



City Hall Council Chamber  
1515 Sixth Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

## CITY COUNCIL CLOSED SESSION AND REGULAR MEETING

### OF THE CITY OF COACHELLA

THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,  
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,  
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,  
COACHELLA WATER AUTHORITY, SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY  
AND COACHELLA PARKS AND RECREATION FOUNDATION

**June 12, 2024**

5:00 PM – CLOSED SESSION  
6:00 PM – REGULAR MEETING

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><a href="https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09">https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09</a> Or One tap mobile : 16699006833,,88457271898#,,,,*606140# Or Telephone: US: +1 669 900 6833 <b>Webinar ID: 884 5727 1898</b> <b>Passcode: 606140</b></p> <p><b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing \*9 on the keypad.
  - **In Writing:**

Written comments may be submitted to the City Council electronically via email to [cityclerk@coachella.org](mailto:cityclerk@coachella.org). Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at [www.coachella.org](http://www.coachella.org), and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

**CALL TO ORDER: - 5:00 P.M.**

Mayor Pro Tem Virgen called the City Council Closed Session and Regular Meeting of the City of Coachella to order at 5:00 p.m.

**ROLL CALL:**

Present: Councilmember Dr. Figueroa, Councilmember Galarza, and Mayor Pro Tem Virgen  
City Clerk Zepeda, and City Treasurer Aviles via Zoom

Absent: Councilman Delgado (arrived at 5:43 pm) and Galarza (arrived at 5:33 pm)

**APPROVAL OF AGENDA:**

“At this time the Council/ Board/Corporation/Authority may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda”

City Attorney Carlos Campos requested the addition of a second closed session item, Anticipated Litigation, on an emergency basis.

Motion: To approve the agenda with the modification

Made by: Councilmember Dr. Figueroa

Seconded by: Mayor Pro Tem Virgen

Approved: 3-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Mayor Pro Tem Virgen, and Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: Councilmember Delgado and Councilmember Galarza

**PUBLIC COMMENTS (CLOSED SESSION ITEMS):**

None

**ADJOURN TO CLOSED SESSION:**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 50021 Cesar Chavez St. Coachella, CA 92236 / APN 768-163-013  
City Negotiator: City Manager and City Engineer  
Negotiating Parties: Madrona Real Estate LLC (SC Fuels)  
Under Negotiation: Price and Terms
2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9  
One (1) Potential Case

Councilmember Galarza arrived to the Closed Session at 5:14 pm.

**RECONVENE REGULAR MEETING:**

The City Council reconvened into open session at 6:05 p.m.

**PLEDGE OF ALLEGIANCE:**

Friends from CVUSD led the Pledge of Allegiance

**CLOSED SESSION ANNOUNCEMENTS:**

Direction given; no reportable action taken.

**PROCLAMATIONS/PRESENTATIONS/DIRECTION:**

3. Lift to Rise 2024-26 Action Plan
  - 1) Alejandro Meza Aguilar
  - 2) Otilia Zavala
  - 3) Ana Vargas
  - 4) Ernie Regulin
  - 5) Azalia Gomez
  - 6) Jose Garduno
  - 7) Agustin Arreola
  - 8) Jaydon Rodriguez
  - 9) Norma Pozuelos
4. City of Coachella Fire Department Staffing Increases
5. Presentation on the 2024 - 2025 Annual Operating Budget

Councilmember Galarza stepped away at 6:50 pm and returned at 6:56 pm.

Councilmember Dr. Figueroa stepped away at 6:51 pm and returned at 6:52 pm.

Councilmember Delgado stepped away at 6:56 pm and returned at 6:58 pm.

Mayor Pro Tem Virgen stepped away at 6:58 pm and returned at 7:03 pm.

**WRITTEN COMMUNICATIONS:**

None.

**CONSENT CALENDAR:**

(It is recommended that Consent Items be acted upon simultaneously unless separate discussion and/or action is requested by a Council Member or member of the audience.)

Councilmember Dr. Figueroa stepped away at 8:05 pm and returned at 8:06 pm.

6. Regular Meeting Minutes of May 8, 2024, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation Foundation
7. Voucher Listing- EFT's/Utility Billing Refunds/FY 2023-24 Expenditures as of June 12, 2024, \$6,730,605.50.
8. Establish the Appropriations Limits for Fiscal Year 2024-25
  - a) Adopt Resolution No. 2024-17 Establishing the Appropriations Limit for the City of Coachella for the Fiscal Year 2024-25;
  - b) Adopt Resolution No. SD-2024-01 Establishing the Appropriations Limit for the Coachella Sanitary District for the Fiscal Year 2024-25;
  - c) Adopt Resolution No. FD-2024-01 Establishing the Appropriations Limit for the Coachella Fire Protection District for the Fiscal Year 2024-25
9. Annual Investment Policy Update For Fiscal Year 2024-2025:
  - a) Resolution No. 2024-18, a Resolution of the City Council of the City of Coachella
  - b) Resolution No. WA-2024-01, a resolution of the Coachella Water Authority
  - c) Resolution No. SD-2024-02, a resolution of the Coachella Sanitary District
  - d) Resolution No. FD-2024-02, a resolution of the Coachella Fire Protection District
10. Adopt Ordinance No. 1210 (second reading) Change of Zone No. 24-01 Encanto Project part of a proposal to subdivide 19.2 acres into 111 single family lots with a minimum lot size of 4,500 square feet with seven single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, (Tentative Tract Map No 38429, Conditional Use Permit No. 376, Architectural Review No. 22-11, Environmental Assessment No. 22-04) APN 779-360-001; Applicant: Joseph Rivani, Global Investment and Development
11. Resolution No. 2024-23 Initiating Proceedings for the Levy and Collection of Assessments for Landscaping and Lighting District Maintenance District No. 1 through 40, Fiscal Year 2024/2025

12. Professional Service Agreement with Kimley-Horn to prepare a Local Road Safety Plan (LRSP) for the City of Coachella in an amount of \$60,000.00.
13. Authorization to file a Notice of Completion for Pavement Rehabilitation in Lewis Homes, Which is a Portion of Street Pavement Rehabilitation Phase 19, City Project No. ST-118
14. Amendment #2 to the Professional Service Agreement with Alta Planning + Design, Inc. in the amount of \$10,000, and Authorize Appropriation of \$10,000.00 from Fund 101 (General Fund) for Professional Engineering Services for the Connect Coachella Project, City Project ST-138
15. Authorize City Manager to approve Notice of Completion for City Project No. LL-03-021323, accept project as complete and direct City Clerk to record the Notice of Completion.
16. Award Amendment No. 3 to Construction Agreement with WGJ Enterprises Inc. (dba PCI) for the FY 2023-26 On-Call Striping Contract Project No. 083122 to Extend Their Term Through June 30, 2025 and Compensation to Increase by a not to Exceed Amount of \$125,000
17. Award Amendment No. 1 to Vintage Associates, Inc for Landscape Maintenance Services for Grapefruit Blvd Medians and Parkway Project No. 121421; Increasing Term of Agreement by One Year and Compensation by \$67,620
18. Authorize a Community-Based Grant to the Palm Springs Art Museum in the Amount of \$1,500 to Fund Transportation for their Family+ Program
19. Authorize a Community-Based Grant to the Read with Me Book Donation Program in the Amount of \$2,000 to Purchase and Distribute Books to Five Coachella Elementary Schools
20. Authorize a Community-Based Grant to Seiden-Juku in the Amount of \$1,000 to Help Fund Coachella Valley's First Annual Para-Karate Tournament
  1. Tamara Canedo spoke to this item.
21. Adopt Resolution 2024-20 Adopting a Pavement Management Report Dated May 2024
22. Authorize a Community-Based Grant to Desert Paws Sanctuary in the Amount of \$3,000 to Continue the Rescue, Rehabilitation and Rehoming of Abandoned Animals
23. Proposal to Prepare Technical Specifications and Bid Package for the Rehabilitation of Well #16; CIP W-54, for a Total Cost of \$68,982.00
24. Adopt Resolution 2024-21 Declaring its Intention to Setting a June 26, 2024 Public Hearing Date for Municipal Solid Waste Rates for Fiscal Year 2024/2025
25. Authorize the City Manager to Sign a Conditional Enforceable Loan Commitment Letter for 6th Street Seniors Chelsea Investment Corporation (CIC), LP, for the 53-Unit Affordable Senior Development Project Located on the Southside of 6th Street Between Tripoli Avenue and Date Avenue (APN # 778-113-001 and 778-113-002) in a Not-to-Exceed Amount of \$7,200,000
26. Approve the Water Supply Assessment for the Coachella Airport Business Park Project

27. Proposal to Perform Well Site Evaluation, Provide Final Recommendation and Prepare Technical Specifications and Bid Package for the Drilling, Construction and Development of Well #20; CIP W-46, for a Total Cost of \$50,600.00

28. Declare 2007 Fire Truck and 2004 Fire Truck surplus units - Authorize staff to publicly auction one unit to the highest bidder and donate the other unit to the City of Mexicali (Sisterhood City)

Motion: To approve the Consent Calendar

Made by: Councilmember Dr. Figueroa

Seconded by: Mayor Pro Tem Virgen

Approved: 5-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen, and Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: None

**NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):**

29. Adopt Resolution No. 2024-24 Approve American Rescue Plan Act Funds (ARPA) for the State and Local Fiscal Recovery Fund (SLFRF) Program for Coachella Promise Internship Program with the Coachella Valley Unified School District (CVUSD) in the amount of \$500,000.

Motion: To approve the Adoption of Resolution No. 2024-24 with amendment.

Made by: Councilmember Galarza

Seconded by: Councilmember Mayor Pro Tem Virgen

Approved: 5-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen, and Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: None

Councilmember Delgado stepped away at 8:14 pm and returned at 8:15 pm.

Mayor Pro Tem Virgen stepped away at 8:15 pm and returned at 8:17 pm.

30. City of Coachella Cannabis Business Program Update

31. Construction Contract with Jacobsson Engineering Construction Inc. in the amount of \$2,136,711.50 plus 10% contingency and appropriation of \$200,000.00 from Fund 101 (General Fund) for Construction of the Mesquite Water Consolidation Project Improvements, City Project No. W-32

Motion: To approve the Construction Contract with Jacobsson Engineering Construction Inc. in the amount of \$2,136,711.50 plus 10% contingency and appropriation of \$200,000.00 from Fund 101 (General Fund) for Construction of the Mesquite Water Consolidation Project Improvements, City Project No. W-32

Made by: Councilmember Galarza

Seconded by: Mayor Hernandez

Approved: 5-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen, and Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: None

32. Feasibility Study for Municipal Electric Service to the City's Development Area / Request for Proposals for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility

- 1) David Schuman
- 2) Scott Baley

Motion: To approve the Feasibility Study for Municipal Electric Service to the City's Development Area / Request for Proposals for a Public-Private Partnership for Implementation of the City's Municipal Electric Utility

Made by: Mayor Hernandez

Seconded by: Councilmember Dr. Figueroa

Approved: 4-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Mayor Pro Tem Virgen, and Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: Councilmember Galarza

33. Authorize the City Manager to Submit Grant Application to the State of California Department of Transportation for the Active Transportation Program - Cycle 7 in the Amount of \$22,333,904 for its "Connecting Coachella" Project

Motion: To Authorize the City Manager to Submit Grant Application to the State of California Department of Transportation for the Active Transportation Program - Cycle 7 in the Amount of \$22,333,904 for its "Connecting Coachella" Project

Made by: Mayor Pro Tem Virgen  
Seconded by: Mayor Hernandez  
Approved: 4-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Mayor Pro Tem Virgen, and Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: Councilmember Galarza

Councilmember Dr. Figueroa stepped away at 9:30 pm and returned at 9:33 pm.  
Mayor Hernandez stepped away at 9:31 pm and returned at 9:33 pm.  
Council member Galarza excused himself from the rest of the meeting at 9:34 pm, during item #32.  
Councilmember Dr. Figueroa stepped away at 9:55 pm and returned at 9:57 pm.  
Mayor Hernandez stepped away at 9:58 pm and returned at 10:00 pm.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

NONE

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

The public may address the City Council/Board/Corporation/ Authority on any item of interest to the public that is not on the agenda but is in the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.

None

**REPORTS AND REQUESTS:**

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Pro Tem Virgen adjourned the meeting at 10:26 p.m.

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Angela Zepeda  
City Clerk