



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

September 25, 2024

5:00 PM – CLOSED SESSION

6:00 PM – REGULAR MEETING

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

Mayor Hernandez called the City Council Closed Session and Regular Meeting of the City of Coachella to order at 5:00 p.m.

ROLL CALL:

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

City Clerk

Absent: City Treasurer

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

Made by: Councilmember Dr. Figueroa

Seconded by: Mayor Pro Tem Virgen

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APNs 763-350-025 and 763-340-008
Agency Negotiator(s): Castulo Estrada, Utilities Director
Negotiating Parties: E. Neumeyer, Trustee of the E.J. Neumeyer Revocable Trust, Owner
Under Negotiation: Price and Terms of Payment for an 82,059 sq. ft. Five-Year Temporary Construction Easement
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN 763-330-018

Agency Negotiator(s): Castulo Estrada, Utilities Director
Negotiating Parties: Empire Airport LLC, Owner
Under Negotiation: Price and Terms of Payment for a 44,981 sq. ft. Five-Year Temporary Construction Easement

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN 763-330-0006

Agency Negotiator(s): Castulo Estrada, Utilities Director

Negotiating Parties: J. Kohn, D. Parrish, M. Kinsey, C. Hirschberg, Owners

Under Negotiation: Price and Terms of Payment for a 6,869 sq. ft. Domestic Water Easement

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: Parcel APN 763-350-0009

Agency Negotiator(s): Castulo Estrada, Utilities Director

Negotiating Parties: 87400 A56 Statutory Trust, Owner

Under Negotiation: Price and Terms of Payment for a 9,730 sq. ft. Domestic Water Easement

Councilmember Galarza arrived at 5:02 pm during Closed Session.

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

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

5. National Latino Physician Day Proclamation

Mariela Magana Ceballos

6. HR Green Broadband Study Presentation

Councilmember Galarza stepped away at 6:12 p.m. and returned at 6:21 p.m.

7. SB 1383 Program Updates

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.)

8. Regular Meeting Minutes of September 11, 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
9. Voucher Listing- EFT's/Utility Billing Refunds/FY 2023-24 and FY 2024-25 Expenditures as of September 25, 2024, \$2,977,279.68
10. Community Facilities District (CFD No. 2005-01) Annexation 36 – (Sevilla II-Pyramid Ranch)
Ordinance No. 1215 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 36 Annexed to Said District (2nd Reading)
11. Authorize a Community-Based Grant to American Outreach Foundation in the Amount of \$1,000 to Help Cover Costs for Providing and Maintaining Power Wheelchairs
12. Authorize a Community-Based Grant to Green Room Theatre Company Coachella Valley in the Amount of \$1,000 to Help Fund Their Ballet Folklorico Program
13. Authorize a Community-Based Grant to Pueblo Unido CDC in the Amount of \$1,000 to Help Fund its Reynas Del Valle Coachella Program
14. Second Reading of Ordinance No. 1214 authorizing the levy of a Special Tax in Community Facilities District No. 2024-1 (Public Services)
15. Award Multiple Professional Services Agreements for On-Call Architectural Design Services for the Commercial Corridor Façade Improvement Program to: DMHA Architecture and Interior Design, BFK Architecture and Planning, and Mour Group Engineering and Design and Authorize the City Manager to Enter into Professional Services Agreements with the Selected Firms in Not-to-Exceed Amounts of \$75,000 Per Firm
16. Authorize the City Manager to Execute Professional Services Agreements with Strategic Energy Experts Consulting for Assistance in Providing Greenfield Electric Utility and Electric Service for the City Municipal Utility

Mayor Hernandez requested to pull item #16

The City Attorney clarified the “Not-to-Exceed amount” in item #15 of \$50,000 and not \$75,000.

Motion: To approve the Consent Calendar with modification to item 16

Made by: Mayor Hernandez

Seconded by: Councilman 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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

17. Appointment of ten Commissioners to the Coachella Youth Advisory Commission

Public Works Director mentioned an edit to this item in that staff reviewed the applications and identified that two applicants are not Coachella residents.

Motion: To approve the appointment of eight Commissioners to the Coachella Valley Advisory commission as presented.

Made by: Councilmember Dr. Figueroa
Seconded by: Councilmember 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

Councilmember Dr. Figueroa stepped away at 7:13 p.m. and returned at 7:15 p.m.

18. Approve the Cooperative Agreement with the County of Riverside to Provide Fire Protection, Fire Prevention, Rescue, Fire Marshal and Medical Emergency Services and Approve the Cooperative Agreement between the Cities of Coachella, Indio, La Quinta and County of Riverside to Share the Cost of a Ladder Truck Company

Motion: To approve the Cooperative Agreement with the County of Riverside to Provide Fire Protection, Fire Prevention, Rescue, Fire Marshal and Medical Emergency Services; Approve the Cooperative Agreement between the Cities of Coachella, Indio, La Quinta and County of Riverside to Share the Cost of a Ladder Truck Company; authorize the City Attorney to make necessary non-monetary changes to the agreement; and authorize the City Manager to execute the agreement.

Made by: Councilmember Galarza
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

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

19. VMP Night Club & Event Center –Entertainment Permit No. 24-01 and Conditional Use Permit No. 380

for a nightclub and special event center to allow for live events and a Type 48 ABC license to allow the on-sale of beer, wine, and distilled spirits at the 5,867 SF commercial suite at 49974 Cesar Chavez Street. Applicant: Reyes Hernandez

Mayor Pro Tem Virgen stepped away at 7:21 pm and returned at 7:22 p.m.

Mayor Hernandez opened the public hearing at 7:30 p.m. and closed the public hearing at 7:37 p.m.

Motion: To adopt Resolution No. 2024-54 Approving Conditional Use Permit 380 and Resolution No. 2024-55 Approving Entertainment Establishment Permit No.24-01

Made by: Councilmember Galarza
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

20. Adopt Ordinance No. 1213 (Zoning Ordinance Amendment No. 22-09) 1st Reading to amend Coachella Municipal Code Title 17 regarding zoning district permitted uses and development standards for the R-E, Residential Estate District, Chapter 17.12 of the Coachella Municipal Code. City-Initiated

Mayor Hernandez opened the public hearing at 7:44 p.m. and closed the public hearing at 8:01 p.m.

Michael Phipps-Russell Executive Director of Loving All Animals

Motion: To adopt Ordinance No. 1213 (Zoning Ordinance Amendment No. 22-09) 1st Reading with the modified language provided by the City Planning Director.

Made by: Mayor Hernandez
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 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 8:20 p.m. in honor of Ventura Gutierrez, who was a planning commissioner and passed away.

Angela Zepeda
City Clerk