



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

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA

CITY COUNCIL CLOSED SESSION AND REGULAR MEETING
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

May 24, 2023

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.

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, Councilmember Virgen, Mayor Pro Tem Galarza (arrived at 5:01 pm), and Mayor Hernandez

Absent: City Clerk Zepeda and City Treasurer Aviles

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”

Staff requested the removal of item 17. Staff submitted a correction to item 21, which council has, to include additional language regarding the adoption of the mechanical code and adding Resolution No. PC 2023-38 to item 24.

Motion: To approve the Agenda except item 17, including correction to item 21 to include additional language regarding the adoption of the mechanical code, and adding Resolution No. PC 2023-38 to item 24.

Made by: Councilmember Neftali
Seconded by: Councilmember Dr. Figueroa
Approved: 4-0, unanimous roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: Councilmember Virgen

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

NONE.

ADJOURN TO CLOSED SESSION:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)

Title: City Manager

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)

Title: City Attorney

3. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6

City Labor Negotiator: City Manager Gabriel Martin; Interim Finance Director William Pattison
Unrepresented Employees: City of Coachella Management Employee Compensation Plan

4. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager Gabriel Martin; Interim Finance Director William Pattison
Employee Organization: Teamsters Local 1932 Representing Mid-Management Employee

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

Councilmember Virgen arrived at 5:09 p.m. for the Closed Session

PLEDGE OF ALLEGIANCE:

Miguel Navarrete led the pledge of allegiance.

CLOSED SESSION ANNOUNCEMENTS:

Council met in Closed Session, and direction was given, but no reportable action was taken.

PROCLAMATIONS/PRESENTATIONS:

5. Proclamation Recognizing Miguel Navarrete for his Service on the Planning Commission
6. Proclamation Recognizing Miguel Leal for his Service on the Planning Commission
7. Proclamation Recognizing May 17, 2023 to be International Day Against Homophobia, Transphobia, Biphobia & Dragphobia

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. Meeting Minutes of May 10, 2023, 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, and Successor Agency to the Coachella Redevelopment Agency

9. Voucher Listing- EFT's/Utility Billing Refunds/FY 2022-23 Expenditures as of May 24, 2023, \$2,217,458.50
10. Establish the Appropriations Limits for Fiscal Year 2023-24:
 - a) Resolution No. 2023-33 Establishing the Appropriations Limit for the City of Coachella for Fiscal Year 2023-24;
 - b) Resolution No. SD-2023-02 Establishing the Appropriations Limit for the Coachella Sanitary District for Fiscal Year 2023-24;
 - c) Resolution No. FD-2023-02 Establishing the Appropriations Limit for the Coachella Fire Protection District for Fiscal Year 2023-24
11. Resolution No. 2023-28, Approving Mid-Year Budget Adjustments for Fiscal Year 2022-23
12. Professional Service Agreement with IDS Group to provide Professional Architectural and Engineering Services for the Library Annex Project, City Project F-33.
13. Authorize the City Manager to Execute a Professional Services Agreement with Kounkuey Design Initiatives in the Amount of \$48,823.00 for the Preparation of the Displacement Avoidance Plan for the Transformative Climate Communities Round 5 Implementation Grant Program
14. Resolution No. 2023-37 Summarily Vacating all Right of Way Interest of Said City for Street Easements Located on Assessor Parcel Number 778-081-003
15. Development Services Department Quarterly Report
16. Tripoli – Subordination Agreement
17. Initiation of Proactive Historic Preservation Program for the City of Coachella

Motion: To approve all Consent Calendar items except item 17

Made by: Councilmember Figueroa

Seconded by: Councilmember Virgen

Approved: 5-0, unanimous roll call vote:

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

NOES: None

ABSTAIN: Mayor Hernandez from item 12 only

ABSENT: None

WRITTEN COMMUNICATIONS:

None.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

18. Resolution No. 2023-29 Approving Ratification of a Four Year Memorandum of Understanding Agreement between the City of Coachella and Teamsters Local 1932, representing the Sanitary and Miscellaneous Employees Bargaining Unit

Motion: To approve staff recommendation

Made by: Councilmember Virgen

Seconded by: Councilmember Dr. Figueroa

Approved: 5-0, unanimous roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

19. Annual Budget and Organizational Structure for Fiscal Year 2023- 24

a) Resolution No. FD-2023-01 Adopting an Annual Budget for the Coachella Fire Protection District for Fiscal Year 2023-24; and

b) Resolution No. SD-2023-24 Adopting an Annual Budget and Organizational Structure for the Coachella Sanitary District for Fiscal Year 2023-24; and

c) Resolution No. 2023-32 Adopting an Annual Budget and Organizational Structure for the City of Coachella for Fiscal Year 2023-24;

d) Resolution No. 2023-WA-2023-01 Adopting an Annual Budget and Organizational Structure for the Coachella Water Authority for Fiscal Year 2023-24

Motion: To approve staff recommendation

Made by: Councilmember Delgado

Seconded by: Mayor Pro Tem Galarza

Approved: 5-0, unanimous roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

20. Establishment of an Equity and Social Justice Ad Hoc Subcommittee.

Motion: To approve staff recommendation and staff to provide an outline and samples of what the consultant has done.

Made by: Councilmember Dr. Figueroa

Seconded by: Councilmember Delgado
Approved: 5-0, unanimous roll call vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

21. Introduce Ordinance No. 1201, first reading, revising Municipal Code Title 15 for the purpose of adopting the 2022 California State Building Codes

Motion: To approve staff recommendation

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

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

NOES: None

ABSTAIN: None

ABSENT: None

22. Authorizing the City Manager to (1) enter into an Affordable Housing Loan Agreement with Tripoli CIC, LP, for the 108-Unit Mixed-Use Development Project Located at the Northeast Corner of Cesar Chavez Street and Bagdad Avenue (APN # 778-081-003 and 778-081-001) in a Not-to-Exceed Amount of \$13,569,000; and (2) enter into an Agreement to Prepay Special Tax Obligations for CFD 2005-1

Motion: To approve staff recommendation

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

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

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

23. Community Facilities District (CFD No. 2005-01) Annexation 35 – (Tripoli Apartments):

- a) Resolution No. 2023-34 Determining the Validity of Prior Proceedings relating to Annexation of Property (Annexation No. 35) in the City of Coachella CFD No. 2005-01 (Law Enforcement, Fire and Paramedic Services).

b) Resolution No. 2023-35 on Behalf of CFD No. 2005-01 Calling a Special Election within Annexation Area No. 35 (Tripoli Apartments).

c) Resolution No. 2023-36 Canvassing the Results of the Election held within CFD No. 2005-01 (Area No. 35)

d) Ordinance No. 1203 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 35 Annexed to Said District (1st Reading)

The Council took a 20-minute recess at 6:49 p.m.

Mayor Hernandez opened the public hearing.

One person identified himself as Ted made a comment on this item.

Staff gave a presentation on the project.

City Attorney Campos confirmed there were no written protests filed by the effective property owners.

Mayor Hernandez closed the public hearing.

Motion: To approve staff recommendation as to Resolution No. 2023-34

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

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

NOES: None
ABSTAIN: None
ABSENT: None

Motion: To approve staff recommendation as to Resolution No. 2023-35

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

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

NOES: None
ABSTAIN: None
ABSENT: None

City Attorney Campos has the ballot from Colleen Edwards as owner or authorized representative of the land with the Annexation Area No. 35 and the votes is a yes.

Motion: To approve staff recommendation as to Resolution No. 2023-36

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

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

Motion: To approve staff recommendation as to Ordinance 1203

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

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

City Attorney Campos read Ordinance No. 1203 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 35 Annexed to Said District

24. Tripoli Mixed-Use Project (Third Proposed Revisions)

Third proposed amendment to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and four retail units on 2.8 acres of vacant C-G (General Commercial) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

Motion: To approve staff recommendation Alternative Option 2 (Resolution No. PC 2023-38)

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

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

Chelsea Investment Corporation gave a presentation on the project.

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.

David Catanzarite, President of Green Room Theatre Company and Karen Lin, Board President appreciate the Coachella City Council for inviting them to be part of this city and extended an invitation to their ribbon cutting event May 25, 2023 at 4:00 pm at their office. They will have two baile folklorico companies.

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 8:15 p.m.

Respectfully submitted,

Angela M. Zepeda
City Clerk