



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

# MINUTES

OF A REGULAR MEETING  
OF THE

CITY COUNCIL 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

**February 27, 2019**

5:00 p.m. Closed Session

6:00 p.m. Regular Meeting

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**1. CALL TO ORDER: — 5:00 P.M.**

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:03 p.m. in the Council Chamber at City Hall by Mayor Hernandez.

**2. ROLL CALL:**

Present: \*Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, Mayor Pro Tem, and Mayor Hernandez.

*(\*Councilmember Bautista was present, but absent from the dais during roll call. He joined Council at 5:04 p.m. during Closed Session.)*

Absent: None.

**3. PUBLIC COMMENTS (CLOSED SESSION ITEMS):**

None.

**4. ADJOURN TO CLOSED SESSION:**

Mayor Hernandez asked Council to convene into Closed Session at 5:03 p.m.

- a. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
City of Indio v. City of Coachella, et al.,  
Superior Ct. of California, County of Riverside, Case No. PSC 1804374

- b. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Desert Valleys Builders Association v. City Of Coachella, et al.,  
Superior Ct. of California, County of Riverside, Case No. RIC 1900832
  
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 463-470-003, 463-470-004, 463-470-005, 463-470-006 and 463-470-008  
Agency Negotiator: City Manager Bill Pattison  
Negotiating Parties: PSAV;LLSE Holding  
Under Negotiation: Price and Terms of Payment
  
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 603-190-004-01 and 603-210-004-01  
Agency Negotiator: City Manager Bill Pattison  
Negotiating Parties: KPC Development Company, LLC  
Under Negotiation: Price and Terms of Payment

**5. RECONVENE REGULAR MEETING: — 6:00 P.M.**

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

**6. PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by City Manager Bill Pattison.

**7. CLOSED SESSION ANNOUNCEMENTS:**

City Attorney Campos stated that direction was given in Closed Session, but no reportable action was taken.

**8. APPROVAL OF AGENDA:**

City Manager Pattison asked Council to add one item under Presentation as 8.a. *(There were no further modifications to the agenda.)*

Motion: To approve the additional item under Presentation

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by a unanimous voice vote.

**9. APPROVAL OF THE MINUTES:**

- a. Regular Meeting Minutes of February 13, 2019, 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 minutes as presented.

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Beaman Jacinto

Approved: 5-0, by a unanimous voice vote.

**10. PROCLAMATIONS/PRESENTATIONS:**

- a. Introduction of newly promoted Fire Division Chief Robert Fish.

**11. WRITTEN COMMUNICATIONS:**

None.

**12. CONSENT CALENDAR:**

- a. Voucher Listings — Manual Checks/Utility Billing Refunds/FY 2018-19 Expenditures as of February 27, 2019, \$5,714,542.33.
- b. Ordinance No. 1133 approving a Development Agreement with Desert Rock Development, LLC for the Coachella Research & Development Park II Cannabis Cultivation Project which proposes a new 550,520 square foot industrial condominiums and greenhouses development on 20 acres located at 48-451 Harrison Street (APN 603-232-010). (*Second Reading*).
- c. Professional Service Agreement Amendment #3 for City Project F-31 Senior Center Expansion for Security Guard Services with Powers Security Group in an amount not to exceed \$60,000.00.
- d. Professional Service Agreement Second Amendment with Arcadis for City Project F-31 Senior Center Expansion in the amount not to exceed \$55,000.00.
- e. Notice of Completion - City of Coachella Library City Project F-20, ProWest Constructors.
- f. Authorize the City Manager to Amend the Professional Service Agreement with Oraway Engineering as Amendment No. 1.

- g. Professional Services Agreement with Ron Goldman for planning and project management services in an amount not to exceed \$35,000.00 for a 12-month term.

Motion: To approve per staff recommendation, Consent Calendar Items 12.a. through 12.g.

Made by: Mayor Pro Tem Martinez

Seconded by: Councilmember Gonzalez

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

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez Mayor Pro Tem Martinez and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: None.

**13. NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):**

- a. Review Requirements for City of Coachella Commissions and Committees with direction provided to bring item back with options and new language consistency.
- b. Resolution No. 2019-11, approving the City of Coachella Legislative Platform 2019 as Prepared by Ollin Strategies, LLC.

Motion: To approve with modifications.

Made by: Councilmember Beaman Jacinto

Seconded by: Mayor Pro Tem Martinez

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

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, Mayor Pro Tem Martinez and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: None.

*Mayor Pro Tem Martinez stepped away from the dais from 7:10 p.m. to 7:11 p.m.*

- c. Preliminarily Considering the Issuance of Coachella Financing Authority Lease Revenue Refunding Bonds, Series 2019A and appointing Financial and Legal Consultants:

*(Continued)*

*(Item 13.c. Resolution No. 2019-12, continued from previous page.)*

- Resolution No. 2019-12, a resolution Preliminarily Considering the Issuance of Lease Revenue Refunding Bonds; Appointing Financial and Legal Consultants in Connection with the Proposed Refunding of California Communities Gas Tax Revenue Certificates of Participation, Series 2008A; Making Certain Determinations Relating Thereto; and Authorizing Certain Other Action in Connection Therewith

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 Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, Mayor Pro Tem Martinez and Mayor Hernandez

NOES: None.

ABSTAIN: None.

ABSENT: None.

- d. Approve a contribution to Coachella Valley Association of Governments' CV Housing First program in the amount of \$100,000 for Fiscal Year 2018-19 and the Desert Healthcare District/Foundation's 100% match.

Motion: To approve per staff recommendation.

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Gonzalez

Approved: 4-1, by the following roll call vote:

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

NOES: Mayor Pro Tem Martinez.

ABSTAIN: None.

ABSENT: None.

- e. Resolution No. 2019-13, a Resolution of the City Council of the City of Coachella, California, Authorizing an Intra Fund Transfer in the Amount of \$2,148,293.00 from the General Fund to the General Facilities Impact Fee to Fund Capital Improvements to the Coachella Senior Center; and

*(Continued)*

(Item 13.e., Resolution No. 2019-13, continued from previous page, authorizing an intra fund transfer); and

- Authorize the City Manager to Execute Contract Change Order No. 4 in an amount not to exceed \$2,148,293.00 with ProWest Constructors for the Design and Pre-Construction Phase (GMP 5) of the Senior Center expansion; and

Motion: To approve per staff recommendation *[including the removal of the flag pole and applying those savings towards counter upgrades]*.

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

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

- f. Resolution No. 2019-14, a Resolution of the City Council of the City of Coachella, California, Authorizing an Intra Fund Transfer in the Amount of \$145,000.00 from the General Fund to the General Government Impact Fee Fund for the Development of a New Coachella Permit Center Located at 53-990 Enterprise Way, Coachella CA 92236

Motion: To approve per staff recommendation.

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by the following roll call vote:

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

- g. Professional Services Agreement with Arivitas Partners, LLC for Housing Element Re-zoning in an amount not to exceed \$35,000.00 for a 12-month term.

Motion: To approve with the removal of the cannabis-related tasks.

Made by: Councilmember Beaman Jacinto  
Seconded by: Mayor Pro Tem Martinez  
Approved: 5-0, by the following roll call vote:

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

**14. PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

- a. Ordinance No. 1134 approving a Development Agreement with Coachella Valley CRE, Inc. for the Desert Research Park 4 project consisting of a 126,000 square foot cannabis cultivation greenhouse development at 84-811 Avenue 48 (APN 603-232-023) (*First Reading*).

Mayor Hernandez opened the Public Hearing for Item 14.a. at 8:00 p.m.

Public Comment: Mike Mead.

Mayor Hernandez closed the Public Hearing for Item 14.a. at 8:12 p.m.

Motion: To approve the Development Agreement with an amendment to include a local hiring provision; and to read title only and pass to second reading.

Made by: Mayor Pro Tem Martinez  
Seconded by: Councilmember Beaman Jacinto  
Approved: 5-0, by the following roll call vote:

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

- b. Glenroy Resort Development/Coachella Lighthouse LLC:

- Ordinance No. 1135, Change of Zone (CZ 18-12) (*First Reading*); and
- Resolution No. 2019-07, Conditional Use Permit (CUP 312); and
- Ordinance No. 1136, a Second Amendment to the Glenroy Resort Development Agreement, to allow a 3,250 sq. ft. Retail Cannabis Microbusiness on 20,000 square feet of land located at 84-161 Avenue 48. The Coachella Lighthouse LLC, Applicant (*First Reading*).

Mayor Hernandez opened the Public Hearing for Item 14.b. at 8:28 p.m.

Public Comment: Written communication was received from Coachella resident Alma G. Mondragon. Copies of the letter were placed on the dais for Council.

Mayor Hernandez closed the Public Hearing for Item 14.b. at 8:29 p.m.

(Continued)

*(Item 14.b., Ordinance No. 1135, continued from previous page)*

Motion: To read title only and pass to second reading.

Made by: Councilmember Bautista

Seconded by: Mayor Pro Tem Martinez

Approved: 4-0-1, by the following roll call vote:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Mayor Pro Tem Martinez and Mayor Hernandez

NOES: None.

ABSTAIN: Councilmember Gonzalez.

ABSENT: None.

**15. PUBLIC COMMENTS (NON-AGENDA ITEMS):**

- a. Anna Lisa Vargas

**16. REPORTS AND REQUESTS:**

- a. Council Comments/Report of Miscellaneous Committees.
- b. City Manager's Comments.

**17. ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 9:35 p.m.