



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

DRAFT MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA

CITY COUNCIL CLOSED SESSION AND REGULAR MEETING
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, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

June 28, 2023

5:01PM – 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>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09 Or One tap mobile : 16699006833,,88457271898#,,,,*606140# Or Telephone: US: +1 669 900 6833 Webinar ID: 884 5727 1898 Passcode: 606140</p> <p>Spanish: 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. 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, 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.

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:00 p.m. by Mayor Pro Tem Galarza.

ROLL CALL:

Present: Councilmember Dr. Figueroa, Councilmember Delgado (arrived at 5:04 pm), Councilmember Virgen, and Mayor Pro Tem Galarza

Absent: Mayor Hernandez

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”

Staff mentioned that there are two duplicate items on the agenda due to software error. Staff requested to remove items 31 and 32. Staff requested the continuance of item 39 Appointments to the Cultural and Arts Commission due to the Mayor not being here today since he makes the recommendations.

Motion to approve the agenda with modifications

Made by: Councilmember Dr. Figueroa

Seconded by: Councilmember Virgen

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

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez, Councilmember Delgado

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)

City of Coachella v. A.H.D. Limited Partnership

Riverside County Superior Court, Case No. CVPS2103815

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)

Title: City Manager

PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)

Title: City Attorney

RECONVENE REGULAR MEETING: - 6:00 P.M.

PLEDGE OF ALLEGIANCE:

Deputy City Clerk Granados led the pledge of allegiance.

CLOSED SESSION ANNOUNCEMENTS:

Council met in Closed Session and no reportable action was taken.

PROCLAMATIONS/PRESENTATIONS:

3. Coachella Immigrant Families Recovery Program Update
4. Proclamation Recognizing Karina Rodriguez for her Service on the Parks and Recreation Commission
5. Discontinuation of Residential Water Service Update
6. 2023 "El Grito" Event Update
7. Office of the City Manager Presentation
8. Proclamation - Gay Pride Month
9. Riverside LAFCO - Alternative Governance & Electricity Services Study - Imperial Irrigation District (IID)

WRITTEN COMMUNICATIONS:

None

Staff recommended moving new business item 38 to this section because the presenter had another commitment.

38. Approval of a Purchase and Sale Agreement between City of Coachella and Hidden Harvest Corporation for purchase of a 2.09 acre parcel, APN 778-030-012, with an approximately 17,800 sq. ft. building at 85-711 Peter Rabbit Lane for \$900,000.00 and 5-year lease agreement for continued operation of Hidden Harvest at the property.to this section because the Director of Hidden Harvest had another commitment and had to leave.

Motion: To approve staff recommendation

Made by: Mayor Pro Tem Galarza

Seconded by: Councilmember Virgen

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

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

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.)

10. Meeting Minutes of May 24, 2023, 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, and Successor Agency to the Coachella Redevelopment Agency
11. Investment Report – April 2023
12. Investment Report – March 2023
13. Adopt Resolution No. 2023-41 Initiating Proceedings for the Levy and Collection of Assessments for Landscaping and Lighting District Maintenance District No. 1 through 40, Fiscal Year 2023/2024
14. Approve Lease Agreement with LGBT Community Center of the Desert, for Property Located at 1515 Sixth Street, Coachella
15. Authorize execution of Amendment No. 1 between the City of Coachella and Conserve Landcare LLC for Project No. 032921, in the amount of \$43,000.
16. Award Maintenance Services Agreement to Conserve Landcare LLC for Landscape Maintenance Services for Landscape Lighting and Maintenance Districts 1-40 Project No. 042623, in the amount not to exceed \$1,821,075
17. Approve Professional Services Agreement Between City of Coachella and the Greater Coachella Valley Chamber of Commerce for Fiscal Year 2023-2024, in the Amount of \$76,000
18. Authorize Execution of Amendment No. 2 Between the City of Coachella and CV Pipeline for Storm Drain System Maintenance Services for \$225,000

19. Amendment No. 3 to the Professional Services Agreement with KOA Corporation, Inc. for an amount of \$46,640 to Provide PS&E and Right of Way Services for the Improvements of Avenue 50 from Calhoun Street to Cesar Chavez Street – City Project ST-93
20. Resolution No. 2023-24 a Resolution of the City of Coachella City Council Authorizing the Purchase of Real Property from Javier Botello and Virginia Botello for a Purchase Price of \$391,603.00 Consisting of One Parcel Located at the Southeast Corner of Avenue 50 and Kenmore Street for the Avenue 50 Widening Project, City Project ST-93 (APN:768-163-001).
21. Adopt Ordinance No. 1201, Second Reading, Revising Municipal Code Title 15 for the Purpose of Adopting the 2022 California State Building Codes
22. Adopt Resolution No. 2023-23 Authorizing the Purchase of Real Property from RMM Inv Capital for a Purchase Price of \$378,041.00 Consisting of One Parcel Located at the Southwest Corner of Avenue 50 and Balboa Street for the Avenue 50 Widening Project, City Project ST-93 (APN:768-160-001)
23. Adopt Resolution 2023-37 Summarily Vacating All Right of Way Interest of Said City for Street Easements Located on Assessor Parcel Number 778-081-003
24. Authorize a Community Based Grant to the Theresa A. Mike Scholarship Foundation in the Amount of \$1,000 to Fund two Scholarships for Coachella Residents
25. Authorize a Community Based Grant to Read With Me Volunteer Programs in the Amount of \$1,000 to Purchase 300 Books for Students Attending Schools in the City of Coachella
26. Professional Service Agreement with Heptagon Seven to Develop Final Plans, Specifications and Engineer's Estimates for the Bagdouma Park Restroom Projects, City Projects P-30 and P-32.
27. Professional Service Agreement with Access Services Plus to Provide the City with an American with Disabilities Act (ADA) Self-evaluation and Transition Plan
28. Community Facilities District (CFD No. 2005-01) Annexation 35 – (Tripoli Apartments)
 - a) Ordinance No. 1203 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax Within Annexation Area No. 35 Annexed to Said District (2nd Reading)
29. Voucher Listing- EFT's/Utility Billing Refunds/FY 2022-23 Expenditures as of June 28, 2023, \$7,107,740.01
30. Annual Investment Policy Update:
 - a) Adopting Resolution No. 2023-47 Amending and Reestablishing the Investment Policy Originally Adopted July 9, 2003 and Amended by the City Council for Fiscal Year 2023-2024
 - b) Adopting Resolution No. WA-2023-03 Amending and Reestablishing the Investment Policy Originally Adopted July 9, 2003 and Amended by the City Council for Fiscal Year 2023-2024
 - c) Adopting Resolution No. SD-2023-03 Amending and Reestablishing the Investment Policy Originally Adopted July 9, 2003 and Amended by the City Council for Fiscal Year 2023-2024

- d) Adopting Resolution No. FD-2023-03 Amending and Reestablishing the Investment Policy Originally Adopted July 9, 2003 and Amended by the City Council for Fiscal Year 2023-2024
31. Professional Service Agreement with Access Services Plus to provide the City with an American with Disabilities Act (ADA) Self-evaluation and Transition Plan
32. Adopt Ordinance No. 1201, Second Reading, Revising Municipal Code Title 15 for the Purpose of Adopting the 2022 California State Building Codes
33. Approve an Art in Public Places Proposal for a Mural Celebrating the Importance of Maintaining the City of Coachella's Sister City Relationship with the City of Mexicali in the Amount of \$25,000
34. Authorize Award of a Construction Agreement for Vista Escondida Landscaping and Park Improvements Project LL-04 to Urban Habitat, for \$1,137,624.05, and Allocate \$1,137,624.05 from Undesignated LLMD 33 Fund Balance

Mayor Galarza mentioned that for anyone who was not here earlier two items were pulled (31 and 32 because they were repeated).

Councilmember Dr. Figueroa requested discussion on items 33 and 34 but doing 34 first.

Motion: To approve the consent calendar items 10-34 with the exception of 31 and 32

Made by: Councilmember Virgen

Seconded by: Councilmember Dr. Figueroa

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

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

35. Greater Coachella Valley Chamber of Commerce Report for March 2023 – June 2023

Councilmember Delgado requested to have a meeting to further discuss the membership fees and set an agreement with the Greater Coachella Valley Chamber of Commerce.

36. Resolution No. 2023-31 Approving Amendments to the City of Coachella Management Employee Compensation Plan

Motion: To approve Resolution 2023-31

Made by: Councilmember Dr. Figueroa

Seconded by: Councilmember Virgen

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

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

37. City of Coachella Resident Engagement Academy

Motion: To approve staff recommendation

Made by: Mayor Pro Tem Galarza

Seconded by: Councilmember Virgen

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

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

38. Approval of a Purchase and Sale Agreement between City of Coachella and Hidden Harvest Corporation for purchase of a 2.09 acre parcel, APN 778-030-012, with an approximately 17,800 sq. ft. building at 85-711 Peter Rabbit Lane for \$900,000.00 and 5-year lease agreement for continued operation of Hidden Harvest at the property.

This item was moved to the top of the agenda.

39. Appointments to the Cultural and Arts Commission

This item was tabled per staff recommendation at the beginning of the meeting as the mayor needs to make this appointment.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

40. Public Hearing and Adoption of Resolution No. 2023-40 Affirming the Solid Waste Rates for Fiscal Year 2023/2024 and Authorizing the Collection of Residential Solid Waste Service Charges for Fiscal Year 2023/2024 on the County of Riverside's Property Tax Roll

Mayor Pro Tem Galarza opened the public hearing at 8:29 pm.

Staff gave a presentation on the project.

Mayor Pro Tem Galarza closed the public hearing at 8:32pm.

Motion: To approve Resolution 2023-40

Made by: Councilmember Dr. Figueroa

Seconded by: Councilmember Virgen

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

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

41. City of Coachella Zoning Consistency Update - General Plan Amendment No. 23-03, Zoning Ordinance Amendment No. 22-03, and Change of Zone No. 23-01 a proposed update of the Official Zoning Map and Zoning Ordinance for consistency with the Coachella General Plan and Amendments to the General Plan 2035 and Official General Plan Map. (City-Initiated)

Mayor Pro Tem Galarza opened the public hearing at 8:33 pm.

Staff and Simran Malhotra gave a presentation on the project.

Simran Malhotra presented on the change of the zoning codes being proposed.

Luis Lopez Attorney for Javier Solis, Jerry Jimenez, Javier Lopez, James Kirk and Paula Turner commented on this item.

Motion: To approve staff recommendations, 1) Continue Resolution No. 2023-43, 2), introduce Ordinance No. 1204, 3); directed staff to initiate updates to the engineering standard specifications for roadways to implement the Mobility Element of the General Plan and the consensus the council agreed on approving planning commission recommendations.

Made by: Mayor Pro Tem Galarza

Seconded by: Councilmember Delgado

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

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

Mayor Pro Tem Galarza closed the public hearing at 10:10 pm.

City Attorney read item 41 for the record.

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.

Martin Arredondo - Presented the nine cities blood drive challenge and Coachella is hosting its main blood drive in the library rooms 1 and 2. Martin stated the incentives for residents who donated blood and his goals for this drive, getting 40 people to donate blood.

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees:

City Manager's Comments:

ADJOURNMENT:

Mayor Pro Tem Galarza adjourned meeting at 10:26 pm.

Respectfully submitted,

Angela Zepeda
City Clerk
City of Coachella