



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

AGENDA

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

June 23, 2021

5:00 PM Closed Session

6:00 PM Regular Meeting

Pursuant to Executive Order N-29-20, this meeting may be conducted by teleconference/electronically

Meeting options will be either in-person or via Zoom:

<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 Passcode: 606140 Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 Webinar ID: 884 5727 1898 Passcode: 606140</p>
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- Public comments may be received **either in person, via email, or telephonically, or via Zoom** with a limit of **250 words, or three minutes**:
 - 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.
 - **Or**, 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.

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

CALL TO ORDER: - 5:00 P.M.

ROLL CALL:

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”

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

ADJOURN TO CLOSED SESSION:

1. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Mid-Management Employees

2. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Miscellaneous/Sanitary Employees

3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

Western Growers Association, et al. v. City of Coachella, et al.

Riverside County Superior Court, Case No. CVPS2101162

4. 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

5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)

One (1) potential case

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

APPROVAL OF MINUTES:

6. Special Meeting Minutes of a Coachella City Council Study Session held on May 26, 2021.

7. Regular Meeting Minutes of May 26, 2021, 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.

PROCLAMATIONS/PRESENTATIONS:

8. Presentation from the Coachella Valley Mosquito & Vector Control District regarding Neighborhood Mosquito Control Treatments taking place in Summer 2021 in Coachella
9. Presentation on Coronavirus (COVID-19) Response Efforts
10. Annual Flag Calendar

WRITTEN COMMUNICATIONS:

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.)

11. Voucher Listing — EFT's/Utility Billing Refunds/FY 2020-21 Expenditures as of June 23, 2021, \$3,140,670.63.
12. Ordinance No. 1181 approving Change of Zone No. 20-08 to add the R-C (Retail Cannabis Overlay) Zone to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3rd Street and Grapefruit Boulevard. Pueblo Cannabis, Applicant (*Second Reading*).
13. Ordinance No. 1182, Updates to the Hotel Operations Incentive Program (*Second Reading*)
14. Resolution No. 2021-35, Update Authorized Signers on the City's California Local Agency Investment Fund (LAIF) Account due to Changes in City Staff
15. Resolution No. SD-2021-03, to Update Authorized Signers on the Sanitary District's California Local Agency Investment Fund (LAIF) Accounts due to Changes in City Staff
16. Resolution No. 2021-37, Authorization and Appropriation of deposit funds for Eminent Domain Proceedings for the SR-86/Avenue 50 New Interchange Project (ST-81).
17. Establish the Appropriations Limits for Fiscal Year 2021-22
 - a) Adopt Resolution No. 2021-38, establishing the appropriations limit for the City of Coachella for fiscal year 2021-22;
 - b) Adopt Resolution No. SD-2021-04, establishing the appropriations limit for the Coachella Sanitary District for fiscal year 2021-22;
 - c) Adopt Resolution No. FD-2021-03, establishing the appropriations limit for the Coachella Fire Protection District for fiscal year 2021-22
18. Approve Resolution No. 2021-39 Amending the existing Street Sweeping Parking Fine.

19. Adopt Resolution No. 2021-41 Authorizing the City Manager to Execute Grant Documents and Submit a Joint Application with Pacific Southwest Community Development Corporation, the Project's Managing General Partner, for Funding Under the Infill Infrastructure Grant Program to the California Department of Housing and Community Development in a Not-to-Exceed Amount of \$4,500,000 Million for the Affordable Housing Apartment Project on Tripoli Avenue in the City of Coachella
20. Annual Investment Policy Update:
 - Resolution No. 2021-44 a Resolution of the City Council of the City of Coachella
 - Resolution No. WA-2021-07, a Resolution of the Coachella Water Authority
 - Resolution No. SD-2021-05, a Resolution of the Coachella Sanitary District
 - Resolution No. FD-2021-04, a Resolution of the Coachella Fire Protection District
 - Resolution No. CBL-2021-02, a Resolution of the Coachella Education and Government Access Cable Channel Corporation
21. Authorize a Community Based Grant to the California Farmworker Foundation in the Amount of \$1,000 to Assist Farmworkers Facing Food Insecurity
22. Approve 2021 – 2023 Memorandum of Understanding between the City of Coachella and Desert Recreation District.
23. Approve execution of Amendment No. 3 to the lease agreement between the City of Coachella and Armtec Defense Technologies.
24. Authorize execution of Amendment No. 1 between the City of Coachella and Vintage Landscape for Rancho Las Flores Park Project No. 030619A.
25. Authorize execution of Amendment No. 3 between the City of Coachella and Vintage Landscape for City Parks and Office Facilities Project No. 030619C.
26. Authorize execution of Amendment No. 1 to West Coast Arborist Maintenance Agreement extending their term for one year.
27. Authorize a Community Based Grant to Eastern Coachella Valley for Change in the Amount of \$1,000 to Provide Mentorship to Students Enrolled in the Tenth Grade at Coachella Valley High School
28. Approve Agreement for Animal Field and Shelter Services between the City of Coachella and the County of Riverside
29. Authorize a Community Based Grant to the Academy of Musical Performance in the Amount of \$1,000 for Summer Day Camp Meals
30. Authorize City Manager to approve Change Order No. 1 and approve Notice of Completion for Bagdouma Pool Rehabilitation Project No. 102720, accept project as complete and direct City Clerk to record the Notice of Completion.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

31. Ordinance No. 1178 approving Change of Zone No. 20-04 to add the R-C (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at 46-156 Dillon Road. Coachella Can, LLC (Armen Paronyan), Applicant. (*Second Reading*).
32. Ordinance No. 1184 Amending Chapter 2 of the Coachella Municipal Code by adding Section 2.30 to include a Youth Advisory Commission. (*First Reading*)
33. Resolution No. 2021-34, a Resolution of the City Council of the City Of Coachella, Adopting an Annual Budget And Organizational Structure for Fiscal Year 2021-22

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

34. B-4 Ranch Change of Zone Project
 - a) Resolution No. 2021-36, Environmental Assessment (EA 2-04) adopting a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
 - b) Ordinance No. 1183, Change of Zone (CZ 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated. (*First Reading*)
35. Public Hearing for Resolution No. 2021-19 Confirming the Assessment and Diagram and Ordering the Levy and Collection of Assessments for Fiscal Year 2021/2022 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 38.
36. Pulte Coachella Subdivision Project
 - Resolution No. 2021-42, Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) to allow the subdivision of 26.81 acres of vacant land into 107 single-family residential lots (having less than the minimum 7,200 square feet) ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots accessed from Avenue 51, on property located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002).
 - Resolution No. 2021-43, Architectural Review (AR 21-03) to allow the construction of 107 single family homes using three production models, within Tentative Tract Map No. 38084 to include: 1) A one-story (3-Bedroom, 2-Bath) residence with 1,959 square feet of floor area; 2) A two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 square feet of floor area; and 3) A two-story (5-Bedroom, 3-Bath) residence with 2,825 square feet of floor area, all with attached two-car garages and a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models' exterior finishes and roof tile. Pulte Home Company, LLC (Applicant)
37. Public Hearing and Adoption of the 2020 Regional Urban Water Management, Water Shortage Contingency Plan, and Appendix L to the 2015 Urban Water Management Plan:
 - a) Resolution No. WA-2021-04, to Adopt the 2020 Coachella Valley Regional Urban Water Management Plan (RUWMP).

- b) Resolution No. WA-2021-05, to Adopt the Water Shortage Contingency Plan (WSCP).
- c) Resolution No. WA-2021-06, to Adopt Appendix L as an addendum to the 2015 Urban Water Management Plan (UWMP)

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.

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES