



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, SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY
AND COACHELLA PARKS AND RECREATION FOUNDATION

March 25, 2026

5:00 PM – CLOSED SESSION

6:00 PM – REGULAR MEETING

In-Person Meeting Location: Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA	If you would like to attend the meeting via Zoom, here is the link: https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09 Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 Webinar ID: 884 5727 1898 Passcode: 606140 Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla
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- Public comments may be received **either in person, via email, or via Zoom.**
 - **In Person:**

Anyone wishing to speak in person during the public comment period or on a particular item is required to fill out a Request to Speak Form. In order to be recognized, a Request to Speak Form must be turned in to the City Clerk prior to the start of the public comment period or before the agenda item is taken up by Council on which you wish to provide a comment.
 - **In Real Time via Zoom:**

If participating in real time via Zoom, during the public comment period, participants must be visible on camera and use the “**raise hand**” function on Zoom.
 - **In Writing via Email:**

If providing a written comment by email, you may submit your public comment to the City Council by emailing cityclerk@coachella.org. To comment by email, submit your comments no later than 12 p.m. on the day of the meeting by emailing your name, agenda item (if applicable), and your comment. Any correspondence received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter, during the meeting and upon request one (1) hard copy of the written

public comments will be available for the public's view, and written comments will be retained for the official records. Written comments will not be read aloud at City Council meetings.

- 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.

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

Mayor Pro Tem Dr. Figueroa called the City Council Closed Session and Regular Meeting of the City of Coachella to order at 5:00 p.m.

ROLL CALL:

Present: Councilmember Perez, Councilmember Delgado (arrived at 5:01 p.m.), Councilmember Virgen, and Mayor Pro Tem Dr. Figueroa

City Clerk and City Treasurer

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"

Motion: To approve the agenda with the modification to postpone item #7 to the next City Council meeting on April 8, 2026.

Made by: Councilmember Perez

Seconded by: Councilmember Virgen

Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

1. PUBLIC EMPLOYEE APPOINTMENT (Govt. Code Section 54957(b)(1))
Title: City Manager

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

The City Council reconvened into open session and called to order Special Meeting at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Former Mayor Montenegro led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

No reportable action taken.

PROCLAMATIONS/PRESENTATIONS/DIRECTION:

2. Proclamation Presented to Coachella Valley High School CIF Soccer Team Champions
3. Blue Zones Project Coachella Presentation
4. Coachella Rail Station Feasibility Study Project Executive Summary
5. Leadership Coachella Valley Presentation

Councilmember Virgen stepped away at 7:12 p.m. and returned at 7:15 p.m.

6. City of Coachella Broadband Master Plan

WRITTEN COMMUNICATIONS:

1. James Rodriguez

PUBLIC COMMENTS (NON-AGENDA ITEMS) (LIMITED TO A MAXIMUM OF 30 MINUTES. IF ADDITIONAL TIME IS REQUIRED FOR PUBLIC COMMENTS, THEY WILL BE HEARD AFTER ITEM NO. 15. PUBLIC HEARING CALENDAR):

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.

1. James Rodriguez
2. Alan Carvalho
3. Sylvia Montenegro

CONSENT CALENDAR:

(It is recommended that Consent Items be acted upon simultaneously unless separate discussion and/or action is requested by a Council Member.)

7. Regular City Council Meeting Minutes of March 11, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and

Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation

8. Special City Council Meeting Minutes of March 14, 2026, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, Successor Agency to the Coachella Redevelopment Agency and Coachella Parks and Recreation
9. Receipts, Disbursements, and Net Cash Flows
10. Investment Report November 30, 2025
11. Investment Report December 31, 2025
12. Voucher Listing- EFT's/Manual Checks/FY 2025-26 Expenditures as of March 25, 2026, \$3,428,400.00
13. Authorize the Interim City Manager to Execute the Professional Services Agreement with Willdan Financial Services for Landscape and Lighting Maintenance Districts and Community Facilities District 2024-1 Administration for a Three Year Term for a Not-to-Exceed Amount of \$35,000
14. Authorize the Renewal of Smarsh Email and Text Archiving Services for the Amount of \$27,189.89
15. Authorize a 60-month lease of a new copier for the replacement of failing and end of lease unit in the Development Services Department.
16. Authorize a Community Based Grant to the Youth Leadership Institute (YLI) in the Amount of \$1,000 to support the 1st Annual Young Feminist Forum

Motion: To approve the Consent Calendar

Made by: Councilmember Perez

Seconded by: Councilmember Virgen

Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSTAIN: None

ABSENT: None

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

Councilmember Virgen stepped away at 8:05 p.m.

17. Adopt Resolution No. 2026-18 Accepting the City of Coachella Housing Element and General Plan Implementation Annual Progress Report (APR) and Direct Staff to Submit to the California Department of Housing and Community Development and Governor's Office of Land Use and Climate Innovation (LCI)

Motion: To adopt Resolution No. 2026-18 Accepting the City of Coachella Housing Element and General Plan Implementation Annual Progress Report (APR) and Direct Staff to Submit to the California Department of Housing and Community Development and Governor's Office of Land Use and Climate Innovation (LCI)

Made by: Mayor Pro Tem Dr. Figueroa

Seconded by: Councilmember Delgado

Approved: 3-0

AYES: Councilmember Perez, Councilmember Delgado, and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSTAIN: None

ABSENT: Councilmember Virgen

18. Adopt Resolution No. 2026-17 Approving a Professional Service Agreement with Altura Solutions Accessibility Consultants to provide the City with an American with Disabilities Act (ADA) Public Right-of-Way (PROW) Self-Evaluation and Transition Plan (SETP) with a Not to Exceed Amount of \$149,687

Councilmember Virgen returned at 8:14 p.m.

Motion: To adopt Resolution No. 2026-17 Approving a Professional Service Agreement with Altura Solutions Accessibility Consultants to provide the City with an American with Disabilities Act (ADA) Public Right-of-Way (PROW) Self-Evaluation and Transition Plan (SETP) with a Not to Exceed Amount of \$149,687

Made by: Mayor Pro Tem Dr. Figueroa

Seconded by: Councilmember Delgado

Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSTAIN: None

ABSENT: None

19. Authorize Modification to the City's Commitment to Adjust Share of the Residual Receipts for the Affordable Housing Projects Developed by Chelsea Investment Corporation (Sixth Street Seniors Apartments) and Abode Communities (Villa Verde Apartments)

Public Comment:

1. James Rodriguez

Motion: To authorize Modification to the City's Commitment to Adjust Share of the Residual Receipts

for the Affordable Housing Projects Developed by Chelsea Investment Corporation (Sixth Street Seniors Apartments) and Abode Communities (Villa Verde Apartments)

Made by: Councilmember Virgen

Seconded by: Councilmember Perez

Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSTAIN: None

ABSENT: None

20. Resolution 2026-14, a Resolution of the City Council of the City of Coachella, California authorizing the City Manager or Public Works Director/City Engineer to execute various State and Federal Transportation Program documents required for highway projects, including street Right-of-Way Certifications

Motion: To approve Resolution 2026-14, a Resolution of the City Council of the City of Coachella, California authorizing the City Manager or Public Works Director/City Engineer to execute various State and Federal Transportation Program documents required for highway projects, including street Right-of-Way Certifications

Made by: Councilmember Perez

Seconded by: Councilmember Virgen

Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

21. A Public Hearing to Consider Resolution No. 2026-12: Request for Adoption of Resolution No. 2026-12, to Rescind Resolution No. 2023-71 approved October 10, 2023, and to Remove Condition of Approval #75 From the Previously Approved Condition of Approvals for the Sevilla II (Pyramid Ranch) Project Located West of Van Buren Street, South of Avenue 50 and North of Avenue 51, APN #'s 779-280-002 and 779-320-001 and Certifying That the Projects Initial Study with Mitigated Negative Declaration is in Compliance with Section 15074 of the California Environmental Quality Act Guidelines; Applicant: City of Coachella

Public Hearing opened at 8:30 p.m. and closed at 8:33 p.m.

Public Comment:

1. James Rodriguez

Motion: To Approve Resolution No. 2026-12 That Modifies Resolution No. 2023-71 Approved October 10, 2023 by Rescinding Condition of Approval No. 75 of CUP No. 372 to Remove the Short Term Rental Restrictions with Findings and Condition as Recommended by Staff.

Made by: Mayor Pro Tem Dr. Figueroa

Seconded by: Councilmember Perez

Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSTAIN: None

ABSENT: None

22. Adopt Resolution No. 2026-20 to Approve the Financing for Villa Verde I, L.P. (the "Borrower") by the California Municipal Finance Authority and Conduct a Public Hearing Under the Tax Equity and Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as Amended (the "Code"), in Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority ("CMFA"), a Joint Exercise of Powers Agency and Public Entity of the State of California, in an Amount not to Exceed \$60,000,000 (the "Bonds"), to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a Multifamily Rental Housing Project Located at 84824 Calle Verde, Coachella, California (the "Project")

Public Hearing opened at 8:54 p.m. and closed at 8:54 p.m.

Motion: To adopt Resolution No. 2026-20 to Approve the Financing for Villa Verde I, L.P. (the "Borrower") by the California Municipal Finance Authority and Conduct a Public Hearing Under the Tax Equity and Fiscal Responsibility Act ("TEFRA") and the Internal Revenue Code of 1986, as Amended (the "Code"), in Connection with the Proposed Issuance of Revenue Bonds by the California Municipal Finance Authority ("CMFA"), a Joint Exercise of Powers Agency and Public Entity of the State of California, in an Amount not to Exceed \$60,000,000 (the "Bonds"), to Finance or Refinance the Acquisition, Construction, Improvement and Equipping of a Multifamily Rental Housing Project Located at 84824 Calle Verde, Coachella, California (the "Project")

Made by: Mayor Pro Tem Dr. Figueroa

Seconded by: Councilmember Virgen

Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSTAIN: None

ABSENT: None

23. A Public Hearing to Consider the Adoption of Resolution No.2026-16 of the City Council of the City of Coachella: Request for Conditional Approval for Entertainment Permit No. 26-01 for Temporary Campground Events in April 2026, Located at 83272 51st Avenue on Approximately 7.79 Acres of Land (Assessor's Parcel Number 779-310-012 and 779-310-013), and Determining that the Proposed Project is Categorically Exempt Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Claudia Lua Alvarado

Public Hearing opened at 9:03 p.m. and closed at 9:03 p.m.

Motion: To adopt of Resolution No.2026-16 of the City Council of the City of Coachella: Request for Conditional Approval for Entertainment Permit No. 26-01 for Temporary Campground Events in April 2026, Located at 83272 51st Avenue on Approximately 7.79 Acres of Land (Assessor's Parcel Number 779-310-012 and 779-310-013), and Determining that the Proposed Project is Categorically Exempt Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Applicant: Claudia Lua Alvarado

Made by: Mayor Pro Tem Dr. Figueroa

Seconded by: Councilmember Virgen

Approved: 4-0

AYES: Councilmember Perez, Councilmember Delgado, Councilmember Virgen and Mayor Pro Tem Dr. Figueroa

NOES: None

ABSTAIN: None

ABSENT: None

Council Reconvened Council comment at 9:59 p.m.

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

Mayor Pro Tem Dr. Figueroa adjourned the meeting at 10:27 p.m.



Angela Zepeda
City Clerk