



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, SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY  
AND COACHELLA PARKS AND RECREATION FOUNDATION

**July 24, 2024**

5:00 PM – CLOSED SESSION  
6:00 PM – REGULAR MEETING

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<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><a href="https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09">https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09</a> Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 <b>Webinar ID: 884 5727 1898</b> <b>Passcode: 606140</b></p> <p><b>Spanish:</b> 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](mailto: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](http://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 Hernandez.

**ROLL CALL:**

Present: Councilmember Dr. Figueroa, Councilmember Delgado, and Mayor Pro Tem Virgen, and Mayor Hernandez

City Clerk

City Treasurer (via Zoom)

Absent: Councilmember Galarza (arrived at 5:09 p.m.)

**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”

Motion: To approve the agenda with the modification.

Made by: Councilmember Mayor Pro Tem Virgen

Seconded by: Councilmember Dr. Figueroa

Approved: 4-0, Unanimous roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: Councilmember Galarza (arrived at 5:09 p.m.)

**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, et al.  
Riverside County Superior Court, Case No. CVPS2103815

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4)  
One (1) Potential Case
3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Desert Valley Builders v. City of Coachella, et al.  
Riverside County Superior Court, Case No. Ric1900832
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

**RECONVENE REGULAR MEETING:**

The City Council reconvened into open session at 6:00 p.m.

**PLEDGE OF ALLEGIANCE:**

City Manager Gabriel Martin led the pledge of allegiance.

Councilmember Delgado stepped away at 6:01 p.m. and returned at 6:02 p.m.

Councilmember Galarza stepped away at 6:02 p.m. and returned at 6:04 p.m.

**CLOSED SESSION ANNOUNCEMENTS:**

No reportable action taken.

**PROCLAMATIONS/PRESENTATIONS/DIRECTION:**

5. Proclamation Recognizing Employment Month

**WRITTEN COMMUNICATIONS:**

None.

**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.)

6. Special Meeting Minutes of June 25, 2024 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, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation Foundation

7. Regular Meeting Minutes of July 10, 2024 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, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation Foundation
8. Voucher Listing- EFT's/Utility Billing Refunds/FY 2023-24 and FY 2024-25 Expenditures as of July 24, 2024, \$2,044,538.49
9. Quarterly Reports - Second Quarter FY2023-2024
10. Authorize execution of Amendment No. 1 to the Agreement for Emergency Services Coordinator Services between the County of Riverside and the City of Coachella
11. Adopt Resolution No. 2024-42 declaring its intention to establish City of Coachella Community Facilities District No. 2024-1 (Public Services) and to authorize the levy of a special tax therein to finance certain services; setting public hearing date as September 11, 2024.
12. Authorization to file a Notice of Completion for the Fire Station #79 Expansion and Rehabilitation Project, City Project No. F-7.
13. Authorize Direct Purchase of Sports Lighting for an Amount not to Exceed \$180,000, Execute Change Order #1 to Three Peaks for an Amount not-to-exceed \$120,000, and Authorize Appropriation of \$300,000 from General Fund for the Bagdouma Park Misc. Site Improvements, City Project Numbers P-30 & P-32
14. Authorization to file a Notice of Completion and appropriation of \$234,272.99 from General Fund for City Project No. ST-130, Pueblo Viejo Sustainable Transportation Project
15. Approve Execution of a Maintenance Agreement to Brisas Air Conditioning & Heating, in the Amount of \$43,375.00, for Replacement of a 15-ton Commercial Package Heating, Ventilation and air Conditioning unit for the Senior Center facility; Authorize Allocation of \$43,375.00 from Unallocated General Funds to Finance the Replacement unit

The council pulled item nos. 13 for discussion.

Motion: To approve the Consent Calendar.

Made by: Councilmember Dr. Figueroa

Seconded by: Councilmember Galarza

Approved: 5-0, Unanimous roll call vote:

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

NOES: None

ABSTAIN: Mayor Hernandez abstained from item no. 12

ABSENT: None

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

16. Ordinance No. 1212 - An Ordinance Adding Chapter 9.28 to Title 9 of the Coachella Municipal Code Establishing Regulations Prohibiting the Unlawful Possession of Catalytic Converters in the City

Comment: (1) Daryll Terrell

Motion: To approve Ordinance 1212 (Second Reading)

Made by: Councilmember Delgado

Seconded by: Councilmember Dr. Frank Figueroa

Approved: 5-0, Unanimous roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

17. Resolution No. 2024-44 - A Resolution Formally Expressing Opposition to the Desert Healthcare District's Proposed Hospital Lease Agreement's "Non-Compete" Provision and Directing the Mayor to Send a Letter to the Desert Healthcare District Board Expressing this Opposition

Comment: (1) Richard Ramhoff

Councilmember Dr. Figueroa recused himself and stepped away at 6:21 pm to 6:30 pm.

Motion: To approve Resolution No. 2024-44.

Made by: Mayor Hernandez

Seconded by: Councilmember Galarza

Approved: 4-0, Unanimous roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen, and Mayor Hernandez

NOES: None

ABSTAIN: Councilmember Dr. Figueroa

ABSENT: None

18. Adopt Resolution No. 2024-40 Declaring its Intention to Annex Property into City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and to Authorize the Levy of a Special Tax Within Annexation Area No. 36 (Sevilla II – Pyramid Ranch).

Motion: To adopt Resolution No. 2024-40.

Made by: Councilmember Galarza

Seconded by: Councilmember Dr. Frank Figueroa

Approved: 5-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen and Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: None

19. 2024 City of Coachella Resident Engagement Academy

Motion: To approve the 2024 City of Coachella Resident Engagement Academy.

Made by: Councilmember Galarza  
Seconded by: Councilmember Denise Delgado  
Approved: 5-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen and Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: None

20. Authorize City Manager to approve Change Order No. 1 for the Multi-Site Energy Improvement Project Awarded to Alliance Building Solutions, Inc. for an Additional Amount of \$242,144.00 to Install Smart Controls to City Owned Street Light Fixtures Improving Maintenance Repair Response Times; Authorize Allocation from Undesignated General Funds Revenue in the Amount of \$242,144.00

Motion: To authorize City Manager to approve Change Order No. 1 for the Multi-Site Energy Improvement Project Awarded to Alliance Building Solutions, Inc. for an Additional Amount of \$242,144.00 to Install Smart Controls to City Owned Street Light Fixtures Improving Maintenance Repair Response Times; Authorize Allocation from Undesignated General Funds Revenue in the Amount of \$242,144.00

Made by: Councilmember Galarza  
Seconded by: Mayor Pro Tem Virgen  
Approved: 5-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen and Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: None

21. Approval of the Planning Commission Workplan for Fiscal Year (FY) 2024-2025

Motion: To approve the Planning Commission Workplan for Fiscal Year 2024-25.  
Made by: Mayor Hernandez  
Seconded by: Councilmember Galarza  
Approved: 3-2

AYES: Mayor Pro Tem Virgen, Councilmember Galarza, and Mayor Hernandez  
NOES: Councilmember Dr. Figueroa and Councilmember Delgado  
ABSTAIN: None

22. Designate a Voting Delegate and Alternates to the League of California Cities Annual Conference & Expo.

Motion: To designate Councilmember Dr. Figueroa as the voting delegate and Councilmember Delgado as the alternate.

Made by: Mayor Hernandez  
Seconded by: Councilmember Dr. Figueroa  
Approved: 5-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen, and Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: None

23. Adopt Resolution No. 2024-43 Calling for the Placement of a General Tax Measure on the November 5, 2024 General Municipal Election Ballot Amending the City's Transient Occupancy Tax from 9% to 13%, Updating the Ordinance's Terms to Address Third Party Bookings and Making Other Conforming Updates.

Motion: To adopt Resolution No. 2024-43

Made by: Councilmember Dr. Figueroa  
Seconded by: Mayor Pro Tem Virgen  
Approved: 5-0, Unanimous roll call vote:

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen, and Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: None

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

24. Adopt Resolution No. 2024-39 Authorizing the Establishment of an Annual Special Tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and Annexation Areas Thereto for Fiscal Year 2024/2025

The public hearing was opened at 7:03 pm and closed at 7:04 pm.

Councilmember Galarza stepped away at 7:03 pm and returned at 7:04 pm.

Motion: To adopt Resolution No. 2024-39.

Made by: Councilmember Dr. Figueroa  
Seconded by: Mayor Pro Tem Virgen  
Approved: 4-0,

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Mayor Pro Tem Virgen, and Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: Councilmember Galarza

25. Public Hearing for Resolution No. 2024-41 Confirming the Assessment and Diagram and Ordering the Levy and Collection of Assessments for the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40 for Fiscal Year 2024/2025

Staff informed the Council that they are requesting continuance of this item.

The public hearing was opened at 7:04 p.m. and will remain open to continue to July 30, 2024.

Motion: To continue the public hearing on item 25 to July 30, 2024 per staff recommendation.

Made by: Mayor Pro Tem Virgen  
Seconded by: Councilmember Dr. Frank Figueroa  
Approved: 5-0,

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen, and Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: None

26. Adopt Resolution No. SD-2024-04 Authorizing the Collection of Residential Sanitary Sewer Rates for Fiscal Year 2024/2025 Through the County of Riverside Tax Roll

The public hearing was opened at 7:05 p.m. and closed at 7:06 pm.

Motion: To adopt Resolution No. SD-2024-04.

Made by: Councilmember Galarza  
Seconded by: Mayor Pro Tem Virgen  
Approved: 5-0,

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Virgen, and Mayor Hernandez  
NOES: None  
ABSTAIN: None  
ABSENT: None



27. Adopt Resolution No. 2024-37 Approving Entertainment Permit No. 22-04 for the Coachella Valley Event Center, an Entertainment Venue Located on a 20-acre site at 46600 Tyler Street (APN# 603-130-001). Applicant: Edwart Rostamian

The public hearing was opened at 7:06 p.m. and closed at 7:22 pm.

Motion: To adopt Resolution No. 2024-38 with requested changes.

Made by: Councilmember Galarza

Seconded by: Councilmember Dr. Figueroa

Approved: 5-0,

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

NOES: None

ABSTAIN: None

ABSENT: None

**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.

None

**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 7:26 p.m.

Respectfully submitted,

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Angela Zepeda  
City Clerk