

MINUTES OF THE REGULAR JOINT MEETING
OF THE MONTCLAIR CITY COUNCIL, REDEVELOPMENT
AGENCY BOARD, AND MONTCLAIR
HOUSING CORPORATION BOARD HELD ON
TUESDAY, FEBRUARY 18, 2003, AT 7:00 P.M. IN
THE CITY COUNCIL CHAMBERS, 5111 BENITO
STREET, MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

Mayor/Chairman Eaton called the meeting to order at 7:00 p.m.

II. INVOCATION

Father Robert Donat, Our Lady of Lourdes Catholic Church, gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Council Member/Director Paulitz led those assembled in the Pledge.

IV. ROLL CALL

Present: Mayor/Chairman Eaton; Mayor Pro Tem/Vice Chairman Dutrey; Council Members/Directors Paulitz, Raft, and Ruh; City Manager/Executive Director McDougal; Director of Administrative Services Starr; Director of Redevelopment/Public Works Staats; Director of Community Development/Agency Planner Clark; City/Agency Engineer Hudson; City Attorney/Agency Counsel Robbins; City Clerk/Agency Secretary Crawford

V. PRESENTATIONS – None

VI. PUBLIC COMMENT

A. Ms. Pat Rees, Chairperson of the Board, **Montclair Chamber of Commerce**, 5220 Benito Street, Montclair, noted the Chamber has appointed a new Executive Director, **Ms. Kelly Johnson**, who recently worked for **Neighborhood Partnership Housing Services**. She announced the following upcoming **Chamber** activities:

1. *Annual Montclair Firefighters' Recognition Breakfast* – Tuesday, February 25, 2003, 7:00 to 9:00 a.m., Montclair Fire Station No. 1 to honor the "Firefighter of the Year" and "Employee of the Year"; cost is \$25. She encouraged the

public to attend.

2. *Ongoing Fundraising Raffle for Hawaiian Vacation for Two - Six days, five nights at **Outrigger Reef**, including airfare, transfers, and \$400 cash; donation: \$25; tickets available at the Chamber office, **The Gardens at Hillsborough Village**; trip to be awarded at the **Annual Chamber Installation and Recognition** event on March 31, 2003, 5:30 p.m., **The Crescent City Creole Restaurant**, 9395 Monte Vista Avenue.*

Mayor Pro Tem Dutrey advised **Ms. Rees** that a strategy planning meeting has been scheduled for that evening.

Ms. Rees stated the Council would be notified if the date of the **Annual Chamber Installation and Recognition** event is changed.

3. *Casino Night Fundraiser - Saturday, March 22, 2003, 7:00 p.m., **The Gardens at Hillsborough Village**, 11918 Central Avenue, Chino; all proceeds to benefit the Montclair Skate Park; cost is \$25 and includes refreshments, \$100 in scrip, and a chance to win a three-day, two-night stay in Las Vegas; tickets available at the **Chamber, Action Awards and Trophies**, and through **Montclair Kiwanis**.*

B. Ms. Teresa Billingsley commented on the following topics:

1. She announced that the **Montclair Branch Library** would be hosting a Light Center Child Abduction-Prevention Program at the library on Wednesday, February 26, 2003, from 4:00 to 5:00 p.m. She stated the program would be facilitated by Operation Clean Sweep Program Manager **Clark Morrow**, **San Bernardino County Sheriff's Department**, and that parents and children are invited to attend to learn how to improve children's safety. Those interested in attending may telephone Early Childhood Specialist **Virginia McMillan** at (909) 626-1805 to register. She added that all children who attend the program would receive a complimentary gift.

2. She inquired as to when the finalized *Rules of Decorum - City Council - City of Montclair* would be revisited by the Council.

City Manager McDougal answered, "Most likely during March 2003."

3. Noting the public forum section has been removed from the City's Web site, she reminded the public of the new "www.citizensforabettermontclair.com" Web site created by **Roger and Jayne Baer**.

4. Noting the **Montclair Branch Library** stands to lose at least \$1 million should **Governor Davis's** proposed budget cuts become a reality, she stated that budget literature is available at the library along with contact information for state

legislators.

VII. PUBLIC HEARINGS

- A. **Redevelopment Agency Board of Directors' Adoption of Resolution No. 03-01 Approving and Authorizing Execution of *Agreement No. 03-14, a Housing Rehabilitation Agreement and Lease* by and Between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Residence Located at 9644 Central Avenue, and Making an Appropriation From the Housing Fund**

Montclair Housing Corporation Board of Directors' Approval of *Agreement No. 03-26* Approving Promissory Note No. 03-1 by and Between the Montclair Housing Corporation and the City of Montclair Redevelopment Agency

- B. **Redevelopment Agency Board of Directors' Adoption of Resolution No. 03-02 Approving and Authorizing Execution of *Agreement No. 03-15, a Housing Rehabilitation Agreement and Lease* by and Between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Residence Located at 9945 Central Avenue, and Making an Appropriation From the Housing Fund**

Montclair Housing Corporation Board of Directors' Approval of *Agreement No. 03-27* Approving Promissory Note No. 03-2 by and Between the Montclair Housing Corporation and the City of Montclair Redevelopment Agency

- C. **Redevelopment Agency Board of Directors' Adoption of Resolution No. 03-03 Approving and Authorizing Execution of *Agreement No. 03-16, a Housing Rehabilitation Agreement and Lease* by and Between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Residence Located at 9963 Central Avenue, and Making an Appropriation From the Housing Fund**

Montclair Housing Corporation Board of Directors' Approval of *Agreement No. 03-28* Approving Promissory Note No. 03-3 by and Between the Montclair Housing Corporation and the City of Montclair Redevelopment Agency

Chairman Eaton declared it the time and place set for public hearing to consider Resolution Nos. 03-01, 03-02, and 03-03 approving and authorizing execution of *Housing and Rehabilitation Agreement and Lease Agreement Nos. 03-14, 03-15, and 03-16* between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation concerning the respective single-family residences located at 9644 Central Avenue, 9945 Central Avenue, and 9963 Central Avenue; making

appropriations from the Housing Fund; and the Montclair Housing Corporation Board of Directors' approval of *Agreement Nos. 03-26, Agreement No. 03-27, and Agreement No. 03-28* approving respective Promissory Note Nos. 03-1, 03-2, and 03-3 between the Montclair Housing Corporation and the City of Montclair Redevelopment Agency and invited comments from the public.

There being no one in the audience wishing to speak, Chairman Eaton closed the public hearing and returned the matter to the Redevelopment Agency Board of Directors for its consideration.

Mayor Pro Tem Dutrey asked why Redevelopment Agency-acquired properties are subsequently leased to the Montclair Housing Corporation.

Director of Redevelopment/Public Works Staats responded that the Redevelopment Agency cannot legally manage real property.

Council Member Ruh asked what the homes would rent for once the proposed improvements have been completed.

Redevelopment and Housing Manager Caldwell responded that an analysis would be conducted to establish the maximum rental amount, noting that typically, rent for a three-bedroom single-family residence would range between \$1100 and \$1200.

Out of a concern for the families displaced as a result of the demolition of the apartment house at the Bandera Street school site, Council Member Ruh suggested staff work with these families to determine if any would be interested in renting these homes.

Redevelopment and Housing Manager Caldwell stated that they are welcome to contact her for possible placement in either an Agency-owned house or apartment unit.

Council Member Ruh noted the importance of displaced families relocating in the same school district for the benefit of the children.

Moved by Director Paulitz and seconded by Vice Chairman Dutrey that Resolution Nos. 03-01, entitled "**A Resolution of the City of Montclair Redevelopment Agency Approving and Authorizing Execution of *Agreement No. 03-14, a Housing Rehabilitation Agreement and Lease* by and Between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Residence Located at 9644 Central Avenue, and Making an Appropriation From the Housing Fund,"** 03-02, entitled "**A Resolution of the City of Montclair Redevelopment Agency Approving and Authorizing Execution of *Agreement No. 03-15, a Housing Rehabilitation Agreement and Lease* by and Between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Residence Located at 9945 Central Avenue, and Making an**

Appropriation From the Housing Fund," and 03-03, entitled "A Resolution of the City of Montclair Redevelopment Agency Approving and Authorizing Execution of *Agreement No. 03-16, a Housing Rehabilitation Agreement and Lease* by and Between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Residence Located at 9963 Central Avenue, and Making an Appropriation From the Housing Fund," be read by number and title only, further reading be waived, and be declared adopted.

The City Council waived the reading of the Resolutions.

Resolution Nos. 03-01, 03-02, and 03-03 were adopted concurrently by the Redevelopment Agency Board by the following vote:

AYES: Ruh, Paulitz, Dutrey, Raft, Eaton

NOES: None

ABSTAIN: None

ABSENT: None

D. Adoption of Resolution No. 03-2428 Authorizing Recovery of Abatement Costs Incurred by the City Related to Property Owned by Mr. Louis M. Cardiel and G. U. Trust and Located at 9602 Poulsen Avenue, Montclair, California

Mayor Eaton declared it the time and place set for public hearing to consider Resolution No. 03-2428 authorizing recovery of abatement costs incurred by the City related to property owned by Mr. Louis M. Cardiel and G. U. Trust and located at 9602 Poulsen Avenue, Montclair, California, and invited comments from the public.

Mr. Randy Kuettle, 6674 Ventura Place, Alta Loma, identified himself as **Mr. Louis Cardiel's** son-in-law and disputed the proposed action, claiming that **Mr. Cardiel** received insufficient notice of the abatement proceedings and had, in fact, been in the process of evicting the tenants illegally occupying his rental property at 9602 Poulsen Avenue and subsequently preparing the property for sale. He gave his account of the chronology of events leading up to the abatement action by Code Enforcement, noting that Code Enforcement Officer Zorb was uncooperative with **Mr. Cardiel**. Noting this matter presents a financial hardship to **Mr. Cardiel**, he requested a cost breakdown of the \$1929.26 incurred by the City to abate the property, including detail of the 37 hours of Code Enforcement Officer time spent on this case and the vehicle mileage of 37.5 miles listed on the *Report of Cost of Abatement*.

Mr. Jon Cardiel, 16326 El Centro Street, Hesperia, identified himself as **Mr. Louis Cardiel's** son and advised that he had informed Code Enforcement Officer Zorb on November 22, 2002, during a meeting at the site that the property would be abated that

weekend to prepare it for sale. He indicated he boarded up two windows that evening to secure the property.

Mr. Louis M. Cardiel, 9774 Lehigh Avenue, Montclair, stated that during his 37-year residency, he has never run across a situation such as this, which he described as "unbelievable" and a "matter of principle." Noting he had held earlier property abatement discussions with Code Enforcement Officer Zorb, he stated he was surprised at the City's abatement proceedings, of which he had received no notification. He noted that half a cord of wood and a lawnmower had been removed from his property and advised there was a total of only three containers of trash and/or green waste at the site. He emphasized that he had just received a court order to evict the tenants when they were arrested on November 22, 2002, the same day that his son boarded up two windows at the property.

There being no one else in the audience wishing to speak, Mayor Eaton closed the public hearing and returned the matter to the City Council for its consideration.

Mayor Eaton requested clarification on this item.

Fire Chief Turner stated that the Fire Department sends communications by both certified and regular mail. He reported that Code Enforcement Officer Zorb has records of being in contact with **Mr. Louis Cardiel** since September 2002 and that **Mr. Cardiel** was notified on September 25, 2002, to abate the violations at the property by September 29, 2002. He stated that **Mr. Cardiel** had advised staff the tenant would be evicted on October 7, 2002, and was granted an extension to complete the eviction process. He advised that when the tenant was arrested and the children removed to protective custody on November 22, 2002, the situation had escalated to "exigent circumstances" and by law the property is required to be boarded up and secured to prevent the arrestee and/or family members from returning to the site, which was, by that time, considered a crime scene. He further noted that under such circumstances, even the property owner is not allowed access to the property.

Fire Chief Turner stated that staff would meet with **Mr. Cardiel**, his son, and **Mr. Kuettle** to address the costs incurred in this case if the Council so desires. He added he does not doubt that Code Enforcement Officer Zorb spent 37 hours working on this case.

Council Member Ruh noted that the timeline for the property owner to abate the violations seems a bit brief, considering it took place during Thanksgiving week. He suggested staff work through this matter with the property owner.

City Manager McDougal clarified that as indicated by Fire Chief Turner, a *Notice to Correct* was issued two months prior to the abatement action in this case and that Code Enforcement had

been working with **Mr. Cardiel** since September 2002. He advised that Montclair Municipal Code Section 10.44.110 authorizes staff to do exactly what it did to secure the property in this serious health and safety circumstance.

Council Member Paulitz commented as follows:

1. He confirmed with City Manager McDougal that the *Notice to Correct* was issued two months prior to the abatement action. He stated that as a result of the tenant's arrest, immediate action was needed to secure the property, which would override any property owner action in this matter.
2. He stated he has heard for 30 years, particularly during his service on the Montclair Planning Commission, that property owners fail to receive notification. He inquired as to the notification procedure in this type of action.

Fire Chief Turner answered, "By certified and regular mail."

City Manager McDougal stated it is interesting to note that property owners always seem to receive the public hearing notification.

Council Member Paulitz asked if there is a record of the mileage in this case.

Fire Chief Turner answered, "Each inspector keeps a log of activities on a case-by-case basis."

Council Member Paulitz expressed his opinion that the City has succeeded in assisting the property owner to abate the property.

Fire Chief Turner noted that, coincidentally, **Mr. Cardiel** received eviction authority just after the Police had arrested the tenant.

Council Member Paulitz asked that staff meet with the property owner to address abatement costs.

Mayor Pro Tem Dutrey received clarification on the timeline to secure the property.

Council Member Raft discussed the seriousness of this case and spoke in support of staff's actions in this matter.

Fire Chief Turner concurred.

Moved by Mayor Pro Tem Dutrey, seconded by Council Member Ruh, and carried unanimously to continue this item to the regular joint meeting of April 7, 2003, to address abatement costs with **Mr. Cardiel**; further, that additional backup information be included in the agenda report when the item is revisited by the Council.

VIII. CONSENT CALENDAR

Council Member Paulitz requested that Item B-1 be removed from the Consent Calendar for comment.

At 8:42 p.m., Mayor Pro Tem/Vice Chairman Dutrey left the dais.

Moved by Council Member/Director Paulitz and seconded by Council Member/Director Raft to approve the following Consent Items as presented.

Motion carried as follows:

AYES: Ruh, Raft, Paulitz, Eaton
NOES: None
ABSTAIN: Dutrey
ABSENT: None

A. Approval of Minutes

1. Minutes of Adjourned Joint Council/Agency Meeting of February 3, 2003

The City Council and Redevelopment Agency Board approved the minutes of the Adjourned Joint City Council/Redevelopment Agency Board meeting of February 3, 2003.

2. Minutes of Regular Joint Council/Agency/Montclair Housing Corporation Meeting of February 3, 2003

The City Council and Redevelopment Agency and Montclair Housing Corporation Boards approved the minutes of the Regular Joint City Council/Redevelopment Agency Board/Montclair Housing Corporation Board meeting of February 3, 2003.

B. Administrative Reports

2. Approval of Certain Recommendations from the January 23, 2003 Public Works Committee Meeting

The City Council approved certain recommendations from the January 23, 2003 Public Works Committee meeting as listed on the agenda report for this item.

3. Receiving and Filing of City Treasurer's Report

The City Council received and filed the City Treasurer's Report for the month ending January 31, 2003.

4. Approval of City Warrant Register and Payroll Documentation

The City Council approved the Warrant Register dated February 18, 2003, totaling \$1,049,142.91; and the Payroll Documentation dated January 26, 2003, amounting to

\$503,998.09, with \$348,440.30 being the total cash disbursement.

5. Receiving and Filing of Agency Treasurer's Report

The Redevelopment Agency Board received and filed the Redevelopment Agency Treasurer's Report for the month ending January 31, 2003.

6. Approval of Agency Warrant Register

The Redevelopment Agency Board approved the Redevelopment Agency Warrant Register dated 1/01/2003-1/31/2003 in the amounts of \$41,396.40 for Project I; \$2,417.44 for Project II; \$2,486,371.12 for Project III; \$81,454.84 for Project IV; and \$757,831.58 for Project V.

7. Receiving and Filing of Montclair Housing Corporation Treasurer's Report

The Montclair Housing Corporation (MHC) Board received and filed the MHC Treasurer's Report for the month ending January 31, 2003.

8. Approval of MHC Warrant Register

The MHC Board approved the MHC Warrant Register dated 1/01/2003-1/31/2003 in the amount of \$17,810.18.

C. Agreements

1. Approval of *Agreement Nos. 03-19* Between the City of Montclair, Montclair Redevelopment Agency, and Diane Robbins, Robbins & Holdaway, for the Provision of City Attorney/Agency Counsel Services

The City Council approved *Agreement Nos. 03-19* between the City of Montclair, Montclair Redevelopment Agency, and Diane Robbins, Robbins & Holdaway, for the provision of City Attorney/Agency Counsel services.

2. Approval of Parcel Map No. 15930

Approval of *Agreement No. 03-20, a Subdivision Agreement* With North Montclair LLC Regarding Parcel Map No. 15930

Authorization of City Engineer to Reduce and Release Payment Bond and Performance Bond Upon Satisfactory Completion of Improvements Within the Public Right-of-Way

The City Council took the following actions:

- (a) Approved Parcel Map No. 15930 to create eight industrial lots ranging in size from 7,464 to 88,837 square feet at 5541 and 5549 Arrow Highway and 5518 to 5564 Olive Street.

(b) Approved *Agreement No. 03-20*, a *Subdivision Agreement* with North Montclair LLC regarding Parcel Map No. 15930.

(c) Authorized the City Engineer to reduce and release both the payment and performance bonds, each in the amount of \$72,331, upon satisfactory completion of improvements within the public right-of-way.

3. Redevelopment Agency Board of Directors' Approval of *Agreement Nos. 03-21 Through 03-25, Rehabilitation Grant Agreements* by and Between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants

The Redevelopment Agency Board approved *Agreement Nos. 03-21 through 03-25, Rehabilitation Grant Agreements* by and between the City of Montclair Redevelopment Agency and the five Exterior Housing Improvement Program participants listed on Exhibit A to the agenda report on this item.

4. Approval of *Agreement Nos. 03-29*, an *Agreement for Planning Services* by and Between the City of Montclair Redevelopment Agency and L. D. King, Inc.

The City Council approved *Agreement Nos. 03-29*, an *Agreement for Planning Services* by and between the City of Montclair Redevelopment Agency and L. D. King, Inc.

D. Resolutions

1. Adoption of Resolution No. 03-2435 Authorizing Destruction of Certain Finance Division Public Records Pursuant to Sections 34090 and 34090.7 of the California Government Code

The City Council adopted Resolution No. 03-2435, entitled "A Resolution of the City Council of the City of Montclair Authorizing the Destruction of Certain Finance Division Public Records Pursuant to Code Sections 34090 and 34090.7 of the California Government Code."

2. Adoption of Resolution No. 03-2436 Approving Applicant to Apply for Grant Funds for the Roberti-Z'Berg-Harris Urban Open Space and Recreation Program Under the Safe Neighborhood parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000

The City Council adopted Resolution No. 03-2436, entitled "A Resolution of the City Council of the City of Montclair Approving the Applicant to Apply for Grant Funds for the

Roberti-Z'Berg-Harris Urban Open Space and Recreation Program Under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000."

IX. PULLED CONSENT CALENDAR ITEMS

B. Administrative Reports

1. Acceptance of the Housing Improvement Task Force *Action Plan 2003* and Authorize Staff to Pursue Recommendations Described Therein

Director Paulitz noted he had expressed his concern at the February 3, 2003 Council workshop about allowing further multifamily apartment building developments in the City, advising there are other alternatives that have not yet been considered. He noted that a term he coined, "creeping gradualism," would apply to continuing such multifamily developments in the City.

At 8:45 p.m., Mayor Pro Tem/Vice Chairman Dutrey returned to the dais.

Moved by Director Paulitz and seconded by Vice Chairman Dutrey to accept the Housing Improvement Task Force *Action Plan 2003* and authorize staff to continue the course of actions described therein, including the following actions pertaining to the San Antonio Gateway Development project, noting the amendment to item 1:*

1. Investigate and document successful multifamily projects and single-family small-lot developments that might be appropriate for Agency Board Members to view firsthand.
2. Research and document successful tax-credit-financed projects.
3. Refine and recommend a preferred land-use plan and density allocation for the San Antonio Gateway Development project and prepare a draft amendment for the Holt Boulevard Specific Plan, if required.
4. Consider developing the San Antonio Gateway Development as a redevelopment project.
5. Prepare draft Request for Qualifications/ Proposals for interested developers.
6. Locate and interview potential nonprofit housing development corporations.
7. Prepare a list of required amenities, including a neighborhood community center, and research the pros

and cons of retaining or demolishing the existing multifamily units on the west side of Amherst Avenue.

Director Raft noted her opposition to allowing further multi-family apartment building developments in the City and spoke in support of Council Member Paulitz's motion.

Director Ruh clarified that multifamily units could also refer to townhome units or to the Beacon Hill, Massachusetts, and Georgetown, Washington D.C., row house architectural style. He spoke of the need to provide affordable housing for the lower income sector working in the community. He discussed the opportunity for inclusion of such housing units in the proposed San Antonio Gateway Development project, so long as they are scattered throughout the development. He spoke in support of considering a single-family small-lot development, apartments, and townhomes at the proposed site.

Director Paulitz commented as follows:

- (a) He reasoned that the City already has its fair share of multifamily housing and has suffered as a result of it. He reiterated that the City's Housing Improvement Task Force has organized multifamily foundation areas over the past 12 years and has spent considerable amounts of money to rectify problems in those areas. He expressed his doubts about trusting the promises made by apartment building developers that fall short because of cost constraints and emphasized his misgivings about allowing further low-quality apartment house development in the City.
- (b) He spoke in support of single-family small-lot developments in which the City has been successful in the past—notably the Lewis Homes development on Manzanita Avenue and the Kaufman and Broad development on Holt Boulevard—and the future development at the Margarita school site.

Director Ruh expressed his hope that his Council colleagues not confuse "quality" with "cost." He asserted that high-quality apartment units could be built and rented for a reasonable price. He encouraged the Council not to "demonize the future for something that happened in the past." He emphasized that as the region grows, the school-teachers, nurses, and clerks who work in the community need affordable housing. He reiterated that "density is our destiny" in Southern California, noting the population would be doubled in 20 years.

*Motion carried as follows:

AYES: Ruh, Dutrey, Raft, Paulitz, Eaton
NOES: None
ABSTAIN: None
ABSENT: None

Vice Chairman Dutrey emphasized the importance of taking the time to carefully consider the mixture of housing units to be built at the proposed San Antonio Gateway Development project to ensure that the result is a quality project.

X. RESPONSE

A. Update Regarding Heritage Park Senior Apartments

Mayor Eaton reported there has been no contact from representatives of the property owners, AIMCO, or the service provider, New Century Care, and there is no new activity to report. He advised that no permits have been issued for any modifications to the building nor has approval been given for any other changes to the property.

It was the consensus of the Council to receive and file the update regarding the Heritage Park senior apartments.

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Section 54956.8 of the Government Code Regarding Real Property Negotiations

Property: 10390 Amherst Avenue

Negotiating Parties: City of Montclair Redevelopment Agency and Bank of New York

Negotiators: Director of Redevelopment/Public Works Staats and Redevelopment and Housing Manager Caldwell

Under Negotiation: Recommendations Regarding Purchase Price

Agency Counsel Robbins requested a Closed Session on real property negotiations pursuant to Section 54956.8 of the Government Code on the above matter.

Chairman Eaton noted Director Raft's disqualification on this item because of the proximity of her residence to the subject property.

B. City Manager/Executive Director

1. City Manager/Executive Director McDougal advised that tours of the different housing products proposed for the San Antonio Gateway Development project would be scheduled during the months of May and June 2003. He encouraged the Council/Agency Board to make an effort to attend the tours.

Council Member Ruh suggested the Council/Agency Board tour the architectural award-winning **Sierra Madre Villas** project, a 60-units-to-the-acre project in the **City of Pasadena** designed by world-renown architect/artist/urbanist/planner **Professor Stefanos Polyzoides**.

C. Mayor/Chairman

1. Mayor/Chairman Eaton thanked everyone for all the cards and good wishes he has received over the last two-and-one-half months related to his knee surgery. He noted almost receiving a release from his surgeon during a recent follow-up visit.

D. City Council/Agency Board

1. Mayor Pro Tem/Vice Chairman Dutrey commented as follows:
 - (a) He noted his attendance at the well-organized Annual Police Volunteer Recognition Banquet luncheon on Saturday, February 8, 2003. He indicated that it is nice to see our Reserve Police Officers and Volunteers in Policing participants being recognized for the great job they do for the City.
 - (b) He congratulated Council Member Paulitz on his success-ful surgery two weeks ago, adding it is nice to see both veterans on the Council doing well.
2. Council Member/Director Ruh commented as follows:
 - (a) He agreed it is great that our Reserve Police Officers and Volunteers in Policing participants were honored at the Annual Police Volunteer Recognition Banquet luncheon on February 8, noting he was unable to attend because of a family commitment.
 - (b) He noted his attendance in Claremont this afternoon at **Congressman David Dreier's** luncheon address that included his predictions about federal budget issues.

E. Committee Meeting Minutes

1. Minutes of Public Works Committee Meeting of January 23, 2003

The City Council received and filed the Public Works Committee meeting minutes of January 23, 2003, for informational purposes.

2. Minutes of Personnel Committee Meeting of February 3, 2003

The City Council received and filed the Personnel Committee meeting minutes of February 3, 2003, for informational purposes.

XII. COUNCIL/AGENCY WORKSHOP

A. Update on New Facilities for Police Department and Senior and Youth Centers

Moved by Mayor Pro Tem/Vice Chairman Dutrey, seconded by Mayor/Chairman Eaton, and carried to continue this item to an adjourned joint meeting on Monday, March 3, 2003, at 5:30 p.m. in the City Council Chambers.

Mr. Loren Martens, 4285 Benito Street, Montclair, requested that tonight's meeting be adjourned in honor of U.S. Armed Forces personnel serving overseas in preparation for war with **Iraq**.

At 8:02 p.m., the Redevelopment Agency Board, with the exception of Director Raft, went into Closed Session regarding real property negotiations pursuant to Section 54956.8 of the Government Code.

XIII. CLOSED SESSION ANNOUNCEMENTS

At 8:15 p.m., the Redevelopment Agency Board, with the exception of Director Raft, returned from Closed Session. Chairman Eaton announced the Redevelopment Agency Board met in Closed Session regarding real property negotiations, information was received, direction was given to staff, and no further announcements would be made at this time.

XIV. ADJOURNMENT OF CITY COUNCIL AND REDEVELOPMENT AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS OF DIRECTORS

At 8:16 p.m., Chairman Eaton adjourned the Montclair Housing Corporation Board of Directors in honor of U.S. Armed Forces personnel serving overseas in preparation for war with **Iraq**.

At 8:16 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency Board of Directors to Monday, March 3, 2003, at 5:30 p.m. in the City Council Chambers in honor of U.S. Armed Forces personnel serving overseas in preparation for war with **Iraq**.

Submitted for City Council/Redevelopment Agency Board/Montclair Housing Corporation Board approval,

Yvonne L. Smith
Transcribing Secretary