



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

August 25, 2021

5:30 PM Closed Session

6:00 PM Regular Meeting

CALL TO ORDER: - 5:30 P.M.

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:43 p.m. by Mayor Hernandez.

ROLL CALL:

Present: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

City Treasurer Aviles, and City Clerk Zepeda

Absent: None.

Pursuant to Executive Orders N-29-20 and N-08-21 pertaining to the coronavirus/COVID-19, this meeting was conducted both in-person and via teleconference/electronically.

APPROVAL OF AGENDA:

City Manager Martin asked Council to move the Public Hearing items up on the agenda to before Consent.

Motion: To approve the agenda as amended

Made by: Councilmember Galarza

Seconded by: Mayor Pro Tem Gonzalez

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

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

- Written communication from Jacob Alvarez pertaining to Item 1 on the agenda was received and read.
- Yesenia Becerril

ADJOURN TO CLOSED SESSION:

Council adjourned into Closed Session at 5:56 p.m. to discuss the following items:

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.

The City Council reconvened into open session at 6:35 p.m.

PLEDGE OF ALLEGIANCE:

Finance Director Nathan Statham led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

City Attorney Hargreaves stated that Council met in Closed Session, and direction was given, but no reportable action was taken.

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.

Motion: To approve the minutes as presented.

Made by: Mayor Pro Tem Gonzalez
Seconded by: Councilmember Galarza
Approved: 5-0, by a unanimous voice vote

PROCLAMATIONS/PRESENTATIONS:

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

WRITTEN COMMUNICATIONS:

Written communication received will be announced as the item comes forward for discussion.

Public Hearing Items were moved up on the agenda to before the Consent Calendar:

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)

Public Comment: Gregorio Cervantes (applicant) via Zoom

Mayor Hernandez re-opened the Public Hearing for Item 21 at 7:05 p.m.

Public Comment: No further comments during Public Hearing

Mayor Hernandez closed the Public Hearing for Item 21 at 7:06 p.m.

Motion: To approve per staff recommendation

Made by: Councilmember Galarza
Seconded by: Mayor Pro Tem Gonzalez
Approved: 5-0, by the following roll call vote:

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

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*).

Mayor Hernandez re-opened the Public Hearing for Item 22 at 7:15 p.m.

Public Comment: Adriana Gonzalez (applicant) via Zoom

Mayor Hernandez closed the Public Hearing for Item 22 at 7:17 p.m.

Motion: To approve per staff recommendation, read title only and pass to second reading

Made by: Mayor Hernandez
Seconded by: Councilmember Galarza
Approved: 3-0-2, by the following roll call vote:

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

(After the Public Hearing items, Council returned to the agenda at this point.)

CONSENT CALENDAR:

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

Motion: To approve per staff recommendation, Consent Calendar Items 8 through 14,

Made by: Councilmember Galarza

Seconded by: Mayor Pro Tem Gonzalez

Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

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*).

Motion: To approve per staff recommendation

Made by: Mayor Hernandez

Seconded by: Councilmember Beaman Jacinto

Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

16. Ordinance No. 1185 Regarding Labor Peace Agreement Requirements for Cannabis Businesses (*First Reading*)

Public Comments: Aron Velarde via Zoom – In Support
Ana Gaeta w/UFCW Local 1167 08/25/2021 1:36 PM – In Support
Michael Milan, APALA IE Chapter 8/25/2021 5:33 PM – In Support

(Continued)

(Ordinance No. 1185, continued from previous page.)

Motion: To approve and amend requirement for cannabis operators from five (5) to ten (10) or more employees

Made by: Councilmember Galarza
Seconded by: Councilmember Beaman Jacinto
Approved: 4-0-1, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, and Mayor Pro Tem Gonzalez.

NOES: None.

ABSTAIN: Mayor Hernandez.

ABSENT: None.

17. Designation of Voting Delegate and Alternates to the League of California Cities Annual Conference & Expo.

Motion: To appoint **Denise Delgado** as the Voting Delegate; and Appoint **Josie Gonzalez** as the Alternate Voting Delegate.

Made by: Mayor Hernandez
Seconded by: Councilmember Galarza
Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

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.

Motion: To approve lease and bring back item of resolution of support for a COD campus in Coachella

Made by: Mayor Hernandez
Seconded by: Councilmember Galarza
Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

19. Sponsorship of Run With Los Muertos Event:

- 1) Sponsorship request from Eventscape International, Inc. for \$35,000.00 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 5:00 p.m. to midnight; and
- 3) Allocate \$5,000 to Raices for the event; and
- 4) Authorize appropriation of Run With Los Muertos event budget of \$55,000.00 from Undesignated City General Fund Reserves (*Inclusive of above, plus \$15,000 for in-kind services*).

Public Comment: Tizoc DeAztlan (applicant)

Motion: To approve with the above modifications

Made by: Councilmember Galarza

Seconded by: Mayor Pro Tem Gonzalez

Approved: 5-0, by the following roll call vote:

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Public Comments were moved up to this portion of the meeting being after the 8:00 hour:

1. Melanie (via Zoom)

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

20. Cannabis Social Equity Assessment

Motion: To receive and file

Made by: Mayor Hernandez

Seconded by: Councilmember Beaman Jacinto

Approved: 5-0, by a unanimous voice vote

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

Public Hearing Items 21 and 22 were moved up on the agenda, see pages 3 and 4 respectively.

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 7). There were no further comments at this time.

REPORTS AND REQUESTS:

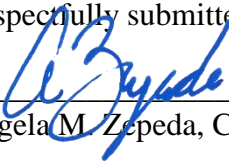
Council Comments/Report of Miscellaneous Committees.

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 10:09 p.m.

Respectfully submitted,



Angela M. Zepeda, City Clerk