

MINUTES OF THE REGULAR JOINT MEETING OF THE MONTCLAIR CITY COUNCIL AND REDEVELOPMENT AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS HELD ON MONDAY, JULY 6, 2004, AT 6:59 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 6:59 p.m.

II. INVOCATION

Pastor Dale Rose, First Assembly of God, gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Pro Tem/Vice Chairman Dutrey led those assembled in the Pledge.

IV. ROLL CALL

Present: Mayor/Chairman Eaton; Mayor Pro Tem/Vice Chairman Dutrey; Council Members/Directors Paulitz and Raft; 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 Jackson

Absent: Council Member/Director Ruh (excused)

V. PRESENTATIONS

A. Introduction of New Community Action Committee Member

Mayor Eaton introduced **Mr. Rudy Murrietta**, who was appointed to the Community Action Committee on June 21, 2004. He noted **Mr. Murrietta** lives and works in Montclair and has been a resident since 1974. He added that **Mr. Murrietta** is interested in giving back to the community through civic participation.

Mayor Eaton welcomed **Mr. Murrietta** to the Community Action Committee and presented him with a City pin.

VI. PUBLIC COMMENT

A. **Mr. Ronald Armstrong**, 5601 Deodar Street, Montclair, commented as follows:

1. He noted attending several other cities' Council meetings at the request of certain business owners and operators. Noting there are 18 persons in the audience this evening, he reported the attendance at the following cities' Council meetings: **Norwalk**, over a hundred; **Anaheim**, about one hundred fifty; and **Van Nuys**, over a hundred individuals. He related salary and vehicle allowance information for the **City of Norwalk** city manager as well as vehicle allowance information for the **City of Anaheim** city manager.
2. He noted the **City of Costa Mesa** was challenged on its red light camera enforcement program related to insufficient

yellow light phasing and must now reimburse fees from 458 citations.

3. He noted the **City of La Habra** did not go forward with plans for city-owned property because residents opposed the project and that he discussed the San Antonio Gateway project with representatives of that city.
 4. He noted that though the **City of Chino** began its skateboard park project after Montclair began its project, that city's project is now completed. Noting Council Member Paulitz's concern about liability at Montclair's skate park, he expressed his opinion that Chino has no such concerns.
 5. He expressed his opinion that though he has been highly critical of the City, he has been fair. He noted his disgust with the operation of the City.
 6. He reiterated his past comment regarding his deliberate misquoting of certain Red Light Camera Enforcement Program citation revenue figures at a prior meeting to ascertain if the Council pays attention to his comments at these meetings.
- B. Mr. Maynard Lenhart**, 9858 Ramona Avenue, Montclair, spoke as a member of the **Monte Vista Water District** Board. He thanked the City, the **Ontario-Montclair School District**, and residents for their water-conservation efforts during the recent emergency shut-down of a portion of the 30-mile Rialto feeder during the week of June 7, 2004. He noted that customers significantly reduced their water consumption by 40 percent, greatly assisting the **District** to meet its demands during this critical period. He advised that the area west of the **Rocky Mountains** is in a 500-year drought, noting that rainfall in the last two years has been the lowest in 500 years. He reported the **District's** efforts to counteract continuing drought conditions include the following facility improvements: construction of three new wells and a nitrate-blending station and reactivation of a reservoir at Palo Verde Street and Mills Avenue. He added that the **District** is in the process of constructing four additional wells and rehabilitating two others, including an old well near **Vernon Middle School**.

Mayor Eaton noted he watched the improvements being made to that well and hearing comments from residents about the **District's** efforts to minimize rehabilitation impacts to the neighborhood, including placement of a wall around the project.

Mr. Lenhart stated the wall was constructed to reduce dirt and keep children out of the construction site.

VII. PUBLIC HEARINGS

- A. Adoption of Resolution No. 04-2516 Requesting the Local Agency Formation Commission Initiate Proceedings for Reorganization to Include City of Montclair Annexation No. 24 and Detachment From Monte Vista Fire Protection District**

Mayor Eaton declared it the time and place set for public hearing to consider Resolution No. 04-2516 requesting the Local Agency Formation Commission initiate proceedings for reorganization to include City of Montclair Annexation No. 24 and detachment from Monte Vista Fire Protection District and invited comments from the public.

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

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Raft that Resolution No. 04-2516, entitled "**A Resolution of the**

City Council of the City of Montclair Requesting the Local Agency Formation Commission Initiate Proceedings for Reorganization to Include City of Montclair Annexation No. 24 and Detachment from Monte Vista Fire Protection District," be read by number and title only, further reading be waived, and it be declared adopted.

The City Council waived the reading of the Resolution.

Resolution No. 04-2516 was adopted by the following vote:

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

B. First Reading - Ordinance No. 04-843 Repealing Montclair Municipal Code Subsections 8.36.030(b) and 8.36.160(a) Related to the Parking of Private Vehicles for Sale on Public Roadways or Private Properties That Are Not the Residences of the Vehicle Owners

Mayor Eaton declared it the time and place set for public hearing to consider Ordinance No. 04-843 repealing Montclair Municipal Code Subsections 8.36.030(b) and 8.36.160(a) related to the parking of private vehicles for sale on public roadways or private properties that are not the residences of vehicle owners and invited comments from the public.

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

Moved by Council Member Paulitz and seconded by Mayor Pro Tem Dutrey to refer this item to the Code Enforcement Committee for further review.

Motion carried as follows:

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

C. First Reading - Ordinance No. 04-849 Adding Chapter 3.30 to Title 3 of the Montclair Municipal Code Related to Imposing a Transactions and Use Tax to be Administered by the State Board of Equalization

Mayor Eaton declared it the time and place set for public hearing to consider Ordinance No. 04-849 adding Chapter 3.30 to Title 3 of the Montclair Municipal Code related to imposing a transactions and use tax to be administered by the State Board of Equalization and invited comments from the public.

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

Mayor Pro Tem Dutrey inquired as follows:

1. Which consumer items would be taxed under the proposed transactions and use tax?

Director of Administrative Services Starr responded that the operational characteristics of the proposed transactions and use tax would be exactly the same as the sales and use tax under the California Bradley-Burns Uniform Local Sales and Use

Tax Law; anything subject to the sales tax would be subject to the transactions and use tax. He added that the State Legislature is constantly revising items subject to the tax.

2. Is there a sunset clause for the tax in proposed Ordinance No. 04-849?

Director of Administrative Services Starr answered, "No."

Council Member Paulitz noted the economic, political, legal, and labor challenges confronting the City far exceed the amount of revenue to be expected should the proposed transactions and use tax be approved. He suggested a bond issue be considered to fund the new Police facility and youth and senior centers. He asked that the Council be provided with information on exactly how much revenue is needed to offset the challenges to the City's budget.

Director of Administrative Services Starr indicated there are too many variables so far as City General Fund diversions to the state are concerned to prepare such information at this time. He stated that until the Governor's Local Government Budget Package and the alternative "aggregate" proposal to the package are settled as well as the growing retail competitive challenges to the City's sales tax base are determined, it would be difficult to project total losses to the City's General Fund budget.

Council Member Paulitz asked if the reported projections for California Public Employees' Retirement System annual rate increases are definite.

Director of Administrative Services Starr advised that they are actuarial projections and that the City is expecting to participate in a state pool to aggregate safety employees, which is expected to significantly reduce the total impact to the City's rates despite the required increase in benefits to do so.

Mayor Pro Tem Dutrey commented as follows regarding the City's fiscal challenges:

1. He noted the uncertainty at this point of the impact the new Victoria Gardens regional mall would have on the City's sales tax base. He further noted the planned improvements to the Montclair Plaza to tie in to the proposed North Montclair Downtown Plan to develop a mixed-use transit village, both of which will serve to enhance Montclair's importance as a significant regional retail center.
2. He noted the disturbing continuance of diversions of General Fund revenues to resolve the state's ongoing fiscal problems. He further noted the Democrats in the State Legislature are opposing the Governor's Local Government Budget Package, adding that if the *LOCAL initiative (Local Taxpayers and Public Safety Protection Act)* does appear on the ballot in November 2004 and is approved by the voters, it would do much to resolve local government's fiscal issues.
3. He discussed the significant increases in the City's contractual obligations for its employees, including rising medical and retirement costs.
4. He noted the City's aging infrastructure and capital improvement requirements as well as the need for a new Police facility and youth and senior centers could be well-served by imposing the proposed transactions and use tax.

Mayor Pro Tem Dutrey inquired concerning the disposition of the transactions and use tax should future economic trends suggest that the additional tax revenue is not needed.

City Manager McDougal advised that if the City continues its current program of services without receiving additional revenues, the General Fund Reserves would be depleted in four years. He stated that additional revenues are needed at this point to avoid cutting services. He advised it would be prudent at this time to work toward approval of a transactions and use tax by the voters in November 2004 to proactively maintain the City's fiscal integrity. He stated that should the tax receive voter approval, the Council would determine which are the top priority projects and programs to be funded.

Mayor Pro Tem Dutrey expressed his appreciation of staff's proactive recommendation in this matter. He suggested that if approved by the voters, the revenues generated by the transactions and use tax be placed in a special fund to finance infrastructure improvement projects and to offset the City's fiscal challenges.

Council Member Raft asked how staff determined the type of tax to recommend for voter approval.

City Manager McDougal advised that local governments are limited in the ways they can raise revenue. He stated that former **Governor Gray Davis** recognized the sustained sacrifices Sacramento imposes on local governments and their limited capacity to raise revenues, and he addressed these issues by signing legislation in 2003 authorizing local governments to impose transaction and use taxes by a majority vote of the electorate as an alternative revenue source for local entities. He added that staff's recommendation stems from the Council's direction during last year's strategic planning process to explore a transaction and use tax as a viable alternative to remedying the City's near- and long-term revenue shortfalls. He further noted the City's history of having such revenue enhancements approved by the voters and the residents' trust of the Council that the revenues generated by these enhancements would be used for their intended purposes.

Director of Administrative Services Starr added that a random survey of residents conducted in October 2003 asking for their support of an increase in sales tax to support City services, including development of a new Police facility and service centers for seniors and the community's youth, received overwhelming support from survey respondents. He advised that shortly after the survey was conducted, the Governor signed legislation that removed local government's access to sales tax revenue enhancements and, instead, offered the option of a transactions and use tax.

Director of Administrative Services Starr further advised that the ongoing transfers of local government revenues to the State Treasury to offset growing and repetitive state deficits would continue to impact local sales tax, property tax, and vehicle license fee revenues. He further advised that despite the "apparent" magnanimity of the state to backfill lost local revenues dollar-for-dollar, promised backfills are designated to come from county Educational Revenue Augmentation Fund (ERAF) accounts, which are funded by local governments; furthermore, such funds are insufficient to maintain multiple backfills beyond the next five to seven years, leaving local governments to find alternative replacement revenues.

Council Member Paulitz concurred with City Manager McDougal that the voters have always supported the City's proposals for revenue enhancements, including the admissions tax, which was subsequently ruled unconstitutional by the Court of Appeal, Fourth Appellate District; an increase to the business license fee;

and the Utility Users Tax, which was approved twice. He asked for clarification as to why the City would lose in the aggregate on the Economic Recovery Act (triple flip).

Director of Administrative Services Starr clarified that the backfill of diversion of 25 percent of local governments' annual sales tax revenues to the State Treasury beginning this month would come from county ERAFs; the backfill is not guaranteed but is based only on the state's "good faith" promise that it will do so. Under the aggregate formula, the state retains authority to access local revenues.

City Manager McDougal gave as an example the City's \$3.1 million contribution to the state of annual sales tax revenue under the Economic Recovery Act and the City's \$1.1 million annual contribution to ERAF.

Should the Governor's Local Government Budget Package not be approved by the State Legislature, Council Member Paulitz spoke in favor of the Council's supporting placement of the *LOCAL initiative* on the November 2004 ballot. He noted his strong support of State Legislature term limits.

Mayor Pro Tem Dutrey inquired if a survey of local retailers has been conducted regarding the proposed transactions and use tax and expressed his concern regarding overtaxation. He expressed his opinion that the City should support the Governor's Local Government Budget Package, unless it is not approved by the State Legislature, in which case he strongly advised that the Council as well as other California cities should support the *LOCAL initiative*.

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Paulitz that Ordinance No. 04-849, entitled "**An Ordinance of the City Council of the City of Montclair Adding Chapter 3.30 to Title 3 of the Montclair Municipal Code Related to Imposing a Transactions and Use Tax to be Administered by the State Board of Equalization,**" be read by number and title only, further reading be waived, and this be declared its first reading.

The City Council waived the reading of the Ordinance.

First Reading of Ordinance No. 04-849 was adopted by the following vote:

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

Mayor Pro Tem Dutrey suggested proposed Ordinance No. 04-849 would need to be adopted at the July 19, 2004 meeting to meet the deadline for placement of the transactions and use tax on the November 2004 ballot.

VIII. CONSENT CALENDAR

Moved by Mayor Pro Tem/Vice Chairman Dutrey, seconded by Council Member/Director Paulitz, and carried to approve the following Consent Items as presented:

A. Approval of Minutes

1. Minutes of Regular Joint Council/Agency/Montclair Housing Corporation Meeting of June 21, 2004

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 June 21,
2004.

B. Administrative Reports

1. Setting a Public Hearing to Consider the Following:

Adoption of Resolution No. 04-2524 Approving a General Plan Amendment to the Official Land-Use Map for an 8.61-Acre Site at the Southwest Corner of Central Avenue and Howard Street, Modifying the Land-Use Designation From "General Commercial" to "Low-Density Residential"

Adoption of Ordinance No. 04-850 Approving a Zone Change to the Montclair Municipal Code From "R-1(20) (Single-Family Residential, Minimum 20,000-Square-Foot Lot Area) to R-1(SL)" (Single-Family Residential Small-Lot Detached Housing Overlay) for 8.61 Acres at the Southwest Corner of Central Avenue and Howard Street

Approval of Tentative Tract Map No. 16884 for a 46-Lot Residential Subdivision at the Southwest Corner of Central Avenue and Howard Street

The City Council set a public hearing for Monday, July 19, 2004, at 7:00 p.m. in the City Council Chambers to consider the following actions:

- (a) Adoption of Resolution No. 04-2524 approving a General Plan amendment to the Official Land-Use Map for an 8.61-acre site at the southwest corner of Central Avenue and Howard Street.
- (b) Adoption of Ordinance No. 04-850 approving a zone change to the Montclair Municipal Code from "R-1(20)" (Single-Family Residential, minimum 20,000-square-foot lot area) to "R-1(SL)" (Single-Family Residential Small-Lot Detached Housing Overlay) for 8.61 acres at the southwest corner of Central Avenue and Howard Street.
- (c) Approval of Tentative Tract Map No. 16884 for a 46-lot residential subdivision at the southwest corner of Central Avenue and Howard Street.

3. **Approval of Filing *Notice of Completion*, Reduction of *Faithful Performance Bond* to 10 Percent, and Retention of *Payment Bond* for Completion of the Street Name Sign Replacement, Phase 1, Project**

Increasing Construction Contingency by \$6,858

The City Council approved the following actions related to completion of the Street Name Sign Replacement, Phase 1, Project:

- (a) The filing of a *Notice of Completion*, reduction of the *Faithful Performance Bond* to 10 percent, and retention of the *Payment Bond* for six months.
- (b) Increasing the Construction Contingency by \$6,858.

4. **Approval of Filing *Notice of Completion*, Reduction of *Faithful Performance Bond* to 10 Percent, and Retention of *Payment Bond* for Completion of the Traffic Signal Upgrades at Various Locations Project**

The City Council approved the filing of a *Notice of Completion*, reduction of the *Faithful Performance Bond*

to 10 percent, and retention of the *Payment Bond* for six months for completion of the Traffic Signal Upgrades at Various Locations Project.

5. Approval of City Warrant Register and Payroll Documentation

The City Council approved the City Warrant Register dated July 6, 2004, totaling \$657,285.77, and the Payroll Documentation dated June 13, 2004, amounting to \$554,332.53, with \$393,142.64 being the total cash disbursement.

C. Agreements

1. Approval of Agreement No. 04-74-I-59, an Irrevocable Annexation Agreement With Ms. Linh My Nguyen for 4715 Howard Street

The City Council approved *Agreement No. 04-74-I-59*, an *Irrevocable Annexation Agreement* with Ms. Linh My Nguyen for emergency connection of her residence at 4715 Howard Street to the City Sewer System.

2. Approval of Agreement No. 04-91 With Padilla & Associates, Inc., for Establishing the Disadvantaged Business Enterprise (DBE) Goal for Federal Fiscal Year 2004/2005

The City Council approved *Agreement No. 04-91* with Padilla & Associates, Inc., for establishing the DBE Goal for Fiscal Year 2004/2005.

3. Approval of Agreement No. 04-92 With L. D. King, Inc., Modifying Agreement Nos. 00-86 and 99-77 Concerning Engineering Services for the Ramona Avenue/Union Pacific Grade Separation Project

The City Council approved *Agreement No. 04-92* with L. D. King, Inc., modifying *Agreement Nos. 00-86* and *99-77* concerning engineering services for the Ramona Avenue/Union Pacific Grade Separation Project.

4. Approval of Agreement No. 04-95-I-61, an Irrevocable Annexation Agreement With Ms. Mary L. Charrette for 11147 Roswell Avenue

The City Council approved *Agreement No. 04-95-I-61*, an *Irrevocable Annexation Agreement* with Ms. Mary L. Charrette for emergency connection of her residence at 11147 Roswell Avenue to the City Sewer System.

5. Award of Contract to C. P. Construction Company, Inc., in the Amount of \$60,260 for the Huntington Drive to Arrow Highway Sewer Line Project

Approval of Agreement No. 04-96 With C. P. Construction Company, Inc.

Authorization of a \$6,000 Construction Contingency

The City Council took the following actions regarding the Huntington Drive to Arrow Highway Sewer Line Project:

- (a). Awarded a contract to C. P. Construction Company, Inc., in the amount of \$60,260.
- (b) Approved *Agreement No. 04-96* with C. P. Construction Company, Inc.

(c) Authorized a \$6,000 construction contingency.

6. Approval of Agreement No. 04-97 With Government Finance Officers Association for Strategic Plan Advisory Services

The City Council approved *Agreement No. 04-97* with Government Finance Officers Association for strategic plan advisory services.

7. Approval of Agreement No. 04-98 With the Office of the State Controller, Division of Audits, for Annual Street Report Preparation Services

The City Council approved *Agreement No. 04-98* with the Office of the State Controller, Division of Audits, for Annual Street Report Preparation Services.

D. Resolutions

1. Adoption of Resolution No. 04-2525 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges

The City Council adopted Resolution No. 04-2525 authorizing placement of liens on the properties listed on Exhibit A to Resolution No. 04-2525 for delinquent sewer and trash charges.

IX. PULLED CONSENT CALENDAR ITEMS - None

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

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

Property: Assessor's Parcel Nos. 1012-072-04 and 1012-072-05 - 10611 Ramona Avenue, Montclair, Southeast Corner of Ramona Avenue and Brooks Street

Negotiating Parties: City of Montclair, City of Montclair Redevelopment Agency, and Bentley 7/23/99L.T./Cecil J. Johnson Trust

Negotiators: Director of Redevelopment/Public Works Staats and City Engineer Hudson

Under Negotiation: Recommendations Regarding Purchase of Subject Properties in Conjunction With Ramona Avenue/ Union Pacific Grade Separation Project

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

B. City Manager/Executive Director

1. In response to Mayor Pro Tem Dutrey's inquiry earlier related to a survey of local retailers regarding the proposed transactions and use tax, City Manager/Executive Director McDougal advised that he has asked **Montclair Chamber of Commerce** Executive Director **Kelly Johnson** to have the **Chamber** Legislative Committee review proposed Ordinance

No. 04-849. Additionally, he stated he is scheduled to address several of the **Chamber** businesses on this topic in August 2004.

C. Mayor/Chairman – No comments

D. City Council/Agency Board

1. Council Member/Director Paulitz commented as follows:
 - (a) He noted receiving several calls and his own personal observations about the profusion of illegal fireworks use in the City on the **Fourth of July**, adding that the noise was tremendous. He suggested a strategy be developed for systematic patrol of the City during future **Fourth of July** holidays.
 - (b) He suggested the Council support placement of the **League of California Cities**-sponsored *LOCAL initiative* on the November 2004 ballot, whether the Legislature approves the Local Government Budget Package or not. He added that **Governor Schwarzenegger** should be told of local governments' unconditional support of this initiative for constitutional protection of local revenues.
 - (c) He noted he enjoyed visiting the senior center in **Post Falls, Idaho**, last week, adding that the center was three times the size of Montclair's though the town of Post Falls is only one third the City's size. Though the Montclair senior center has the same number of activities as the center in Post Falls, he expressed his hope that it will one day rival the senior center in a small town in Idaho.
2. Council Member/Director Raft concurred with Council Member/Director Paulitz regarding the prevalence of fireworks use in the City during the **Fourth of July** holiday as compared to previous years and the need for increased patrol during future **Fourth of July** holidays.
3. Mayor Pro Tem/Vice Chairman Dutrey commented as follows:
 - (a) He expressed his opinion that illegal fireworks use is on the rise here and in other communities during **Fourth of July** celebrations, adding that the **City of Rialto** experienced its worse years ever for illegal fireworks use. He asked that this topic be addressed by Fire Chief Turner and Police Chief Thompson at some future time.
 - (b) He asked that **Senator Soto** and **Assembly Member McLeod** be provided with copies of the transactions and use tax agenda report with correspondence explaining that the report clarifies the reason the City supports the *LOCAL Initiative* and asking for their support.
 - (c) He noted a resident contacted him with concerns regarding the stagnant water near the **Chino Basin Water Conservation District** at Helena Avenue and Palo Verde Street being a possible breeding medium for mosquitoes carrying the West Nile virus. He asked that staff inspect the site and resolve the matter.

E. Committee Meeting Minutes

1. **Minutes of Public Works Committee Meeting of April 15, 2004**

The City Council received and filed the Public Works Committee meeting minutes of April 15, 2004, for informational purposes.

2. Minutes of Public Works Committee Meeting of May 20, 2004

The City Council received and filed the Public Works Committee meeting minutes of May 20, 2004, for informational purposes.

3. Minutes of Personnel Committee Meeting of June 21, 2004

The City Council received and filed the Personnel Committee meeting minutes of June 21, 2004, for informational purposes.

4. Minutes of Real Estate Committee Meeting of June 24, 2004

The City Council received and filed the Real Estate Committee meeting minutes of June 24, 2004, for informational purposes.

XII. COUNCIL/AGENCY WORKSHOP

A. Strategic Planning Workshop

It was the consensus of the Council/Redevelopment Agency Board to continue this item to a special joint meeting on Wednesday, July 7, 2004, at 5:00 p.m. in the Conference Room South.

XIII. ADJOURNMENT OF MONTCLAIR HOUSING CORPORATION BOARD OF DIRECTORS

At 8:08 p.m., Chairman Eaton adjourned the Montclair Housing Corporation Board of Directors.

At 8:08 p.m., the City Council/Redevelopment Agency Board went into Joint Closed Session regarding real property negotiations pursuant to Government Code Section 54956.8.

XIV. CLOSED SESSION ANNOUNCEMENTS

At 8:25 p.m., the City Council/Redevelopment Agency Board returned from Joint Closed Session. Mayor/Chairman Eaton announced the City Council/Redevelopment Agency Board met in Joint Closed Session regarding real property negotiations, information was received and direction given to staff, and no further announcements would be made at this time.

XV. ADJOURNMENT OF CITY COUNCIL AND REDEVELOPMENT AGENCY CORPORATION BOARD OF DIRECTORS

At 8:26 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency Board of Directors.

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

Yvonne L. Smith
Transcribing Secretary