



Cathedral City

CITY COUNCIL STUDY SESSION MINUTES

CITY COUNCIL CHAMBERS 68-700 AVENIDA LALO GUERRERO CATHEDRAL CITY, CA 92234

Wednesday, September 14, 2016 STUDY SESSION 4:30 PM

• CALL TO ORDER

Mayor Stan Henry called the Study Session Meeting of September 14, 2016, to order at 4:30 p.m.

• ROLL CALL

Present 5 - Mayor Stan Henry, Mayor Pro Tem Gregory S. Pettis, Council Member Shelley Kaplan, Council Member Mark Carnevale, and Council Member John Aguilar

• AGENDA FINALIZATION

• STATEMENT OF PARTICIPATION BY THE DEPUTY CITY CLERK

1. PUBLIC COMMENT

2. STUDY SESSION

2.A. [2016-368](#) **Palm Springs International Airport Commission Update from John Haag, Commissioner**

John Haag, Palm Springs International Airport Commissioner, gave an update on the activities of the Commission that have taken place over the past few months. He indicated that his employer is transferring him and he will no longer be able to serve on the Commission. He thanked the Council for the opportunity and expressed how much he enjoyed serving in this capacity.

2.B. [2016-326](#) **Vacation Rental Enforcement Services**

Police Chief George Crum presented an overview of the current Vacation Rental Program.

John England, Cathedral City, was called to speak. He feels that short term rentals are a serious problem in the City. He feels that there is a need for better enforcement. Anything that can be done would be appreciated.

Sandy Ramsey-Woods, President AFSME Local 3961, was called to speak. She indicated that the proposal before the Council would outsource work that could and should be done by the Code Compliance Officers in Cathedral City. They strongly believe that current City Employees should be used whenever possible and are opposed to contracting work that City Employees can do. They recommend hiring a full time Code Compliance Officer as opposed to contracting this service out.

Bob Ohda, Cathedral City, was called to speak. He resides in an HOA, however it is not gated. Short Term Vacation Rentals are not permitted in their HOA. He thanked the Council for being supportive of the issues that the residents have with short term rentals. He feels that better enforcement is necessary and the licensing process needs to be improved. He feels that there are many unlicensed rentals in the City that should be

registered. He feels that the HOA's should have to sign off on the licenses prior to one being permitted.

Bethany Ballard, Cathedral City, was called to speak. She feels that the Management Companies should be cited for the violations and held responsible. Violators should get bad reviews so that they are not able to rent other properties in the future. She feels that what we are doing now is not working and something needs to be done to improve the situation.

Ed Edmond, Cathedral City, was called to speak. He feels that one problem is that fines are not being issued. He feels that permission from the HOA's should be required when a license is applied for. He feels that there is a misunderstanding out there with regard to what is allowed and what is not. He stated that there is an Ordinance in place on noise that should be enforced.

Diane Hines, Cathedral City, was called to speak. Thanked the Chief for his report. She stated that there are many code violations in her neighborhood. Residents know that there are no code compliance officers over the weekend and they do whatever they want. She is very frustrated with trying to keep her property kept up and others do not. There are problems and mis-use of the park. She feels that the current officers are doing a great job but they need help. She would like to see this kept in house.

Tim Parrott, Cathedral City, was called to speak. He stated that he likes the idea of forming a Committee. He would like to see more information provided to the managers of the vacation rentals. Big Bear seems to be the gold standard on how to handle short term rentals. He suggested looking at what the Code Enforcement Department in Big Bear is doing regarding vacation rentals. Residents need to know who to call and what is going to be done.

Valerie Schechter, Cathedral City, was called to speak. She stated that she likes the direction the City Council is going. She would like to see Code Compliance handle the vacation rental issue in addition to all of the issues that go on throughout the community during the off days.

Karen Panico-Willis, Cathedral City, was called to speak. A fully staffed City works really well. If there were new hires would they be considered non-essentials in the future should there be cuts.

Primitivo Trujillo, Cathedral City, was called to speak. He stated that when he first moved to the City he had a lot of issues with loud noise and party's, he would call the police and they would respond rather quickly, over time the residents began to know the process. The police needs to be smarter than the resident. They need to sneak up on them and be tough.

Alan Carvalho, Cathedral City, was called to speak. He referred to the Ap - Go Request and suggested that things be built into that. He feels that there are ways to utilize technology.

It was the consensus of the City Council to create a Vacation Rental Task Force that will consist of Staff Members, Council Members, Property Managers and Residents. Staff will come up with a plan to handle the enforcement of vacation rentals in house including costs and a cost analysis on fees and the ability to recover costs. Staff will bring back this item at a future meeting in October. The noise Ordinance also needs to be looked at for a possible amendment.

Mayor Henry suggested using Reserve Police Officers in the short term to handle calls and suggested that Council Member Carnevale discussing it at the CVAG Public Safety Commission Meeting as it may likely be a valley-wide issue.

2.C. [2016-344](#) Economic Development Update

Curt Watts, Economic Development Director, presented an economic development update, which included the S.W.O.T. analysis, to the City Council and residents.

Rosario Avila, Cathedral City, was called to speak. She feels that there are things that the City can do to help the

small businesses, especially in the area where her family's small business is located. She asked that the Council not forget about them.

Mayor Stan Henry indicated that the following items will be heard during the Regular City Council Meeting. The information will be reflected in the minutes for both Study Session and City Council for September 14, 2016.

2.D. [2016-348](#) Status of the Dream Homes Neighborhood Related to the Use of CDBG Funding

John Corella, City Engineer, gave a status report of the Dream Homes neighborhood related to the use of CDBG Funding.

It was the consensus of the City Council to do the following:

- Direct Staff to bring back a contract to the City Council for approval to conduct an independant income survey for the Dream Homes neighborhood.
- Contact Legislators for help in expediting the HUD review.

Rosario Avila, Cathedral City, was called to speak. She requested clarification on the process and what it means for the funding of future projects.

2.E. [2016-362](#) Special Events Update for Fall 2016

Chris Parman, Communications and Events Manager, gave an update on the upcoming scheduled events for Fall 2016.

2.F. [2016-354](#) Provide an Update, Answer Questions, and Seek Direction Regarding the City's Pavement Management Program (PMP)

John Corella, City Engineer, gave an update on the City's Pavement Management Plan (PMP).

The Mayor requested a list of projects that were on the City's Pavement Management Plan that have been completed and what their funding sources were.

3. CLOSED SESSION

Mayor Henry announced that all of the Closed Session Items listed on the Study Session Agenda will be heard at the end of the Regular City Council Meeting and will be reflected in the minutes .

3.A. [2016-371](#) Conference with Legal Counsel - Anticipated Litigation, Pursuant to Government Code Section 54956.9 (a) and (d)(4):

One Potential Case

3.B. [2016-335](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: Approximately 13.8 acres at the Northwest Corner of East Palm Canyon Drive and Date Palm Drive.

Negotiating Parties: City of Cathedral City as Successor Agency to the former Redevelopment Agency and the City Urban Revitalization Corporation,

Property Owners: City Urban Revitalization Corporation

Under Negotiations: Price and Terms for potential purchase of real property.

3.C. [2016-363](#)

Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: A.P.N. 687-196-001 through 006 and 687-198-001 through 006. Southeast corner of West Buddy Rogers and East Palm Canyon Drive.

Negotiating Parties: City of Cathedral City as Successor Housing Agency to the Former Redevelopment Agency and Saxony Living, LP

Property Owners: City of Cathedral City as Successor Housing Agency to the Former Redevelopment Agency

Under Negotiation: Price and Terms for Potential Sale of Real Property

ADJOURN

Mayor Stan Henry adjourned the Study Session Meeting at 6:33 p.m.

STANLEY E. HENRY, Mayor

ATTEST:

GARY F. HOWELL, City Clerk



Cathedral City

CITY COUNCIL MINUTES

CITY COUNCIL CHAMBERS 68-700 AVENIDA LALO GUERRERO CATHEDRAL CITY, CA 92234

Wednesday, September 14, 2016 REGULAR MEETING 6:30 PM

• CALL TO ORDER

Mayor Stan Henry called the September 14, 2016, Regular Meeting of the City Council to order at 6:40 p.m.

• PLEDGE OF ALLEGIANCE

Council Member John Aguilar led the Pledge of allegiance.

• INVOCATION (MOMENT OF REFLECTION)

Council Member Mark Carnevale offered the Invocation.

• ROLL CALL

Present: 5 - Mayor Stan Henry, Mayor Pro Tem Gregory S. Pettis, Council Member Shelley Kaplan, Council Member Mark Carnevale, and Council Member John Aguilar

• AGENDA FINALIZATION

Mayor Henry announced that the City Council will discuss the following three items that were on the Study Session Agenda after the Consent Agenda:

2D. Status of the Dream Homes Neighborhood Related to the Use of CDBG Funding.

2E. Special Events Update for Fall 2016.

2F. Provide an Update, Answer Questions, and Seek Direction Regarding the City's Pavement Management Program (PMP).

• STATEMENT OF PARTICIPATION BY THE DEPUTY CITY CLERK

1. PUBLIC COMMENT

Tyrone Pearson, Cathedral City, was called to speak. He gave some suggestions on ways to spotlight the Valley.

2. CONSENT AGENDA

A motion was made by Council Member Kaplan, seconded by Council Member Carnevale, to approve the following Consent Agenda Items with the removal of Item 2H. The motion carried by the following vote:

Aye: 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

2.A. [2016-370](#) City Council Minutes of July 20, 2016 and August 10, 2016

This Item was approved.

2.B. [2016-356](#) Receive and file Payment of Claims and Demands

This Item was approved.

Enactment No: M.O. 6636

2.C. [2016-333](#) Authorization to Purchase Two Utility Vehicles

This Item was approved.

Enactment No: M.O. 6637

2.D. [2016-337](#) Contract with the Lew Edwards Group for an Educational Campaign Regarding the Proposed City Ballot Measures

This Item was approved.

Enactment No: M.O. 6638

2.E. [2016-338](#) Contract Award to Matich Corporation in the Amount of \$3,352,875 for Construction of the Vista Chino Street Improvements

This Item was approved.

Enactment No: M.O. 6639

2.F. [2016-340](#) Contract Award to Matich Corporation in the Amount of \$622,000 for Construction of the Avenida La Paz and Avenida La Vista Pavement Rehabilitation Improvements

This Item was approved.

Enactment No: M.O. 6640

2.G. [2016-352](#) Approve a Purchase Order for Turner Signage to Furnish, Deliver, and Install the Wayfinding (Directory) Signs.

This Item was approved.

Enactment No: M.O. 6641

2.H. [2016-357](#) Assumption and Assignment Agreement, Cathedral City Dance Program

A motion was made by Council Member Carnevale, seconded by Council Member Aguilar, to approve the Assumption and Assignment Agreement for the Cathedral City Dance Program assigning the underlying License Agreement to Lisa Graf and Crystina Justice, Cathedral City Dance Program, LLC. The motion carried by the following vote:

Aye: 4 - Mayor Henry, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Nay: 1 - Mayor Pro Tem Pettis

Enactment No: M.O. 6642

2.I. [2016-336](#) Tour de Palm Springs 2017

This Item was approved.

Enactment No: M.O. 6643

Mayor Stan Henry announced that the City Council will now receive the presentations that were on the Study Session Agenda listed as items 2D. Status of the Dream Homes Neighborhood Related to the Use of CDBG Funding and item, Item 2E. Special Events Update, and 2F. Provide an Update, Answer Questions, and Seek Direction Regarding the City's Pavement Management Plan (PMP).

2D. Status of the Dream Homes Neighborhood Related to the Use of CDBG Funding.

John Corella, City Engineer, gave a status report of the Dream Homes Neighborhood related to the use of CDBG Funding.

It was the consensus of the City Council to do the following:

- Direct Staff to bring back a contract to the City Council for approval to conduct an independent income survey for the Dream Homes neighborhood.*
- Contact Legislators for help in expediting the HUD Review.*

Rosario Avila, Cathedral City, was called to speak. She requested clarification on the process for the income survey and what it means for the funding of future projects in the neighborhood.

2E. Special Events Update for Fall 2016

Chris Parman, Communications and Events Manager, gave an update on the upcoming scheduled events for Fall 2016.

2F. Provide an Update, Answer Questions, and Seek Direction Regarding the City's Pavement Management Program (PMP).

John Corella, City Engineer, gave an update on the City's Pavement Management Plan (PMP).

The Mayor requested that a list of projects that were on the City's Pavement Management Plan that have been completed including what their funding sources were.

3. PUBLIC HEARINGS

4. LEGISLATIVE ACTIONS

4.A. [2016-360](#) Desert Oasis Open Air Market

A motion was made by Council Member Kaplan, seconded by Council Member Aguilar, to approve Special Use Permit #16-021. The motion carried by the following vote:

Aye: 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: M.O. 6644

4.B. [2016-365](#) The Desert Treasure Hunt

A motion was made by Mayor Pro Tem Pettis, seconded by Council Member Carnevale, to approve the expenditure of an additional \$13,000 for the Desert Treasure Hunt. The motion carried by the following vote:

Aye: 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: M.O. 6645

4.C. [2016-366](#) Desert Sun Advertising Campaign and Sponsorship

A motion was made by Council Member Kaplan, seconded by Council Member Carnevale, to approve a multi-month advertising contract with the Desert Sun Newspaper in the amount of \$20,600 and accept its sponsorship for the Cathedral City 35th Anniversary Celebration and Hot Air Balloon Festival as well as Cathedral City LGBT Days. The motion carried by the following vote:

Aye: 5 - Mayor Henry, Mayor Pro Tem Pettis, Council Member Kaplan, Council Member Carnevale, and Council Member Aguilar

Enactment No: M.O. 6646

5. COUNCIL REPORTS

Council Member John Aguilar, reported that a small business workshop will be held on Thursday, October 6, 2016, from 11:00 a.m. to 1:00 p.m. This is a free event that will be held at CVEP's Office.

Council Member Shelley Kaplan, reported that he is on the CVAG Conservation Commission. In 2008 a 75 year conservation plan was implemented. At the time of implementation not all of the cities in the Valley opted to participate. As of the past few weeks all of the cities in the Valley are participating, which is a very good thing. He also reported that he represents Cathedral City on the Mosquito and Vector Control Board. Notification has been given that there are some mosquitos in the City that transmit the zica virus. Vector Control is moving their focus to the westside of the City to address the issue. Residents that will be affected will be notified.

Mayor Stan Henry, announced that the Cathedral City High School Choir will be competing in Hawaii in Spring of next year. They are looking for sponsorships to help fund the trip for the students. He reported that he and Council Member Aguilar participated in the City Hall at Your Corner, which was held at the Cathedral City Library. There was great conversation and it's always a good opportunity to talk to residents. He attended the Desert Valley Builder's Association Luncheon, the United Way Luncheon, where the City will be receiving an award for being the Silver Desert Cup winners, and on Friday he will be speaking at the Woman's Realtor Luncheon.

6. CLOSED SESSION

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

The City Council adjourned to Closed Session at 8:25 p.m.

6.A. [2016-371](#) Conference with Legal Counsel - Anticipated Litigation, Pursuant to Government Code Section 54956.9 (a) and (d)(4):

One Potential Case

6.B. [2016-335](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: Approximately 13.8 acres at the Northwest Corner of East Palm Canyon Drive and Date Palm Drive.

Negotiating Parties: City of Cathedral City as Successor Agency to the former Redevelopment Agency and the City Urban Revitalization Corporation,

Property Owners: City Urban Revitalization Corporation

Under Negotiations: Price and Terms for potential purchase of real property.

6.C. [2016-363](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: A.P.N. 687-196-001 through 006 and 687-198-001 through 006. Southeast corner of West Buddy Rogers and East Palm Canyon Drive.

Negotiating Parties: City of Cathedral City as Successor Housing Agency to the Former Redevelopment Agency and Saxony Living, LP

Property Owners: City of Cathedral City as Successor Housing Agency to the Former Redevelopment Agency

Under Negotiation: Price and Terms for Potential Sale of Real Property

The City Council reconvened at 9:15 p.m.

City Attorney Eric Vail announced that the City Council met in Closed Session to discuss the following items:

6A. Conference with Legal Counsel - Anticipated Litigation, Pursuant to Government Code Section 54956.9 (a) and (d)(4): One Potential Case

6B. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: Approximately 13.8 acres at the Northwest Corner of East Palm Canyon Drive and Date Palm Drive.

Negotiating Parties: City of Cathedral City as Successor Agency to the former Redevelopment Agency and the City Urban Revitalization Corporation,

Property Owners: City Urban Revitalization Corporation

Under Negotiations: Price and Terms for potential purchase of real property.

6C. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.

Property Location: A.P.N. 687-196-001 through 006 and 687-198-001 through 006. Southeast corner of West Buddy Rogers and East Palm Canyon Drive.

Negotiating Parties: City of Cathedral City as Successor Housing Agency to the Former Redevelopment Agency

and Saxony Living, LP

Property Owners: City of Cathedral City as Successor Housing Agency to the Former Redevelopment Agency

Under Negotiation: Price and Terms for Potential Sale of Real Property

There was no reportable action taken.

ADJOURN

Mayor Stan Henry adjourned the regular City Council Meeting of September 14, 2016 at 9:15 p.m.

STANLEY E. HENRY, Mayor

ATTEST:

GARY F. HOWELL, City Clerk