



## CITY COUNCIL STUDY SESSION MINUTES

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

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

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### • CALL TO ORDER

*Mayor Stan Henry called the Study Session Meeting of December 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

*Karen Panico Willis, Cathedral City, was called to speak. She indicated that due to the fact that they have had to relocate their business she will be resigning from the Parks and Community Events Commission. She indicated that she will continue to support small businesses and remain on the Chief's Advisory Commission and volunteer at will.*

#### 2. STUDY SESSION

##### **2.A.    [2016-533](#)      California Municipal Financing Authority (CMFA) Presentation on the CMFA Open PACE Program**

*Pat Milos, Community Development Director, introduced Travis Cooper from California Municipal Financing Authority (CMFA) who will be presenting a report to the City Council.*

*Travis Cooper, California Municipal Financing Authority presented a report to the City Council on the Open PACE Program.*

##### **2.B.    [2016-523](#)      American Public Works Association (APWA) Project of Merit Award for Ocotillo Park.**

*John Corella, City Engineer, announced that the City received the Project of Merit Award for Ocotillo Park from the American Public Works Association (APWA) and presented it to the City Council.*

##### **2.C.    [2016-532](#)      Business Relocation Assistance Program**

*Charles McClendon, City Manager, reported that the City Council authorized an initial funding of \$50,000 for a Business Relocation Assistance Program. Staff was directed to develop a program with guidelines for the program that will be implemented once the City Charter goes into effect. City Manager McClendon presented the*

*proposed program.*

*Mario Gonzales, suggested making sure that the relocated business opens the same business.*

*It was the consensus of the City Council to add the following to the program:*

- 1. The assistance program will be in the form of a forgivable low interest loan by the City. The longer the business stays in the City over time the entire loan will be forgiven.*
- 2. The business must reopen the same type of business.*
- 3. The business must remain in good standing.*

*Staff will bring back a complete program with the inclusion of the comments that have been made on January 11, 2017.*

## **2.D. [2016-517](#) Local Government and Immigration Enforcement**

*Staff provided information on the current policies related to immigration enforcement.*

*Valerie Schechter, Cathedral City, was called to speak. She urged the City to do a proclamation proclaiming Cathedral City as a safe inclusive community.*

*Staff will work on a draft statement regarding the City's policy on immigration and being a safe inclusive community.*

## **3. CLOSED SESSION**

*City Attorney Eric Vail indicated that the City Council will recess to Closed Session to discuss the items listed on the Agenda.*

*Mario Gonzales, Cathedral City, indicated that he has developed many properties throughout the Community and they have some pending real estate transactions and they are looking forward to moving forward with them.*

*Andy Jessup, indicated that the Auto Dealers Association in Cathedral City are very concerned with the proposed zone change that will allow cannabis dispensaries right next to the auto dealers. He stated that he doesn't understand why the City would jeopardize their largest economic engine. He encouraged the City Council to impose a moratorium on cannabis businesses.*

*Wes Hinkle, owner of the Volvo and Subaru Dealership in Cathedral City indicated that the City allowing cannabis businesses in the area next to his dealership has jeopardized the expansion of his business. He has a very successful business in town and would like it to grow and expand, which would be good for the City. He encouraged the City not to allow cannabis businesses in the area of the auto center.*

*Alan Carvalho, feels that businesses growing in the City is good for the City no matter what the type of business it is and feels that the City should not discriminate against any business that wants to open in town.*

*Mike Rhinehart, General Manager of Volkswagen expressed his concern with cannabis businesses being allowed in the auto center and the impact it will have on the dealerships. He encouraged the City Council not to allow cannabis businesses in the auto center.*

*The City Council recessed to Closed Session at 5:37 p.m.*

## **3.A. [2016-520](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

**Property Location:** APNS: 680-442-039 (33560 Navajo Trail)

**Negotiating Parties:** City of Cathedral City as Housing Successor Agency to the former Redevelopment Agency and James Fortson

**Property Owners:** Housing Successor Agency

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

**3.B. [2016-494](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

**Property Location:** Approximately 5.79 acres at Margot Murphy Way south of E. Palm Canyon Drive; A.P.N. 687-510-049 and 687-510-050, Parcels 6 and 7

**Negotiating Parties:** City Council as Successor Agency to the Former Redevelopment Agency and City Urban Revitalization Corp.

**Property Owners:** City Urban Revitalization Corp.

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

**3.C. [2016-527](#) Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8.**

**Property Location:** Approximately 15 acres south of East Palm Canyon Drive at Date Palm Drive

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

**Property Owner:** City Urban Revitalization Corporation

**Under Negotiations:** Price and Terms for potential sale of real property

*City Attorney Eric Vail announced that the City Council met in Closed Session to discuss the price and terms for the potential sale of real property at the following locations:*

*APN: 680-442-039 (33560 Navajo Trail)*

*APN: 687-510-049 and 687-510-050*

*Approximately 15 acres south of East Palm Canyon Drive at Date Palm*

*There was no reportable action taken.*

## **ADJOURN**

*Mayor Stan Henry adjourned the Study Session Meeting at 6:38 p.m.*

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STANLEY E. HENRY, Mayor

ATTEST:

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GARY F. HOWELL, City Clerk