



City of Hesperia Meeting Minutes – Draft City Council

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Tuesday, August 19, 2025

6:30 PM

REGULAR MEETING AGENDA
HESPERIA CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
HESPERIA HOUSING AUTHORITY
HESPERIA COMMUNITY DEVELOPMENT COMMISSION
HESPERIA WATER DISTRICT
HESPERIA PUBLIC FINANCING AUTHORITY - ANNUAL MEETING
HESPERIA PUBLIC FACILITIES CORPORATION - ANNUAL MEETING

CLOSED SESSION – 5:45PM

Conference with Real Property Negotiators – Property Negotiations
Government Code Section – 54956.8

1.Negotiating Parties: City of Hesperia and Sharon Chan, et al.
Location: APN: 3057-051-06
Under Negotiation: Price and terms

Conference with Legal Counsel - Potential Litigation:
Government Code Section 54956.9(d)2

1.One (1) Case

Conference with Legal Counsel – Existing Litigation
Government Code Section 54956.9(d)1

- 1.CA Arroyo Fund, Inc., et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2225409)
- 2.LCTH Investment, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2303245)
- 3.LCTH Investment, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2303246)
- 4.LCTH Investment, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2310835)
- 5.Desert-Candle, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2504950)

CALL TO ORDER - 6:32 PM

A. Invocation

B. Pledge of Allegiance to the Flag

C. Roll Call

Present: 4 - Mayor Lee, Mayor Pro Tem Gregg, Council Member Bennington and Council Member Ochoa

Absent: 1 - Council Member Pullen

D. Agenda Revisions and Announcements by City Clerk

E. Closed Session Reports by City Attorney

ANNOUNCEMENTS/PRESENTATIONS

1. Review of the 2024 Annual Water Quality Report, by Jeremy McDonald - Water Operations Manager.

GENERAL PUBLIC COMMENTS (For items and matters not listed on the agenda)

The following people commented:

Jerry Pike via voicemail

Kim Jones

Robert Davie

Susan Garcia

JOINT CONSENT CALENDAR

**A motion was made by Gregg, seconded by Ochoa that the Joint Consent Calendar be approved.
The motion carried by the following vote:**

Aye: 4 - Lee, Gregg, Bennington and Ochoa

Nay: 0

Absent: 1 - Pullen

1. Consideration of the Draft Minutes from the Special Meeting held Tuesday, August 5, 2025 and the Special Meeting held Tuesday, August 12, 2025

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Special Meeting held Tuesday, August 5, 2025 and the Special Meeting held Tuesday, August 12, 2025.

Sponsors: Deputy City Manager/City Clerk Melinda Sayre

2. **HESPERIA PUBLIC FACILITIES CORPORATION AND HESPERIA PUBLIC FINANCING AUTHORITY
ANNUAL MEETING ITEM**

Consideration of the Draft Minutes from the Corporation and Authority Annual Meetings held August 20, 2024.\

Recommended Action:

It is recommended that the Board of Directors approve the Draft Minutes of the Corporation and Authority Annual Meetings held August 20, 2024.

Sponsors: Deputy City Manager/City Clerk Melinda Sayre

3. Warrant Run Report (City - Successor Agency - Housing Authority - Community Development Commission - Water)

Recommended Action:

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

Sponsors: Assistant City Manager Casey Brooksher

4. Treasurer's Cash Report for the unaudited period ended June 30, 2025.

Recommended Action:

It is recommended that the Council/Board accept the Treasurer's Cash Report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

Sponsors: Assistant City Manager Casey Brooksher

5. Professional Services Agreement with Kevin Palmer DBA KPC Consulting for the Economic Development Action Plan

Recommended Action:

It is recommended that the City Council approve a Professional Services Agreement with Kevin Palmer, DBA KPC Consulting, in an amount not-to-exceed \$65,000, for development of an Economic Development Action Plan, and authorize the City Manager, or designee, to execute the Agreement.

Sponsors: Director of Development Services Nathan Freeman

6. Land Management System Maintenance and Licensing Contract Authority

Recommended Action:

It is recommended that the City Council authorize the City Manager to approve a contract amendment in the amount of \$65,739 with Superion, LLC for a total not-to-exceed amount of \$348,010, to provide an additional year of licensing support and maintenance of the City's current land management system (TRAKiT).

Sponsors: Deputy Human Resources/Risk Management Director Rita Perez

7. Contract Amendment Allison Mechanical Inc.

Recommended Action:

It is recommended that the City Council and Board of Directors of the Hesperia Water District authorize the City Manager to increase the contract authority with Allison Mechanical Inc. in the amount of \$50,000 for a new not-to-exceed amount of \$296,816 for air conditioning and heating scheduled maintenance and emergency repairs.

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

CONSENT ORDINANCE

8. Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005; Applicant: City of Hesperia; Area affected: City-wide.

Recommended Action:

Place on second reading and adopt by title waiving the text of Ordinance No. 2025-03 approving Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005 to prohibit the establishment of new, or the expansion of existing outdoor pallet yards and indoor pallet manufacturing facilities.

Sponsors: Senior Planner Edgar Gonzalez

A motion was made by Gregg, seconded by Bennington, that this item be approved. The motion carried by the following vote:

Aye: 4 - Lee, Gregg, Bennington and Ochoa

Nay: 0

Absent: 1 - Pullen

PUBLIC HEARING

9. Consider Adoption of Resolution of Necessity to Acquire a portion of APN 3057-051-06 at the Southeast Corner of Escondido Avenue and Sultana Street

Recommended Action:

It is recommended that the City Council hold a hearing on the proposed Resolution of Necessity and adopt the Resolution of Necessity authorizing the commencement of an eminent domain action to acquire the portion of property located at the Southeast Corner of Escondido Avenue and Sultana Street (APN 3057-051-06).

Sponsors: Director of Development Services Nathan Freeman

The following individuals commented on this item:

Robert Davie

Mr. Smith

A motion was made by Bennington, seconded by Gregg, that this item be approved. The motion carried by the following vote:

Aye: 4 - Lee, Gregg, Bennington and Ochoa

Nay: 0

Absent: 1 - Pullen

COUNCIL COMMITTEE REPORTS AND COMMENTS

The Mayor, Mayor Pro Tem and Council Members reported on various events and Committees.

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

City Manager thanked staff.

ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

*Jessica Giber,
Assistant City Clerk*