



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

**July 22, 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 5:04 p.m. by Mayor Hernandez.

### **ROLL CALL:**

Present: Councilmember Bautista, Councilmember Beaman Jacinto. Councilmember Gonzalez, Mayor Pro Tem Martinez and Mayor Hernandez.

Absent: None.

**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:**

Motion: To add presentation Item 4b to the agenda.

Made by: Councilmember Beaman Jacinto

Seconded by: Mayor Hernandez

Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

Made by: Councilmember Beaman Jacinto  
Seconded by: Councilmember Gonzalez  
Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

None.

**ADJOURN TO CLOSED SESSION:**

The City Council convened into Closed Session at 5:12 p.m. to discuss the following items:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Chia Hung Lai, et al., v. City of Coachella  
Riverside Superior Court, PSC 1805142
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 – ANTICIPATED LITIGATION Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)  
One (1) potential case

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

The City Council reconvened into open session at 6:01 p.m.

**PLEDGE OF ALLEGIANCE:**

City Manager Pattison led the Pledge of Allegiance.

**CLOSED SESSION ANNOUNCEMENTS:**

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

**APPROVAL OF MINUTES:**

4. Regular Meeting Minutes of June 24, 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: Councilmember Beaman Jacinto

Seconded by: Mayor Pro Tem Martinez

Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**PROCLAMATIONS/PRESENTATIONS:**

- 4b. Proclamation Recognizing Líderes Campesinas Youth.
5. Presentation from the Coachella Valley Association of Governments (CVAG) on Innovation in Green Community Planning Merit Award
6. Presentation from Lift to Rise on Emergency Response Work, Rental Assistance Fund, and COVID-19 Impacts on the Region
7. Update from Riverside County Housing Department Director Heidi Marshall on Rental Assistance Efforts
8. Presentation on Coronavirus (COVID-19) Response Efforts
9. Grapefruit Boulevard Urban Greening Project - Presentation

**WRITTEN COMMUNICATIONS:**

Written communication received will be read under the appropriate item number.

*Public Comments were moved up to this portion of the meeting at 8:10 p.m.:*

- a) Maribel Nunez (via email on 07/27/2020 at 5:49 p.m.)

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

CONSENT CALENDAR:

10. Voucher Listings — EFT/Utility Billing Refunds/FY 2019-20 and 2020-21 Expenditures as of July 22, 2020, \$5,626,436.47.
11. Quarterly Reports
12. Ordinance No. 1164 of the City Council acting as the legislative body of the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) authorizing the levy of a special tax within Annexation Area No. 31 annexed to said District. (*Second Reading*)
13. Award of purchase for Rubberized Mulch Product for Dateland Park and Rancho De Oro Park to Sierra Mat & Rubber Company, in the amount of \$69,597.
14. Authorization to file a Notice of Completion for CDBG Project No. 4.CO.21-19, City Project ST-117 Araby Avenue Sidewalk Improvement Phase II Project.
15. Authorize the City Manager to Execute a Contract with CV Pipeline for Storm Systems Maintenance within specific Landscape and Lighting Maintenance District (LLMD) Areas in the not to exceed amount of \$379,431.
16. Maintenance Agreement award to Vintage Landscape for Landscape Maintenance Services for Bagdouma Park Project No. 070720.
17. Maintenance Agreement award to Vintage Landscape for Landscape Maintenance Services for City Medians and Downtown 6<sup>th</sup> Street Project No. 070720B.
18. Award of Amendment No. 7 to the Professional Services Agreement with Power Security Group Inc., for Security Guard Services, in the amount not to exceed \$205,000.
19. Construction Contract with Matich Corporation in the amount of \$1,167,000.00 and 10% for contingency for the construction of the 2020 Pavement Improvement Project, City Project ST-119 (*staff report and recommendation amended to include specifics*).
20. Authorization to file a Notice of Completion for City Project ST-100, Active Transportation Program (ATP) Cycle 2 Project
21. Amendment to the Professional Service Agreement with Michael Baker International, Inc. in an amount of \$166,782 and to extend the contract term to June 11, 2021 to provide Professional Engineering Services for the Avenue 50 Extension, City Project No. ST-98
22. Authorize the City Manager to Execute the Third Amendment Agreement with Transpo Group USA, Inc., for Term Extension Only.
23. Amendment Five to AB 2766 Memorandum of Understanding (MOU) between CVAG and Member Jurisdictions to provide Sustainable Funding of the Regional PM10 Street Sweeping Program

24. Consideration to List City-Owned Land at the southeast corner of Avenue 50 and Calhoun Street for a sales price of \$3.2 Million with Johnson Commercial Real Estate.

Motion: To approve per staff recommendation, Consent Calendar Items 10 through 24

Made by: Councilmember Beaman Jacinto  
Seconded by: Councilmember Bautista  
Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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

25. Ordinance No. 1166 amending various sections of Chapter 8.32 of the Coachella Municipal Code regarding the use, sale possession, storage and discharge of fireworks in the City's territorial limits in order to prohibit the use, sale, possession and discharge of dangerous fireworks as that term is defined in the California Health and Safety Code and authorizing the imposition of administrative fines for certain violations of Chapter 8.32's regulations. (*First Reading*)

Motion: To read title only and pass to second reading

Made by: Councilmember Bautista  
Seconded by: Mayor Pro Tem Martinez  
Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

26. Resolution No. 2020-39 to Authorize the Purchase of Vacant Real Property From R.B. Johnson Investments, LLC For a Sales Price of \$694,026 consisting of Two Parcels Totaling 2.21 Acres Located at the southeast Corner of 4th Street and Cesar Chavez Street for the Sunline Transit Hub and Pedestrian Path Project (APN: 778-080-012 and 778-080-013).

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Bautista  
Approved: 5-0, by a unanimous roll call vote:

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

27. Resolution No. 2020-44:

Approving the Creation and Funding for a Full-Time Economic Development Director Position

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by a unanimous roll call vote:

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

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Approving the Funding for a Full-Time Code Compliance Manager Position

Motion: To **continue** the item to September 9, 2020

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Gonzalez  
Approved: 5-0, by a unanimous roll call vote:

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

28. Resolution No. 2020-45, a Resolution of the City Council of the City of Coachella, California, Stating Conviction that Systemic Racism is a Human Rights and Public Health Crisis Which Results in Disparities in Family Stability, Health and Mental Wellness, Education, Employment, Environmental Justice, Economic Development, Transportation, Public Safety, Incarceration and Housing and Reaffirming Its Commitment to Advancing Justice, Equity, Diversity, and Inclusion in the City.

Public Comments: Jazmine Ibarra (*via telephone*)  
Orlia “Yaya” Ortiz (*via email on July 22, 2020, at 12:08 pm.*)

(Continued)

(Item 28, Resolution No. 2020-45, continued from previous page.)

Maribel Nunez (via email on July 22, 2020, at 2:51 p.m.)  
Vanessa Moreno (via telephone)  
Guadalupe Meraz (via email on July 22, 2020, at 5:40 p.m.)

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Gonzalez  
Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

29. Use of Coronavirus Relief Funds (CARES Act) Allocated to the City of Coachella:

Public Comments: Vanessa Moreno (via telephone)  
Jazmine Ibarra (via telephone)  
Ruben Gonzalez (via telephone)  
Oralia “Yaya” Ortiz (via telephone)  
Bea Gonzalez (via telephone)  
Erick Lemus (via telephone)  
Jocelyn Vargas (via telephone)  
Maribel Nunez (via email on July 22, 2020, at 2:51 p.m.)  
Claudia Armenta (via email on July 22, 2020, at 4:18 p.m.)  
Guadalupe Meraz (via email on July 22, 2020, at 5:40 p.m.)  
Marcos Coronel (via email on July 22, 2020, at 9:44 p.m.)

Motion: To allocate the following funds:

Rental and Utility Assistance	\$200.00
Non-profits for Youth Programs	\$100.00
Business Assistance (Outdoor Dining)	\$ 50.00
Mental Health (Non-Profit Assistance	\$ 80.00

And, depending upon what the County says, the \$200.00 for rental assistance can be addressed at a future date, based upon the feedback we receive from the County, and then we can put that back into non-profits in either youth or mental health.

Made by: Councilmember Bautista  
Seconded by: Mayor Pro Tem Martinez  
Approved: 3-0-2, by the following roll call vote:

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

30. Approval of a Lease Agreement with Kounkuey Design Initiative, Inc. (KDI), for property located at 1515 Sixth Street, Coachella.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by a unanimous roll call vote:

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

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

31. 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 September 9, 2020

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Bautista  
Approved: 5-0, by a unanimous roll call vote:

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

32. Adopt Resolution No. 2020-42, authorizing the collection of Residential Solid Waste Rates for Fiscal Year 2020/2021 through the County of Riverside Tax Roll, at the same time and manner as General Taxes, and approve Fiscal Year 2020/2021 Solid Waste Rates.

*(Continued)*



*(Item 32, Resolution No. 2020-42, continued from previous page.)*

Mayor Hernandez opened the Public Hearing for Item 32 at 11:09 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 32 at 11:10 p.m.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez

Seconded by: Councilmember Beaman Jacinto

Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

33. Resolution No. 2020-43 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 2020/2021.

Mayor Hernandez opened the Public Hearing for Item 33 at 11:11 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 33 at 11:12 p.m.

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Bautista

Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

34. 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.

Public Hearing item remains open.

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

Made by: Councilmember Bautista

Seconded by: Mayor Pro Tem Martinez

Approved: 5-0, by a unanimous roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

35. Adopt Resolution No. SD-2020-05 Authorizing the Collection of Residential Sanitary Sewer Rates for Fiscal Year 2020/2021 Through the County of Riverside Tax Roll

Mayor Hernandez opened the Public Hearing for Item 35 at 11:15 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 35 at 11:16 p.m.

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Gonzalez

Approved: 5-0, by a unanimous roll call vote:

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

**SUCCESSOR AGENCY:**

36. Consider Approving the Execution by the Successor Agency to the Coachella Redevelopment Agency of the Consent to Transfer Certificate Regarding the Transfer of Real Property from Kirkjan Investment Properties, L.P. to DVD Facility LLC

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
Seconded by: Councilmember Bautista  
Approved: 5-0, by a unanimous roll call vote:

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

37. Consider Approving the Execution by the Successor Agency to the Coachella Redevelopment Agency of a Reconveyance of a Deed of Trust Regarding Real Property previously owned by George Kirkjan and Tamara Kirkjan

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
Seconded by: Councilmember Bautista  
Approved: 5-0, by a unanimous roll call vote:

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

**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 3). There were no further comments at this time.*

**REPORTS AND REQUESTS:**

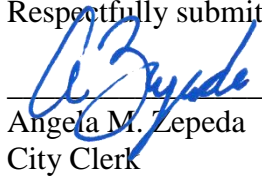
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 11:43 p.m.

Respectfully submitted,



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Angela M. Zepeda  
City Clerk