



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, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

**February 10, 2021**

5:00 PM Closed Session

6:00 PM Regular Meeting

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

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:07 p.m. by Mayor Pro Tem Gonzalez.

### **ROLL CALL:**

**Present:** Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

City Treasurer Aviles and City Clerk Zepeda.

**Absent:** None.

**Pursuant to Executive Order N-29-20 pertaining to the coronavirus/COVID-19, this meeting was conducted entirely by teleconference/electronically with no in-person public access to the meeting location.**

### **APPROVAL OF AGENDA:**

City Manager Bill Pattison asked Council to remove from the agenda Item 10, and send the item back to the Planning Commission.

**Motion:** To approve the agenda as **amended**.

**Made by:** Councilmember Beaman Jacinto

**Seconded by:** Councilmember Delgado

**Approved:** 5-0, by a unanimous roll call vote:

**AYES:** Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

**NOES:** None.

**ABSTAIN:** None.

**ABSENT:** None.

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

None.

**ADJOURN TO CLOSED SESSION:**

Council adjourned into Closed Session at 5:10 p.m.

1. PUBLIC EMPLOYEE APPOINTMENT

Title: City Manager

2. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager William B. Pattison, Jr;  
Human Resources Manager Sandy Krause; and  
Public Works Director Maritza Martinez

Employee Organization: Teamsters Local 1932 Representing Mid-Management Employees

3. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager William B. Pattison, Jr;  
Human Resources Manager Sandy Krause; and  
Public Works Director Maritza Martinez

Employee Organization: Teamsters Local 1932 Representing Miscellaneous/Sanitary Employees

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)  
One (1) potential case

5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)  
One (1) potential case

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

The City Council reconvened into open session at 6:19 p.m.

**PLEDGE OF ALLEGIANCE:**

Councilmember Delgado led the Pledge of Allegiance.

**CLOSED SESSION ANNOUNCEMENTS:**

City Attorney Campos stated that direction was given in Closed Session, but no reportable action was taken.

**APPROVAL OF MINUTES:**

6. Special Meeting Minutes of a Coachella City Council Study Session held on January 27, 2021.
7. Regular Meeting Minutes of January 27, 2021, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

Motion: To approve the minutes as presented.

Made by: Mayor Pro Tem Gonzalez

Seconded by: Councilmember Galarza

Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**PROCLAMATIONS/PRESENTATIONS:**

8. Presentation on Coronavirus (COVID-19) Response Efforts by Kim Saruwatari, director of the Riverside University Health System - Public Health.

**WRITTEN COMMUNICATIONS:**

City Clerk Zepeda noted the City received the following letters via email pertaining to Item 19, with the exception of those emails that were read aloud when the item came up for discussion. All letters were forwarded to the City Council:

1. California Restaurant Association 02/09/2021 12:58 PM – Opposed
2. Peter Rabbit Farms 2/9/2021 3:18 PM – Opposed
3. Ocean Mist 2/9/2021 4:35 PM – Opposed
4. California Retailers Association 2/9/2021 4:47 PM – Opposed
5. United Food and Commercial Workers Union 2/10/2021 11:37 AM – In Support
6. Seaview Packing, Inc. 2/10/2021 11:55 AM – Opposed
7. Western Growers 2/10/2021 12:40 PM – Opposed
8. Grimmway Farms 2/10/2021 4:45 PM - Opposed
9. Growing Coachella Valley 2/10/2021, 5:05 PM – Opposed
10. Greater Coachella Valley Chamber of Commerce 2/10/2021, 5:17 PM – Neutral
11. California Institute for Rural Studies 2/10/2021. 10:43 AM – In Support
12. California Grocers Association 2/10/2021, 11:38 AM– Opposed
13. Valley Pride Custom Harvesting Company 02/10/2021 3:46 PM - Opposed

CONSENT CALENDAR:

9. Voucher Listings — EFT's/Utility Billing Refunds/FY 2020-21 Expenditures as of February 10, 2021, \$3,606,124.83.
10. *This item was removed during the Approval of the Agenda. See page 1.*
11. Ordinance No. 1172 Regarding Commission and Committee Appointments (*Second Reading*)
12. Ordinance No. 1173, Regarding Establishment of Cultural and Arts Commission (*Second Reading*)
13. Resolution No. 2021-12, Establishing Member Appointment Procedure for Utility Users Tax Citizen Oversight Committee
14. Resolution No. 2021-09 Authorizing the City Manager to Pledge Support on Behalf of the City of Coachella for the Lift to Rise We Will Lift: Regional Housing and Economic Opportunity Initiative
15. Award Maintenance Agreement to Rudys Electric Co. for the As Needed Electrical Repairs Project No. 121820, in the amount not to exceed \$75,000.
16. Investment Report – December 2020
17. Authorize a Community Based Grant to Coachella Valley Volunteers in Medicine in the Amount of \$1,000 to Provide Ten Medical Care Visits to Coachella Residents
18. Authorize a Community Based Grant to College of the Desert in the Amount of \$1,000 to Support its Book Loan Program

Motion: To approve per staff recommendation, Consent Calendar Items 9 through 18, with the **exception of Item 10**, which was removed during the *Approval of the Agenda*.

Made by: Mayor Pro Tem Gonzalez

Seconded by: Councilmember Delgado

Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

19. Urgency Ordinance No. 1174, and Ordinance No. 1175, “Hero Pay” for Front-Line Agricultural, Grocery, Restaurant, and Retail Pharmacy Workers (*First Reading*)

1. That the City Council consider and adopt Urgency Ordinance No. 1174, entitled “An Urgency Ordinance of the City Council of the City of Coachella, California, Amending the Coachella Municipal Code by Adding Chapter 5.100, Relating to Agricultural, Grocery, Restaurant, and Retail Pharmacy Workers in Coachella, and Establishing Labor Standards and Requirements for Premium Pay for Agricultural, Grocery, Restaurant, and Retail Pharmacy Workers Working in Coachella (four-fifths (4/5) vote required)”; and
2. That the City Council consider and conduct first reading (introduction) of Ordinance No. 1175, entitled, “An Ordinance of the City Council of the City of Coachella, California, Amending the Coachella Municipal Code by Adding Chapter 5.100, Relating to Agricultural, Grocery, Restaurant, and Retail Pharmacy Workers in Coachella, and Establishing Labor Standards and Requirements for Premium Pay for Agricultural, Grocery, Restaurant, and Retail Pharmacy Workers Working in Coachella”

Public Comments:       **The following letters were received (*also see Written Communication on page 3*), forwarded to the City Council, and are entered into the record:**

1. California Restaurant Association 02/09/2021 12:58 PM – Opposed
2. Peter Rabbit Farms 2/9/2021 3:18 PM – Opposed
3. Ocean Mist 2/9/2021 4:35 PM – Opposed
4. California Retailers Association 2/9/2021 4:47 PM – Opposed
5. United Food and Commercial Workers Union 2/10/2021 11:37 AM – In Support
6. Seaview Packing, Inc. 2/10/2021 11:55 AM – Opposed
7. Western Growers 2/10/2021 12:40 PM – Opposed
8. Grimmway Farms 2/10/2021 4:45 PM - Opposed
9. Growing Coachella Valley 2/10/2021, 5:05 PM – Opposed
10. Greater Coachella Valley Chamber of Commerce 2/10/2021, 5:17 PM – Neutral
11. California Institute for Rural Studies 2/10/2021. 10:43 AM – In Support
12. California Grocers Association 2/10/2021, 11:38 AM– Opposed
13. Valley Pride Custom Harvesting Company 02/10/2021 3:46 PM - Opposed

**The following voicemail messages were left via telephone:**

1. Rosa Montoya – In Support
2. Rosemary Lucero, Food 4 Less employee – In Support

*(Continued on next page)*

*Item 19, Urgency Ordinance No. 1174, and Ordinance No. 1175, "Hero Pay" continued from previous page)*

3. Omar, resident – In Support
4. Maribel Nunez, Inland Equity Partnership – In Support
5. Beverly Garcia, resident of Coachella – In Support
6. Sra. Ortiz (*inaudible*)
7. Karen Borja, Planned Parenthood Action Fund of the Pacific SW – In Support
8. Lorena Octavio, Rite Aid employee – In Support
9. Joe Duffle, President of United Food & Commercial Workers Union – In Support
10. Beatrice, Union Member – In Support
11. Dulce Montoya – In Support

*An additional six (6) voice mail messages in support that did not leave a name.*

**The following emails were received and read aloud:**

1. Kimberly Miranda 2/10/ 2021 5:43 PM – In Support
2. Katia Lopez 2/10/ 2021 5:12 PM – In Support
3. Melissa Cedillo 2/10/ 2021 5:00 PM – In Support
4. Mitch Moldenhauer 2/10/ 2021 4:47 PM – Opposed
5. Beatriz Gonzalez 2/10/ 2021 4:45 PM – In Support
6. Ruben Perez 2/ 10/ 2021 4:05 PM – In Support
7. George Tudor, Tudor Ranch, Inc. 2/10/ 2021 3:39 PM – Opposed
8. Marisol Zamora Silva 2/10/ 2021 2:38 PM – In Support
9. Celeste Alonzo, Junior Enterprises LLC 2/10/ 2021 2:21 PM – Opposed
10. Michael Milan, Asian Pacific American Labor Alliance, AFL-CIO 2/10/2021 12:46 PM – In Support
11. Astrid J. Mejia-Alfaro 2/10/2021 10:23 AM – In Support
12. Neyva Aguilar Lopez 2/10/2021 10:17 AM – In Support
13. Nicole Sanchez 2/10/ 2021 10:09 AM – In Support
14. Alma Perez 2/10/ 2021 9:43 AM – In Support

**The following comments were made during the meeting via Zoom:**

1. Aron Velarde
2. Chris Duggen
3. Joe Pezzini
4. Frank Figueroa
5. Nancy Zavala

*(Continued on next page)*

*Item 19, Urgency Ordinance No. 1174, and Ordinance No. 1175, “Hero Pay” continued from previous page)*

- 6. Ted Johnson
- 7. Oscar Gutierrez

Motion: To pass the ordinance with the following modification to lower the threshold across the board: As such, pursuant to revising Section 5.100.020 in the definition of hiring entity to more than five (5) employees per location;

Additionally, under Section 5.100.040 Subdivision A, revising the number of employees to five (5); and

Amending under definition “agricultural worker” to and/or packing, and under the definition of agricultural worker, we are specifically adding the word “packing”; and

Under the word “hiring entity” we are clarifying that it is per agricultural operation “location”, grocery store “location”, restaurant “location”, or retail pharmacy “location”; and

To read title only and pass to second reading Ordinance No. 1175.

Made by: Mayor Hernandez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.  
ABSTAIN: None.  
ABSENT: None.

*Public Comments were moved up to this portion of the meeting being after the 8:00 hour:*

- 1. Nydia Ibarra South Coast Air Quality Management District via email 1/29/2021 4:46 PM
- 2. Frank Figueroa – during the meeting via Zoom

*(After Public Comments, the City Council returned to the regular agenda at this point.)*

20. Resolution 2021-10 Approving the Creation and Funding for a Full-Time Public Information Officer.

Motion: To approve per staff recommendation, with the **exception** of removing the reference to the Assistant to the City Manager position.

Made by: Councilmember Galarza  
Seconded by: Councilmember Delgado  
Approved: 3-2, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, and Councilmember Galarza.  
NOES: Mayor Pro Tem Gonzalez and Mayor Hernandez.  
ABSTAIN: None.  
ABSENT: None.

21. Resolution No. 2021-11, Prepayment and Loan Agreement for CFD 2005-1 Special Assessments (Law Enforcement, Fire and Paramedic Services) for the Coachella Housing Project, LP developed by the Community Housing Opportunities Corporation (CHOC)

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
Seconded by: Mayor Pro Tem Gonzalez  
Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.

22. Authorize award of Construction Agreement to Condor Inc. for the Bagdouma Pool Rehabilitation Project No. 102720.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.

23. Consideration to Appoint Three (3) Coachella Residents to the Coachella Planning Commission.

*(Based on Ordinance No. 1172, Members of commissions shall be appointed for four year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.)*

*(Continued on next page)*



*Item 23, Appointments to the Coachella Planning Commission)*

<u>Nominated By</u>	<u>Nominee for Planning Commissioner</u>
Councilmember Delgado:	Frank Figueroa
Councilmember Galarza:	Ruben Gonzalez
Mayor Hernandez:	Stephanie Virgen

Motion: Nominated above to appoint as Planning Commissioners:

- **Frank Figueroa**, with a term end date of **November 2024**
- **Ruben Gonzalez**, with a term end date of **November 2024**
- **Stephanie Virgen**, with a term end date of **November 2022**

Seconded by: Mayor Hernandez  
 Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
 NOES: None.  
 ABSTAIN: None.  
 ABSENT: None.

24. Resolution No. 2021-13 of the City Council of the City of Coachella Declaring that the Acquisition of Certain Real Property by Eminent Domain is Necessary for the Construction of the Avenue 50 Extension Project

*City Attorney Campos made a clarification that the APN in the staff report had a clerical error of a missing zero "0" and the correction should read APN 763-020-021.*

Written communication was received from Michael H. Leifer with Palmieri Hennessey Leifer, LLP 02/10/2021 4:21 PM – Opposed

Public Comment: Michael Kehoe

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
 Seconded by: Mayor Pro Tem Gonzalez  
 Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
 NOES: None.  
 ABSTAIN: None.  
 ABSENT: None.

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

25. Community Facilities District (CFD 2005-01) – Annexation No. 32 CV Apartments by Community Housing Opportunities Corporation (CHOC) located at 84-900 Bagdad Avenue.
- a) Resolution No. 2020-75 Determining the Validity of Prior Proceedings relating to Annexation of Property (Annexation No. 32) in the City of Coachella CFD No. 2005-01 (Law Enforcement, Fire and Paramedic Services).
  - b) Resolution No. 2020-76 on Behalf of CFD No. 2005-01 Calling a Special Election within Annexation Area No. 32 (Parcel Map 37833).
  - c) Resolution No. 2020-77 Canvassing the Results of the Election held within CFD No. 2005-01 (Area No. 32)
  - d) Ordinance No.1170 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 32 Annexed to Said District (*First Reading*)

Action:                                To **continue indefinitely**

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

*With the time being after the 8:00 hour and per Resolution No. 2019-34, Public Comments were moved up (see page 7). There were no further comments at this time.*

**REPORTS AND REQUESTS:**

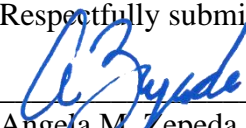
Council Comments/Report of Miscellaneous Committees.

City Manager’s Comments.

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 9:54 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Angela M. Zepeda  
City Clerk