



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

**Amended to add presentations
Item #5 and #6**

AMENDED AGENDA

CITY COUNCIL CLOSED SESSION AND
SPECIAL 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

November 18, 2020

5:00 PM Closed Session

6:00 PM Regular Meeting

**Pursuant to Executive Order N-29-20, this meeting will be
conducted by teleconference/electronically and
there will be no in-person public access to the meeting location.**

- Public comments may be received **either 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 to be added to the public comment queue and requesting a Zoom link to the meeting. **If speaking via Zoom, you must dial in by 5:45 p.m.**
- 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:** Para escuchar en **español**, siga los pasos anteriores para ver la transmisión en vivo, haga clic en el botón "Live", apague el audio de su computadora y escuche por teléfono llamando al (667) 776-9077.

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 LEGAL COUNSEL – ANTICIPATED LITIGATION Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)
One (1) potential case
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 REAL PROPERTY NEGOTIATORS
Property: 37.3 Acres at the South-East Corner of Avenue 50 and Calhoun St.
Agency negotiator: City Manager and City Attorney
Under negotiation: Price and Terms of Payment

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

PROCLAMATIONS/PRESENTATIONS:

4. Proclamations Recognizing Coachella Valley Students Kayak Across Salton Sea to Raise Awareness on Environmental Issues
5. Introduction of Coachella Chief of Police, Captain Herman Lopez
6. 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.)

7. Voucher Listings — EFT's/Manual Checks/Utility Billing Refunds/FY2020-21 Expenditures as of November 18, 2020, \$5,850,032.86.
8. Resolution No. 2020-62, a Resolution of the City Council of the City of Coachella, California, Releasing Subdivision Improvement Bonds for Tract 32264
9. Resolution No. 2020-67, Approving and Adopting an Amended Conflict of Interest Code Pursuant to the Political Reform Act of 1974
10. Policies for Addressing Unfunded Retirement Costs
Resolution No. 2020-71 a Resolution of the City Council of the City of Coachella Establishing Policies for Addressing Unfunded Retirement Costs

11. Quarterly Reports
12. Platform Subscription Agreement (Permit Tracking Web-Based Software Services) with CityGrows in the amount of \$52,600 to be paid using LEAP Grant Funds (\$25,000.00) and SB-2 Grant Funds (\$27,600.00).
13. Annual Purchase/Renewal of Billboard Advertisement from Lamar Advertising
14. Approve Professional Services Agreement between City of Coachella and the Greater Coachella Valley Chamber of Commerce for fiscal year 2020-2021.
15. Authorize Fee Waiver and Facility Use for the Coachella Library by Coachella Valley Community Tax Services.
16. Authorization for use of AHSC and IIG Grant Funds to pay CP Coachella DPSS, LLC for Infrastructure-Related Design and Construction Costs related to development of the Sunline Transit Hub / 5th Street Pedestrian Path Extension Project in the amount of \$83,282.00 benefitting City-owned land located at the southeast corner of 4th Street and Cesar Chavez Street (APN: 778-080-012 and 778-080-013).
17. First Amendment to Professional Service Agreement with NV5 in an amount of \$21,315 to provide Professional Engineering Services for the design of a signalized intersection, City Project ST-123.
18. Professional Services Agreement with ATLAS in an amount of \$15,750 to provide Geotechnical Investigation for Fire Station Expansion #79 – City Project F-7.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

19. Resolution No. WA-2020-10, a resolution readopting the temporary suspension of service turnoffs during the COVID-19 State of Emergency through January 15, 2021.
20. Construction Contract with C.S. Legacy, Inc. in the amount of \$4,258,602 and an amount of \$425,860 for contingency for the construction of the Grapefruit Urban Greening + Connectivity Project – City Project ST-123.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

21. Coachella Travel Center Project
 - 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

22. Hold a Public Hearing, Receive Public Comment, and Adopt Resolution No. 2020-70 Authorizing the City Manager to Submit an Application to the County of Riverside for the Fiscal Year 2021-22 Community Development Block Grant Program Entitlement Funds in the Amount of \$364,000.00 for the Green Infrastructure Improvements Project

23. Cairo Casitas Project

- Ordinance No. 1169 approving Change of Zone (CZ 20-2) to change the zoning from C-G (General Commercial) and R-M (Multiple Family Residential) to CN-PD (Neighborhood Commercial – Planned Development) and RM-PD (Multifamily Residential – Planned Development) on 0.49 acres of partially-developed land. (*First Reading*)
- Resolution No. 2020-69 approving Conditional Use Permit (CUP 328 setting land use regulations and minimum development standards for the CN-PD (Neighborhood Commercial – Planned Development Overlay) and R-M (Multiple-Family Residential – Planned Development Overlay) zones, and approving Architectural Review (AR 20-08) to allow parking lot and façade renovations of an existing commercial / mixed-use building and construction of a new 7,279 square foot, two-story apartments building with eight dwelling units and detached carports on 0.489 acres located at 51-704 Cesar Chavez Street (APN: 778-150-001). Tomer Tzadok (Applicant).

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