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**REVISED - Recommended  
Actions now included**

# **Special Council Meeting Agenda**

Thursday, July 16, 2015

9:00 AM

City Council Chambers/Executive Conference Room



The Indian Wells City Council welcomes and encourages participation at City Council meetings. The Council requests speakers present their remarks in a respectful manner, within the 3 minute time limit, and focus on issues which directly affect the City or which are within the subject jurisdiction of the City. Please fill out a blue Speaker Request form and give it to the City Clerk, preferably before the start of the meeting.

Any public record, relating to an open session agenda item, that is distributed within 72 hours of the meeting is available for public inspection at City Hall reception, 44-950 Eldorado Drive, Indian Wells during normal business hours.

**1. CONVENE THE CITY COUNCIL, PLEDGE OF ALLEGIANCE AND ROLL CALL**

MAYOR TY PEABODY  
MAYOR PRO TEM DANA REED  
COUNCIL MEMBER RICHARD BALOCCO  
COUNCIL MEMBER DOUGLAS HANSON  
COUNCIL MEMBER TED MERTENS

**2. APPROVAL OF THE FINAL AGENDA**

**3. PUBLIC COMMENTS**

The Council requests speakers present their remarks in a respectful manner, within the 3 minutes time limit, and focus on issues which directly affect the City or which are within the subject jurisdiction of the City. The Mayor will call upon the members of the public to address the Council. When you're called please come forward to the podium, and state your name for the record.

The Brown Act, with certain exceptions, does not permit the Council to discuss or take action on issues not listed on the agenda. The Council may respond briefly to statements made or questions posed, request clarification, or refer the item to Staff.

A. PUBLIC COMMENTS

B. RESPONSE TO PRIOR PUBLIC COMMENTS

**4. GENERAL BUSINESS**

The Mayor will call upon the members of the public to address the Council regarding the agenda item being considered. After the public has provided comment, the item is closed to further comment and brought to the Council for discussion and action. Public comments are limited to 3 minutes per speaker, please state your name for the record.

A. [1180-15](#) **Interview and Appointment of Housing Authority Tenant Members**

**RECOMMENDED ACTIONS:**

Council **INTERVIEWS** the four applicants being considered for appointment as the two Housing Authority tenant members; and

**APPOINTS** two tenant members with their term commencing on July 16, 2015 and ending on June 30, 2017.

***Attachments:*** [07-16-15 Interview Schedule](#)  
[Fletcher](#)  
[Mitchell](#)  
[Smith](#)  
[Trinity](#)

**5. CLOSED SESSION**

Once the closed session has ended, the City Attorney or presiding officer will make any announcement required by the Brown Act relative to reportable actions taken during the closed session.

- A. [1181-15](#) **Public Employee Performance Evaluation Pursuant to Government Code Section 54957. Title: City Manager.**
- B. [1185-15](#) **Conference with Labor Negotiators Pursuant to Government Code Section 54957. Agency Designated Representative: Wade G. McKinney. Employee Organization: Indian Wells City Employees Association.**

**6. ADJOURNMENT**

To a regularly scheduled meeting of the City Council to be held at 1:30 p.m. on July 16, 2015 in the City Hall Council Chambers.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Chief Deputy City Clerk at (760) 346-2489. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. 128 CFR 35.102.35.104 ADA Title III

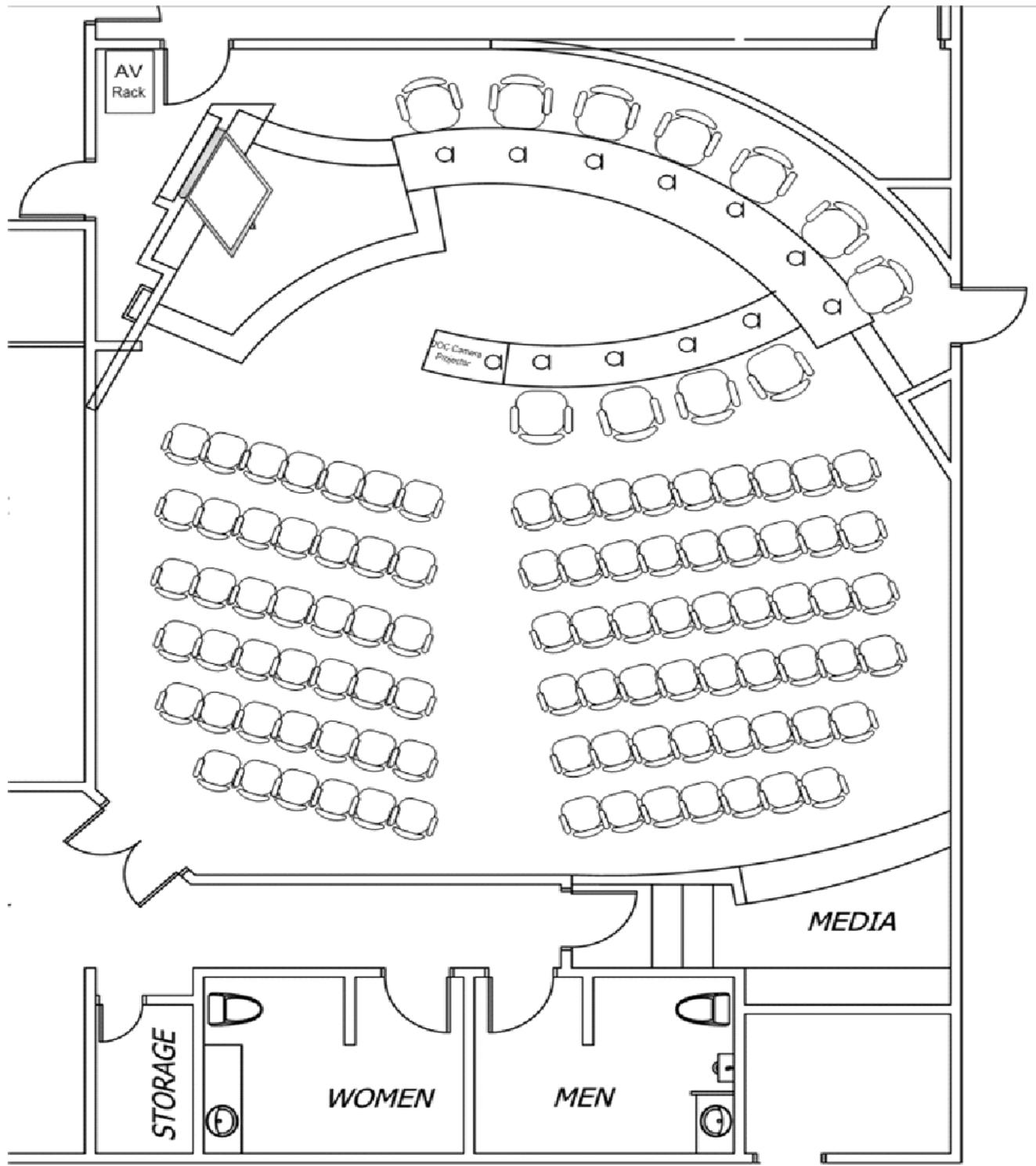
Affidavit of Posting and Notice

I, Anna Grandys, certify that on July 10, 2015, I caused to be posted and served upon all members of the City Council, a notice of a City Council Special Meeting to be held on July 17, 2015 at 9:00 a.m. in the City Hall Council Chambers/Executive Conference Room.

Notices were posted at Indian Wells Civic Center, Village I [Ralph's], and Indian Wells Plaza [Indian Wells Chamber of Commerce], and were delivered to all City Council members.



Anna Grandys  
Chief Deputy City Clerk





Legislation Text

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File #: 1180-15, Version: 1

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***City Council***  
***Staff Report - City Clerk***

***July 16, 2015***

**Interview and Appointment of Housing Authority Tenant Members**

**RECOMMENDED ACTIONS:**

Council **INTERVIEWS** the four applicants being considered for appointment as the two Housing Authority tenant members; and

**APPOINTS** two tenant members with their term commencing on July 16, 2015 and ending on June 30, 2017.

**DISCUSSION:**

Staff has scheduled interviews of the four applicants being considered for appointment as the two Housing Authority tenant members. Attached is the interview schedule for July 16, 2015 with interviews starting at 9:00 a.m. Staff has scheduled interviews every 10 minutes.

The Council will appoint the two tenant members to the Housing Authority after concluding the interviews of the applicants.

**ATTACHMENTS:**

1. Interview Schedule
2. Applications

# HA Tenant Member Vote Tally

1 <sup>st</sup> Vote	2 <sup>nd</sup> Vote	3 <sup>rd</sup> Vote
<u>4</u> Fletcher, Bobbi	_____ Fletcher, Bobbi	_____ Fletcher, Bobbi
<u>5</u> Mitchell, Bob	_____ Mitchell, Bob	_____ Mitchell, Bob
_____ Smith, Steven	_____ Smith, Steven	_____ Smith, Steven
<u>1</u> Trinity, Rose	_____ Trinity, Rose	_____ Trinity, Rose

Balocco 1<sup>st</sup> Vote

- 1. **HA Tenant Members**  
Two-year term [07/16/15 – 06/30/17]

Vote for 2

- 1.  Fletcher, Bobbi
- 2.  Mitchell, Bob
- 3.  Smith, Steven
- 4.  Trinity, Rose

Hanson 1<sup>st</sup> Vote

- 1. **HA Tenant Members**  
Two-year term [07/16/15 – 06/30/17]

Vote for 2

- 1.  Fletcher, Bobbi
- 2.  Mitchell, Bob
- 3.  Smith, Steven
- 4.  Trinity, Rose

Peabody 1<sup>st</sup> Vote

- 1. **HA Tenant Members**  
Two-year term [07/16/15 – 06/30/17]

Vote for 2

- 1.  Fletcher, Bobbi
- 2.  Mitchell, Bob
- 3.  Smith, Steven
- 4.  Trinity, Rose

Reed 1<sup>st</sup> Vote

- 1. **HA Tenant Members**  
Two-year term [07/16/15 – 06/30/17]

Vote for 2

- 1.  Fletcher, Bobbi
- 2.  Mitchell, Bob
- 3.  Smith, Steven
- 4.  Trinity, Rose

Mertens 1<sup>st</sup> Vote

- 1. **HA Tenant Members**  
Two-year term [07/16/15 – 06/30/17]

Vote for 2

- 1.  Fletcher, Bobbi
- 2.  Mitchell, Bob
- 3.  Smith, Steven
- 4.  Trinity, Rose

**Thursday, July 16, 2015**  
**Housing Authority Tenant Member Interviews**

<b>9:15</b>
1) Rose Ford Trinity - MVV

<b>9:30</b>
1) Steven Smith - IWW

<b>9:45</b>
1) Bob Mitchel - IWW

<b>10:00</b>
1) Bobbie Fletcher - MVV

APPLICATION TO SERVE ON THE  
INDIAN WELLS HOUSING AUTHORITY BOARD

06/02/15 AM 08:51:14

NAME Ms. Ruthi Plotter

ADDRESS [REDACTED]

TEL # [REDACTED] EMAIL [REDACTED]

IF EMPLOYED, LIST YOUR EMPLOYER AND POSITION YOU HOLD: \_\_\_\_\_

LENGTH OF RESIDENCE IN INDIAN WELLS: 14 years

WHICH POSITION ARE YOU APPLYING FOR:  TENANT  TENANT AGE 62+

Biographical sketch, including education, work experience, civic involvement and other relevant background. (Add attachments, if necessary)

Please see Attachment.

Describe your knowledge of the functions, regulations and procedures of the Indian Wells Housing Authority. (Add attachments, if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
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**TO: THE CITY OF INDIAN WELLS**

**DATE: June 1, 2015**

◊

**FROM: (Ms.) BOBBI C. FLETCHER**

**Address: [REDACTED] (Mountain View Villas)**

**Tel: [REDACTED] – Email: [REDACTED]**

**ADDENDUM TO APPLICATION TO SERVE ON THE  
INDIAN WELLS HOUSING AUTHORITY BOARD**

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**Biographical Sketch**

Primarily, I am a current, active member of the California Bar Association, who attended California State University Los Angeles – (B.S.), and Southwestern University School of Law – (J.D.).

In my early law career I was an associate member of the Law Firm of Milton A. (Mickey) Rudin (formerly of Gang, Tyre, Rudin & Brown). Mr. Rudin represented such dignitaries as Frank Sinatra and Lucille Ball. I also served as a partner in the entertainment Law Firm of Schwartzman, Greenberg, Fimberg, Colton & Wolf; as well as Vice-President of Business Affairs at Columbia Pictures Corporation.

Since moving to the Coachella Valley in 1997, I have been employed as Chief Human Resource Officer of the Torres Martinez Band of Cahuilla Indians, as well as Manager of Human Resources at John F. Kennedy Memorial Hospital. I also served as Secretary of the HOA at La Rocca Condominium Complex in Indian Wells, where I resided prior to moving to Mountain View Villas in 2011 after closing the sale of my home.

I am a participant in the **Senior Community Service Employment Program (SCSEP)**, a Federal employment and training program, promulgated to promote Senior Employment opportunities in both public and private non-profit business sectors. Funding and Authority for SCSEP is provided by Federal grants received by Riverside County, in accordance with Title V of the Older Americans Act of 1965, as amended. I have served as a Special Projects Facilitator with the Joslyn Center, and my current training assignment at the Workforce Development Offices in Indio consists of assisting seniors, including Veterans, in supporting their needs in attaining employment.

## **Functions, Regulations of Indian Wells**

### **Housing Authority**

Since serving as a member of the Indian Wells Housing Authority during its first two-year term, I have gained considerable knowledge of its functions, regulations and procedures. As the assignee of all notes and deeds of trust formerly held by the Indian Wells Redevelopment Agency, and its Successor Agency (inclusive of the two affordable housing developments), the Housing Authority, under the direction of its Executive Director, has the capacity of taking all necessary actions regarding such assets.

### **Specific Issues and/or Problems Facing**

#### **The Indian Wells Housing Authority**

In addition to ongoing matters concerning the Miles Crossing property, as well as property adjacent to the Indian Wells Tennis Gardens, there were ongoing matters relating to necessary attention required at both the Indian Wells Villas and the Mountain View Villas that required some follow through. Of course, the matter of the termination of the Management Agreement with National Community Renaissance of California ("NCORE") in mid-2014 created a rather lengthy series of procedures, from the selection of Hyder Properties to take over management on an interim basis, which – by necessity – was extended until the most recent approval of Winn Residential, California as the new Management Company effective as of July, 2015.

It is my belief that certain of the problems that existed with the previous Management Company (NCORE) might be less challenging if there could be some level of oversight. In that connection, it would be well to have Dave Gassaway continue to have meetings at both senior communities that might well provide a method of communicating ongoing matters that arise which might constitute issues to be discussed in future Housing Authority meetings.

There is also the matter of the passing of Senate Bill (SB341), and how it will impact the City of Indian Wells.

### **Specific Attitudes, Skills and/or Experience**

#### **That Would or Might Enhance the Indian Wells**

#### **Housing Authority**

An additional issue that will be forthcoming is that of a "preference" provision given by many cities, (including Indian Wells in connection with the two senior communities) regarding

affordable, low-income, or other HUD-based properties, pursuant to which a selection preference is given to those applicants who either currently or previously resided in the location city over and above those who reside outside of such city or its immediate-neighborhood cities. The issue is based primarily upon what is regarded as discriminatory treatment to certain minorities. In point of fact, it is my belief that someone who resides (or has resided<sup>1</sup>) in the city involved should be entitled to a preference in selection, assuming there is a “waiting list.” This particular preference makes no reference to ethnicity, wealth, or any other station in life, nor do I consider there is one in fact; as it is my belief that residents – especially in a city the size of Indian Wells – should definitely be entitled to a preference, should such person qualify in every other respect. In my view the only other city in which I have been a long term resident is Beverly Hills, (where I resided for over 25 years), and I am not personally aware of a litigated charge based upon a discriminatory issue raised in that jurisdiction because of such a preference. Suffice it to say, I do not regard it to be the predilection of HUD, or any other governmental authority to decide that a city must renounce an “earned” fixed preference provided to its present or previous residents for the sole purpose of placating applicants from other communities simply because they wish to reside there. This is not a renouncement of such other persons – but somewhat similar to golf games, restaurant discounts, or any other perquisites provided to its residents. They are not refused residency – only placed in a non-preferential spot on the waiting list, which I do not find discriminatory.<sup>i</sup>

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In conclusion, I would be pleased and delighted to be selected as a Commissioner of the Indian Wells Housing Authority for a second term, as I believe I could make a substantial contribution to the matters that will be handled – going forward.

Thank you for your consideration.

Kind regards,

  
(Ms.) Bobbi C. Fletcher

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<sup>1</sup> I state “has resided” since it is a condition of residence in Indian Wells affordable housing communities that a resident cannot own real property.



APPLICATION TO SERVE ON THE INIDAN WELLS HOUSING AUTHORITY BOARD

05/27/15 PM 08:35 City of IW

NAME \_\_\_\_\_

Mr. Bob Mitchell

ADDRESS \_\_\_\_\_

Indian Wells, CA 92210-7220

TEL. # 760/ \_\_\_\_\_ EMAIL \_\_\_\_\_

IF EMPLOYED, LIST YOUR EMPLOYER AND POSITION YOU HOLD: SELF-EMPLOYED

CERTIFIED TENNIS PROFESSIONAL

LENGTH OF RESIDENCE IN INDIAN WELLS: 25 YEARS +

WHICH POSITION ARE YOU APPLYING FOR: [ ] TENANT [X] TENANT AGE 62+

Biographical sketch, including education, work experience, civic involvement and other relevant background. (Add attachments, if necessary)

SEE ATTACHMENT

Describe your knowledge of the functions, regulations and procedures of the Indian Wells Housing Authority. (Add attachments, if necessary)

SEE ATTACHMENT



## BIOGRAPHICAL SKETCH

California born, Tuolumne County, Sonora

Sonora High School grad, 1947

U.C. Berkeley graduate, 1956, Public Relations major

U.S. Coast Guard Veteran, Korean War, 1950-1953

Owner and CEO Mitco Petroleum, Texaco Distributor,  
25 years

U.s Professional Tennis Association member 26 years

Director of Tennis for Coachella Park and Recreation

District, 25 years. Currently actively teaching tennis

## CIVIC INVOLVEMENT

Current Commissioner for Housing Authority.

Attend and voice my gratitude and concerns at City Council meetings.

Aided ex-mayor Bernheimer in obtaining resident cards for I.W. Villas and, subsequently, Mt. View residents also benefited.

Have been an advocate for I.W. Villas residents (on my own volition), I no longer do that as it presents a conflict with the Housing Authority.

Often at council meetings I voice the powerful impact the Indian Wells Tennis Gardens and the BNP Parabas Open has on our city. I also donate my time as a tennis pro at that facility for Children's Saturday prior to the reopening day at the Parabas Open.

## **KNOWLEDGE, FUNCTIONS, REGULATIONS, PROCEDURES OF HOUSING AUTHORITY**

- 1. Oversee and aid in giving directions for the best use of Housing Authority assets which will be of greatest benefit to Indian Wells.**
- 2. Honestly review assets of H.A. with the concept in mind of whether sale or development of assets is in the best interest of the city.**
- 3. Work closely with H.A. commissioners to select the best management company for our affordable housing developments.**
- 4. Housing Authority directions to staff must, I feel, be uniform in our decisions relative to the disposition of H.A. assets.**

## **SPECIFIC ISSUES OR PROBLEMS FACING HOUSING AUTHORITY**

- 1. The Supreme Courts decision on resident rights for affordable housing.**
- 2. SB 341 will be, in my judgment, one of the most challenging issues before the Housing Authority.**
- 3. This disposition, sale, development of Housing Authority assets which ties in with SB 341**

## SUGGESTIONS TO ADDRESS THE PROBLEMS FACING THE HOUSING AUTHORITY

1. The potential of additional development of Mt. View Villas on site "O" in our map site.
2. Whether it would be best for the city to invest in further affordable housing or sell to a private party.
3. The potential investigation into the sale of site "L" on the site map to Indian Wells Tennis Gardens. This would satisfy, in part, SB 341.
4. The disparate impact the Supreme Courts decision will have on affordable housing and how the H.A. will handle their decision in the best interest of Indian Wells and its residents

## **ATTITUDES, SKILLS, EXPERIENCE FOR HOUSING AUTHORITY**

- 1. A 2 year incumbency as a commissioner for the  
Housing Authority**
- 2. A 25 year business experience as owner, C.E.O., Mitco  
Petroleum (see bio). Also 15 years directing C.V. Park and  
Recreation tennis program (see bio).**
- 3. My attitude toward the H.A. has always been a positive  
one despite the burdens which will be placed upon it by  
S.B. 341. I believe the H.A. can work that bill to its benefit.**

# INDIAN WELLS CALIFORNIA

## APPLICATION TO SERVE ON THE INDIAN WELLS HOUSING AUTHORITY BOARD

NAME Steven Smith

ADDRESS [Redacted] Indian Wells, Ca. 92210

TEL. # [Redacted] EMAIL [Redacted]

IF EMPLOYED, LIST YOUR EMPLOYER AND POSITION YOU HOLD: \_\_\_\_\_

LENGTH OF RESIDENCE IN INDIAN WELLS: One month

WHICH POSITION ARE YOU APPLYING FOR:  TENANT  TENANT AGE 62+

Biographical sketch, including education, work experience, civic involvement and other relevant background. (Add attachments, if necessary)

BA Degree San Jose St. Univ 1972, MS Degree Calif. St. Univ - Chico, Ps. D degree American Behavioral Studies Institute, 1996. Board Certified Addiction Specialist. Emergency Medical Tech while attending undergraduate studies. Six years U.S. Navy Enlisted, 6 years U.S. Marine Corp. Officer. Honorable Discharge from each branch of service. Worked in private industry as the Director of Security for Fortran One Hundred Company for ten years. While working on my doctoral degree supervised a consulting center with fifteen therapists. Worked as the Director of Student Affairs at American Behavioral Studies Institute for seven years & also taught graduate level psychology class. Most recently worked as a counselor at the Betty Ford Center for six years.

Describe your knowledge of the functions, regulations and procedures of the Indian Wells Housing Authority. (Add attachments, if necessary)

I have very little knowledge however, I learn quickly and I have an interest in being of service to others in anyway this position may be utilized. I believe that this position would be working with the new management company and the residents in terms of how problems and issues that arise can be communicated and then addressed and to keep the City Council advised about this when asked to do so. And to be proactive in finding ways to better serve the residents of Indian Wells Wells

What specific issues or problems face the Indian Wells Housing Authority and do you have any suggestions to address those issues or problems? (Add attachments, if necessary)

From my limited experience (I have been a resident for about one month) my perception from other residents I have met & spoken with is that they want to know that there are dedicated staff on site that are available to bring questions & concerns to, and that issues and maintenance problems are addressed in a timely manner.

Based upon this information and being a resident at Indian Wells Villas I believe that whoever is managing the property needs to be responsive to tenant concerns. A chief complaint I heard expressed by several residents is that it can take a long time to have maintenance issues addressed. Some residents reported that it took weeks to have repairs made & that they would have to continually request that something be repaired.

As a result I would suggest that the new management company have a time line in which to complete work orders.

What specific attitudes, skills and/or experience do you have which would enhance the work of the Indian Wells Housing Authority? (Add attachments, if necessary)

I have twenty five years of management experience & excellent organizational and communication skills. I know how to work well with people in a friendly, yet professional manner. I am goal oriented & enjoy helping others and I have no problem helping others to problem solve and as long as we achieve our goals I do not care who receives the credit. Positive results that benefit the people I work with is reward enough.

**PLEASE SUBMIT YOUR APPLICATION TO THE CITY CLERK DEPARTMENT NO LATER THAN 5:00 P.M. ON JUNE 5, 2015.**

Thank you for your willingness to serve your local government

APPLICATION TO SERVE ON THE  
INDIAN WELLS HOUSING AUTHORITY BOARD

NAME ROSE FORD TRINITY

ADDRESS [REDACTED]

TEL. # [REDACTED] EMAIL [REDACTED]

IF EMPLOYED, LIST YOUR EMPLOYER AND POSITION YOU HOLD:

SEASONAL - BRISTOL FARMS - CUSTOM GIFT BASKET DESIGN.

LENGTH OF RESIDENCE IN INDIAN WELLS: 4 yrs

WHICH POSITION ARE YOU APPLYING FOR:  TENANT  TENANT AGE 62+

Biographical sketch, including education, work experience, civic involvement and other relevant background. (Add attachments, if necessary)

College - U.C.L.A. - B.A.  
AT&T RETIRED - CUST RELATIONS - 30+ yrs  
COLDWELL BANKER - LEASING AGENT - 6 yrs  
NEWPORT BEACH

Describe your knowledge of the functions, regulations and procedures of the Indian Wells Housing Authority. (Add attachments, if necessary)

While a leasing agent, I oversaw  
activities, and changes that affected  
the tenants - Rules, activities, etc.

These were affecting 300+ tenants

05 19 15 #08 45 city of IW

What specific issues or problems face the Indian Wells Housing Authority and do you have any suggestions to address those issues or problems? (Add attachments, if necessary)

The problem I have would be, that the Incumbent holder of this position NEVER communicates with ANY of the tenants. People had no idea who was our representative to, if it wasn't for our town meetings and Indian Wells representatives introducing her, no one would know who she is. She only goes to these meetings and DOES NOT associate with ANYONE!

What specific attitudes, skills and/or experience do you have which would enhance the work of the Indian Wells Housing Authority? (Add attachments, if necessary)

I would, if accepted to, have a column in our monthly newsletter, first introducing myself and monthly I would have a column updating tenants of what is going on — COMMUNICATION!!

I'm representing the tenants and would be their ears & voice.

**PLEASE SUBMIT YOUR APPLICATION TO THE CITY CLERK DEPARTMENT NO LATER THAN 5:00 P.M. ON JUNE 5, 2015.**

Thank you for your willingness to serve your local government