



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

August 25, 2021

5:30 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: - 5:30 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

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

APPROVAL OF MINUTES:

3. Special Meeting Minutes of July 12, 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.
4. Regular Meeting Minutes of July 14, 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.
5. Regular Meeting Minutes of July 28, 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.
6. Special Meeting Minutes of August 4, 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:

7. Presentation on Coronavirus (COVID-19) Response Efforts

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.)

8. Voucher Listing — EFT's/Utility Billing Refunds/FY 2020-21 and 2021-22 Expenditures as of August 25, 2021, \$4,444,946.10.
9. Ordinance No. 1171 amending various provisions of the Coachella Municipal Code regarding Interim Outdoor Commercial Cannabis Cultivation in the City's Agricultural Sector. City-Initiated. (*Second Reading*)
10. Ordinance No. 1182, Updates to the Hotel Operations Incentive Program (*Second Reading*)
11. Resolution 2021-51 Approving the Creation and Funding for a Full-Time Construction Project Coordinator
12. Reimbursement Agreement between City of Coachella and Paul Pavao for procurement of city consultants for the proposed annexation and development of 38.68 acres (APN 603-090-008).
13. Investment Report – April 2021
14. Quarterly Reports

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

15. 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*).
16. Ordinance No. 1185 Regarding Labor Peace Agreement Requirements for Cannabis Businesses
17. Designation of Voting Delegate and Alternates to the League of California Cities Annual Conference & Expo.
18. Approve execution of lease between City of Coachella and Desert Community College District for property located at 1538 Seventh Street; authorize non-substantive changes as authorized by City Attorney.
19. Sponsorship of Run With Los Muertos Event:
 - 1) Sponsorship request from Eventscape International, Inc. for \$25,000.00 for the 2021 Run With Los Muertos Event; and

- 2) Approval for operation of a Beer Garden by Raices Culturas on November 6, 2021 in Downton Sixth Street from 5pm to midnight; and
- 3) Authorize appropriation of Run With Los Muertos event budget of \$40,000.00 from Undesignated City General Fund Reserves.

20. Receive and file, Cannabis Social Equity Assessment

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

21. Resolution No. 2021-52, Tentative Parcel Map No. 37758 and Variance 21-05, a request to allow the subdivision of an existing approximately 9 acre site into two parcels located on the northeast corner of Van Buren Street and 51st Avenue. (APN 768-050-001) (Applicant: Gregorio C. Cervantes)

22. Coachella Releaf

- 1) Resolution No. 2021-53 approving Conditional Use Permit 337 to convert an existing 3,800 square foot industrial suite within a 31,600 sq. ft. multi-tenant industrial building into a storefront retail microbusiness at 86705 Avenue 54 and Variance No. 21-01 to allow the proposed Industrial Park Overlay Zone on less than a 10 acre project area, individual lot less than 5 acres, and a lot depth less than 220 feet.
- 2) Ordinance No. 1186 approving Change of Zone No. 21-01 to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54, APN 764-280-010 (*First Reading*).

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