



CITY COUNCIL MINUTES

Study Session 3:00 p.m.
Regular Meeting 5:30 p.m.

Wednesday, February 26, 2025

City Council Chambers
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

CALL TO ORDER

Mayor Nancy Ross called the Study Session portion of the meeting at 3:00 p.m.

ROLL CALL

Council Present:

Nancy Ross, Mayor
Raymond Gregory, Mayor Pro Tem
Ernesto Gutierrez, Councilmember
Rita Lamb, Councilmember
Mark Carnevale, Councilmember

AGENDA FINALIZATION

There were no changes to the agenda.

1. PUBLIC COMMENTS

Bob McKechnie discussed the Cathedral City Peace Initiative.

The following comment was received for the record:

David Koslow requested that an item be added to the agenda to discuss term limits for City Councilmembers.

2. STUDY SESSION

A. **Modernizing the Development Code - Seminar with Mintier Harnish**

Recommendation: Receive the presentation and discuss, as appropriate.

The Mintier Harnish team presented a seminar on the modernization of the Development Code, which addressed topics related to updating the Development Code focusing on how the code shapes the appearance and functions of all the City's land uses.

The City Council provided their input and asked clarifying questions, which were responded to by the Mintier Harnish team.

This item was a presentation only, there was no formal action taken by the City Council.

B. AB1600 Development Impact Fee Funds Commitments

Recommendation: This presentation is for information and feedback only.

Kevin Biersack, Director of Financial Services, provided an overview on the AB1600 Development Impact Funds Commitments. The following points were presented:

- Background
- Fees Categories and Funds
- AB 1600 Commitments
- AB 1600 Committed Projects
- AB 1600 Fund Balances- June 30, 2024

The City Council asked clarifying questions, which were responded to by staff. There was no formal action taken by the City Council.

3. CLOSED SESSION

**A. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code section 54956.9(d)(4)
To decide whether to initiate litigation
Number of Matters: One (1)**

Recommendation: There is no Staff Recommendation.

City Attorney Eric Vail announced that the City Council will meet in in Closed Session to discuss the items listed on the agenda.

The City Council recessed into Closed Session 4:33 p.m.

The City Council reconvened at 5:20 p.m.

City Attorney Eric Vail announced that the City Council met in Closed Session to discuss the items listed on the Agenda, there was no reportable action taken.

RECESS

The City Council recessed at 5:20 p.m.

REGULAR MEETING - 5:30 PM

CALL TO ORDER

Mayor Nancy Ross called the Regular Meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Gregory led the Pledge of Allegiance.

INVOCATION (MOMENT OF REFLECTION)

Councilmember Rita Lamb offered the Invocation.

ROLL CALL

Council Present:

Nancy Ross, Mayor

Raymond Gregory, Mayor Pro Tem

Ernesto Gutierrez, Councilmember

Rita Lamb, Councilmember

Mark Carnevale, Councilmember

AGENDA FINALIZATION

There were no changes to the agenda.

1. SPECIAL PRESENTATION

Recognition of Cathedral City Firefighter of the Year

Recommendation: This is a special recognition no formal action will be taken.

Chief Michael Contreras recognized Diwan De La Torre as 2025 Fire Fighter of the Year.

2. PUBLIC HEARINGS

A. Extension of Cannabis Moratorium

Recommendation: Staff recommends approval of the ordinance extending the cannabis moratorium on the approval of new cannabis licenses and conditional use permits and the issuance of building permits for the build-out or expansion of new cannabis businesses.

Andrew Firestine, Director of Community and Economic Development, provided an overview of the recommendation to approve Ordinance No. 886 which extends Ordinance No. 884.

Mayor Nancy Ross opened the Public Hearing to receive public comment.

Gabriel Lujan expressed his concern with the language in the moratorium, and he would like the Council to consider modifications.

Janet Ream expressed her concern with the air quality due to the C4 facility.

Scott McDonald expressed his concern with the air quality due to the C4 facility.

Jerome Moskowitz expressed his concern with the air quality due to the C4 facility.

Christine Anderson expressed her concern with the air quality due to the C4 facility.

Anita Russell expressed her concern with the air quality due to the C4 facility.

Richard Siler expressed his concern with the air quality due to the C4 facility.

Rod Troutner expressed his concern with the air quality due to the C4 facility.

Dan Husty expressed his concern with the air quality due to the C4 facility.

Dean Stufkosky expressed his concern with the air quality due to the C4 facility.

Chris Thompson expressed his concern with the air quality due to the C4 facility.

David Bernard discussed the efforts of C4 to mitigate the odor issue.

Greg Asslay expressed his concern with the air quality due to the C4 facility.

Dave Barkley expressed his concern with the air quality due to the C4 facility.

Debbie Price expressed her concern with the air quality due to the C4 facility.

Gail Pollock expressed her concern with the air quality due to the C4 facility.

Ken Brittle expressed his concern with the air quality due to the C4 facility.

The following comment was received for the record:

Eri Nox believes the moratorium period can be used to develop a fair and effective code. He would also like the Council to consider a neighborhood specific cap on cannabis businesses.

Mayor Nancy Ross closed the Public Hearing and returned discussion to the City Council.

Ord 886

A motion was made by Mayor Pro Tem Gregory and seconded by Councilmember Lamb to approve an ordinance extending the cannabis moratorium on the approval of new cannabis licenses and conditional use permits and the issuance of building permits for the build-out or expansion of new cannabis businesses.

RESULT:	PASS [5 TO 0]
MOVER:	Raymond Gregory, Mayor Pro Tem
SECONDER:	Rita Lamb, Councilmember
AYES:	Carnevale, Ross, Gregory, Gutierrez, Lamb
NOES:	
ABSENT:	

ABSTAIN:

3. PUBLIC COMMENTS

Alan Carvalho expressed his concern with the length of time it takes for the Council to take action on issues and feels they could do better.

The City Council recessed at 7:13 p.m.

The City Council reconvened at 7:21 p.m.

Scott McDonald expressed his concern with the cannabis odor being communicated as a nuisance issue.

Christine Anderson expressed her concern with the code enforcement and communication related to cannabis odor.

The following comment was received for the record:

David Koslow requested that an item be agendaized to considered term limits for City Council Members.

4. COUNCIL REPORTS

Councilmember Mark Carnevale reported on the following:

- The recent Special City Council meeting
- His meeting with City Manager McClendon, Director Firestine and David Bernard from C4
- His attendance at the Mary Nutter Collegiate Classic
- The passing of community member Simeon Den
- His meeting with City Manager McClendon, Assistant City Manager Ambrose, and Craig Smith from Fountain Head Development
- His interview with reporter Cindy Uken
- His visit to Elvira's Taqueria

Councilmember Rita Lamb reported on the following:

- Her attendance at Tastes and Sounds
- Ryan Hunt's interview with KGAY Radio Station
- Her Valentine's dinner at Sammy's
- Her attendance at the Mary Nutter Collegiate Classic
- Her attendance at the Health and Wellness Event hosted by the City of Palm Desert
- The Yoga program, which has been while attended
- The upcoming Cathedral City Boys and Girls Club Breakfast
- The upcoming Ribbon Cutting for Cat City Liquor

Councilmember Ernesto Gutierrez reported on the following:

- His attendance at the Coachella Valley Association of Governments Conservation Commission meeting
- The recent Special City Council meeting
- His attendance at the Mary Nutter Collegiate Classic

- His meeting with City Manager McClendon to discuss the agenda for the Council meeting
- The resident concern he received regarding illegal dumping
- A semi pro soccer team that will be playing in Cathedral City
- His attendance at Tastes and Sounds
- The upcoming meeting at the Senior Center for the zoning code update

Mayor Pro Tem Gregory reported on the following:

- His participation at the LOSSAN meeting, held at City Hall
- His attendance as the alternate at the Coachella Valley Association of Governments Homeless Committee meeting
- The recent and upcoming Special City Council meetings
- His attendance at the Riverside County Transportation Commission meeting and Budget Implementation meeting
- His attendance at Tastes and Sounds
- The upcoming repainting of the Rainbow Crossing
- The upcoming LGBT+ Days

Mayor Nancy Ross reported on the following:

- Her attendance at the Coachella Valley Economic Partnership meeting
- Her attendance at the Coachella Valley Energy and Sustainability Committee meeting
- Her meeting with the Riverside County Animal Commission
- Her Valentine's Day
- Her participation in a Veteran's Event
- Her meeting with the Salvation Army
- The recent Special City Council meeting
- Her attendance at the birthday celebration for Patsi, where she presented a proclamation
- Her participation at the Mary Nutter Collegiate Classic
- Her attendance at the Health and Wellness event hosted by the City of Palm Desert
- Her discussions with residents
- Her meeting with Felipe Ortiz from Assemblyman Wallace's office
- Her meeting with City staff regarding the upcoming State of the City
- Her attendance at the Coachella Valley Association of Governments Executive Committee meeting
- Her attendance at the SunLine Transit Agency meeting

5. CONSENT AGENDA

A. Waive Full Reading of Ordinances on Agenda

Recommendation: Waive Full Reading of Ordinances on Agenda.

M.O. 2025-22

B. Approval of the February 12, 2026 Study Session and Regular Council Minutes

Recommendation: Approve the February 12, 2025 Study Session and Regular City Council Minutes.

M.O. 2025-23

C. Accept the Resignation of Sunshine Herrera from the Historic Preservation Committee

Recommendation: Accept the resignation of Sunshine Herrera from the Historic Preservation Committee effective immediately, and direct staff to proceed with filing the vacant seat.

M.O. 2025-24

D. Gift of Drone Light Show for 2025 LGBT+ Days

Recommendation: To accept a gift in the amount of \$50,000 from Grizzly Entertainment and approve \$5,000 in crew travel expenses for a drone light show at Cathedral City LGBT+ Days 2025.

M.O. 2025-25

E. Reject Bids for the HSIP Cycle 9A Traffic Signal Improvements at Twelve Intersections Project

Recommendation: To reject all bids received for the construction of the Highway Safety Improvements Program (HSIP) Cycle 9A Traffic Signal Improvements at Twelve Intersections Project (C08752); and direct staff to readvertise for construction bids to ensure compliance with fair and competitive bidding practices.

M.O. 2025-26

A motion was made by Mayor Pro Tem Gregory and seconded by Councilmember Gutierrez to approve the Consent Agenda.

RESULT:	PASS [5 TO 0]
MOVER:	Raymond Gregory, Mayor Pro Tem
SECONDER:	Ernesto Gutierrez, Councilmember
AYES:	Carnevale, Ross, Gregory, Gutierrez, Lamb
NOES:	
ABSENT:	
ABSTAIN:	

6. LEGISLATIVE ACTIONS

A. Award Professional Services Agreement to Ardurra Group Inc. for CWSRF Septic-to-Sewer Planning Project

Recommendation: Staff is requesting that City Council award a Professional Services Agreement to Ardurra Group Inc., in the amount of \$2,178,017.56 for professional engineering services to evaluate, design, and develop documents necessary for the CWSRF Septic-to-Sewer Project (C01020), in accordance with the terms outlined in CWSRF Agreement No. D2401000 with SWRCB; and approve a ten percent (10%) contingency in the amount of \$217,801.76 for any unforeseeable design costs, thereby, bringing the total design budget

for this project to \$2,395,819.32; and authorize the City Manager to execute all the necessary Agreement documents.

M.O. 2025-27

A motion was made by Mayor Pro Tem Gregory and seconded by Councilmember Gutierrez to approve a Professional Services Agreement with Ardurra Group Inc., in the amount of \$2,178,017.56 for professional engineering services to evaluate, design, and develop documents necessary for the CWSRF Septic-to-Sewer Project (C01020), in accordance with the terms outlined in CWSRF Agreement No. D2401000 with SWRCB; and approve a ten point forty four percent (10.44%) contingency in the amount of \$217,801.76 for any unforeseeable design costs, thereby, bringing the total design budget for this project to \$2,395,819.32; and authorize the City Manager to execute all the necessary Agreement documents.

RESULT:	PASS [5 TO 0]
MOVER:	Raymond Gregory, Mayor Pro Tem
SECONDER:	Ernesto Gutierrez, Councilmember
AYES:	Carnevale, Ross, Gregory, Gutierrez, Lamb
NOES:	
ABSENT:	
ABSTAIN:	

B. Award a Construction Contract to Vance Corporation for the FY 2024-2025 Dream Homes Neighborhood Area and East Palm Canyon Drive Pavement Rehabilitation Projects

Recommendation: To award a construction contract to Vance Corporation in the amount of \$481,836.28 for the fiscal year (FY) 2024-2025 Dream Homes Neighborhood Area (C08693) and East Palm Canyon Drive (C08694) Pavement Rehabilitation Projects; approve a twenty percent (20%) contingency in the amount of \$96,373.72 for unforeseeable construction costs, thereby bringing the total project budget to the amount of \$578,210.00; and, authorize the City Manager to execute the required contract documents; and, authorize the City Engineer to request bonds and insurance for the project, and issue the notice to proceed.

M.O. 2025-28

A motion was made by Councilmember Gutierrez and seconded by Councilmember Lamb to approve a construction contract with Vance Corporation in the amount of \$481,836.28 for the fiscal year (FY) 2024-2025 Dream Homes Neighborhood Area (C08693) and East Palm Canyon Drive (C08694) Pavement Rehabilitation Projects; approve a twenty percent (20%) contingency in the amount of \$96,373.72 for unforeseeable construction costs, thereby bringing the total project budget to the amount of \$578,210.00; and, authorize the City Manager to execute the required contract documents; and, authorize the City Engineer to request bonds and insurance for the project, and issue the notice to proceed.

RESULT:	PASS [5 TO 0]
----------------	----------------------

MOVER: Ernesto Gutierrez, Councilmember
SECONDER: Rita Lamb, Councilmember
AYES: Carnevale, Ross, Gregory, Gutierrez, Lamb
NOES:
ABSENT:
ABSTAIN:

7. DISCUSSION ON FUTURE AGENDA ITEMS

There was no discussion on future agenda items.

8. CLOSED SESSION

ADJOURNMENT

Mayor Nancy Ross adjourned meeting in memory of Simeon Den at 8:19 p.m.

Nancy Ross, Mayor

Tracey R. Hermosillo, City Clerk