



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

**November 13, 2019**  
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 5:17 p.m. in the Council Chamber at City Hall by Mayor Steven Hernandez.

#### **ROLL CALL**

**Present:** Councilmember Bautista, Councilmember Beaman Jacinto and Mayor Hernandez.

**Absent:** Councilmember Gonzalez and Mayor Pro Tem Martinez.

*It was noted for the record that Mayor Pro Tem Martinez was absent due to a flight delay and Councilmember Gonzalez was absent due to a death in the family.*

#### **APPROVAL OF AGENDA:**

There were no modifications to the agenda.

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

None.

#### **ADJOURN TO CLOSED SESSION:**

City Attorney Carlos Campos asked Council to convene into Closed Session at 5:18 p.m. to discuss the following item:

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

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

The City Council reconvened into open session at 6:02 p.m.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by City Manager Bill Pattison.

**CLOSED SESSION ANNOUNCEMENTS:**

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

**APPROVAL OF THE MINUTES:**

2. Regular Meeting Minutes of October 23, 2019, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Financing Authority, Coachella Education 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 Beaman Jacinto

Seconded by: Councilmember Bautista

Approved: 3-0, by a unanimous voice vote

**PROCLAMATIONS/PRESENTATIONS:**

3. *Although on the agenda, the presentation did not take place due to an absence from the requestor.*

**WRITTEN COMMUNICATIONS:**

None.

**CONSENT CALENDAR:**

4. Voucher Listings — Manual Checks/Utility Billing Refunds/FY2019-20 Expenditures as of November 13, 2019, \$2,825,698.45.
5. Ordinance No. 1143 approving the City-Initiated Change of Zone (CZ 18-10) from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service – Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities) on approximately 206 acres of partially developed land on the west side of Tyler Street between Avenue 50, and ¼ mile north of Avenue 52. (*Second Reading*)

6. Approval of a Professional Services Agreement with My Sidewalk for the creation of a high quality Opportunity Zones Dashboard and Platform Access in the amount not to exceed \$17,200.00.
7. Approval of a Professional Service Agreement with AnGenious Engineering Services, Inc. to provide Engineering and Right of Way Acquisition Support Services for Avenue 50 Bridge over the Whitewater Storm Channel, St-69 & the SR-86/Avenue 50 New Interchange, ST-81 in an Amount not to exceed \$148,000.00
8. Approval of a Professional Service Agreement with TKE Engineering, Inc. to provide Engineering Department Staff Augmentation in an amount not to exceed \$60,000.00

Motion: To approve per staff recommendation, Consent Calendar Items 4 through 8.

Made by: Councilmember Bautista  
Seconded by: Councilmember Beaman Jacinto  
Approved: 3-0, by a unanimous roll call vote:

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

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

9. Resolution No. 2019-61 Reauthorizing Funding for a Full-Time Finance Director Position and a Full-Time City Engineer Position

Motion: To approve per staff recommendation.

Made by: Mayor Hernandez  
Seconded by: Councilmember Bautista  
Approved: 3-0, by a unanimous roll call vote:

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

10. Resolution No. 2019-62 Authorizing the Formation of a Municipally Owned Utility and Delegate Authority to the City Manager to Execute a Letter of Intent with Lamb Energy, Inc.

Motion: To approve per staff recommendation.

Made by: Councilmember Beaman Jacinto  
Seconded by: Councilmember Bautista  
Approved: 3-0, by a unanimous roll call vote:

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

11. Selection of 2019 Hometown Heroes Honorees:

- Raices
- Juanita Godwin
- Juan De Lara, Educator and Mentor
- Cesar Sanchez, Entertainment

Action: Direction provided, no action taken.

12. Naming City-owned building located at 53-990 Enterprise Way, Coachella as “Civic Center” and approval of selection “B” for signage.

Action: Direction provided, no action taken.

13. Approval of lease agreement between the City of Coachella and Greater Coachella Valley Chamber of Commerce for property at 1515 Sixth Street, Coachella; and approve termination of current lease for property at 1258 Sixth Street.

Motion: To approve per staff recommendation.

Made by: Councilmember Bautista  
Seconded by: Councilmember Beaman Jacinto  
Approved: 3-0, by a unanimous roll call vote:

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

14. Approval of lease agreement between the City of Coachella and Consejo De Federaciones Mexicanas En Norteamerica (COFEM) for property at 1515 Sixth Street, Coachella; and approve termination of current lease for property at 53-462 Enterprise Way.

Motion: To approve per staff recommendation.

Made by: Mayor Hernandez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 3-0, by a unanimous roll call vote:

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

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

15. Coachella Smoke Retail Cannabis Microbusiness

- a) Ordinance No. 1144 approving Change of Zone (CZ 18-02) to add the RC (Retail Cannabis) overlay zone to the existing CG (General Commercial) zone at the northwest corner of Grapefruit Boulevard and 7th Street (*First Reading*)
- b) Resolution No. 2019-60 approving Conditional Use Permit No 298 to convert an existing commercial tenant space into a retail cannabis microbusiness with 400 square feet of retail cannabis showroom, 265 square feet for cannabis distribution and manufacturing uses, and 455 square feet for an indoor cannabis lounge with on-site consumption of cannabis products at 85-995 Grapefruit Boulevard, Suite #1, Coachella, California.

Mayor Hernandez opened the Public Hearing for Item 15 at 6:28 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 15 at 6:29 p.m.

Motion: To introduce by title only and pass to second reading.

Made by: Councilmember Bautista  
Seconded by: Councilmember Beaman Jacinto  
Approved: 3-0, by a unanimous roll call vote:

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

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

- a. Rick Pineda
- b. Mark Tadros

**REPORTS AND REQUESTS:**

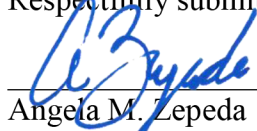
Council Comments/Report of Miscellaneous Committees.

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 6:58 p.m.

Respectfully submitted,



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Angela M. Lepeda  
City Clerk