



**CITY COUNCIL
MINUTES
TUESDAY, JULY 15, 2014**

A regular meeting of the La Quinta City Council was called to order at 3:30 p.m. by Mayor Adolph.

PRESENT: Councilmembers Evans, Franklin, Henderson, Osborne, Mayor Adolph
ABSENT: None

PUBLIC COMMENT ON MATTERS NOT ON AGENDA

PUBLIC SPEAKER: Philip Bettencourt, Planning Commissioner, stated that he was in attendance as an observer and representative of the Commission.

CLOSED SESSION

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8 FOR PROPERTY LOCATED AT: SOUTH OF AVENUE 52, EAST OF FRITZ BURNS PARK, NORTH AND WEST OF TRADITIONS (PORTION OF APN 770-184-013).
CITY NEGOTIATOR: CITY MANAGER
NEGOTIATING PARTIES: DANEEN WILDER, VERIZON WIRELESS
UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT FOR LEASE OF PROPERTY FOR CELL TOWER SITE**

COUNCIL RECESSED TO CLOSED SESSION AT 3:32 P.M.

MAYOR ADOLPH RECONVENED THE CITY COUNCIL MEETING AT 4:02 P.M. WITH ALL MEMBERS PRESENT. NO ACTIONS WERE TAKEN IN CLOSED SESSION THAT REQUIRES REPORTING PURSUANT TO GOVERNMENT CODE SECTION 54957.1 (BROWN ACT).

Mayor Adolph led the audience in the pledge of allegiance.

PUBLIC COMMENT ON MATTERS NOT ON AGENDA – None

CONFIRMATION OF AGENDA

Councilmember Franklin requested that Consent Calendar Item No. 16 be moved to Business Session No. 2 for discussion and separate vote. Councilmember Evans requested that Consent Calendar Item No. 7 be pulled for discussion and separate vote. Mayor Adolph request that Consent Calendar Item No. 5 be pulled for discussion. Council concurred.

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS – None

CONSENT CALENDAR

1. **APPROVE MINUTES OF JULY 1, 2014**
2. **APPROVE OVERNIGHT TRAVEL FOR STAFF TO ATTEND THE MARKETING AND BRAND MANAGE-CAMP CONFERENCE IN LAS VEGAS, NEVADA SEPTEMBER 18-19, 2014**
3. **ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE ON-SITE AND OFF-SITE IMPROVEMENTS FOR PARCEL MAP NO. 35900, ARNOLD PALMER OFFICE BUILDINGS [RESOLUTION 2014-033]**
4. **ADOPT RESOLUTION GRANTING CONDITIONAL APPROVAL OF AMENDMENT NO. 2 TO FINAL TRACT MAP NO. 31681-3, ANDALUSIA [RESOLUTION 2014-034]**
5. **Pulled for discussion by Mayor Adolph >>> ADOPT RESOLUTION GRANTING CONDITIONAL APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENTS ASSOCIATED WITH TRACT MAP NO. 36537-1, THE SIGNATURE [RESOLUTION 2014-035]**
6. **ACCEPT OFF-SITE IMPROVEMENTS ASSOCIATED WITH TRACT MAP NO. 31910, CAPISTRANO**
7. **Pulled for discussion and separate vote by Councilmember Evans >>> EXCUSE BOARD MEMBER DAVID PARK'S ABSENCE FROM THE JUNE 11, 2014 INVESTMENT ADVISORY BOARD MEETING**
8. **EXCUSE COMMISSIONERS WRIGHT'S AND WILKINSON'S ABSENCES FROM THE JULY 8, 2014, PLANNING COMMISSION MEETING**
9. **ADOPT A RESOLUTION REQUESTING THE COUNTY OF RIVERSIDE PLACE COLLECTION COSTS FOR SOLID WASTE HANDLING SERVICES AT SINGLE-FAMILY DWELLINGS ON THE TAX ROLLS [RESOLUTION 2014-036]**
10. **APPROVE DEMAND REGISTERS DATED JUNE 13, JUNE 20, JUNE 27, JUNE 30, AND JULY 3, 2014**
11. **APPROVE PROFESSIONAL SERVICES AGREEMENT WITH PSOMAS FOR CONSTRUCTION INSPECTION SERVICES**
12. **APPROVE DECLARATION OF SURPLUS**

13. **ADOPT RESOLUTION GRANTING CONDITIONAL APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENTS ASSOCIATED WITH TRACT MAP NO. 31087, DARBY ESTATES [RESOLUTION 2014-037]**
14. **RECEIVE AND FILE TREASURER'S REPORTS DATED APRIL 30 AND MAY 31, 2014**
15. **RECEIVE AND FILE REVENUE AND EXPENDITURE REPORTS DATED APRIL 30 AND MAY 31, 2014**
16. Pulled and reassigned to the Business Session by Councilmember Franklin >>> **ADOPT A RESOLUTION TO APPROVE THE EXPENDITURE OF FORMER REDEVELOPMENT AGENCY BOND PROCEEDS FOR THE SILVERROCK GOLF COURSE RESTORATION IMPROVEMENTS PROJECT; AND AWARD A CONTRACT FOR PHASE II OF THE SILVERROCK GOLF COURSE RESTORATION PROJECT [RESOLUTION 2014-038]**

MOTION – A motion was made and seconded by Councilmembers Evans/Franklin to approve the Consent Calendar as recommended with the exception of Item Nos. 5, 7, and 16, and with Item Nos. 3, 4, 9, and 13 adopting Resolutions 2014-033, 2014-034, 2014-036 and 2014-037 respectfully. Motion passed unanimously.

Council discussed the two pulled items (Nos. 7 and 5).

MOTION – A motion was made and seconded by Councilmembers Evans/Henderson to deny the request of Investment Advisory Board Member Parks to be excused from the June 11, 2014 meeting [Consent Calendar Item No. 7]. Motion passed unanimously.

MOTION – A motion was made and seconded by Councilmembers Evans/Henderson to approve Consent Calendar Item No. 5 by adopting Resolution 2014-035 as recommended. Motion passed unanimously.

BUSINESS SESSION

1. **FIRST READING TO INTRODUCE AN ORDINANCE AMENDING SECTION 2.60.020 OF THE LA QUINTA MUNICIPAL CODE RELATING TO THE CONFLICT OF INTEREST CODE, AND APPROVE THE CALIFORNIA FAIR POLITICAL PRACTICES COMMISSION'S 2014 LOCAL AGENCY BIENNIAL NOTICE**

City Clerk Maysels presented the staff report, which is on file in the City Clerk's Office.

MOTION – A motion was made and seconded by Councilmembers Evans/Franklin to take up Ordinance No. 519 by title and number only and waive further reading. Motion passed unanimously.

City Clerk Maysels read the ordinance title into the record.

MOTION – A motion was made and seconded by Councilmembers Franklin/Evans to introduce at first reading, Ordinance No. 519 amending Section 2.60.020 of the La Quinta Municipal Code relating to the City’s Conflict of Interest code. Motion passed unanimously.

MOTION – A motion was made and seconded by Councilmembers Evans/Henderson to approve and accept the California Fair Political Practices Commission’s 2014 Local Agency Biennial Notice. Motion passed unanimously.

2. From Consent Calendar – Item No. 16 >>> **ADOPT A RESOLUTION TO APPROVE THE EXPENDITURE OF FORMER REDEVELOPMENT AGENCY BOND PROCEEDS FOR THE SILVERROCK GOLF COURSE RESTORATION IMPROVEMENTS PROJECT; AND AWARD A CONTRACT FOR PHASE II OF THE SILVERROCK GOLF COURSE RESTORATION PROJECT** [RESOLUTION 2014-038]

Principal Engineer Bryan McKinney presented the staff report, which is on file with the City Clerk.

In response to Councilmember Franklin, Principal Engineer McKinney explained the bond funds to be used and details on the additive alternate No. 1.

MOTION – A motion was made and seconded by Councilmembers Osborne/Franklin to award the base bid plus additive alternate No. 1 for a total cost of \$1,700,548.90 to O&J Golf Construction Inc., and adopt Resolution 2014-038 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, CONSENTING TO THE EXPENDITURE OF REDEVELOPMENT AGENCY BOND PROCEEDS FOR THE SILVERROCK GOLF COURSE RESTORATION IMPROVEMENTS, AND MAKING CERTAIN FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445(a)

Motion passed unanimously.

STUDY SESSION – NONE

REPORTS AND INFORMATIONAL ITEMS

La Quinta’s representative for 2014, Councilmember Evans, reported on her participation in the following organization’s meeting:

- CVAG ENERGY & ENVIRONMENTAL RESOURCES COMMITTEE

La Quinta’s representative for 2014, Councilmember Franklin, reported on her participation in the following organizations’ meetings:

- ANIMAL CAMPUS COMMISSION
- COACHELLA VALLEY MOUNTAINS CONSERVANCY

La Quinta's representative for 2014, Councilmember Henderson, reported on her participation in the following organization's meeting:

- LEAGUE OF CALIFORNIA CITIES REPRESENTATION

La Quinta's representative for 2014, Councilmember Osborne, reported on his participation in the following organization's meeting:

- IID ENERGY CONSUMERS' ADVISORY COMMITTEE

DEPARTMENT REPORTS

Department Reports were received and filed. Copies are available in the City Clerk's office.

City Clerk Maysels announced that a special City Council meeting is planned for July 29, 2014. The start time will be provided to Councilmembers and the public shortly.

Councilmembers complimented staff on the new marketing website and the Public Works Department's internship program.

MAYOR'S AND COUNCIL MEMBER'S ITEMS

Mayor Adolph shared a table of assessments and charges added to property tax bills by seven Valley cities. He noted that La Quinta's charges are the lowest at \$45.58 with the next lowest being Palm Desert at \$88.92. The two highest are Indian Wells at \$2,078.20 and Cathedral City at \$1,121.14.

Councilmember Franklin reported on Brian Nestande's seminar regarding the need for vocational education in the Coachella Valley, and stated that such programs are needed in order to keep young residents in the Valley.

THE CITY COUNCIL RECESSED AT 4:44 P.M. TO THE MEETING OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY FOLLOWED BY THE HOUSING AUTHORITY MEETING.

MAYOR ADOLPH RECONVENED THE CITY COUNCIL MEETING AT 6:00 P.M. WITH ALL MEMBERS PRESENT.

PUBLIC COMMENT – None

PUBLIC HEARINGS

Mayor Adolph switched the order of the Public Hearing items at the request of staff.

2. ADOPT RESOLUTION UPDATING THE CITY'S USER AND REGULATORY FEES [RESOLUTION 2014-041]

Principal Engineer Ed Wimmer presented the staff report, which is on file in the City Clerk's Office.

Mayor Adolph declared the PUBLIC HEARING OPEN at 6:08 p.m.

PUBLIC SPEAKER: Gretchen Gutierrez, CEO of Desert Builders Association – Ms. Gutierrez stated her support for the new fee schedule and requested that on an annual basis the Council review fees and decide if a CPI increase is appropriate.

Mayor Adolph declared the PUBLIC HEARING CLOSED at 6:11 p.m.

MOTION – A motion was made and seconded by Councilmembers Henderson/Evans to adopt RESOLUTION 2014-041 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA ADOPTING A REVISED SCHEDULE OF VARIOUS BUILDING, PLANNING, PUBLIC WORKS, AND ADMINISTRATIVE USER AND REGULATORY FEES

Motion passed unanimously.

- 1. ADOPT RESOLUTIONS TO APPROVE SPECIFIC PLAN 2006-081, AMENDMENT NO. 1, AND SITE DEVELOPMENT PERMIT 2013-937 FOR CANYON RIDGE, A 74 SINGLE-FAMILY SUBDIVISION ON 28.3 ACRES, LOCATED ON THE WEST SIDE OF WASHINGTON STREET, NORTH OF AVENUE 48** [RESOLUTIONS 2014-039 AND 2014-040]

Community Development Director Johnson presented the staff report, which is on file in the City Clerk's Office. A memo revising item 3A of the Specific Plan and item 55 of the Site Development Permit was distributed.

Councilmembers discussed the 10-car stacking space at the main entrance; the need for amenities for children as well as pools and possibly a community center; straight versus curved street designs; church traffic flow post development; design and height of walls, and time before plantings on the massive walls mature; developer's responsibility to install a traffic signal when the 15th home is constructed; concern about the impact of blow-sand from adjacent property; blow-sand mitigation; need to disclose blow-sand to homebuyers; community's responsibility to keep blow-sand from building up in drainage system; ownership of the adjacent property to the west and its status as protected, unbuildable land; communication with property owners to the south; disturbance to existing retention basins; street parking and width of common driveways; obligation of development to provide access to the landlocked property to the west.

Mayor Adolph declared the PUBLIC HEARING OPEN at 6:54 p.m.

PUBLIC SPEAKER: R. W. Hollis, Jr., West Lake Village, applicant/developer – Mr. Hollis provided background on the ownership and development of the property. He said that his company will err on the side of caution and disclose the possibility of sand

blowing onto properties to buyers. He said he is open to providing recreational facilities for children, which can be designed and included in the final landscape plan. The sale price for properties is expected to range from the \$700,000s to \$1 million.

Mayor Adolph requested that Mr. Hollis consider upgrading the entrance design.

Mayor Adolph declared the PUBLIC HEARING CLOSED at 7:07 p.m.

MOTION – A motion was made and seconded by Councilmembers Henderson/Evans to adopt RESOLUTION 2014-039 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING SPECIFIC PLAN 2006-081, AMENDMENT NO. 1, FOR THE CANYON RIDGE PROJECT. APPLICANT: WEST COAST HOUSING PARTNERS

With the amended language provided in the distributed memo incorporated and with a recreation area(s) included in the final landscape plan.

Motion passed unanimously.

MOTION – A motion was made and seconded by Councilmembers Evans/Henderson to adopt RESOLUTION 2014-040 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA APPROVING SITE DEVELOPMENT PERMIT 2013-937, INCLUDING SITE, ARCHITECTURAL, AND LANDSCAPING PLANS FOR THE CANYON RIDGE PROJECT. APPLICANT: WEST COAST HOUSING PARTNERS

With the amended language provided in the distributed memo incorporated and with a recreation area(s) included in the final landscape plan.

Motion passed unanimously.

ADJOURNMENT

There being no further business, a motion was made and seconded by Councilmembers Evans/Franklin to adjourn at 7:10 p.m. Motion passed unanimously.

Respectfully submitted,

SUSAN MAYSELS, City Clerk
City of La Quinta, California

