
Special Joint Meeting Agenda

Wednesday, October 12, 2016

3:00 PM

Indian Wells Golf Resort, Celebrity Ballroom



The Indian Wells City Council welcomes and encourages participation at 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 records, 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 JOINT CITY COUNCIL AND HOUSING AUTHORITY, PLEDGE OF ALLEGIANCE AND ROLL CALL

MAYOR/CHAIR DANA REED
MAYOR PRO TEM/VICE CHAIR RICHARD BALOCCO
COUNCIL MEMBER/COMMISSIONER DOUGLAS HANSON
COUNCIL MEMBER/COMMISSIONER TED MERTENS
COUNCIL MEMBER/COMMISSIONER TY PEABODY
COMMISSIONER BOBBI FLETCHER
COMMISSIONER BOB MITCHELL

2. APPROVAL OF THE FINAL AGENDA

3. PUBLIC COMMENTS

The Council/Housing Authority requests speakers present their remarks in a respectful manner, within the 3 minutes time limit, and focus on issues which directly affect the City/Housing Authority or which are within the subject jurisdiction of the City/Housing Authority. The Mayor/Chair will call upon the members of the public to address the Council/Housing Authority. 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/Housing Authority to discuss or take action on issues not listed on the agenda. The Council/Housing Authority 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. HOUSING AUTHORITY CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and will be passed by one vote. There will be no discussion of these items unless a Commissioner or a member of the public requests specific item(s) be discussed separately. Item(s) removed from the Consent Calendar will be heard immediately after approval of the remaining consent items. Public comments are limited to 3 minutes per speaker, please state your name for the record.

A. [1529-16](#) April 21, 2016 Special Joint Meeting Minutes

RECOMMENDED ACTION:

Council **APPROVES** the April 21, 2016 Special Joint Meeting Minutes

Attachments: [04-21-16 Minutes](#)

B. [1530-16](#) June 29, 2016 Special Joint Meeting Minutes

RECOMMENDED ACTION:

Council **APPROVES** the June 29, 2016 Special Joint Meeting Minutes

Attachments: [06-29-16 Minutes](#)

5. JOINT COUNCIL & HOUSING AUTHORITY GENERAL BUSINESS

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

A. [1539-16](#) Presentation of Findings and Recommendations by Urban Land Institute Technical Advisory Panel Relating to the Northeast Corner of the City

9. ADJOURNMENT

To a regularly scheduled meeting of the City Council to be held at 1:30 p.m. on November 17, 2016 in the City Hall Council Chamber.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the 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

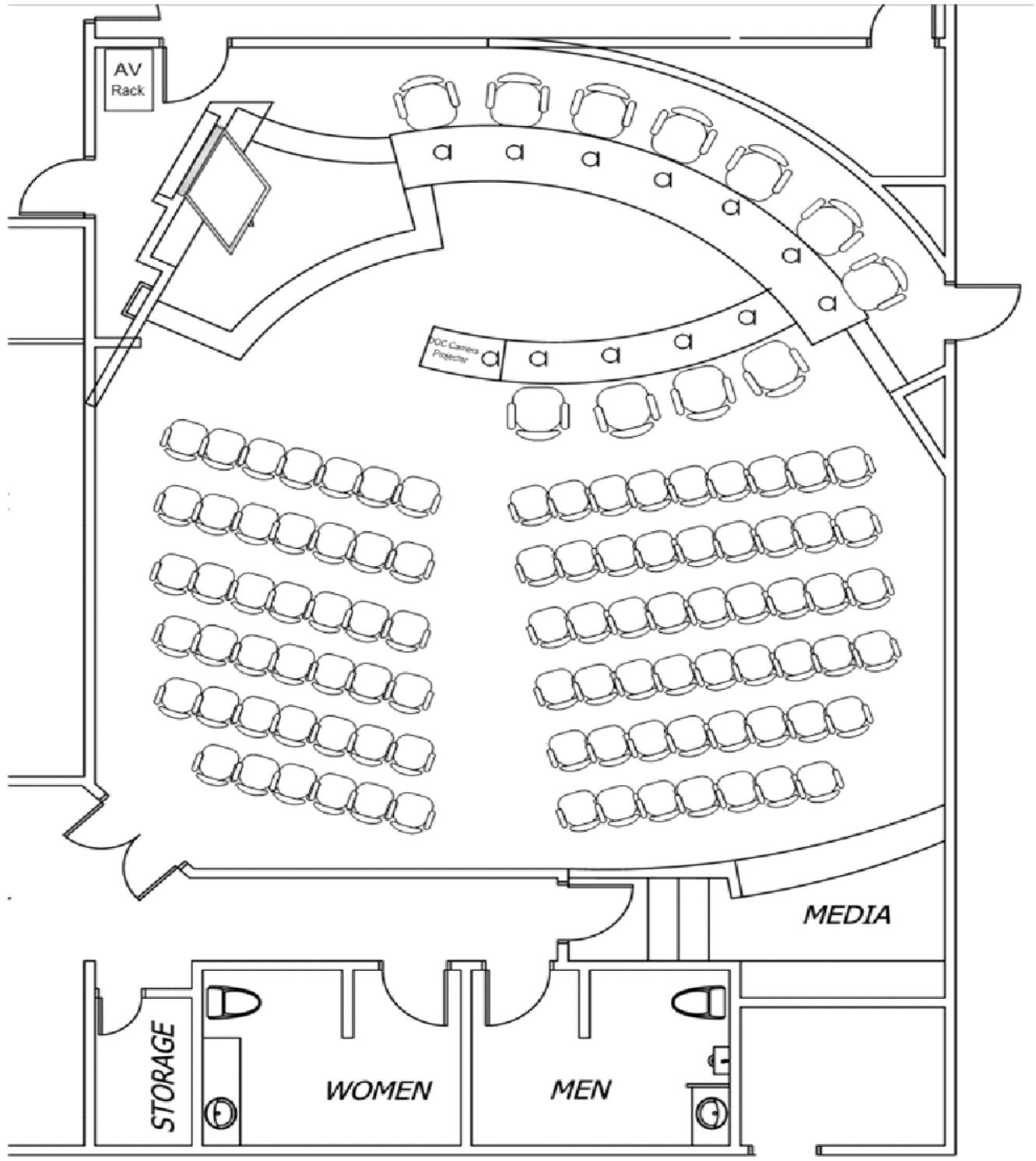
Affidavit of Posting

I, Anna Grandys, certify that on October 7, 2016, I caused to be posted and served upon all members of the City Council, a notice of a Special Joint City Council/Housing Authority Meeting to be held on October 12, 2016 at 3:00 p.m. in the Indian Wells Golf Resort Celebrity Ballroom.

Notices were posted at Indian Wells Civic Center, Village 1 [Ralph's], and Indian Wells Plaza [Indian Wells Chamber of Commerce].



Anna Grandys
City Clerk





City of Indian Wells

44-950 Eldorado Drive,
Indian Wells

10/12/2016

File #: 1529-16 Item #: A.

April 21, 2016 Special Joint Meeting Minutes

RECOMMENDED ACTION:

Council **APPROVES** the April 21, 2016 Special Joint Meeting Minutes

Special Joint Meeting Minutes

Thursday, April 21, 2016

10:30 AM

City Hall Council Chamber

Unofficial



The Indian Wells City Council welcomes and encourages participation at 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.

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1. CONVENE THE JOINT CITY COUNCIL AND HOUSING AUTHORITY, PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor/Chair Reed convened the Special Joint Meeting of the City Council and Housing Authority of the City of Indian Wells at 10:30 a.m. on April 21, 2016 in the City Hall Council Chamber.

Present: 7 - Mayor Reed, Mayor Pro Tem Balocco, Council Member Hanson, Council Member Mertens, Council Member Peabody, Commissioner Fletcher, Commissioner Mitchell

Present: 5 - Chair Reed, Vice Chair Balocco, Commissioner Hanson, Commissioner Fletcher, Commissioner Mitchell

2. APPROVAL OF THE FINAL AGENDA

Mayor/Chair Reed stated Item #6A is pulled from the Agenda and from consideration.

A motion was made by Council Member Mertnes, seconded by Mayor Pro Tem Balocco, to Approve the Agenda as Amended. The motion carried by the following vote:

AYES: 7 - Reed, Balocco, Hanson, Mertens, Peabody, Fletcher, Mitchell

NOES: 0

3. PUBLIC COMMENTS

None.

4. HOUSING AUTHORITY CONSENT CALENDAR

A. Quarterly Senior Housing Update

It was determined to **APPROVE** the Quarterly Senior Housing Update.

This Recommendation was Approved

B. January 7, 2016 Special Housing Authority Meeting Minutes

It was determined to **APPROVE** the January 7, 2016 Special Housing Authority Meeting Minutes.

The Minutes were Approved as Submitted.

C. Housing Authority Warrants and Demands

It was determined to **APPROVE** the April 21, 2016 Housing Authority Warrants and Demands.

This Warrants and Demands was Approved.

Approval of the Consent Agenda

A motion was made by Council Member Mertens, seconded by Commissioner Fletcher, to Approve the Consent Agenda. The motion carried by the following vote:

AYES: 7 - Reed, Balocco, Hanson, Mertens, Peabody, Fletcher, Mitchell

NOES: 0

5. JOINT COUNCIL & HOUSING AUTHORITY GENERAL BUSINESS

A. Economic Development Master Plan Options

It was determined to **PROCEED** with Urban Land Institute Technical Advisory Panel (TAP) program to identify and advise the City Council/ Housing Authority on the complexity and challenged desired priority projects; and

APPROVE requisition to ULI in the amount not to exceed \$20,000 for consulting fee and travel expenses.

A motion was made by Council Member Hanson, seconded by Council Member Mertens, that this Recommendation be Approved. The motion carried by the following vote:

AYES: 7 - Reed, Balocco, Hanson, Mertens, Peabody, Fletcher, Mitchell

NOES: 0

6. HOUSING AUTHORITY CLOSED SESSION

At 11:08 a.m., Chair Reed stated the Housing Authority would hold a Closed Session to discuss Item 6B, following the Closed Session the City Council would hold a Closed Session to discuss Item #7A and Item 7B.

A. Conference with Legal Counsel Regarding Existing Litigation, Pursuant to Government Code Section 54956.9(d)(1): Michael Ydigoras v. Indian Wells Housing Authority, California Superior Court, Riverside County, Case No. PSC 1601435.

B. Conference with Legal Counsel Regarding Anticipated Litigation. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2). Number of Potential Cases: 1.

City Attorney Stephen Deitsch reported the Commission met in closed session to consider Item #6B, and there was no action taken which, under the Brown Act, would be required to be publicly reported.

7. CITY COUNCIL CLOSED SESSION

Mayor Reed convened the Closed Session of the City Council of the City of Indian Wells at 11:24 a.m. on April 21, 2016 in the City Hall Executive Conference Room.

- A. Conference with Legal Counsel Regarding Existing Litigation, Pursuant to Government Code Section 54956.9(d)(1): Beal et al. v. City of Indian Wells, et al., California Superior Court, Riverside County, Case No. RIC 1515398.**
- B. Conference with Labor Negotiators Pursuant to Government Code Section 54957. Agency Designated Representative: Wade G. McKinney. Employee Organization: Indian Wells City Employees Association.**

City Attorney Stephen Deitsch reported the Council met in closed session to discuss items #7A and #7B, and there was no action taken which, under the Brown Act, would be required to be publicly reported.

8. ADJOURNMENT

Mayor Reed ADJOURNED the City Council meeting to a regularly scheduled meeting of the City Council to be held at 1:30 p.m. on April 21, 2016 in the City Hall Council Chamber.

Respectfully Submitted,

Anna Grandys, CMC
City Clerk

This council meeting may be viewed on the City's website at <http://www.cityofindianwells.org/cityhall/citycouncil/viewmeetings.asp> and the complete agenda packets are available on the City's website at <http://www.cityofindianwells.org/cityhall/cagaends.asp>



City of Indian Wells

44-950 Eldorado Drive,
Indian Wells

10/12/2016

File #: 1530-16 Item #: B.

June 29, 2016 Special Joint Meeting Minutes

RECOMMENDED ACTION:

Council **APPROVES** the June 29, 2016 Special Joint Meeting Minutes

Special Joint Meeting Minutes

Wednesday, June 29, 2016

9:30 AM

City Hall Executive Conference Room

Unofficial



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

Mayor Reed convened the Special Joint Meeting of the City Council and Housing Authority of the City of Indian Wells at 9:30 a.m. on June 29, 2016 in the City Hall Executive Conference Room.

Present: 7 - Mayor Reed, Mayor Pro Tem Balocco, Council Member Hanson, Council Member Mertens, Council Member Peabody, Commissioner Fletcher, Commissioner Mitchell

Present: 5 - Chair Reed, Vice Chair Balocco, Commissioner Hanson, Commissioner Fletcher, Commissioner Mitchell

2. APPROVAL OF THE FINAL AGENDA

A motion was made by Council Member Mertens, seconded by Council Member Peabody, to Approve the Agenda as Submitted. The motion carried by the following vote:

AYES: 7 - Reed, Balocco, Hanson, Mertens, Peabody, Fletcher, Mitchell

NOES: 0

3. PUBLIC COMMENTS

None.

4. HOUSING AUTHORITY CLOSED SESSION

At 9:32 a.m., Chair Reed convened the Closed Session of the Housing Authority of the City of Indian Wells on June 29, 2016, in the City Hall Executive Conference Room.

A. Conference with Legal Counsel Regarding Anticipated Litigation. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2). Number of Potential Cases: 1.

City Attorney Stephen Deitsch reported the Commission met in closed session to consider items #4A, there was no action taken which, under the Brown Act, would be required to be publicly reported.

ADJOURN HOUSING AUTHORITY MEETING

At 10:19 a.m., Chair Reed adjourned the Housing Authority meeting to a Closed Session of the City Council on June 29, 2016 in the Executive Conference Room.

5. CITY COUNCIL CLOSED SESSION

At 10:20 a.m., Mayor Reed convened the Closed Session of the City Council of the City of Indian Wells on June 29, 2016 in the Executive Conference Room.

- A. Conference with Legal Counsel Regarding Existing Litigation, Pursuant to Government Code Section 54956.9(d)(1): Douglas A. Lawellin and Steven D. Rohlin vs. City of Indian Wells, et al., U.S. District Court, Central District of California, Case No. CV 13-00731 MMM (SPx) and City of Indian Wells vs. Douglas A. Lawellin, et al, Riverside County Superior Court, INC Case No. INC 1201700.**
- B. Real Property Negotiations, Pursuant to Government Code Section 54956.8 Real Property: APNs 633-410-036, 633-410-037, 633-410-039, 633-410-041, 633-410-042, 633-410-043, 633-410-044, 633-410-045, 633-410-046, 633-300-007, 633-830-014, 633-830-015, 633-830-016, 604-640-006, 604-640-001, 625-050-019, Generally Located in the Northeast Corner of the City. Negotiating Parties: On Behalf of City of Indian Wells: Wade G. McKinney, City Manager and Stephen P. Deitsch, City Attorney. Other Negotiating Party: City of Indian Wells Housing Authority, Wade G. McKinney, Executive Director and Stephen P. Deitsch, Authority Counsel.**
- C. Public Employee Performance Evaluation Pursuant to Government Code Section 54957. Title: City Manager.**

City Attorney Stephen Deitsch reported the Council met in Closed Session to consider items #5A, #5B, and #5C, there was no action taken which, under the Brown Act, would be required to be publicly reported.

6. ADJOURNMENT

At 11:24 a.m., Mayor Reed ADJOURNED the Special Joint meeting to a special meeting of the City Council to be held at 1:30 p.m. on June 29, 2016, in the City Hall Council Chamber.

Respectfully Submitted,

Anna Grandys, CMC
City Clerk

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Indian Wells

10/12/2016

File #: 1539-16 Item #: A.

Presentation of Findings and Recommendations by Urban Land Institute Technical Advisory Panel Relating to the Northeast Corner of the City