



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

June 23, 2021

5:00 PM Closed Session

6:00 PM Regular Meeting

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

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:06 p.m. by Mayor Pro Tem Gonzalez in the Council Chamber at City Hall located at 1515 Sixth Street, Coachella.

ROLL CALL:

Present: Councilmember Delgado, Councilmember Galarza, and Mayor Pro Tem Gonzalez.
City Clerk Zepeda (*arrived at 6:00 p.m.*)

Absent: Councilmember Beaman Jacinto, and Mayor Hernandez.
City Treasurer Aviles

(It was announced that Councilmember Beaman Jacinto and Mayor Hernandez would be absent.)

Pursuant to Executive Order N-29-20 pertaining to the coronavirus/COVID-19, this meeting was conducted both in-person and via teleconference/electronically.

APPROVAL OF AGENDA:

City Attorney Hargreaves asked Council to add to the agenda one item requiring immediate action that came to our attention after the posting of the agenda.

Motion: To add to the agenda by 4/5 vote as Item 33b.

Made by: Councilmember Galarza

Seconded by: Councilmember Delgado

Approved: 3-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

There were no further modifications to the agenda.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

Council adjourned into Closed Session at 5:11 p.m. to discuss the following items:

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

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Mid-Management Employees

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

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Miscellaneous/Sanitary Employees

3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

Western Growers Association, et al. v. City of Coachella, et al.

Riverside County Superior Court, Case No. CVPS2101162

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 6:27 p.m.

PLEDGE OF ALLEGIANCE:

City Manager Martin led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

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

APPROVAL OF MINUTES:

6. Special Meeting Minutes of a Coachella City Council Study Session held on May 26, 2021.

Motion: To approve the minutes as presented.

Made by: Councilmember Delgado

Seconded by: Councilmember Galarza

Approved: 3-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

7. Regular Meeting Minutes of May 26, 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: Councilmember Delgado

Seconded by: Councilmember Galarza

Approved: 3-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

PROCLAMATIONS/PRESENTATIONS:

8. Presentation from the Coachella Valley Mosquito & Vector Control District regarding Neighborhood Mosquito Control Treatments taking place in Summer 2021 in Coachella
9. Presentation on Coronavirus (COVID-19) Response Efforts
10. Annual Flag Calendar

WRITTEN COMMUNICATIONS:

Written communication received was announced as the items come up for discussion.

CONSENT CALENDAR:

11. Voucher Listing — EFT's/Utility Billing Refunds/FY 2020-21 Expenditures as of June 23, 2021, \$3,140,670.63.
12. Ordinance No. 1181 approving Change of Zone No. 20-08 to add the R-C (Retail Cannabis Overlay) Zone to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3rd Street and Grapefruit Boulevard. Pueblo Cannabis, Applicant (*Second Reading*).
13. *This item was pulled from the Consent Calendar item with action taken later on the agenda.*
14. Resolution No. 2021-35, Update Authorized Signers on the City's California Local Agency Investment Fund (LAIF) Account due to Changes in City Staff
15. Resolution No. SD-2021-03, to Update Authorized Signers on the Sanitary District's California Local Agency Investment Fund (LAIF) Accounts due to Changes in City Staff
16. Resolution No. 2021-37, Authorization and Appropriation of deposit funds for Eminent Domain Proceedings for the SR-86/Avenue 50 New Interchange Project (ST-81).
17. Establish the Appropriations Limits for Fiscal Year 2021-22
 - a) Adopt Resolution No. 2021-38, establishing the appropriations limit for the City of Coachella for fiscal year 2021-22;
 - b) Adopt Resolution No. SD-2021-04, establishing the appropriations limit for the Coachella Sanitary District for fiscal year 2021-22;
 - c) Adopt Resolution No. FD-2021-03, establishing the appropriations limit for the Coachella Fire Protection District for fiscal year 2021-22
18. *This item was pulled from the Consent Calendar item with action taken later on the agenda.*
19. Resolution No. 2021-41 Authorizing the City Manager to Execute Grant Documents and Submit a Joint Application with Pacific Southwest Community Development Corporation, the Project's Managing General Partner, for Funding Under the Infill Infrastructure Grant Program to the California Department of Housing and Community Development in a Not-to-Exceed Amount of \$4,500,000 Million for the Affordable Housing Apartment Project on Tripoli Avenue in the City of Coachella
20. Annual Investment Policy Update:
 - Resolution No. 2021-44 a Resolution of the City Council of the City of Coachella
 - Resolution No. WA-2021-07, a Resolution of the Coachella Water Authority
 - Resolution No. SD-2021-05, a Resolution of the Coachella Sanitary District
 - Resolution No. FD-2021-04, a Resolution of the Coachella Fire Protection District

- Resolution No. CBL-2021-02, a Resolution of the Coachella Education and Government Access Cable Channel Corporation
- 21. Authorization of a Community Based Grant to the California Farmworker Foundation in the Amount of \$1,000 to Assist Farmworkers Facing Food Insecurity
- 22. Approval of the 2021 – 2023 Memorandum of Understanding between the City of Coachella and Desert Recreation District.
- 23. Approval of the execution of Amendment No. 3 to the lease agreement between the City of Coachella and Armtec Defense Technologies.
- 24. Authorization of the execution of Amendment No. 1 between the City of Coachella and Vintage Landscape for Rancho Las Flores Park Project No. 030619A.
- 25. Authorization execution of Amendment No. 3 between the City of Coachella and Vintage Landscape for City Parks and Office Facilities Project No. 030619C.
- 26. Authorization of the execution of Amendment No. 1 to West Coast Arborist Maintenance Agreement extending their term for one year.
- 27. Authorization of a Community Based Grant to Eastern Coachella Valley for Change in the Amount of \$1,000 to Provide Mentorship to Students Enrolled in the Tenth Grade at Coachella Valley High School
- 28. *This item was pulled from the Consent Calendar item with action taken later on the agenda.*
- 29. Authorization of a Community Based Grant to the Academy of Musical Performance in the Amount of \$1,000 for Summer Day Camp Meals
- 30. Authorize City Manager to approve Change Order No. 1 and approve Notice of Completion for Bagdouma Pool Rehabilitation Project No. 102720, accept project as complete and direct City Clerk to record the Notice of Completion.

Motion: To approve per staff recommendation, Consent Calendar Items 11 through 30, with the **exception of Items 13, 18, and 28**, which were voted upon separately (see below).

Made by: Councilmember Delgado
Seconded by: Councilmember Neftali
Approved: 3-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

The following items were pulled from the Consent Calendar and voted upon separately (see pages 4 and 5):

13. Ordinance No. 1182, Updates to the Hotel Operations Incentive Program (*Second Reading*)

Motion: To **continue item to next meeting**

Made by: Councilmember Delgado
Seconded by: Councilmember Galarza
Approved: 3-0, by the following roll call vote:

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

18. Resolution No. 2021-39 Amending the existing Street Sweeping Parking Fine.

Motion: To approve per staff recommendation

Made by: Councilmember Galarza
Seconded by: Councilmember Delgado
Approved: 3-0, by the following roll call vote:

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

28. Approval of the Agreement for Animal Field and Shelter Services between the City of Coachella and the County of Riverside, as modified by the City Manager.

Motion: To approve per staff recommendation

Made by: Councilmember Delgado
Seconded by: Councilmember Galarza
Approved: 3-0, by the following roll call vote:

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

31. Ordinance No. 1178 approving Change of Zone No. 20-04 to add the R-C (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at 46-156 Dillon Road. Coachella Can, LLC (Armen Paronyan), Applicant. *(Second Reading)*.

Written communications were received, forwarded to Council and entered into the record from William L. Grivas, Sr., property owner; and Bruce T. Bauer with Slovak Baron Empey Murphy & Pinkney (project representative) both in support of the item.

Public Comment: Bruce T. Bauer (in-person)

Motion: To **continue item to July 28, 2021**

Made by: Councilmember Galarza
Seconded by: Councilmember Delgado
Approved: *2-1, by the following roll call vote:

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

**City Attorney Hargreaves confirmed continuance was approved.*

32. Ordinance No. 1184 Amending Chapter 2 of the Coachella Municipal Code by adding Section 2.30 to include a Youth Advisory Commission. *(First Reading)*

Motion: To approve per staff recommendation

Made by: Councilmember Galarza
Seconded by: Councilmember Delgado
Approved: 3-0, by the following roll call vote:

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

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

1. Cheryl Thomas, In-Person
2. Ruben Gonzalez, via Zoom
3. Bryan Lopez, via Zoom

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

33. Annual Budget and Organizational Structure for Fiscal Year 2021-22:

- Resolution No. 2021-34, a Resolution of the City Council of the City of Coachella, California, Adopting an Annual Budget and Organizational Structure for Fiscal Year 2021-22
- Resolution No. CBL-2021-01, a Resolution of the Board of Directors of the Coachella Educational and Governmental Access Cable Channel Corporation, Adopting an Annual Budget for Fiscal Year 2021-22
- Resolution No. FD-2021-02, a Resolution of the Board of Directors of the Coachella Fire Protection District, Adopting an Annual Budget for Fiscal Year 2021-22
- Resolution No. SD-2021-02, a Resolution of the Board of Directors of the Coachella Sanitary District, Adopting an Annual Budget and Organizational Structure for Fiscal Year 2021-22
- Resolution No. WA-2021-03, a Resolution of the Board of Directors of the Coachella Water Authority, Adopting an Annual Budget and Organizational Structure for Fiscal Year 2021-22

Motion: To approve per staff recommendation

Made by: Councilmember Delgado

Seconded by: Councilmember Galarza

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

33b. Approve Resolution No 2021-45 authorizing the City Manager to execute an Assignment and Assumption of the Coachella Research and Development Park II Development Agreement, from Desert Rock Development LLC to MB-26, LLC.

Public Comment: Michael Meade

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

Seconded by: Councilmember Delgado

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

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

36. Pulte Coachella Subdivision Project

- Resolution No. 2021-42, Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) to allow the subdivision of 26.81 acres of vacant land into 107 single-family residential lots (having less than the minimum 7,200 square feet) ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots accessed from Avenue 51, on property located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002).
- Resolution No. 2021-43, Architectural Review (AR 21-03) to allow the construction of 107 single family homes using three production models, within Tentative Tract Map No. 38084 to include: 1) A one-story (3-Bedroom, 2-Bath) residence with 1,959 square feet of floor area; 2) A two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 square feet of floor area; and 3) A two-story (5-Bedroom, 3-Bath) residence with 2,825 square feet of floor area, all with attached two-car garages and a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models' exterior finishes and roof tile. Pulte Home Company, LLC (Applicant)

Mayor Pro Tem Gonzalez opened the Public Hearing for Item 36 at 9:00 p.m.

Public Comment: Daniel E. Woziak, applicant

Mayor Pro Tem Gonzalez closed the Public Hearing for Item 36 at 9:02 p.m.

Motion: To approve per staff recommendation

Made by: Councilmember Galarza
Seconded by: Councilmember Delgado
Approved: 3-0, by the following roll call vote:

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

37. Public Hearing and Adoption of the 2020 Regional Urban Water Management, Water Shortage Contingency Plan, and Appendix L to the 2015 Urban Water Management Plan:

- a) Resolution No. WA-2021-04, to Adopt the 2020 Coachella Valley Regional Urban Water Management Plan (RUWMP).

(Continued)

(Item 37, 2020 Regional Urban Water Management – continued from previous page.)

- b) Resolution No. WA-2021-05, to Adopt the Water Shortage Contingency Plan (WSCP).
- c) Resolution No. WA-2021-06, to Adopt Appendix L as an addendum to the 2015 Urban Water Management Plan (UWMP)

Mayor Pro Tem Gonzalez opened the Public Hearing for Item 37 at 9:20 p.m.

Public Comment: James R., via Zoom

Mayor Pro Tem Gonzalez closed the Public Hearing for Item 37 at 9:25 p.m.

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

Seconded by: Mayor Pro Tem Gonzalez

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

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 9:30 p.m.

Respectfully submitted,



Angela M. Zepeda
City Clerk