



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

MINUTES

CITY COUNCIL 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

October 14, 2020
6:00 PM Regular Meeting

CALL TO ORDER:

The Regular Meeting of the City Council of the City of Coachella was called to order at 6:03 p.m. by Mayor Hernandez.

ROLL CALL:

Present: Councilmember Gonzalez, Mayor Pro Tem Martinez and Mayor Hernandez.
City Treasurer Aviles and City Clerk Zepeda.

Absent: Councilmember Bautista and Councilmember Beaman Jacinto.

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 renumber the presentations, moving the presentation on COVID-19 Response Efforts to the end of presentations.

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

Made by: Councilmember Gonzalez
Seconded by: Mayor Pro Tem Martinez
Approved: 3-0, by a unanimous voice vote

PLEDGE OF ALLEGIANCE:

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

APPROVAL OF MINUTES:

1. Regular Meeting Minutes of September 9, 2020, 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 Martinez

Seconded by: Councilmember Gonzalez

Approved: 3-0, by a unanimous voice vote

PROCLAMATIONS/PRESENTATIONS:

The presentations were taken out of order, resulting in a renumbering:

2. Recognizing Fire Prevention Week™ theme, "Serve Up Fire Safety in the Kitchen"
3. Grapefruit Boulevard Urban Greening + Connectivity Project Update
4. Presentation on Coronavirus (COVID-19) Response Efforts by Kim Saruwatari, director of the Riverside University Health System - Public Health.

WRITTEN COMMUNICATIONS:

Written communications were received via email on agenda items that will be read when those items come up.

CONSENT CALENDAR:

5. Voucher Listings — EFT's/Utility Billing Refunds/FY 2019-20 and 2020-21 Expenditures as of October 14, 2020, \$2,533,107.61.
6. Ordinance No. 1168 Amending Change of Zone No. 18-10 by adding a minimum Residential Density of 20 units per acre in the RM (General) and RM (Urban) Zoning District Designators for approximately 72.6 acres of vacant agricultural land generally located south of Avenue 50, west of Tyler Street, approximately ¼ mile north of Avenue 52. City-Initiated. (*Second Reading*)
7. Resolution No. 2020-57 Stating the Intention to Annex Property into City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and Authorize the Levy of a Special Tax Within Annexation Area No. 32 (Coachella Valley Apartments - Parcel Map No. 37833).
8. Adopt Resolution No. 2020-58 providing grant funding clarifications requested by the California Department of Housing and Community Development to approve Contract No. 19-IIG-14404 for the Pueblo Viejo Villas Housing Project.
9. Resolution No. 2020-59 Authorizing the City of Coachella's Participation in the County of Riverside Urban County Program for Fiscal Years 2021-22, 2022-23, and 2023-24

10. Resolution No. 2020-60 to Approve a Supplemental Agreement with the County of Riverside and Authorize the City Manager to Execute the Supplemental Agreement for the Use of Fiscal Year 2020-21 Community Development Block Grant (CDBG) Entitlement Funds in the Amount of \$363,223.00 for Bagdouma Park Basketball Courts Rehabilitation Project
11. Resolution No. 2020-61, a Resolution of the City Council of the City of Coachella, California, Approving Final Parcel Map No. 37833
12. Resolution No. 2020-63, a Resolution of the City Council of the City of Coachella, California, Releasing Subdivision Improvement Bonds for Tract 31376
13. Professional Services Amendment and Funding Strategy for the SR-86/Avenue 50 New Interchange Project (ST-81). Partner with Cabazon Band of Mission Indians to apply for the Fiscal Year 2020 – Nationally Significant Federal Lands and Tribal Projects Program (NSFLTP).
14. Amendment to the Professional Services Agreement with Angenius Engineering Services, Inc. in an amount of \$62,896.44 to provide Professional Engineering Services for the Dillon Road Bridge over Coachella Valley Stormwater Channel (CVSC) Project, Project # 2019-ST-109.
15. Amendment to the Professional Service Agreement with Cannon Design in an amount of \$166,850 and to extend the contract term to May 27, 2021 to provide Professional Consulting Services for the Fire Station #79 Rehabilitation and Expansion, City Project No. F-7.
16. Resolution No. 2020-66 Authorizing the Submission of an Application to the California Department of Parks and Recreation Office of Grants and Local Services for the Per Capita Program in the Amount of \$206,281.00 for the Renovation of Bagdouma Park Community Pool

Motion: To approve per staff recommendation, Consent Calendar Items 5 through 16.

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Gonzalez

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

AYES: Councilmember Gonzalez, Mayor Pro Tem Martinez, and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Bautista and Councilmember Beaman Jacinto.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

17. Resolution 2020-64 approving the form and authorizing the execution of an Official Statement and Continuing Disclosure Agreement relating to the issuance of Pension Obligation Bonds and approving additional actions related thereto

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Gonzalez

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

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

18. Resolution No. 2020-65 Authorizing the Coronavirus Relief Fund Request for Proposals for Additional Small Business Assistance

Motion: To approve per staff recommendation, and to start on a bilingual radio and, possibly, a TV ad that there is financial assistance available for the residents of Coachella.

Made by: Mayor Pro Tem Martinez
Seconded by: Councilmember Gonzalez
Approved: 3-0, by a unanimous roll call vote:

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

19. Professional Services Agreement with Lisa Wise Consulting, Inc. to prepare the City of Coachella - 6th Cycle Housing Element Update to the General Plan, in the amount of \$96,050.00 and authorize a re-allocation of LEAP Grant funding and SB-2 Grant funding for this Agreement and Housing-Related Tasks.

Public Comment: Henry Pontarelli (*via Zoom*)
Lisa Wise (*via Zoom*)

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez
Seconded by: Councilmember Gonzalez
Approved: 3-0, by a unanimous roll call vote:

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

20. Approval of Lease Agreement with Culturas Music & Arts, for property located at 510 Vine Street/1670 Second Street, Coachella; authorize non-substantive changes as authorized by City Attorney.

Public Comments: Pepe Serna (*via Zoom*)

(Continued on next page)

(Item 20, Lease Agreement with Culturas Music & Arts, continued from previous page.)

Public Comments: Oralia Ortiz *(via Zoom)*
(Continued) Ruben Gonzalez *(via Zoom)*
Luz Moreno *(via email at 5:02 p.m. on 10/14/2020)*
Erika Castellanos *(via email at 4:46 p.m. on 10/14/2020)*

Motion: To approve per staff recommendation, and amend the amount to \$1.00 per year for five years, with one 10-year option

Made by: Mayor Pro Tem Martinez
Seconded by: Councilmember Gonzalez
Approved: 3-0, by a unanimous roll call vote:

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

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

a) Gabriel Perez *(via Zoom)*

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

21. Approve the Cost Share to Prepare the First Five-Year Update of the Alternative Plan for the Indio Subbasin in Compliance with the Sustainable Groundwater Management Act

Motion: To approve per staff recommendation

Made by: Councilmember Gonzalez
Seconded by: Mayor Pro Tem Martinez
Approved: 3-0, by a unanimous roll call vote:

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

22. Authorize award of a construction agreement to Foam Experts Roofing, Inc., for City Facilities Re-Roof Project No. 091520, in the amount not to exceed \$172,188.35; authorize an appropriation of: 1) \$112,705.75 from unallocated General Fund reserves and 2) \$59,482.60 from unallocated Coachella Water Authority reserves.

Motion: To approve per staff recommendation
Made by: Mayor Hernandez
Seconded by: Mayor Pro Tem Martinez
Approved: 3-0, by a unanimous roll call vote:

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

23. Staff recommends that the City Council consider approving the execution of a lease agreement between the City of Coachella and Coachella Bar for space in the former Water Billing Building (old Fire Station), located at 1517 Sixth Street.

Public Comment: Nick Meza (*via Zoom*)

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez
Seconded by: Councilmember Gonzalez
Approved: 3-0, by a unanimous roll call vote:

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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

24. 7-Eleven Service Station / Multi-Tenant Retail/Drive-Thru Coffee Shop Project

- Resolution No. 2020-55 approving Conditional Use Permit No. 321, Conditional Use Permit No. 322, and Architectural Review No. 20-03 to allow the development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, a 12-fueling position Canopy for Service Station and a 4,088 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land on partially-developed land in the C-G (General Commercial) zone located at the northeast corner of Cesar Chavez Street and First Street.
- Resolution No. 2020-56 approving Tentative Parcel Map No. 37940 to subdivide 8.25 acres (APN 778-020-007 & 778-010-017) into seven parcels for financing and development phasing purposes on property located on the Northeast corner of First Street and Cesar Chavez Street. *Coachella Retail Realty Associates, LP, Applicant.*

Mayor Hernandez opened the Public Hearing for Item 24 at 8:58 p.m.

Public Comment: Francis Chu.

Mayor Hernandez closed the Public Hearing for Item 24 at 9:06 p.m.

Motion: To approve per staff recommendation; and add to Condition #5:
The City's "bronze eagle" or comparable statuary may be incorporated into the Plaza design, subject to an arts procurement agreement.

(Continued on next page)

(Item 24: 7-Eleven Service Station / Multi-Tenant Retail/Drive-Thru Coffee Shop Project; Resolutions 2020-55 and 2020-56 – continued from previous page)

Made by: Councilmember Gonzalez
Seconded by: Mayor Pro Tem Martinez
Approved: 3-0, by a unanimous roll call vote:

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

25. Appeal of Planning Commission’s Revocation of Conditional Use Permit (CUP 312) that allowed a 3,250 sq. ft. Retail Cannabis Microbusiness on 20,000 square feet of land located at 84-161 Avenue 48 for “The Coachella Lighthouse, LLC”. City- Initiated Revocation.

Public Hearing item remains open.

Motion: To **continue** item to December 9, 2020

Made by: Mayor Pro Tem Martinez
Seconded by: Mayor Hernandez
Approved: 3-0, by a unanimous roll call vote:

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

26. Ordinance No. 1154 amending Sections 5.04.380, 8.040.010, and 12.04.030 of the Coachella Municipal Code and adding Chapter 12.50 to the Coachella Municipal Code, imposing regulations on sidewalk vending in compliance with Senate Bill 946 and amending the enforcement authority regarding the City’s Environmental Health Code. *(First Reading)*

Motion: To **continue** item

Made by: Mayor Hernandez
Seconded by: Mayor Pro Tem Martinez
Approved: 3-0, by a unanimous roll call vote:

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

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 5). There were no further comments at this time.

REPORTS AND REQUESTS:

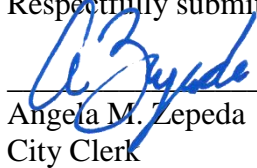
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Mayor Pro Tem Martinez adjourned the meeting at 9:38 p.m.

Respectfully submitted,



Angela M. Zepeda
City Clerk