



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

MINUTES

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

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

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:05 p.m. by Mayor Hernandez.

ROLL CALL:

Present: Councilmember Bautista, Councilmember Beaman Jacinto. Councilmember Gonzalez, and Mayor Hernandez.

City Treasurer Aviles and City Clerk Zepeda.

Absent: Mayor Pro Tem Martinez.

Pursuant to Executive Order N-29-20 pertaining to the coronavirus/COVID-19, this meeting was conducted entirely by teleconference/electronically with no in-person public access to the meeting location.

APPROVAL OF AGENDA:

(Action on the approval of the agenda took place after reconvening the regular meeting. See Page 2.)

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

The City Council convened into Closed Session at 5:07 p.m. to discuss the following items:

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.

The City Council reconvened into open session at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

City Clerk Zepeda led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

APPROVAL OF AGENDA:

(Action on Approval of the Agenda took place after reconvening the regular meeting.)

There were no changes to the agenda.

Motion: To approve the agenda as presented.

Made by: Councilmember Gonzalez

Seconded by: Councilmember Beaman Jacinto

Approved: 4-0, by a unanimous voice vote

PROCLAMATIONS/PRESENTATIONS:

4. Proclamations Recognizing Coachella Valley Students Kayak Across Salton Sea to Raise Awareness on Environmental Issues
 - Layton Jones
 - Evelyn Garcia
 - Clayton Jones

The following two items were switched in the presentation order, resulting in a renumbering of the two:

5. Presentation on Coronavirus (COVID-19) Response Efforts by Kim Saruwatari, director of the Riverside University Health System - Public Health.
6. Introduction of Coachella Chief of Police, Captain Herman Lopez

WRITTEN COMMUNICATIONS:

Written communication was received via email at 3:42 p.m. on October 14, 2020, from Marcos Magana regarding Item 25 on the City Council Public Hearing agenda of October 14, 2020, and read to Council.

CONSENT CALENDAR:

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. Approval of a 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.

Motion: To approve per staff recommendation, Consent Calendar Items 7 through 18.

Made by: Councilmember Gonzalez

Seconded by: Councilmember Bautista

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Martinez.

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.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez

Seconded by: Councilmember Beaman Jacinto

Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Martinez.

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.

Motion: To approve per staff recommendation

Made by: Councilmember Bautista

Seconded by: Mayor Hernandez

Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Martinez.

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

Public Comment: None.

Motion: To **continue** to the City Council Meeting of January 27, 2021

Made by: Mayor Hernandez
Seconded by: Councilmember Bautista
Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Martinez.

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

Mayor Hernandez opened the Public Hearing for Item 22 at 7:58 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 22 at 7:59 p.m.

(Continued on next page)

(Item 22, Resolution No. 2020-70., continued from previous page.)

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Gonzalez

Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Martinez.

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).

Mayor Hernandez opened the Public Hearing for Item 23 at 8:13 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 22 at 8:30 p.m.

Motion: To approve per staff recommendation; and to introduce by title only and pass to second reading

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Gonzalez

Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Martinez.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

None.

REPORTS AND REQUESTS:

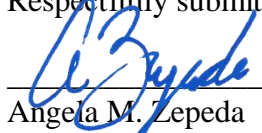
Council Comments/Report of Miscellaneous Committees.

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 8:50 p.m.

Respectfully submitted,



Angela M. Zepeda
City Clerk