



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

**July 22, 2020**

5:00 PM Closed Session

6:00 PM Regular Meeting

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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**, with a limit of **250 words, or three minutes**.
  - a) Written comments may be submitted to the City Council electronically via email to [cityclerk@coachella.org](mailto:cityclerk@coachella.org). Transmittal **prior to the start** of the meeting is required.
  - b) **Or**, you may provide telephonic comments by leaving a message at **(760)-262-6240 before 6:00 p.m.** on the day of the meeting to be added to the public comment queue. At the appropriate time, you will be called so that you may provide your public testimony to the City Council.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at [www.coachella.org](http://www.coachella.org), and clicking on the "**Watch Council Meetings**" tab located on the home page.

**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 – 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.**

**PLEDGE OF ALLEGIANCE:**

**CLOSED SESSION ANNOUNCEMENTS:**

**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.

**PROCLAMATIONS/PRESENTATIONS:**

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:**

**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.)

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. Approve 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. Award maintenance agreement to Vintage Landscape for Landscape Maintenance Services for Bagdouma Park Project No. 070720.
17. Award maintenance agreement to Vintage Landscape for Landscape Maintenance Services for City Medians and Downtown 6<sup>th</sup> Street Project No. 070720B.
18. Authorize award of Amendment No. 7 to the Professional Services Agreement with Powers Security Group Inc., for security guard services, in the amount not to exceed \$205,000.
19. Authorize the Award of a Construction Contract for the construction of the 2020 Pavement Improvement Project, City Project ST-119.
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.

**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*)
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).
27. Resolution No. 2020-44 Approving the Funding for a Full-Time Code Compliance Manager Position and Approving the Creation and Funding for a Full-Time Economic Development Director Position
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.
29. Request for Direction on the Use of Coronavirus Relief Funds Allocated to the City of Coachella
30. Approve Lease Agreement with Kounkuey Design Initiative, Inc., for property located at 1515 Sixth Street, Coachella.

**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.
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.
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.

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.

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

**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
- 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

**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 on the City's website [www.coachella.org](http://www.coachella.org).

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES