



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

**February 12, 2020**  
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 5:03 p.m. in the Council Chamber at City Hall by Mayor Steven Hernandez.

### **ROLL CALL:**

**Present:** Councilmember Bautista (*Arrived at 5:24 p.m.*), Councilmember Beaman Jacinto, Mayor Pro Tem Martinez and Mayor Hernandez.

**Absent:** Councilmember Gonzalez

### **APPROVAL OF AGENDA:**

City Manager Bill Pattison asked Council to add a Fire Department presentation to be heard before the existing presentation.

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

**Made by:** Councilmember Beaman Jacinto

**Seconded by:** Mayor Pro Tem Martinez

**Approved:** 3-0, by a unanimous voice vote

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

None.

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

The City Council convened into Closed Session at 5:04 p.m. to discuss the following items:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)  
One (1) potential case

*(Councilmember Bautista arrived at 5:24 p.m. during Closed Session.)*

2. 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
3. Public Employee Performance Evaluation  
Title: City Manager

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

The City Council reconvened into open session at 6:05 p.m.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Coachella Fire Department Explorers.

**CLOSED SESSION ANNOUNCEMENTS:**

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

**APPROVAL OF MINUTES:**

4. Special Meeting Minutes of a Coachella City Council Study Session held on January 22, 2020.
5. Regular Meeting Minutes of December 11, 2019, 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 Beaman Jacinto

Seconded by: Mayor Pro Tem Martinez

Approved: 4-0, by a unanimous voice vote

**PROCLAMATIONS/PRESENTATIONS:**

- 6a. Presentation from Coachella Fire Department on Its Explorer Program
- 6b. Tito's Handmade Vodka Community Service event scheduled on February 27, 2020, 8:00 a.m. – 5:00 p.m., at Shady Lane Park in Coachella.

**WRITTEN COMMUNICATIONS:**

None.

**CONSENT CALENDAR:**

7. Voucher Listings — Manual Checks/Utility Billing Refunds/FY 2019-20 Expenditures as of February 12, 2020, \$3,353,233.40.
8. Amendment to the Professional Service Agreement with Michael Baker International, Inc. in an amount of \$96,109 to provide Professional Engineering Services for the I-10/Avenue 50 New Interchange, City Project No. ST-67
9. Resolution No. SD-2020-01 Authorizing Resolution For Clean Water State Revolving Fund Application For The Shady Lane Mobile Home Park Septic-To-Sewer Project
10. Resolution No. WA-2020-02 Authorizing Resolution For Drinking Water State Revolving Fund Application For The Shady Lane Mobile Home Park Water Consolidation Project

Motion: To approve per staff recommendation, Consent Calendar Items 7 through 10.

Made by: Councilmember Beaman Jacinto  
Seconded by: Mayor Pro Tem Martinez  
Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, , Mayor Pro Tem Martinez and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Gonzalez.

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

11. Approval of Lease Agreement with Consulado Mexicano San Bernardino, for property located at 1515 Sixth Street, Coachella.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
Seconded by: Mayor Pro Tem Martinez  
Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Mayor Pro Tem Martinez and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Gonzalez.

12. Approve agreement between City of Coachella and Enterprise Fleet Management Inc.
- a) Approve vehicle surplus listing and replacement.
  - b) Approve a Master Equity Lease Agreement between the City of Coachella and Enterprise Fleet Management Inc.
  - c) Approve Maintenance Agreement between City of Coachella and Enterprise Fleet Management Inc.
  - d) Authorize the appropriation of \$50,000 for the leasing of twelve (12) vehicles from Enterprise Fleet Management Inc.
  - e) Authorize appropriation of \$50,000 for the safety lighting and radio equipment for twelve (12) vehicles.

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto

Seconded by: Mayor Pro Tem Martinez

Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Mayor Pro Tem Martinez and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Gonzalez.

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

13. Ordinance No 1155 approving the La Entrada Development Agreement (DA) – First Amendment to extend the milestone dates for commencement of grading and construction activities for an additional five years, and to amend provisions in the Development Agreement for affordable housing and to make conforming amendments. PSAV, LLC and LLSE Holdings LLC, Co-Applicants. (*First Reading*)

Mayor Hernandez opened the Public Hearing for Item 13 at 6:54 p.m.

Public Comment: Terry Manley

Mayor Hernandez closed the Public Hearing for Item 13 at 6:55 p.m.

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

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Beaman Jacinto

Approved: 4-0, by a unanimous roll call vote:

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

14. Coachella Travel Center

- a) Environmental Assessment (EA 18-05) adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the development of the Coachella Travel Centre project.
- b) Ordinance No. 1148 approving Change of Zone (CZ 18-11) from A-R (Agricultural Reserve) to C-G (General Commercial).
- c) Conditional Use Permits (CUP 310 and 311) for drive-thru restaurant, car wash and truck wash facilities.
- d) Variance (VAR 18-09) to allow a four-story hotel building in excess of 50 feet in height, in the C-G (General Commercial) zone.
- e) Architectural Review (AR 18-09) to allow a new 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft. 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway.

Request from the applicant to continue this item to May 13, 2020.

Mayor Hernandez **reopened** the Public Hearing for Item 14 at 7:02 p.m.

Public Comment: None.

Motion: To **continue** item until May 13, 2020

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Bautista  
Approved: 4-0, by a unanimous roll call vote:

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

*(Councilmember Bautista stepped away from the dais from 7:04 p.m. to 7:07 p.m.)*

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

- a) Glabriel Armenta

**REPORTS AND REQUESTS:**

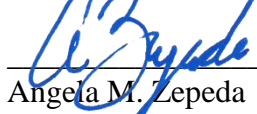
Council Comments/Report of Miscellaneous Committees.

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 7:19 p.m.

Respectfully submitted,



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Angela M. Lapeda  
City Clerk