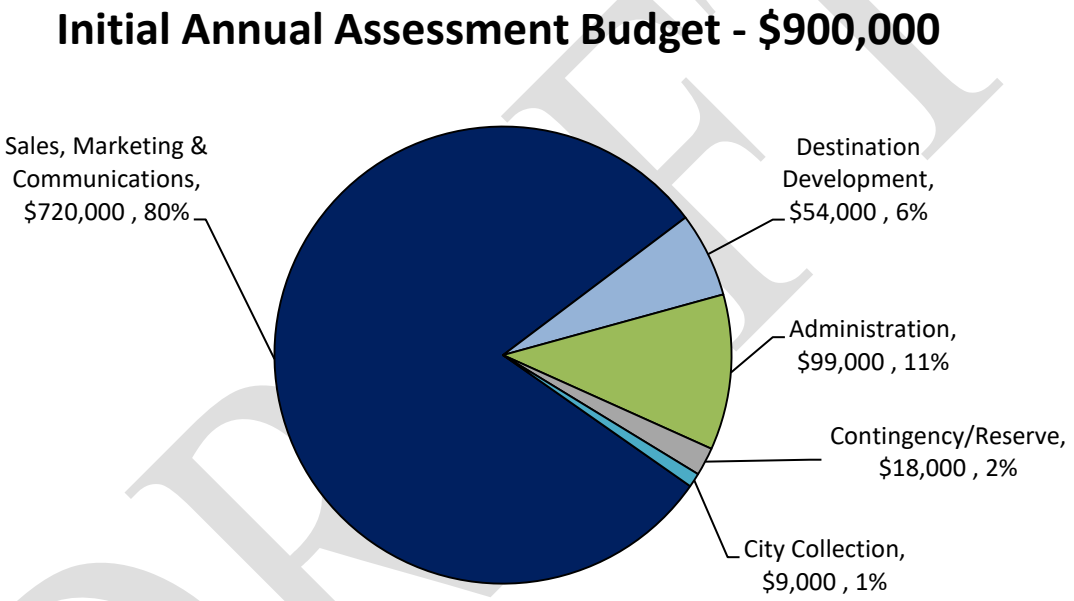


IV. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the City of conferring the benefits or granting the privileges. The privileges and services provided with the PTID funds are sales, marketing & communications and destination development programs available only to assessed businesses.

A service plan assessment budget has been developed to deliver services that benefit the assessed businesses. A detailed annual assessment budget will be developed and approved by VP. The table below illustrates the initial annual assessment budget allocations. The total initial assessment budget is $900,000.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the VP Board and the City shall have the authority to adjust budget allocations between the categories by no more than fifteen percent (15%) of the total budget per year. A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the PTID, any and all assessment funds may be used for the costs of defending the PTID. In the first year of operation, the costs of creating the PTID may be repaid by deducting repayment funds proportionally from budget categories. Repayment costs shall not exceed $42,000.

Each budget category includes all costs related to providing that service. For example, the sales, marketing & communications budget includes the cost of staff time dedicated to overseeing and implementing the sales, marketing & communications program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the budget. The costs of an individual staff member may be allocated to multiple budget categories. The staffing levels necessary to provide the services below will be determined by the VP on an as-needed basis.

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Sales, Marketing, and Communications

A sales, marketing and communications program will promote assessed businesses as tourist, meeting, and event destination. The sales, marketing and communications program will have a central theme of promoting the destination as a desirable place for overnight visits. The program will have the goal of increasing demand for overnight visitation and sales at assessed businesses, and may include the following activities:

- Development of a marketing plan to ensure district funds are strategically spent to market assessed businesses;
- Internet marketing efforts to increase awareness and optimize internet presence to drive overnight visitation to assessed businesses;
- Content development for photoshoots and video shoots for digital promotion, featuring assessed businesses to drive overnight visitation and sales to assessed businesses;
- Preparation and production of collateral promotional materials such as brochures, visitor guides, promotional items, postcards, flyers and maps featuring assessed businesses;
- Advertising targeted at potential visitors to drive overnight visitation and sales to assessed businesses;
- Implementation of a public relations and communications strategy, inclusive of social media outlets and press release distribution designed to drive overnight visitation and increase sales at assessed businesses;
- Attendance of trade shows, professional industry conferences, and affiliation events to promote assessed businesses;
- Lead generation activities designed to attract tourists, business travelers, and group events to assessed businesses;
- Familiarization tours of assessed businesses;
- Visitor Service programs and enhancements, such as kiosks and Visitor Centers, that will enhance the visitor experience;
- Director of Sales and General Manager meetings to plan and coordinate tourism promotion efforts for assessed businesses;
- Joint partnerships with local businesses as well as local and state tourism organizations to increase overnight visitation at assessed businesses; and
- Development of Visitor Studies and Return on Investment (ROI) analysis on effectiveness of district funds to improve effectiveness and increase demand for overnight visitation at assessed businesses;

Destination Product Development

The Destination Project Development projects may include:

- Infrastructure improvements that enhance the destination's competitive position to attract visitors, filming, sporting events, and special events year-round, to increase sales at assessed businesses;
- Comprehensive and integrated wayfinding signage system and/or banner program targeted to increase demand for visitation and increase sales at assessed businesses; and
- Other programs and activities that will enhance the visitor experience to increase sales at assessed businesses.

Administration and Operations

The administration and operations portion of the budget shall be utilized for administrative staffing costs, office costs, and other general administrative costs such as insurance, audits, legal, and accounting fees.

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Contingency/Reserve
The budget includes a contingency line item to account for uncollected assessments, or higher than anticipated program costs, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program or administration costs at the discretion of the Board. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the Board of the Owners' Association. Additionally, in the event there are contingency/reserve funds remaining near the end of the PTID's term, contingency/reserve funds may be used for the cost of renewing the PTID.

City Collection Fee
The City shall retain a fee equal to one percent (1%) of the amount of assessments collected, to cover collection and administration costs.

B. Annual Budget

The total five (5) year improvement and service plan budget is projected at approximately $900,000 annually, or $4,740,570 through 2026. This budget may fluctuate as room sales do. A similar budget is expected to apply to subsequent years, but this budget is expected to fluctuate as room sales do.

The table below demonstrates the maximum cost of improvements and services over the PTID's five (5) year term. A two percent (2%) annual increase in the cost of improvements and services is projected to account for anticipated increases in gross short term room rental revenue as a result of PTID efforts.

Year	Sales, Marketing & Communications	Destination Development	Admin & Operations	Contingency & Reserve	City Fee	Total
2021/22	$720,000	$54,000	$99,000	$18,000	$9,000	$900,000
2022/23	$734,400	$55,080	$100,980	$18,360	$9,180	$918,000
2023/24	$756,432	$56,732	$104,009	$18,911	$9,455	$945,540
2024/25	$779,125	$58,434	$107,130	$19,478	$9,739	$973,906
2025/26	$802,499	$60,187	$110,344	$20,062	$10,031	$1,003,123
Total	**$3,792,456**	**$284,434**	**$521,463**	**$94,811**	**$47,406**	**$4,740,570**

C. California Constitutional Compliance

The PTID assessment is not a property-based assessment subject to the requirements of Proposition 218. Courts have found Proposition 218 limited the term 'assessments' to levies on real property.[1] Rather, the PTID assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26 all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the PTID, a "specific benefit" and a "specific government service." Both require that the costs of benefits or services do not exceed the reasonable costs to the City of conferring the benefits or providing the services.

1. Specific Benefit

Proposition 26 requires that assessment funds be expended on, "a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege."[2] The services in this Plan are designed to provide targeted benefits directly to assessed

[1] *Jarvis v. the City of San Diego* 72 Cal App. 4th 230
[2] Cal. Const. art XIII C § 1(e)(1)

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businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific businesses within the PTID. The activities described in this Plan are specifically targeted to increase demand for room night sales for assessed lodging businesses within the boundaries of the PTID, and are narrowly tailored. PTID funds will be used exclusively to provide the specific benefit of increased demand for room night sales directly to the assessees. Assessment funds shall not be used to feature non-assessed lodging businesses in PTID programs, or to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

The assessment imposed by this PTID is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is an increase in demand for room night sales. The specific benefit of an increase in demand for room night sales for assessed lodging businesses will be provided only to lodging businesses paying the district assessment, with marketing and sales programs promoting lodging businesses paying the PTID assessment. The marketing, sales & communications and destination development programs will be designed to increase room night sales at each assessed lodging businesses. Because they are necessary to provide the marketing, sales & communications and destination development programs that specifically benefit the assessed lodging businesses, the administration and contingency services also provide the specific benefit of increased demand for room night sales to the assessed lodging businesses.

Although the PTID, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, "A specific benefit is not excluded from classification as a 'specific benefit' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor."[3]

2. Specific Government Service

The assessment may also be utilized to provide, "a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product."[4] The legislature has recognized that marketing and promotions services like those to be provided by the PTID are government services within the meaning of Proposition 26[5]. Further, the legislature has determined that "a specific government service is not excluded from classification as a 'specific government service' merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor."[6]

3. Reasonable Cost

PTID services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein. Funds will be managed by VP, and reports submitted on an annual basis to the City. Only assessed lodging businesses will be featured in marketing materials, receive sales leads generated from PTID-funded

[3] Government Code § 53758(a)
[4] Cal. Const. art XIII C § 1(e)(2)
[5] Government Code § 53758(b)
[6] Government Code § 53758(b)

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activities, be featured in advertising campaigns, and benefit from other PTID-funded services. Non-assessed lodging businesses will not receive these, nor any other, PTID-funded services and benefits.

The PTID-funded programs are all targeted directly at and feature only assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed lodging businesses receive incremental room nights, that portion of the promotion or program generating those room nights shall be paid with non-PTID funds. PTID funds shall only be spent to benefit the assessed businesses, and shall not be spent on that portion of any program which directly generates incidental room nights for non-assessed businesses.

D. Assessment

The annual assessment rate is two percent (2%) of gross short term room rental revenue. Based on the benefit received, assessments will not be collected on: stays of more than thirty (30) consecutive days; stays of any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to November 1, 2021.

The term "gross room rental revenue" as used herein means: the consideration charged, whether or not received, for the occupancy of space in a hotel, valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash credits and property and services of any kind or nature, without any deduction therefrom whatsoever. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes.

The assessment is levied upon and a direct obligation of the assessed lodging business. However, the assessed lodging business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. If the PTID assessment is identified separately it shall be disclosed as the "PTID Assessment." As an alternative, the disclosure may include the amount of the PTID assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and shall be disclosed as the "Tourism Assessment." The assessment is imposed solely upon, and is the sole obligation of the assessed lodging business even if it is passed on to transients. The assessment shall not be considered revenue for any purpose, including calculation of transient occupancy taxes.

Bonds shall not be issued.

E. Penalties and Interest

The PTID shall reimburse the City of Palmdale for any costs associated with collecting unpaid assessments. If sums in excess of the delinquent PTID assessment are sought to be recovered in the same collection action by the City, the PTID shall bear its pro rata share of such collection costs. Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. *Original Delinquency:* Any lodging business owner who fails to remit any assessment imposed by this section within the time required shall pay a penalty of 10 percent (10%) of the amount of the unpaid assessment in addition to the amount of the assessment.

2. *Continued Delinquency:* Any lodging business owner who fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of 10 percent (10%) of the amount

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of unpaid assessment, in addition to the amount of the assessment and the 10 percent (10%) penalty first imposed.

3. *Fraud:* If the City determines that the nonpayment of any remittance due under this section is due to fraud, a penalty of 25 percent (25%) of the amount of the assessment shall be added thereto in addition to the penalties stated in this section.

4. *Interest:* In addition to the penalties imposed, any lodging business owner who fails to remit any assessment imposed by this section shall pay interest at the rate of one and one-half percent (1.50%) per month or fraction thereof on the amount of unpaid assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.

5. *Penalties Merged with Assessment:* Every penalty imposed and such interest as accrues under the provisions of this chapter shall become a part of the assessment herein required to be paid.

F. Time and Manner for Collecting Assessments

The PTID assessment will be implemented beginning November 1, 2021 and will continue for five (5) years through October 31, 2026. The City will be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each lodging business. The City shall take all reasonable efforts to collect the assessments from each lodging business. The City shall forward the assessments collected to the Owners' Association.

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V. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the PTID as defined in Streets and Highways Code §36612. The City Council has determined that the to-be-formed nonprofit corporation, Visit Palmdale (VP), will serve as the Owners' Association for the PTID.

VP shall be comprised of five (5) to seven (7) directors, in which a majority of the directors shall be owners or owner representatives of businesses paying the PTID assessment. The Board will also include representation from the City and may include businesses with an interest in tourism. VP shall have full authority to manage matters related to the PTID including, but not limited to, management of assessment funds and full decision-making authority regarding PTID programs in accordance with this Plan.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the VP board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

C. Annual Report

VP shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

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APPENDIX 1 – LAW

*** THIS DOCUMENT IS CURRENT THROUGH THE 2021 SUPPLEMENT ***
(ALL 2020 LEGISLATION)

STREETS AND HIGHWAYS CODE
DIVISION 18. PARKING
PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. General Provisions

ARTICLE 1. Declarations

36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

(a) Businesses located and operating within business districts in some of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.

(d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them.

(e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:

(1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.

(2) Job creation.

(3) Business attraction.

(4) Business retention.

(5) Economic growth.

(6) New investments.

(f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.

(g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits.

(h) The act amending this section is intended to provide the Legislature's guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.

(1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property.

(2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the

incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.

(3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within property and business improvement districts, to ensure that those assessments conform to all constitutional requirements and are determined and assessed in accordance with the guidance set forth in this act. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36603.5. Part prevails over conflicting provisions

Any provision of this part that conflicts with any other provision of law shall prevail over the other provision of law, as to districts created under this part.

36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ARTICLE 2. Definitions

36606. "Activities"

"Activities" means, but is not limited to, all of the following that benefit businesses or real property in the district:

(a) Promotion of public events.

(b) Furnishing of music in any public place.

(c) Promotion of tourism within the district.

(d) Marketing and economic development, including retail retention and recruitment.

(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.

36606.5. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and providing activities that will provide certain benefits to properties or businesses located within a property and business improvement district.

36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36609.4. "Clerk"

"Clerk" means the clerk of the legislative body.

36609.5. "General benefit"

"General benefit" means, for purposes of a property-based district, any benefit that is not a "special benefit" as defined in Section 36615.5.

36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

(a) Parking facilities.
(b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
(c) Trash receptacles and public restrooms.
(d) Lighting and heating facilities.
(e) Decorations.
(f) Parks.
(g) Fountains.
(h) Planting areas.
(i) Closing, opening, widening, or narrowing of existing streets.
(j) Facilities or equipment, or both, to enhance security of persons and property within the district.
(k) Ramps, sidewalks, plazas, and pedestrian malls.
(l) Rehabilitation or removal of existing structures.

36611. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

36612. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all records relating to activities of the district.

36614. "Property"

"Property" means real property situated within a district.

36614.5. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36614.6. "Property-based assessment"

"Property-based assessment" means any assessment made pursuant to this part upon real property.

36614.7. "Property-based district"

"Property-based district" means any district in which a city levies a property-based assessment.

36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

36615.5. "Special benefit"

"Special benefit" means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ARTICLE 3. Prior Law

36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. Establishment

36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board

of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.

(2) Information specifying where the complete management district plan can be obtained.

(3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

36622. Contents of management district plan

The management district plan shall include, but is not limited to, all of the following:

(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected property and businesses included, which may be made by reference to any plan or map that is on file with the clerk. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements, maintenance, and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance, or activities, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) (1) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof.

(2) In a property-based district, the proportionate special benefit derived by each identified parcel shall be determined exclusively in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the activities. An assessment shall not be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and a property-based district shall separate the general benefits, if any, from the special benefits conferred on a parcel. Parcels within a property-based district that are owned or used by any city, public agency, the State of California, or the United States shall not be exempt from assessment unless the governmental entity can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. The value of any incidental, secondary, or collateral effects that arise from the improvements, maintenance, or activities of a property-based district and that benefit property or persons not assessed shall not be deducted from the entirety of the cost of any special benefit or affect the proportionate special benefit derived by each identified parcel.

(l) In a property-based district, the total amount of all special benefits to be conferred upon the properties located within the property-based district.

(m) In a property-based district, the total amount of general benefits, if any.

(n) In a property-based district, a detailed engineer's report prepared by a registered professional engineer certified by the State of California supporting all assessments contemplated by the management district plan.

(o) Any other item or matter required to be incorporated therein by the city council.

36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with Section 53753 of the Government Code.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay

50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements, maintenance, and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements, maintenance, and activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish a proposed property and business improvement district, the city council shall adopt a resolution of formation that shall include, but is not limited to, all of the following:

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district. Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements, maintenance, and activities funded by the proposed assessments, and, for a property-based district, that property within the district will receive a special benefit.

(8) In a property-based district, the total amount of all special benefits to be conferred on the properties within the property-based district.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625, the clerk shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements, maintenance, and activities, provided that any property-based assessment conforms with the requirements set forth in paragraph (2) of subdivision (k) of Section 36622.

36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and the district may be renewed pursuant to this part.

CHAPTER 3. Assessments

36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part may be charged interest and penalties.

36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36625. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public hearing.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public hearing, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

CHAPTER 3.5. Financing

36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a)The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.
(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

CHAPTER 4. Governance

36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements, maintenance, and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.
(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.
(2) The improvements, maintenance, and activities to be provided for that fiscal year.
(3) An estimate of the cost of providing the improvements, maintenance, and activities for that fiscal year.
(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.
(5) The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
(6) The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.
The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

36651. Designation of owners' association to provide improvements, maintenance, and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements, maintenance, and activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

CHAPTER 5. Renewal

36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.
(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues

shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

CHAPTER 6. Disestablishment

36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

APPENDIX 2 – ASSESSED BUSINESSES

Lodging Business	Business Address
Best Western	600 W Palmdale Blvd, Palmdale, CA 93551
Courtyard by Marriott	530 W Rancho Vista Blvd, Palmdale, CA 93551
Doubletree *(under construction)*	300 W Palmdale Blvd, Palmdale, CA 93551
Element Hotel	39325 Trade Center Drive, Palmdale, CA 93551
Embassy Suites	39375 5th St W, Palmdale, CA 93551
EZ 8 Motel	430 W Palmdale Blvd, Palmdale, CA 93551
Fairfield Inn *(under construction)*	1052 W Ave O-8, Palmdale, CA 93551
Hampton Inn and Suites	9428 Trade Center Dr, Palmdale, CA 93551
Hilton Garden Inn Palmdale	1309 W Rancho Vista Blvd, Palmdale, CA 93551
Holiday Inn	38630 5th St W, Palmdale, CA 93551
Home2 Suites	38750 5th St W, Palmdale, CA 93551
Knights Inn Motel	130 E Palmdale Blvd, Palmdale, CA 93550
Motel 6	407 West Palmdale Blvd, Palmdale, CA, 93551
OYO Hotel	217 E Palmdale Blvd, Palmdale, CA 93550
Palm Motel	38535 6th St E, Palmdale, CA 93550
Red Roof Inn	200 W Palmdale Blvd, Palmdale, CA 93551
Residence Inn by Marriot	514 West Avenue P, Rancho Vista Blvd, Palmdale, CA 93551
Sherwood Motel	1331 E Palmdale Blvd, Palmdale, CA 93550
Staybridge Suites Palmdale	420 W Park Dr, Palmdale, CA 93551

**Hotel List as of July 2021*

DRAFT

PETITION TO THE CITY OF PALMDALE
TO FORM THE PALMDALE TOURISM IMPROVEMENT DISTRICT

We petition you to initiate proceedings to form a Tourism Improvement District in accordance with the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq., for the purpose of providing services as described in the summary of the Management District Plan attached hereto as Exhibit A.

Lodging Establishment & Address	**Business Owner**
Element Palmdale Hotel	Billy Brown
39325 Trade Center Dr Palmdale CA 93551	

The undersigned is the business owner or the authorized representative of the business owner and is the person legally authorized and entitled to sign this petition.

Gabriel Gonzalez	General Manager
Owner Representative/Owner Name (printed)	Title
Owner/Representative Signature	07/26/2021
	Date

A complete copy of the Management District Plan will be furnished upon request. Requests for a complete copy of the Management District Plan should be made to:

Luis Gonzalez
City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550
(661)267-5160

PETITION TO THE CITY OF PALMDALE
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Lodging Establishment & Address	**Business Owner**
Hampton Inn & Suites	Highgate Hotels
39428 Trade Center Dr.	
Palmdale, Ca 93551	

The undersigned is the business owner or the authorized representative of the business owner and is the person legally authorized and entitled to sign this petition.

Michelle Marquez	General Manager
Owner Representative/Owner Name (printed)	Title
Michelle Marquez	
Owner/Representative Signature	Date

A complete copy of the Management District Plan will be furnished upon request. Requests for a complete copy of the Management District Plan should be made to:

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Palmdale, CA 93550
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Lodging Establishment & Address	**Business Owner**
Courtyard Palmdale - 530 W. Rancho Vista Blvd. Palmdale, CA. 93551	Highgate Hotels
Residence Inn Palmdale - 514 W. Rancho Vista Blvd. Palmdale CA. 93551	Highgate Hotels

The undersigned is the business owner or the authorized representative of the business owner and is the person legally authorized and entitled to sign this petition.

Randy Miranda	Complex General Manager
Owner Representative/Owner Name (printed)	Title
	7/20/2021
Owner/Representative Signature	Date

A complete copy of the Management District Plan will be furnished upon request. Requests for a complete copy of the Management District Plan should be made to:

Luis Gonzalez
City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550
(661)267-5160

PETITION TO THE CITY OF PALMDALE
TO FORM THE PALMDALE TOURISM IMPROVEMENT DISTRICT

We petition you to initiate proceedings to form a Tourism Improvement District in accordance with the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et seq., for the purpose of providing services as described in the summary of the Management District Plan attached hereto as Exhibit A.

Lodging Establishment & Address	**Business Owner**
① Holiday Inn 38630 5th St W Palmdale, CA 93551	Joseph Fan
② Staybridge Suites 420 W. Park Dr Palmdale, CA 93551	Joseph Fan

The undersigned is the business owner or the authorized representative of the business owner and is the person legally authorized and entitled to sign this petition.

Victor J Dollar / Joseph Fan — Owner Representative/Owner Name (printed)

Sr V/P Sales — Title

Victor J Dollar — Owner/Representative Signature

7/13/2021 — Date

A complete copy of the Management District Plan will be furnished upon request. Requests for a complete copy of the Management District Plan should be made to:

Luis Gonzalez
City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550
(661)267-5160

EXHIBIT A

MANAGEMENT DISTRICT PLAN SUMMARY

Location: The PTID includes all lodging businesses, existing and in the future, available for public occupancy located within the boundaries of the City of Palmdale, as shown on the map included herein.

Services: The PTID is designed to provide specific benefits directly to payors by increasing awareness and demand for room night sales. Sales, marketing & communications and destination development programs will increase demand for overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing demand for room night sales.

Budget: The total PTID annual assessment budget for the initial year of its five (5) year operation is anticipated to be approximately $900,000. A similar budget is expected to apply to subsequent years, but this budget is expected to fluctuate as room sales do.

Cost: The annual assessment rate is two percent (2%) of gross short-term room rental revenue. Based on the benefit received, assessments will not be collected on: stays of more than thirty (30) consecutive days; stays of any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty; and stays pursuant to contracts executed prior to November 1, 2021.

Collection: The City shall be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the PTID. The City shall take all reasonable efforts to collect the assessments from each lodging business.

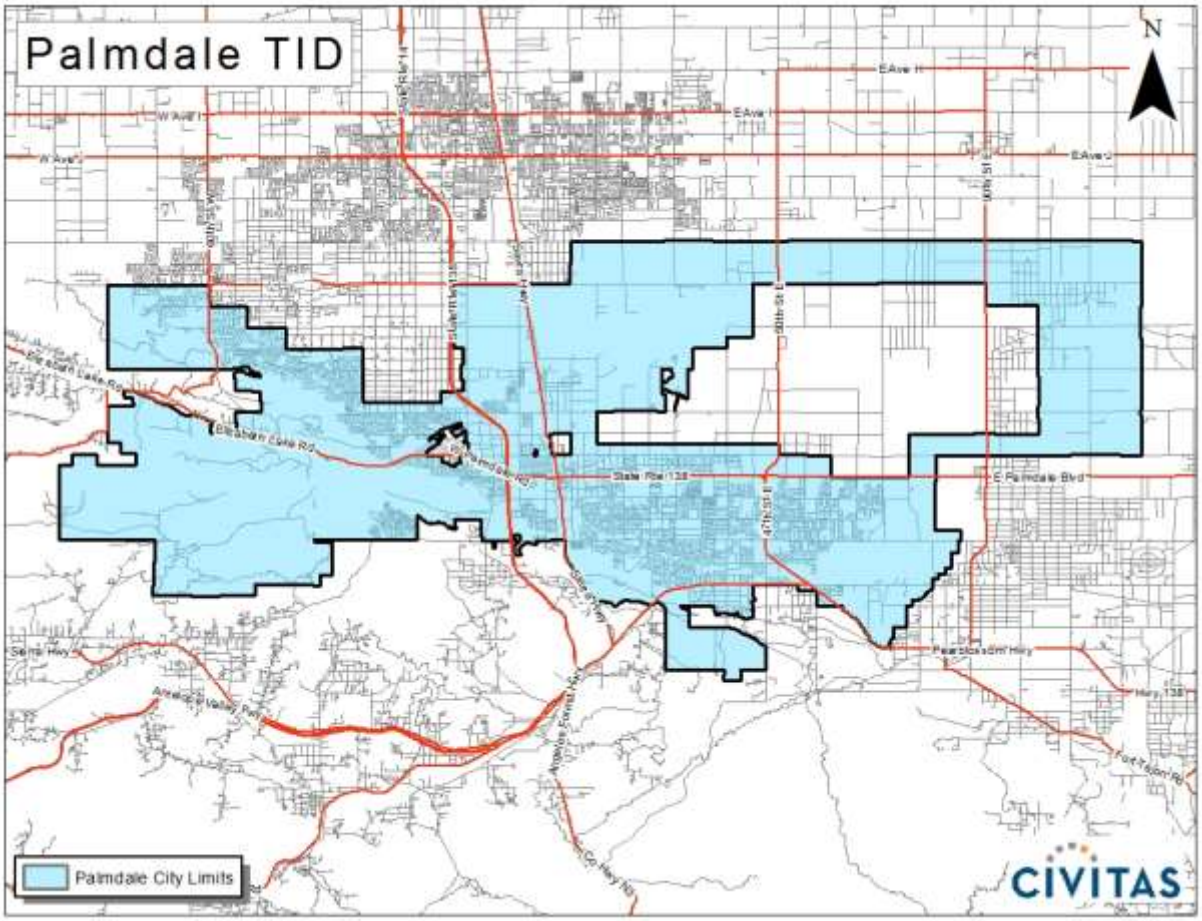
Duration: The PTID will have a five (5) year life, beginning November 1, 2021 through October 31, 2026. Once per year, beginning on the anniversary of PTID formation, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a City Council hearing on PTID termination.

Management: Visit Palmdale (VP) will serve as the PTID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with the Management District Plan, and must provide annual reports to the City Council.

EXHIBIT A

MANAGEMENT DISTRICT PLAN SUMMARY

Boundary Map



Palmdale Tourism Improvement District (PTID)

August 17, 2021



Tourism Improvement District Overview



Tourism Improvement Districts in California



Over 100 California destinations have TIDs to improve branding, marketing, and drive tourism



Formation of a TID would create additional tourism opportunities for both visitors and residents to enjoy

Other Cities with TIDs

Destination	TOT Rate	TID Assessment	Total
Los Angeles	14.00%	1.50%	15.50%
Murrieta	10.00%	3.00%	13.00%
Santa Clarita	10.00%	2.00%	12.00%
Simi Valley	10.00%	2.00%	12.00%
Palmdale	10.00%	2.00%	12.00%
Lancaster	7.00%	2.00%	9.00%

TID Fundamentals

Funds must be spent on services and improvements that provide a specific benefit only to those who pay into the TID

They are designed, created and governed by those who will pay the assessment

They are customized to fit the needs of payors in each destination

They provide a stable, long-term funding source for tourism

TID Goals



Increase Tourism and overnight hotel stays in local hotels



Establish regional partnership with LA County, and Lancaster for events and marketing



Develop the Palmdale “Brand”



Enhance current infrastructure to attract more visitors





Types of TID Projects





City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY ATTORNEY'S OFFICE**

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION 2021-074, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE OF A VOTE OF NO CONFIDENCE IN LOS ANGELES COUNTY DISTRICT ATTORNEY GEORGE GASCON**

ISSUE

Adopt Resolution 2021-074, a Resolution of the City Council of the City of Palmdale of a vote of No Confidence in Los Angeles County District Attorney George Gascon.

RECOMMENDATION

Discuss Resolution 2021-074 and adopt or reject as necessary.

BACKGROUND

At the City Council meeting of July 13, 2021, staff was directed to return with the attached Resolution of a vote of No Confidence in Los Angeles County District Attorney George Gascon.

DISCUSSION

In response to a directive to staff, the Office of the City Attorney has produced the attached Resolution of a vote of No Confidence in Los Angeles County District Attorney George Gascon.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by: Christopher Beck, City Attorney

Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

None

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2021-074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE, OF A VOTE OF NO CONFIDENCE IN LOS ANGELES COUNTY DISTRICT ATTORNEY GEORGE GASCON

WHEREAS, the City of Palmdale, values and places the highest priority on public safety and protecting its community; and

WHEREAS, the City of Palmdale, strives to maintain effective public safety and protection for life, property and the environment, as stated in Goal I of the Strategic Plan.

WHEREAS, Los Angeles County District Attorney George Gascon issued a series of Special Directives in December 2020, including Special Directives 20-06, 20-07, and 20-08; and

WHEREAS, Special Directive 20-06 eliminates cash bail for any misdemeanor, non-serious felony, or non-violent felony offense; and

WHEREAS, Special Directive 20-07 lists numerous misdemeanor charges that will be declined or dismissed before arraignment and without conditions unless "exceptions" or "factors for consideration" exist. These misdemeanor charges include trespassing, disturbing the peace, criminal threats, drinking in public, drug and paraphernalia possession, being under the influence of a controlled substance, public intoxication, resisting arrest, driving without a valid license or with a suspended license, minor in possession of alcohol, loitering, and loitering to commit prostitution; and

WHEREAS, Special Directive 20-08 eliminates several sentencing enhancements, including the Three Strikes Law, gang enhancements, and violations of bail; and

WHEREAS, some of the Special Directives issued by Los Angeles County District Attorney George Gascon, violate state law, which were enacted through the legislative or ballot initiative process to prevent and prosecute crime and protect the general public; and

WHEREAS, the Special Directives listed in this Resolution undermine the legislative and ballot initiative process and risk safety of the general public; and

WHEREAS, the Special Directives undermine the deterrent effects of various criminal laws and penalties that were meant to protect the public, including the residents of the City of Palmdale; and

WHEREAS, it is of the utmost importance for the City of Palmdale, that policies that aim to restructure or amend prosecutorial directives are consistent with state law and issued with reasonable intent and priority to enhance public safety and protect the general public and victims' rights.

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City of Palmdale affirms a vote of no confidence in Los Angeles County District Attorney George Gascon and hereby directs staff transmit said Resolution to applicable and interested offices and organizations.

SECTION 2. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, _____.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the _____by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

City Council Staff Report

DATE: **AUGUST 17, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY ATTORNEY'S OFFICE**

DISTRICT: **ALL**

SUBJECT: **DISCUSSION CONSIDERING EXPANDING CAPACITY OF CITY ATTORNEY REGARDING MUNICIPAL AND MISDEMEANOR PROSECUTIONS**

ISSUE

Discussion considering expanding capacity of the City Attorney regarding municipal and misdemeanor prosecutions.

RECOMMENDATION

Receive information and provide direction to staff.

BACKGROUND

At the City Council meeting on July 13, 2021, the council directed staff to return with an update on a previous inquiry regarding functions of the City Attorney as the City Prosecutor and current state of prosecutions in the City of Palmdale, as well as a preliminary feasibility analysis of the matter.

This staff report will discuss 1) methods of expanding prosecutorial capacity of the City Attorney's Office, 2) feasibility of such 3) preliminary costs associated with the actions.

DISCUSSION

The genesis of this report has been the limitations on filings of misdemeanor complaints by Los Angeles County District Attorney George Gascon. This matter may be resolved if the recall campaign against George Gascon is successful. Presently, recall proponents are in the signature gathering phase, wherein they need to collect 579,062 signatures by the submission deadline of October 27, 2021. Thereafter, the Registrar of Voters has 30 days to verify the sufficiency of the signatures. If the signature requirement is met, election officials must order an election within 14 days of receiving certification. Within 88 to 125 days of the election order, the election must be held. Staff recommends that if the intent is to establish a full misdemeanor prosecutions division, as set forth below, that we wait until such time as the recall attempt has been completed.

There are two approaches the City Council could take to increase local control over criminal matters, and prosecution of such by the City Attorney's Office. The first is to expand, in a graduated manner, criminal actions that are violations of the Palmdale Municipal Code. By this method, limited criminal actions would by Ordinance be prohibited by code, subject to enforcement by the City Attorney's Office. Enforcement could include administrative citations, or the filing of a violation as an infraction or misdemeanor. (Palmdale Municipal Code Section 1.12.010). The City Attorney's Office presently has the ability to enforce the Palmdale Municipal Code by filing one of the three aforementioned actions.

The second, as discussed in previous reports on the subject, would be to create a City Prosecutions division, similar to that of the City of Burbank or Pasadena, wherein all state misdemeanor arrests occurring within the City of Palmdale are prosecuted by the City Attorney's office. There are two approaches the city could pursue to enact this; they could request consent to do so from Los Angeles County District Attorney George Gascon, or if that fails, they could enact a Charter amendment in 2022 to said effect. This would cause the city to incur considerable expenses as discussed below.

FISCAL IMPACT

The fiscal impact for the two approaches varies. The graduated, and incremental filing of misdemeanor matters for present municipal code violations can and is being handle by existing staff and being developed.

If the direction is to request all misdemeanors from the Los Angeles County District Attorney or execute a Charter amendment to such, the cost would include roughly $2.8 million per year in personnel costs alone, in addition to other hard and soft costs associated with the expansion. See Schedule A (attached) for a detail of anticipated costs under this method.

A feasibility or cost study would need to be produced to determine a more definitive annual impact of such and an estimate for producing a study of this kind is between roughly $75,000 and $150,000, however, we will not know the total until we issue a Request for Proposals and receive adequate responses.

STRATEGIC PLAN

Goal I: Maintain effective public safety and protection for life, property and the environment.

A. Provide comprehensive and innovative safety services to prevent crime and promote a safe community.

Prepared by: Christopher Beck, City Attorney

Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Schedule of Costs

ATTACHMENT A – SCHEDULE OF COSTS

Below is a table of a sample of Southern California cities that have a City Prosecutions division, and the attorney personnel staffed therein:

CITY	POPULATION	TOTAL # OF ATTORNEYS	NUMBER OF CITY PROSECUTORS
Alameda	80,535*	8	1
Burbank	103,418	11	3
Pasadena	143,922	16	7
Redondo Beach	68,152	8	3.5
Santa Monica	91,857	25	11

*population figures as of 2019

From the information provided by the District Attorney's office for 2019 and 2020 calendar, the Palmdale Sheriff's Department submitted 4312 and 4181 cases, respectively.

The Los Angeles Superior Court Criminal Division-Lancaster has distributed the misdemeanor cases to four courtrooms. Currently, the Los Angeles District Attorney has one Deputy District Attorney in each courtroom, referred to as a Calendar Deputy. Cases are then assigned from calendar courts to trial or motion courts.

The LADA currently has 5 misdemeanor deputies assigned to handle the daily courtroom needs, with more senior felony attorneys serving as backup. Four attorneys handle the calendar court, while one attorney is a 'floater.' In addition to the five attorneys comprising the misdemeanor unit, a senior attorney reviews and files all cases for the unit. Further, should more than one attorney be assigned to a trial, the office has the ability to draw on more senior attorneys from felony units. The attorneys also have substantial support from an Investigations Bureau, comprised of highly experienced police officers to conduct further investigation and locate witnesses, and a Victim Services Division. Further office staff assist attorneys with victim support, file preparation, discovery and paperwork processing.

Resources Needed to Prosecute City of Palmdale Misdemeanors:

Based on the number of cases, it is anticipated that creating such a division would require, at a minimum, the following [in additional to office related incidentals]:

A) Physical office space, preferably in the courthouse, or relatively near the courthouse;
B) Additional attorney staff;

C) Access to certified laboratory for testing; and,
D) Support staff

1. Physical Space (fiscal impact TBD based on location):
    a. Office space in the Courthouse, or other similar office with controlled access and security.
        i. Security: Defendants, witnesses, victims will regularly enter the office lobby for various reasons. Some circumstances can be hostile. Having an immediate law enforcement presence will help ensure staff safety.
        ii. Courtroom access: Given the volume of cases and the nature of pre-trial and trial schedules, the ability to quickly access the office is essential to efficiently handling matters.

2. Additional attorney staff [note: the amounts below include salary and benefits]:
    a. Supervising attorney: One - $296,319
    b. Filing attorney: One - $181,759
    c. Line prosecutors: Six (one for each courtroom)
        i. 4 attorneys in calendar courtrooms - $727,036
        ii. 2 attorneys available for trials, motions, and backup case filings $363,518
3. Support Staff
    a. Receptionist: One - $96,474
    b. Processing (3)
        i. Paralegal: One - $106,357
        ii. Office Assistant: Two - $192,948
    c. Witness Coordination: One - $106,357
    d. Victim Advocates: Two - $212,714
    e. Investigator (2): - TBD, ~$600,000

*Note: for 3(a-d) the figures were produced using current designations of Administrative Assistants and Senior Administrative Assistants. These figures will likely change after official job classifications are produced. As to item (e), given that the source of sworn investigators is unknow, the number is an estimate.

Requirement	**Cost**
Supervising Attorney	$296,319
Filing Attorney	$181,759
Line Attorneys	$1,090,554
Receptionist	$96,474
Paralegal	$106,357
Office Assistant	$192,948
Witness Coordination	$106,357
Victim Advocates	$212,714

Investigators	~$600,000
Total Staff Cost	**$2,883,482**
Office Space	TBD based on location and availability
Laboratory Fees	TBD based on need and availability
Incidentals, insurance, supplies, fees, etc.	TBD

CITY OF PALMDALE
OFFICE OF THE CITY COUNCIL

M E M O R A N D U M

TO: City Clerk

FROM: Laura Bettencourt, Mayor Pro Tem

SUBJECT: Monthly Informational Report – Events and Meetings

DATE: August 11, 2021

During the period July 8, 2021, through August 11, 2021, I attended the following meetings and events:

July 7: Coffee with a Cop

July 13: City Council Meeting, Monthly CIP Update, and Palmdale PAC Meeting

July 19: North Los Angeles County Transportation Coalition Meeting

July 22: League of California Cities Summer Recess Briefing

July 23: A.V. Chambers of Commerce 119th Installation Banquet

July 27: AVTA Board of Director's Meeting

August 2: Palmdale Sherriff Captain's Meeting

August 4: Spanish Talk Radio, Palmdale Sherriff Boosters Meeting and Coffee with a Cop

August 7: SALVA Anniversary Gala