



Mayor Mallotto
Mayor Pro Tem O'Keefe
Council Member Downs
Council Member Fromberg Edelstein
Council Member Weill

**REGULAR MEETING OF THE RANCHO MIRAGE CITY COUNCIL
AND COMMUNITY SERVICES DISTRICT, ENERGY AUTHORITY,
HOUSING AUTHORITY, JOINT POWERS FINANCE AUTHORITY, LIBRARY
AND OBSERVATORY, AND REDEVELOPMENT SUCCESSOR AGENCY BOARDS**

69-825 Highway 111, Rancho Mirage, CA 92270

Thursday, December 4, 2025, 1:00 PM

MINUTES

1. GENERAL

1.A. Call to Order

Mayor Mallotto called the meeting to order at 1:00 P.M.

1.B. Flag Salute

Mayor Pro Tem O'Keefe led the flag salute.

1.C. Roll Call: Downs, Fromberg Edelstein, Weill, O'Keefe, Mallotto

All City Council Members were present.

2. COUNCIL MEMBER COMMENTS/REPORTS

Council Member Weill spoke of what makes Rancho Mirage such a remarkable city and emphasized the importance of safety and community care ahead of the holiday season. Council

Council Member Downs announced the upcoming Home for the Holidays program provided by the Rancho Mirage Community Cultural Commission.

Mayor Pro Tem O'Keefe provided statistics regarding homelessness and urged everyone to remember those in need during the holiday season.

Mayor Mallotto spoke regarding a regional analysis being conducted by SunLine Transit Agency.

3. CITY MANAGER COMMENTS/REPORTS

None.

4. CONSENT CALENDAR (A-G)

Isaiah Hagerman, City Manager, presented the Consent Calendar items.

MOVED/SECONDED BY WEILL/DOWNS TO APPROVE THE CONSENT CALENDAR AS PRESENTED. MOTION CARRIED 5/0.

4.A. Waive Full Reading of Any Ordinance Introduced or Adopted Pursuant to this Agenda

4.B. November 20, 2025, Regular City Council Meeting Minutes

— RECOMMENDED ACTION: Approve the November 20, 2025, Regular City Council Meeting Minutes as presented.

4.C. Annual and Five-Year Development Impact Fee Report

— RECOMMENDED ACTION: Receive and file the Development Impact Fee Annual and Five-Year Report, and make the findings referenced in the staff report.

4.D. Annual Comprehensive Financial Report (ACFR) for the Year Ended June 30, 2025, and Other Related Audit Reports

— RECOMMENDED ACTION: Receive and file the Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2025, and other related audit reports.

4.E. Recognized Obligations Payment Schedule (ROPS) and Administrative Budget for Fiscal Year 2026-2027 Pursuant to AB 26x1 and AB 1484

— RECOMMENDED ACTION: Adopt Resolution No. 2025-SA-(Next-in-Order), Approving and Adopting a Recognized Obligation Payment Schedule and Administrative Budget for Fiscal Year 2026-2027 Pursuant to Assembly Bills 26x1 and 1484.

(Adopted Resolution No. 2025-SA-02)

4.F. Contracts

— RECOMMENDED ACTION: Approve the terms of the contracts as presented and authorize the City Manager to execute the subject contracts.

4.G. Demands

— RECOMMENDED ACTION: Approve the demands as presented.

5. PUBLIC HEARINGS

5.A. CONTINUED FROM 11/20/2025 CITY COUNCIL MEETING - Environmental Assessment Case No. EA24-0009, Minor Variance Case No. VAR24-0005, and Tentative Tract Map Case No. TTM24-0003 (TTM 38971) – Applicant: Phillip Fomotor. Consideration of a 16-Lot Residential Subdivision on 19.81 Gross Acres. The Project Requests Approval of a Minor Variance to the Residential Estate (R-E) Minimum Required Lot Size. Located North of the Intersection of Mirage Cove Drive and Peterson Road (APN's: 689-090-003, 689-130-004, -005, -013, -014, -017, -018, & 689-140-022)

— RECOMMENDED ACTION: 1) Approve the filing of a Mitigated Negative Declaration (SCH# 2025070800) based on Environmental Assessment Case No. EA24-0009; 2) Approve Minor Variance Case No. VAR24-0005; and, 3) Approve Tentative Tract Map Case No. TTM24-0003 (TTM 38971), subject to the Conditions of Approval, and based on the content and Findings in the staff report.

Ben Torres, Planning Manager, presented the staff report.

The following individuals provided public testimony: Vicki Petersen, Janeen Bahr, Jack Swensen, and Murray Bryant.

A discussion ensued.

MOVED/SECONDED BY WEILL/DOWNS TO: 1) APPROVE THE FILING OF A MITIGATED NEGATIVE DECLARATION (SCH# 2025070800) BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA24-0009; 2) APPROVE MINOR VARIANCE CASE NO. VAR24-0005; AND 3) APPROVE TENTATIVE TRACT MAP CASE NO.

TTM24-0003 (TTM 38971), SUBJECT TO THE CONDITIONS OF APPROVAL, AND BASED ON THE CONTENT AND FINDINGS IN THE STAFF REPORT. MOTION CARRIED 5/0.

6. ACTION CALENDAR

6.A. 2025 Building Code Adoption

— RECOMMENDED ACTION: 1) Introduce Ordinance No. (Next-in-Order), 1st Reading, Amending Chapter 15.02 “Adopted California and Uniform Codes” of Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Energy Code, 2025 California Historical Building Code, 2025 California Existing Building Code, and 2025 California Green Building Standards Code; 2) Introduce Ordinance No. (Next-in-Order), 1st Reading, Amending Chapter 15.04 “California Building Code, 2022 Edition” of Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Building Code; 3) Introduce Ordinance No. (Next-in-Order), 1st Reading, Amending Chapter 15.08 “California Mechanical Code, 2022 Edition and California Plumbing Code, 2022 Edition” and adding Chapter 15.06 “California Plumbing Code, 2025 Edition” to Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Mechanical Code and 2025 California Plumbing Code; 4) Introduce Ordinance No. (Next-in-Order), 1st Reading, Amending Chapter 15.10 “California Electrical Code, 2022 Edition” of Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Electrical Code; 5) Introduce Ordinance No. (Next-in-Order), 1st Reading, Amending Chapter 15.14 “California Residential Code, 2022 Edition” to Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Residential Code; and, 6) Introduce Ordinance No. (Next-in-Order), 1st Reading, Repealing and Replacing Chapter 15.12 “2022 California Fire Code” and adding Chapter 15.13 “California Wildland-Urban Interface Code ,2025 Edition to Title 15 “Buildings and Construction” of the Rancho Mirage Municipal Code to Adopt the 2025 California Fire Code.

Mike Stitt, Building Official, presented the staff report.

MOVED/SECONDED BY DOWNS/FROMBERG EDELSTEIN TO: 1) INTRODUCE ORDINANCE NO. 1227, 1ST READING, AMENDING CHAPTER 15.02 “ADOPTED CALIFORNIA AND UNIFORM CODES” OF TITLE 15 “BUILDINGS AND CONSTRUCTION” OF THE RANCHO MIRAGE MUNICIPAL CODE TO ADOPT THE 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA EXISTING BUILDING CODE, AND 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; 2) INTRODUCE ORDINANCE NO. 1228, 1ST READING, AMENDING CHAPTER 15.04 “CALIFORNIA BUILDING CODE, 2022 EDITION” OF TITLE 15 “BUILDINGS AND CONSTRUCTION” OF THE RANCHO MIRAGE MUNICIPAL CODE TO ADOPT THE 2025 CALIFORNIA BUILDING CODE; 3) INTRODUCE ORDINANCE NO. 1229, 1ST READING, AMENDING CHAPTER 15.08 “CALIFORNIA MECHANICAL CODE, 2022 EDITION AND CALIFORNIA PLUMBING CODE, 2022 EDITION” AND ADDING CHAPTER 15.06 “CALIFORNIA PLUMBING CODE, 2025 EDITION” TO TITLE 15 “BUILDINGS AND CONSTRUCTION” OF THE RANCHO MIRAGE MUNICIPAL CODE TO ADOPT THE 2025 CALIFORNIA MECHANICAL CODE AND 2025 CALIFORNIA PLUMBING CODE; 4) INTRODUCE ORDINANCE NO. 1230, 1ST READING, AMENDING CHAPTER 15.10 “CALIFORNIA ELECTRICAL CODE, 2022 EDITION” OF TITLE 15 “BUILDINGS AND CONSTRUCTION” OF THE RANCHO MIRAGE MUNICIPAL CODE TO ADOPT THE 2025 CALIFORNIA ELECTRICAL CODE; 5) INTRODUCE ORDINANCE NO. 1231, 1ST READING, AMENDING CHAPTER 15.14 “CALIFORNIA RESIDENTIAL CODE, 2022 EDITION” TO TITLE 15 “BUILDINGS AND CONSTRUCTION” OF THE RANCHO MIRAGE MUNICIPAL CODE TO ADOPT THE 2025 CALIFORNIA RESIDENTIAL CODE; AND 3) INTRODUCE ORDINANCE NO. 1232, 1ST READING, REPEALING AND REPLACING CHAPTER 15.12 “2022 CALIFORNIA FIRE CODE” AND ADDING CHAPTER 15.13 “CALIFORNIA WILDLAND-URBAN INTERFACE CODE ,2025 EDITION TO TITLE 15 “BUILDINGS AND CONSTRUCTION” OF THE RANCHO MIRAGE MUNICIPAL CODE TO ADOPT THE 2025 CALIFORNIA FIRE CODE. MOTION CARRIED 5/0.

6.B. IID (Imperial Irrigation District) Substation Funding and Reservation of Capacity Agreement

— RECOMMENDED ACTION: 1) Approve the Funding and Reservation of Capacity Agreement for Cook Street Substation, and authorize the City Manager or designee to execute the Agreement, subject to revisions approved by

all other parties and approved by the City Manager in consultation with the City Attorney; and, 2) Authorize the City Manager to negotiate and execute an Amendment to the Agreement, reserving up to an additional 5,000kVA of capacity for the City on terms substantially the same as the Agreement, which is approximately 8% additional capacity at \$3.2 million.

Isaiah Hagerman, City Manager, presented the staff report.

A discussion ensued.

MOVED/SECONDED BY DOWNS/WEILL TO: 1) APPROVE THE FUNDING AND RESERVATION OF CAPACITY AGREEMENT FOR COOK STREET SUBSTATION, AND AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE AGREEMENT, SUBJECT TO REVISIONS APPROVED BY ALL OTHER PARTIES AND APPROVED BY THE CITY MANAGER IN CONSULTATION WITH THE CITY ATTORNEY; AND 2) AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AMENDMENT TO THE AGREEMENT, RESERVING UP TO AN ADDITIONAL 5,000KVA OF CAPACITY FOR THE CITY ON TERMS SUBSTANTIALLY THE SAME AS THE AGREEMENT, WHICH IS APPROXIMATELY 8% ADDITIONAL CAPACITY AT \$3.2 MILLION. MOTION CARRIED 5/0.

6.C. Shop Local Rancho Mirage Gift Card Program Proposed Holiday Bonus Campaign

— RECOMMENDED ACTION: Approve the implementation of the Shop Local Rancho Mirage Gift Card Holiday Bonus Program (running from Friday, December 5, 2025, through Tuesday, February 17, 2026), with the program utilizing a \$50,000 bonus fund to offer a 50% matching incentive on gift card purchases.

Gabe Codding, Director of Marketing, presented the staff report.

A discussion ensued.

MOVED/SECONDED BY FROMBERG EDELSTEIN/O'KEEFE TO APPROVE THE IMPLEMENTATION OF THE SHOP LOCAL RANCHO MIRAGE GIFT CARD HOLIDAY BONUS PROGRAM (RUNNING FROM FRIDAY, DECEMBER 5, 2025, THROUGH TUESDAY, FEBRUARY 17, 2026), WITH THE PROGRAM UTILIZING A \$50,000 BONUS FUND TO OFFER A 50% MATCHING INCENTIVE ON GIFT CARD PURCHASES. MOTION CARRIED 5/0.

7. NON-AGENDA PUBLIC COMMENTS

The following individuals provided non-agenda public comments: Susan Ragsdale, Alex Cruz, Patrick Lowry, and Wally Melendez.

8. CLOSED SESSION

8.A. Closed Session Agenda

- 1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d) (1). Case Name: Ricky Martinez v. City of Rancho Mirage. Case No.: CVPS2503449.
- 2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1). Case name unspecified since disclosure may jeopardize existing settlement negotiations.

Colin Kirkpatrick, City Attorney, announced that the City Council would recess to Closed Session to confer with legal counsel regarding two existing litigation items, pursuant to Government Code Section 54956.9(d)(1); the first being case name Ricky Martinez v. City of Rancho Mirage with Case No.: CVPS2503449, and the second having an unspecified case name since disclosure may jeopardize existing settlement negotiations.

8.B. Recess to Closed Session

Mayor Mallotto recessed the meeting to Closed Session at 2:11 P.M.

8.C. Reconvene Open Session

Mayor Mallotto reconvened the meeting at 2:54 P.M.

8.D. Closed Session Announcements

Colin Kirkpatrick, City Attorney, announced that no reportable action was taken during Closed Session.

9. ADJOURNMENT

Mayor Mallotto adjourned the meeting at 2:54 P.M.

Date Approved by City Council: 12/18/2025