



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

**December 14, 2022**

5:00 PM Closed Session

6:00 PM Regular Meeting

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#### **CALL TO ORDER:**

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:10 p.m.

#### **ROLL CALL:**

**PRESENT:** Councilmember Delgado, Councilmember Virgen, Councilmember Figueroa, Mayor Hernandez

City Clerk Zepeda

**ABSENT:** Mayor Pro tem Galarza, City Treasurer Aviles

*(It was announced that Mayor Pro Tem Galazara, will be absent, for an approved reason and Councilmember Delgado will be arriving late.)*

**Pursuant to Assembly Bill 361, along with the Governor's State of Emergency Declaration issued on March 4, 2020, this meeting was conducted both in-person and via teleconference/electronically.**

#### **VIRTUAL PUBLIC MEETINGS:**

1. Resolution No. 2022-101 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

Motion: To approve per staff recommendation

Made by: Councilmember Figueroa

Seconded by: Councilmember Delgado

Approved: 3-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Figueroa, Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: Mayor Pro Tem

**APPROVAL OF AGENDA:**

*City Manager Martin asked Council to continue Item #20 to the next council meeting to allow new councilmember time to review and give their recommendations.*

Motion: To approve continuance of Item #20

Made by: Councilmember Figueroa

Seconded by: Councilmember Delgado

Approved: 3-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Figueroa, Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: Mayor Pro Tem

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

**ADJOURN TO CLOSED SESSION:**

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 50021 Balboa St. Coachella, CA 92236 / APN 768-160-001  
City Negotiator: City Manager and City Engineer  
Negotiating Parties: RMM Investment Capital  
Under Negotiation: Price and Terms
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 50020 Kenmore St. Coachella, CA 92236 / APN 768-163-001  
City Negotiator: City Manager and City Engineer  
Negotiating Parties: Javier Botello and Virginia Botello  
Under Negotiation: Price and Terms
4. 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
5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 50037 Cesar Chavez St. Coachella, CA 92236 / APN 768-163-012  
City Negotiator: City Manager and City Engineer  
Negotiating Parties: Nika Royal, LLC (Cardenas Markets)  
Under Negotiation: Price and Terms

6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 83801 Avenue 50 Coachella, CA 92236 / APN 779-280-001  
City Negotiator: City Manager and City Engineer  
Negotiating Parties: Chandi Enterprises, LLC (Vacant Land)  
Under Negotiation: Price and Terms

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

**PLEDGE OF ALLEGIANCE:**

City Attorney Campos lead The Pledge of Allegiance.

**CLOSED SESSION ANNOUNCEMENTS:**

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

**PROCLAMATIONS/PRESENTATIONS:**

None

**WRITTEN COMMUNICATIONS:**

Email read by City Clerk Angela Zepeda from resident Tony Perez asking Council to vote no on Consent Items 13-16.

**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.)

7. Regular Meeting Minutes of November 9, 2022, 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.
8. Special Meeting Minutes of December 7, 2022, 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.
9. Voucher Listing — EFT's/Utility Billing Refunds/FY 2022-23 Expenditures as of December 14, 2022, \$3,137,111.00
10. Adopt Ordinance No. 1199 for second reading amending Chapter 4.40 of the Coachella Municipal Code pertaining to the collection of Transportation Uniform Mitigation Fees (TUMF).
11. Adopt Ordinance No. 1200, second reading, revising Municipal Code Title 15, Chapter 15.24 for the purpose of adopting the 2022 California State Fire Code.

12. Adopt Ordinance No. 1201, second reading, revising Municipal Code Title 15 for the purpose of adopting the 2022 California State Building Codes
13. Resolution No. 2022-103 creating job positions in the Customer Service job position series.
14. Resolution No. 2022-104 approving and funding an Administrative Assistant job position in the Economic Development Department.
15. Resolution No. 2022-105 approving and funding an administrative assistant job position in the Public Works Department.
16. Resolution No. 2022-106 authorizing and funding a Management Analyst job position in the Human Resources Department.
17. Investment Report – September 2022
18. Authorization to file a Notice of Completion for Street Pavement Rehabilitation Phase 17, City Project ST-105 (Vista Escondida Neighborhood Slurry and Striping Improvements)

Motion: To approve per staff recommendation

Made by: Councilmember Delgado

Seconded by: Councilmember Virgen

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Virgen, Councilmember Figueroa, Mayor Hernandez

NOES: None

ABSTAIN: None

ABSENT: Mayor Pro Tem

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

*City Manager Martin asked council to continue Item 20 to the January 25, 2023 Council Meeting.*

19. Adopt Resolution No. 2022-100 receiving and filing the City of Coachella Development Impact Fees Annual Report 2022 pursuant to Government Code Sections 66000-66008.

Motion: To approve per staff recommendation

Made by: Councilmember Delgado

Seconded by: Councilmember Virgen

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Virgen, Councilmember Figueroa,  
Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: Mayor Pro Tem

20. Mayor's Appointments to Various Council Subcommittees, Coachella Valley Association of Government (CVAG) Committees, Other Agencies, etc.

21. Consideration to Fill Five Planning Commission Vacancies

Motion: Mayor Hernandez recommend that the Community Development Director post the vacancies for 30 days when the City Office reopens on January 3, 2023.

Made by: Councilmember Delgado  
Seconded by: Councilmember Virgen  
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Virgen, Councilmember Figueroa,  
Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: Mayor Pro Tem

22. Approve joint construction contract agreement with DR Horton in the amount of \$511,369 plus 15% contingency for roadway widening between the eastern boundary of Mariposa Point and Van Buren Street which is a portion of the Avenue 50 from Calhoun Street to Cesar Chavez Street – City Project ST-93.

Motion: To approve per staff recommendation

Made by: Councilmember Delgado  
Seconded by: Councilmember Virgen  
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Virgen, Councilmember Figueroa,  
Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: Mayor Pro Tem

23. Proposed Modifications to Title 17 Zoning Ordinance - Streamline Code Amendments related to development standards and permitted uses. City-Initiated.

Motion: To approve per staff recommendation

Made by: Councilmember Delgado

Seconded by: Councilmember Virgen  
Approved: 3-0, by the following roll call vote:  
(Due to technical difficulties, Mayor Hernandez was unable to vote)

AYES: Councilmember Delgado, Councilmember Virgen, Councilmember Figueroa  
NOES: None  
ABSTAIN: None  
ABSENT: Mayor Pro Tem

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

24. Resolution No. 2022-89, A Resolution of Necessity for the Acquisition of Fee Interest in Certain Real Property, by Eminent Domain, Located *on the north side of 52nd Avenue, one lot west of Hernandez Street* in the City of Coachella, More Particularly Described as Assessor Parcel No. 763-412-040, In Riverside County, California, for the Central Park Project, in Riverside County, California.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
Seconded by: Councilmember Figueroa  
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Virgen, Councilmember Figueroa,  
Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: Mayor Pro Tem

**SUCCESSOR AGENCY:**

25. Resolution No. SA-2022-02, Approving the Recognized Obligation Payment Schedule (ROPS) 23-24.

Motion: To approve per staff recommendation

Made by: Councilmember Delgado  
Seconded by: Councilmember Virgen  
Approved: 3-0, by the following roll call vote:  
(Due to technical difficulties, Mayor Hernandez was unable to vote)

AYES: Councilmember Delgado, Councilmember Virgen, Councilmember Figueroa,  
NOES: None  
ABSTAIN: None  
ABSENT: Mayor Pro Tem

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

None.

**REPORTS AND REQUESTS:**

1. Mayor Hernandez requested from CM a full organizational chart.
2. Councilmember Virgen requested an updates from LAFCO at next meeting.

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Councilmember Delgado adjourned the meeting at 7:42 p.m.

*Complete Agenda Packets are available for public inspection at the  
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES