



# CITY OF INDIO

## Agenda

### City Council

150 Civic Center Mall  
Indio, California

Pursuant to Governor Newsom's Executive Order N-29-20, in-person participation by the public will not be permitted and no physical location from which the public may observe the meeting will be available.

You may view the meeting via **Livestream** on the City's website at:

[https://www.indio.org/your\\_government/city\\_clerk/agendas.htm](https://www.indio.org/your_government/city_clerk/agendas.htm)

or via **Facebook Live** at:

<https://www.facebook.com/CityofIndio/>

or via **Zoom** at:

Study Session & Closed Session

<https://us02web.zoom.us/j/82755334614?pwd=NDZVaElsY1Vic3dRYVIMcFNQVg5UT09>

Webinar ID: 827 5533 4614

Passcode: 825102

**By Phone**

1-408-638-0968

Webinar ID: 827 5533 4614

Passcode: 825102

Regular Session at 5:00 p.m.

<https://us02web.zoom.us/j/88080873270?pwd=V21iZGN0RzI6N1hINDdvR0tXQ3gxQT09>

Webinar ID: 880 8087 3270

Passcode: 452604

**By Phone**

1-408-638-0968

Webinar ID: 880 8087 3270

Passcode: 452604

Consistent with Executive Order N-29-20, members of the Indio City Council and City Staff are permitted to attend the meeting by teleconference and such teleconference locations are not accessible to the public and are not subject to special posting requirements. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act ("ADA") please contact the office of the City Clerk at 760-391-4007 prior to the meeting for assistance.

Members of the public who desire to address the City Council during the meeting may do so either orally or in writing as described below.

**Written Comments:** Written Public comments on agenda and non-agenda items, or both, may be submitted by email to the City Clerk at [ssanchez@indio.org](mailto:ssanchez@indio.org). Please specify on the subject line the agenda item number or if general public comment (i.e. non-agenda item). For example on a specific item, write "agenda item 8a" on the email subject line. **Email/Written comments must be received by the City Clerk no later than 2:00 p.m. on the day of the meeting** and such comments will be distributed to the

City Clerk, posted on the agenda landing page and be made part of the agenda packet and public record of the meeting; however, they will not be read during the meeting.

**Oral Comments:** If you wish to provide oral testimony during the live session, please email your name and phone number in the body of the email to the City Clerk [ssanchez@indio.org](mailto:ssanchez@indio.org) to obtain the zoom meeting ID and password no later than 5:00 p.m. on the day of the meeting. The City Clerk, however, will facilitate to the extent possible any email requests to provide oral testimony that are sent during the live meeting. Please specify on the subject line of the email "Oral Comment" and note the agenda item number or if general comment (i.e. non-agenda item). The number provided in the email MUST match the number you are calling from, in order to be recognized by the City Clerk. Additionally, to participate during the live session, please keep track of the meeting proceedings by watching the meeting via Livestream, Facebook Live, or Zoom.

**Public Hearing Items:** Any person may provide oral or written comments to the City Council on public hearing items in the manner prescribed in the notice at the top of this agenda except that comments will be accepted during the public hearing until the hearing is closed.

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**JUNE 2, 2021**

**MISSION STATEMENT**

*THE CITY OF INDIO'S PUBLIC SERVANTS PROVIDE OUTSTANDING MUNICIPAL SERVICES TO ENHANCE THE QUALITY OF LIFE FOR OUR RESIDENTS, VISITORS AND THE BUSINESS COMMUNITY*

**JOINT STUDY SESSION  
CITY COUNCIL / PLANNING COMMISSION  
3:00 p.m.**

**1. CALL TO ORDER AND ROLL CALL**

**CITY COUNCIL:**

Mayor Elaine Holmes  
Mayor Pro Tem Waymond Fermon  
Councilmember Oscar Ortiz  
Councilmember Lupe Ramos Amith  
Councilmember Glenn Miller

**PLANNING COMMISSION:**

Chairperson Jacqueline "Jackie" Lopez  
Vice Chairperson Nicco Ysiano  
Commissioner Christian Rodriguez Ceja  
Commissioner Gloria Franz  
Commissioner Esperanza "Espe" Valdez

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT**

*This is the time set aside for public comment for items not on the agenda. Public comments may be provided in the manner prescribed at the top of this agenda. If the total time of comments extend beyond 30 minutes, the Mayor may defer further public comments for items Not on the Agenda until the end of the Agenda.*

**4. STUDY SESSION ITEMS**

- a. Highway 111 Corridor Specific Plan (Kevin Snyder, Director of Community Development)

**5. ADJOURN**

**CLOSED SESSION**  
**CITY COUNCIL / SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**  
**OF THE CITY OF INDIO**  
**4:00 p.m.**

**1. CALL TO ORDER AND ROLL CALL**

Mayor/Chair Elaine Holmes  
Mayor Pro Tem/Vice Chair Waymond Feron  
Councilmember/Director Oscar Ortiz  
Councilmember/Director Lupe Ramos Amith  
Councilmember/Director Glenn Miller

**2. PUBLIC COMMENT**

*This is the time set aside for public comment for items not on the agenda. Public comments may be provided in the manner prescribed at the top of this agenda. If the total time of comments extend beyond 30 minutes, the Mayor may defer further public comments for items Not on the Agenda until the end of the Agenda.*

**3. ADJOURN TO CLOSED SESSION to consider:**

- a. Conference with Real Property Negotiators, Government Code Section 54956.8; 82-851 and 82-867 Miles Avenue, Indio (APN 611-173-001); City of Indio Negotiator: Bryan H. Montgomery, City Manager; Negotiating Party: CV Brewing Co Inc. dba Coachella Valley Brewing Co.; Under Negotiation: Price and Terms of Payment
- b. Conference with Real Property Negotiators, Government Code Section 54956.8; 82-851 and 82-867 Miles Avenue, Indio (APN 611-173-001); City of Indio Negotiator: Bryan Montgomery; Negotiating Parties: Aguas Indio, LLC; Under Negotiation: Price and Terms of Payment
- c. Conference with Real Property Negotiators, Government Section 54956.8; 81727 Highway 111, Indio (APN 616-120-043); Successor Agency to the Redevelopment Agency of the City of Indio of Indio Negotiator: Bryan H. Montgomery, Executive Director: Negotiating Party: Regency Theatres, Inc.; Under Negotiation: Price and Terms of Payment.
- d. Conference with Real Property Negotiators, Government Section 54956.8; 81727 Highway 111, Indio (APN 616-120-043); Successor Agency to the Redevelopment Agency of the City of Indio Negotiator: Bryan H. Montgomery, Executive Director: Negotiating Party: ME Development Company, LLC; Under Negotiation: Price and Terms of Payment.
- e. Conference with Real Property Negotiators, California Government Code Section 54956.8; 81727 Highway 111, Indio (APN 616-120-043); Successor Agency to the Redevelopment Agency of the City of Indio Negotiator: Bryan H. Montgomery, Executive Director: Negotiating Party: Destiny Church; Under Negotiation: Price and Terms of Payment.
- f. Conference with Real Property Negotiators, Government Code Section 54956.8; City of Indio property located on the northeast corner of Monroe Street and John Nobles Avenue: APNs: 614-100-001, 614-100-002, 614-100-003, 614-100-004, 614-100-005, 614-100-006, 614-100007, 614-100-008, 614-100-009, 614-100-010, 614-100-011, 614-100-012, 614-100-013, 614100- 018, 614-100-019, 614-100-020, 614-100-021, 614-100-022, 614-100-023, 614-100-024, 614- 101-001, 614-101-002, 614-101-003, 614-101-004, 614-101-005, 614-101-006, 614-101007, 614-101-008, 614-101-009, 614-101-010, 614-101-011, 614-101-012, 614-101-013,

614101- 014, 614-101-016, 614-101-017, 614-101-018, 614-101-019, 614-101-020, 614-101-021, 614- 101-022, 614-101-023, 614-101-024, 614-101-025, 614-101-026, 614-101-027, 614-101028, 614-101-029, 614-101-030, 614-101-031, 614-101-032, 614-101-033, 614-101-034, 614101- 035, 614-101-036, 614-101-037, 614-101-038, and 614-101-039; City of Indio Negotiator: Bryan H. Montgomery, City Manager; Negotiating Party: HCL Indio Marketplace, LLC; Under Negotiation: Price and Terms of Payment.

- g.** Conference with Labor Negotiator, Government Code Section 54957.6; City Negotiator: Bryan Montgomery, City Manager, Rob Rockwell, Assistant City Manager & Finance Director, and Scott Trujillo, Deputy City Manager; Employee Organizations: Indio Police Officers Association (IPOA), Police Command Unit Association (PCU), Indio City Employees' Association (ICEA), Indio Water Authority Employees' Association (IWAEA), Service Employees International Union (SEIU)
- h.** Conference with Legal Counsel, Initiation of Litigation, Government Code Section 54956.9(d)(4), Number of cases: 1

**REGULAR JOINT MEETING  
CITY COUNCIL / INDIO WATER AUTHORITY  
5:00 p.m.**

***PLEASE NOTE THAT THE CITY COUNCIL  
MAY ACT ON ANY ITEM LISTED ON THE AGENDA***

**1. CALL TO ORDER AND ROLL CALL**

Mayor/President Elaine Holmes  
Mayor Pro Tem/Vice President Waymond Fermon  
Councilmember/Commissioner Oscar Ortiz  
Councilmember/Commissioner Lupe Ramos Amith  
Councilmember/Commissioner Glenn Miller

**2. INVOCATION**

*The City Council does not endorse the content of the invocation and does not endorse the invocational speaker's particular faith, belief and/or religious denomination. The City Council does not engage in any prior inquiry, review of, or involvement in, the content of the invocation, except to request the speaker to refrain from using the invocation as an opportunity to attempt to convert others to a particular faith or to disparage any faith or belief and for the speaker to face the City Council. The City Council has an established neutral policy for selecting and scheduling invocational speakers. The City Clerk will make the Council's policy on invocations available upon request for public inspection and copying.*

**3. PLEDGE OF ALLEGIANCE**

**4. CITY ATTORNEY REPORT ON CLOSED SESSION**

**5. PRESENTATIONS**

- a.** Proclamation for LGBTQ Pride Month

## 6. REPORT ON CITY COUNCIL EXTERNAL/INTERNAL BOARDS, COMMISSIONS AND COMMITTEE MEETINGS AND REPORT ON MEETINGS ATTENDED PER GOVERNMENT CODE SECTION 53232.3(d)

## 7. CITY MANAGER REPORTS AND INFORMATION

## 8. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

*This is the time set aside for public comment for items not on the agenda. Public comments may be provided in the manner prescribed at the top of this agenda. If the total time of comments extend beyond 30 minutes, the Mayor may defer further public comments for items Not on the Agenda until the end of the Agenda.*

## 9. CONSENT CALENDAR

*Consent calendar items are considered to be routine in nature and will be approved by one motion. Reading of text of Ordinances is waived and Ordinances are adopted as second reading, by title only. Public requests to discuss consent calendar items must be filed with the City Clerk before the consent calendar is called. This is the time for any member of the public wishing to speak on a consent calendar item to do so. Any member of the public wishing to speak shall have a total of three minutes to address any and all items on which he/she wishes to speak. Unless a consent calendar item is pulled for discussion by a council member, there will be no further opportunity to discuss the matter. If a consent calendar item is pulled for Council discussion and a member of the public then wishes to speak, he/she shall limit comments to matters raised during the Council discussion.*

- a. [Minutes for City Council/Indio Water Authority meeting held May 19, 2021](#) (Sabdi Sanchez, City Clerk Administrator)
- b. [City Warrants](#) (Rob Rockwell, Assistant City Manager and Director of Finance) Recommendation: Receive & File
- c. [IWA Warrants](#) (Trish Rhay, IWA General Manager) Recommendation: Receive & File
- d. [2020 Annual Water Quality Consumer Confidence Report](#) (Trish Rhay, IWA General Manager) Recommendation: Receive & File
- e. [Adding a City Clerk Specialist job classification to the City's list of allowable job classifications](#) (Andrew Ansoorian, Director of HR & Risk Management) Recommendation: Approve

## 10. ADMINISTRATIVE ITEMS

- a. [Resolution No. 10199, Pursuant to Code of Civil Procedure Section 1245.330 Consenting to an Eminent Domain Proceeding by Quasi-Public Entity \(Borra-LaFond Properties Company\) for a Temporary Right of Entry to Make Necessary Repairs and Making the Determination that Each of the Conditions Required by Civil Code Section 1002 Appears to Exist for the Property Located at 46845 Monroe Street \(Social Security Administration Building\)](#) (City Attorney Roxanne Diaz) Recommendation: Approve

## 11. PUBLIC HEARINGS

- a. [Public Hearing to approve annual Resolution Nos. 10201, 10202, 10203, 10204, authorizing the levy of a special tax for the City of Indio Community Facilities Districts: 2004-1 \(Law Enforcement, Fire and Paramedic Services\), 2004-2 \(Law Enforcement, Fire and Paramedic Services\), 2004-3 \(Terra Lago Area No. 1\), 2005-1 \(Talavera Area No. 1 and No. 2\), and 2006-1 \(Sonora Wells\) for Fiscal Year 2021/2022](#) (Rob Rockwell, Assistant City Manager and Director of Finance) Recommendation: Approve

- b. Public Hearing to consider authorizing the acceptance of FY 2020-2021 allocation of the Supplemental Law Enforcement Services Account (SLESA) in the amount of \$137,858, and authorizing the Indio Police Department to use these funds to support the City's 800 MHz public safety radio system, to purchase public safety equipment and to support public safety-related programs and personnel costs at the Police Department (Michael Washburn, Chief of Police)  
*Recommendation: Approve*

## 12. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA (IF NECESSARY)

*This comment period is only if public comments for items not on the agenda from the beginning of the meeting were deferred to the end because the 30 minute period was reached and there were additional speakers at that time. This is not a new public comment period.*

## 13. ADJOURN

**Next Council / IWA Meeting: June 16, 2021**

*Agenda packets are available on the city's website at [www.indio.org](http://www.indio.org) and at the public counter in City Hall at 100 Civic Center Mall, Indio, California. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the front counter of the lobby of the City Hall Administration Building at 100 Civic Center Mall, Indio, during normal City business hours and during the meeting.*

## PUBLIC NOTICE

*The Indio City Council Chamber is accessible to person(s) with disabilities. If special equipment is needed, for the hearing impaired, please call the City Clerk's office. Persons with disabilities can receive this agenda in an alternative format and should call the City Clerk's office at 391-4007. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102.35.104 ADA Title 11).*

## RULES OF DECORUM

*To help conduct the business of the City Council in an orderly fashion, the City Council has adopted rules pertaining to decorum and order, as provided for in Ordinance No. 1205. The City Council will strictly enforce these rules in order to allow full expression of ideas and opinions by councilmembers, staff and the public. Generally, the City's rules of decorum prohibit comments or actions which willfully disrupt the meeting. All remarks and questions shall be addressed to the Council as a whole and not to any particular member. No individual Councilmember or member of the City staff shall be questioned without first obtaining permission from the Presiding Officer. The City Council asks that all persons - including councilmembers, staff and the public - act and speak respectfully.*

## DECLARATION OF POSTING

*I, Sabdi Sanchez, City Clerk Administrator of the City of Indio, California, do hereby declare that the foregoing agenda was posted on May 28, 2021, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:*

*City of Indio Council Chamber, 150 Civic Center Mall, Indio, CA 92201  
City of Indio website [www.indio.org](http://www.indio.org)*

*Sabdi Sanchez*

SABDI SANCHEZ, CMC  
CITY CLERK ADMINISTRATOR