

# CITY COUNCIL MINUTES

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**Study & Regular Meeting**  
Wednesday, October 23, 2024  
3:00 PM

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

## **STUDY SESSION 3:00PM**

- **CALL TO ORDER**

Mayor Mark Carnevale called the Study Session portion of the meeting to order at 3:00 p.m.

- **ROLL CALL**

**Council Present:**

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

- **AGENDA FINALIZATION**

There were no changes to the Agenda.

1. **Public Comments**

The following written comment was submitted for the record:

Robert McCormick, expressed his concern that he has not received a response to his comments he submitted to the City Council at their October 11, 2024, City Council meeting. He also expressed his concern related to an incident at the Stater Bros Market located on Date Palm Drive.

2. **CLOSED SESSION**

There were no Closed Session Items.

3. **STUDY SESSION**

- A. **Presentation - Palm Springs International Airport Masterplan Update**

Mark Waier and Jake Ingrassia, Palm Springs International Airport Team, provided an overview on the Palm Springs International Airport Masterplan, which is currently under consideration. The following points were presented:

- Modernization of Airport Terminals
- New Car Rental Center
- Future Customs Facility
- Current Passengers Served
- Changes Needed to Meet Current and Future Growth

The City Council asked clarifying questions, which were responded to by the Palm Springs International Airport team. This item was a presentation only, there was no formal action taken by the City Council.

**B. Housing Production Strategy – Housing Element and Strategic Plan Implementation and Housing as an Economic Development Driver**

Erick Becerril, Economic Development Manager, provided a presentation on the Housing Element, Strategic Plan Implementation, and Housing as an Economic Development Driver. The following points were presented:

- Purpose of Housing Study Session and Background
- Housing Element Goals/Policies
- Maintaining Local Control
- Regional Housing Needs Assessment RHNA
- Affordable Housing Overview
- Strategic Goals and Actions
- Housing Element Goals and Programs
- SCAG Housing Statistics for Cathedral City
- RHNA Progress
- Legislative Context
- Population Trends and Demographics
- Major Employers in Cathedral City
- Workforce Community Patterns
- Property Values
- Coachella Valley Progress
- Grant Funding
- Affordable Housing Projects
- Increased Flexibility (not finished)
- Population (not finished)
- How to Attract Housing Projects?
- Future Discussion

The Council questioned the direction the City is going based on the presentation in comparison to what was presented in past housing discussions. They requested that staff provide more insight and define topics discussed this evening for a better understanding.

Andrew Firestine, Community and Economic Development Director, defined what builders remedy means. He stated that this presentation is an introductory session and that staff will provide future updates on the Housing Element to include the definition of Pro Housing Designation and other items that have been discussed, so there is a clear understanding for everyone.

City Attorney Eric Vail stated that as long as the City has a Housing Element it is not in jeopardy of builders remedy. It is important for the City to remain compliant. He stated that HCD has become more aggressive with their requirements to make things more attractive, including requiring a minimum number of affordable housing.

Anne Ambrose, Assistant City Manager, provided a brief overview of what the City has been seeing and further discussion and research is necessary.

Charles McClendon, City Manager, indicated that the City and the City Council have a lot to discuss over the next few years to better position ourselves.

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

## **RECESS**

Mayor Carnevale adjourned the Study Session portion of the meeting at 4:40 p.m.

## **REGULAR MEETING - 5:30 PM**

- **CALL TO ORDER**

Mayor Mark Carnevale called the Regular City Council meeting to order at 5:30 p.m.

- **PLEDGE OF ALLEGIANCE**

Councilmember Raymond Gregory led the Pledge of Allegiance.

- **INVOCATION (MOMENT OF REFLECTION)**

Mayor Pro Tem Nancy Ross offered a moment of reflection.

- **ROLL CALL**

**Council Present:**

Mark Carnevale  
Nancy Ross  
Raymond Gregory  
Ernesto Gutierrez  
Rita Lamb

- **AGENDA FINALIZATION**

There were no changes to the agenda.

1. **SPECIAL PRESENTATION**

- A. **Recognize Code Enforcement Month 2024**

Recommendation: This is a presentation only, no action is required.

Andrew Firestine, Community and Economic Development Director, introduced the Code Compliance Department and recognized them for Code Enforcement Month.

## **2. PUBLIC COMMENTS**

Alan Carvalho expressed his concern with the comments made by Councilmember Gutierrez to the press.

Debbie Price, expressed her concern with cannabis odor.

Sunshine Herrera, urged residents to vote no on Measure W.

Tobi Perkins, expressed her concern with cannabis order.

Jens Mueller, urged residents to vote no on Measure W, and offered suggestions for cost savings.

Maryellen Muir, expressed her concern with cannabis odor.

Joanne Byrne, expressed her concern with cannabis odor.

Christine Anderson, expressed her concern with cannabis odor.

Lynne Barry, expressed her concern with cannabis odor.

## **3. COUNCIL REPORTS**

Mayor Mark Carnevale reported on the following:

- The steps the City is taking to combat the cannabis odor issues in the City
- His attendance at the League of California Cities Annual Conference
- The newly installed orange decorative tubular fencing on the medians of Ramon Road
- His meeting with developers related to construction

Councilmember Ernesto Gutierrez reported on the following:

- His attendance at the Fire Department's Pancake Breakfast
- His meeting with a local business owner who needs help expanding his business
- His attendance at the College of the Desert's Roadrunner Motors Ground Breaking event
- His meeting with City Manager McClendon and Assistant City Manager Ambrose
- His attendance at the Battle in the Desert event
- His attendance at the 2x2 meeting with the Palm Springs Unified School District
- His meeting with a local commercial property owner

- The upcoming City Halloween events
- The upcoming Fields of Valor
- He urged everyone to vote in the upcoming election

Mayor Pro Tem Nancy Ross reported on the following:

- The various meetings she hosted at various gated communities, and the help she received from Commissioner Antonio Baciú, who she thanked

Councilmember Raymond Gregory reported on the following:

- His attendance at the SunLine Transit Agency's Liquid Hydrogen ribbon cutting event
- His attended at the College of the Desert's Roadrunner Motors Ground Breaking Event
- His attendance at the League of California Cities Annual Conference
- His attendance at the Coachella Valley Association of Governments Transportation Committee meeting
- The upcoming Howl-o-Ween Event
- The upcoming Spooktacular Event
- The upcoming ribbon cutting event at Ocotillo Park to unveil the newly painted benches
- The upcoming Fields of Valor

Councilmember Rita Lamb reported on the following:

- Her attendance at the League of California Cities Annual Conference
- Her attendance at the Battle in the Desert event
- Her attendance at the College of the Desert's Roadrunner Motors Ground Breaking event
- The recent actions of the Coachella Valley Mountains Conservancy Board
- Her attendance at the 2x2 meeting with the Palm Springs Unified School District
- Her meeting with Assistant City Manager Ambrose, Economic Development Manager Erick Becerril and the marketing department for the Cathedral City Auto Center

#### 4. **CONSENT AGENDA**

##### A. **Waive Full Reading of Ordinances on Agenda**

Recommendation: Waive full reading of Ordinances on Agenda.

M.O. 2024-169

##### B. **Approval of October 9, 2024, Study Session and Regular City Council Minutes**

Recommendation: Approve the Study Session and Regular City Council Minutes of October 9, 2024.

M.O. 2024-170

**C. Check Demand - September**

Recommendation: Receive and file Claims and Demands for September, 2024.

M.O. 2024-171

**D. 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 make the necessary revisions to the project specifications and to readvertise for construction bids.

M.O. 2024-172

**E. Notice of Completion for Via De Anza Street Improvement Project - Phase III, CIP No. 8841.**

Recommendation: To accept and approve the Via De Anza Street Improvement Project - Phase III, CIP No. 8841 as complete; authorize the City Manager to execute and file a notice of completion with the Riverside County Recorder's Office; and authorize the release of retention funds to Granite Construction Company upon expiration of the notice of completion.

M.O. 2024-173

**F. California Office of Traffic Safety (OTS) Selective Traffic Enforcement Program Grant**

Recommendation: To accept the California Office of Traffic Safety Selective Traffic Enforcement Program Grant in the amount of \$55,000.

M.O. 2024-174

**G. Appoint Sunshine Herrera to fill a Vacant Seat on the Mobile Home Fair Practices Commission.**

Recommendation: To appoint Sunshine Herrera to fill the vacant seat on the Mobile Home Fair Practices Commission, to serve on an as needed basis.

M.O. 2024-175

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

<b>RESULT: PASS [5 TO 0]</b>
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<b>MOVER:</b>	Raymond Gregory, Councilmember
<b>SECONDER:</b>	Ernesto Gutierrez, Councilmember
<b>AYES:</b>	Carnevale, Ross, Gregory, Gutierrez, Lamb
<b>NOES:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	

5. **PUBLIC HEARINGS**

There were no Public Hearing Items.

6. **LEGISLATIVE ACTIONS**

A. **Ribbon Cutting Event for the Ocotillo Bench Project and Sponsorship of the S.C.R.A.P Gallery Dia de los Muertos Event**

Recommendation: To approve the Public Arts Commission's recommendations for funding for a ribbon cutting event to unveil the painted benches completed through the Ocotillo Bench project and provide a sponsorship to the S.C.R.A.P Gallery for the Dia de Los Muertos event both from the commission's general fund budget.

M.O. 2024-176

*A motion was made by Councilmember Gutierrez and seconded by Councilmember Lamb to approve the Public Arts Commission's recommendations for funding for a ribbon cutting event to unveil the painted benches completed through the Ocotillo Park Bench project in the amount of \$1,668, and provide a sponsorship to the S.C.R.A.P. Gallery for the Dia de Los Muertos event in the amount of \$1,500 paid from the Public Arts Commission's general fund budget.*

<b>RESULT:</b>	<b>PASS [5 TO 0]</b>
<b>MOVER:</b>	Ernesto Gutierrez, Councilmember
<b>SECONDER:</b>	Rita Lamb, Councilmember
<b>AYES:</b>	Carnevale, Ross, Gregory, Gutierrez, Lamb
<b>NOES:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	

B. **Award Agreement for Design Professional Services to Kimley-Horn and Associates, Inc. for the Highway Safety Improvement Program (HSIP), Cycle 11A, 18 Unsignalized Intersection Upgrades Project.**

Recommendation: To award a Professional Services Agreement to Kimley-Horn and Associates, Inc. in the amount of \$207,997.75 to prepare the plans, specifications, right of way and environmental documents for the Highway Safety Improvement Program (HSIP), Cycle 11A (CIP C08754); and approve a 10% contingency in the amount of \$20,799.77 for unforeseen design related expenses, thereby bringing the total design cost to \$228,797.52; and

authorize the City Manager to execute the contract.

M.O. 2024-177

*A motion was made by Mayor Pro Tem Ross and seconded by Councilmember Gregory to approve a Professional Services Agreement to Kimley-Horn and Associates, Inc. in the amount of \$207,997.75 to prepare the plans, specifications, right of way and environmental documents for the Highway Safety Improvement Program (HSIP), Cycle 11A (CIP C08754); and approve a 10% contingency in the amount of \$20,799.77 for unforeseen design related expenses, thereby bringing the total design cost to \$228,797.52; and authorize the City Manager to execute the contract.*

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

**C. Award Agreements for Design Professional Services to STC Traffic, Inc. for the HSIP Cycle 11B, Signalized Pedestrian Crossings Upgrades Project (C08755) and HSIP Cycle 11D, 30th Avenue and San Eljay Avenue Pedestrian Crossing Upgrades Project (C08757)**

- Recommendation:
- To award Professional Services Agreements to STC Traffic, Inc. to prepare the plans, specifications, right of way and environmental documents for the:
    - HSIP Cycle 11B, Signalized Pedestrian Crossings Upgrades Project (C08755), in the amount of \$104,377.61; and approve a ten percent (10%) contingency for unforeseen design related contingencies in the amount of \$10,437.39; thereby bringing the total design encumbrance for this Project to \$114,815.00; and,
    - HSIP Cycle 11D, 30<sup>th</sup> Avenue and San Eljay Avenue Pedestrian Crossing Upgrades Project (C08757), in the amount of \$47,499.36; and approve a ten percent (10%) contingency for unforeseen design related contingencies in the amount of \$4,749.64; thereby bringing the total design encumbrance for this Project to \$52,249.00; and,
  - Authorize the City Manager to execute the contract.

M.O. 2024-178

*A motion was made by Councilmember Gregory and seconded*



*by Councilmember Lamb To approve a Professional Services Agreements to STC Traffic, Inc. to prepare the plans, specifications, right of way and environmental documents for the HSIP Cycle 11B, Signalized Pedestrian Crossings Upgrades Project (C08755), in the amount of \$104,377.61; and approve a ten percent (10%) contingency for unforeseen design related contingencies in the amount of \$10,437.39; thereby bringing the total design encumbrance for this Project to \$114,815.00; and, HSIP Cycle 11D, 30th Avenue and San Eljay Avenue Pedestrian Crossing Upgrades Project (C08757), in the amount of \$47,499.36; and approve a ten percent (10%) contingency for unforeseen design related contingencies in the amount of \$4,749.64; thereby bringing the total design encumbrance for this Project to \$52,249.00; and, authorize the City Manager to execute the contract.*

<b>RESULT:</b>	<b>PASS [5 TO 0]</b>
<b>MOVER:</b>	Raymond Gregory, Councilmember
<b>SECONDER:</b>	Rita Lamb, Councilmember
<b>AYES:</b>	Carnevale, Ross, Gregory, Gutierrez, Lamb
<b>NOES:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	

**D. Local Hazard Mitigation Plan and Emergency Operations Plan**

Recommendation: To approve the contract award to Jacob Greene and Associates to create and update the city's local hazard mitigation plan (LHMP) and emergency operations plan (EOP).

M.O. 2024-179

*A motion was made by Councilmember Gregory and seconded by Mayor Pro Tem Ross to continue this item to the next City Council meeting scheduled to be held on November 13, 2024.*

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

**E. FY 2023/2024 Preliminary Financial Results**

Recommendation: City Council approve a fiscal year (FY) 2024/2025 General Fund budget adjustment in the amount of \$395,968.88 from the previously obligated/unspent FY 2023/2024 expenditure budget.

M.O. 2024-180

*A motion was made by Councilmember Gutierrez and seconded by Councilmember Lamb to approve a fiscal year (FY) 2024/2025 General Fund*

*budget adjustment in the amount of \$395,968.88 from the previously obligated/unspent FY 2023/2024 expenditure budget.*

<b>RESULT:</b>	<b>PASS [5 TO 0]</b>
<b>MOVER:</b>	Ernesto Gutierrez, Councilmember
<b>SECONDER:</b>	Rita Lamb, Councilmember
<b>AYES:</b>	Carnevale, Ross, Gregory, Gutierrez, Lamb
<b>NOES:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	

7. **DISCUSSION ON FUTURE AGENDA ITEMS**

There was no discussion on future agenda items.

8. **CLOSED SESSION**

There were no Closed Session Items

**ADJOURNMENT**

Mayor Mark Carnevale adjourned the Regular City Council meeting at 7:36 p.m.

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*Mayor, City of Cathedral City*

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*City Clerk, City of Cathedral City*