

MINUTES OF THE REGULAR JOINT MEETING OF THE MONTCLAIR CITY COUNCIL AND REDEVELOPMENT AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS HELD ON MONDAY, JUNE 6, 2005, AT 6:57 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 6:57 p.m.

II. INVOCATION

Mayor/Chairman Eaton gave the Invocation.

III. PLEDGE OF ALLEGIANCE

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

IV. ROLL CALL

For the record, City Clerk Donna Jackson noted Council Member/Director Paulitz is not in attendance at tonight's meeting.

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

Absent: Council Member/Director Paulitz (excused)

V. PRESENTATIONS

A. **Presentation by Mr. Jim Arvans, Recycling Consultant, Burrtec Waste Industries, Inc., of Annual Performance Bonus to Chaffey Joint Union High School District for Use by Montclair High School Environmental Group *Project Earth* in Its Efforts Related to the School's Recycling and Waste-Diversion Programs**

Mayor Eaton introduced **Mr. Jim Arvans**, Recycling Consultant, **Burrtec Waste Industries, Inc.**

Mr. Arvans presented a \$2,135.79 annual performance bonus check to *Project Earth* Advisor **Paul Martinez** in appreciation of the club's environmental efforts. He noted this is the tenth year that **Burrtec Waste Industries** has contributed to the school's recycling program. **Mr. Martinez** explained that he is the sole representative of the organization this evening because club members are busy studying for their finals.

Mayor Eaton thanked **Mr. Arvans** for **Burrtec Waste Industries'** donation to the *Project Earth* program. He wished the organization continued success in its ongoing recycling efforts.

B. **Introduction of New Employees**

Mayor Eaton introduced **Ms. Deidre Cook**, who was appointed to the position of Public Safety Dispatcher effective May 9, 2005. He noted Public Safety Dispatcher Cook previously worked as a Humane Officer with the **Inland Valley Humane Society**.

Mayor Eaton welcomed Public Safety Dispatcher Cook to the Montclair City family and presented her with a City pin.

Mayor Eaton introduced **Mr. Brian Blyther**, who was appointed to the position of Police Officer effective May 30, 2005. He noted Officer Blyther recently graduated from the **Rio Hondo Police Academy** and that he competitively races bicycles worldwide and teaches bicycle safety classes to youth across the nation.

Mayor Eaton welcomed Officer Blyther to the Montclair City family and presented him with a City pin.

VI. PUBLIC COMMENT

A. **Miss Regina Howerton** again noted the brevity of recent records of these meetings, suggesting the subject matter on topics addressed be included for clarification purposes.

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

1. He reiterated previous comments made regarding San Antonio Gateway and questions of parcel ownership.

Mayor Eaton apologized for his misunderstanding of parcel ownership comments made by **Mr. Armstrong**.

2. He noted receiving salary information for certain staff members as requested at the last meeting, expressing his opinion the City of Montclair is reluctant to provide information requested by the public.

City Manager McDougal clarified that the Montclair Redevelopment Agency owns several parcels in the San Antonio Gateway project area, including the two proposed for development of separate multifamily and senior projects, a vacant church parcel on Mills Avenue, a small parcel north of Holt Boulevard west of Amherst Avenue, and four apartment buildings on Amherst Avenue.

City Manager McDougal emphasized that he had qualified his response to **Mr. Armstrong's** recent inquiry on property ownership by advising that he presumed the Redevelopment Agency owned less than 10 percent of the total acreage at San Antonio Gateway. He indicated that should the Council so desire, more specific information related to actual Redevelopment Agency-owned acreage and the dates the parcels were purchased could certainly be provided.

Discussion centered on the Redevelopment Agency's recently entering into an agreement related to disposition of two Agency-owned parcels at the site for a 75-unit multifamily project and an 85-unit senior project.

VII. PUBLIC HEARINGS

A. **Approval of Tentative Tract Map No. 17422 for a Nine-Lot Residential Subdivision at 11211 Fremont Avenue**

Mayor Eaton declared it the time and place set for public hearing to consider approval of Tentative Tract Map No. 17422 for a nine-lot residential subdivision at 11211 Fremont Avenue 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 to approve Tentative Tract Map No. 17422 for a nine-lot residential subdivision at 11211 Fremont Avenue subject to the 42 conditions of approval listed in the agenda report on this item.

Motion carried as follows:

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

B. Adoption of Mitigated Negative Declaration Associated With the City of Montclair Pedestrian Safety Program/Safe Routes to Schools

Mayor Eaton declared it the time and place set for public hearing to consider adoption of a Mitigated Negative Declaration associated with the City of Montclair Pedestrian Safety Program/Safe Routes to Schools 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 commended staff for being proactive in pursuing available grants for sidewalk improvements where needed in the City.

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Ruh to adopt the Mitigated Negative Declaration associated with the City of Montclair Pedestrian Safety Program/Safe Routes to Schools.*

Council Member Ruh thanked the California Legislature, particularly **Senator Soto** and **Assembly Member McLeod**, for maintaining this important program during the state's fiscal difficulties.

Mayor Eaton concurred, noting sidewalks keep everyone safe.

*Motion carried as follows:

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

C. First Reading – Adoption of Ordinance No. 05-866 Amending Chapter 11.81 of Title 11 of the Montclair Municipal Code Related to Inclusionary Housing

Mayor Eaton declared it the time and place set for public hearing to consider adoption of Ordinance No. 05-866 amending Chapter 11.81 of Title 11 of the Montclair Municipal Code related to Inclusionary Housing 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 Raft and seconded by Mayor Pro Tem Dutrey that Ordinance No. 05-866, entitled "**An Ordinance of the City Council of the City of Montclair Adding Chapter 11.81 to Title 11 of the Montclair Municipal Code Related to Inclusionary Housing**," be read by number and title only, further reading be waived, and this be declared its first reading.*

Council Member Ruh noted he is the current Council's biggest proponent of affordable housing. He cited a number of reports opposing the state's inclusionary housing mandate for redevelopment project areas. He suggested affordable housing would be more effectively addressed in the community by encouraging density without deed-restricting residential units. He spoke in opposition to adoption of proposed Ordinance No 05-866 for this reason.

Mayor Pro Tem Dutrey commented as follows:

1. He noted the prodigious efforts the City has made to refurbish and maintain its considerable stock of affordable rental units were addressed at the last meeting. He reiterated that the City provides more than its share of affordable housing as compared to neighboring cities and that the City Council should be commended for its concern regarding affordable housing issues.
2. He discussed the City's principal stock of older smaller housing units that has afforded families an opportunity to purchase their first homes.
3. He suggested an upscale housing component should also be offered to compete in that market, noting it is appropriate that upscale residential subdivisions be developed in the southern portion of the City.
4. He noted the higher density subdivisions at the corners of Ramona Avenue and Mission Boulevard and Central Avenue and Howard Street and at Margarita Village, which were developed on parcels that were rezoned from commercial to small-lot residential use. He further noted a density of 40 to 50 units per acre for a total of 1500 owner-occupied and rental residential units is being proposed for the City's new transit village in the North Montclair Specific Plan project.
5. He spoke of the inclusionary requirements of California Health and Safety Code Section 33413(b) that requires at least 15 percent of all new or substantially rehabilitated units in redevelopment project areas to be affordable to low- and moderate-income households, with at least 40 percent of the units affordable to very low-income households.
6. He discussed the infrastructure needs to support increased density; the impacts of growth on transportation systems, schools, water districts, local governmental service capacities, and the environment; and developers' impact fees to address these issues.
7. He suggested that cities that fail to provide their fair share of affordable housing should be heavily penalized.
8. He noted his pride in the City's achievements in providing quality affordable housing.
9. He emphasized that pursuant to proposed Ordinance No. 05-866, the City stands to gain in terms of receiving construction in-lieu fees should developers choose that option, funds that would be used to provide affordable housing in the community.

City Manager McDougal commented as follows:

1. He emphasized that the root of the housing affordability issue is that residential construction costs have far exceeded the ability of the average California household (let alone very

low or low-income households) to purchase a home. He noted a median-income purchase price of \$184,000 does not exist in today's housing market.

2. He clarified that the inclusionary housing option represents one alternative to the Redevelopment Agency's complying with the California Health and Safety Code inclusionary housing requirements in Redevelopment Project Areas.
3. He spoke of the ever-skyrocketing prices of new homes in today's market, emphasizing that developers can well afford to pay from their profits construction in-lieu fees and impact fees for public improvements and schools as mentioned earlier by Mayor Pro Tem Dutrey. By the same token, he advised that the inclusionary housing requirement might not necessarily be the reason home prices continue to soar in the Southern California housing market.
4. He further emphasized that the relatively low amount of construction in-lieu fees represents just a fraction of the cost of new owner-occupied housing units, the difference of which the Redevelopment Agency would become liable to pay.

Council Member Ruh contested comments made relative to providing upscale housing in the City, why certain cities are not being penalized for not providing their share of affordable housing, and the relatively small percentage of housing units required to be affordable to low- to moderate-income households. He reiterated his support of density without deed-restricting residential units, the importance of providing affordable ownership housing for employees of City retail businesses, and his support of **California Department of Housing and Community Development Director Lucetta Dunn's** proposal to substantially change state housing guidelines to require communities to develop a 20-year housing plan that provides housing based on population and the median workforce. He reiterated that he cannot support Ordinance No. 05-866 for these reasons.

Mayor Pro Tem Dutrey reminded Council Member Ruh that he has asked him several times to provide him with information related to the 30- to 40-unit per acre attached housing projects in Southern California that Council Member Ruh has referenced at these meetings, emphasizing that he would very much like to tour such developments. He reiterated that a density of 40 to 50 units per acre is being proposed at the City's new transit and pedestrian-oriented village in the North Montclair Specific Plan project. He emphasized that the City Council is being proactive in its efforts to provide a solution to the housing crisis in California.

Mayor Pro Tem Dutrey called for the question.

Council Member Ruh advised Mayor Pro Tem Dutrey of the City of Santa Clara's 58-units to the acre residential subdivision at a cost of \$358,000 per unit and the City of Claremont's transit village residential units that are not affordable. He suggested that limiting the square footage of homes would bring down the unit cost to affordable levels.

Mayor Eaton noted he is proud of living in his home in Montclair since 1967, adding that it is presently somewhat larger than its original 1,200 square feet because he worked hard to expand it himself. He respectfully asked Council Member Ruh to show him a plan to develop a high-density project in the community.

Council Member Ruh asserted that there are developers who would be happy to put together a high-density product.

Discussion centered on the fact that the cost of land and materials and supply and demand are driving the current real estate market.

*The City Council waived the reading of the Ordinance.

First Reading of Ordinance No. 05-866 was adopted by the following vote:

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

VIII. CONSENT CALENDAR

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

A. Approval of Minutes

1. Minutes of Adjourned Joint Council/Agency Meeting of May 2, 2005

The City Council and Redevelopment Agency Board approved the minutes of the Adjourned Joint City Council/Redevelopment Agency Board meeting of May 2, 2005.

2. Minutes of Regular Joint Council/Agency/Montclair Housing Corporation/Montclair Financing Authority Meeting of May 16, 2005

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/Montclair Financing Authority Board meeting of May 16, 2005.

B. Administrative Reports

1. Setting a Public Hearing Regarding *Agreement No. 05-64, an Affordable Housing Agreement and Lease* by and Between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the single-Family Property at 10291 Greenwood Avenue

The City Council set a public hearing for Monday, June 20, 2005, at 7:00 p.m. in the City Council Chambers regarding *Agreement No. 05-64, an Affordable Housing Agreement and Lease* by and between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation concerning the single-family property at 10291 Greenwood Avenue.

2. Setting a Public Hearing to Consider Approval of *Agreement No. 05-66, a Purchase and Sale Agreement* by and Between the City of Montclair Redevelopment Agency and Monte Vista Water District

The City Council set a public hearing for Monday, June 20, 2005, at 7:00 p.m. in the City Council Chambers to consider approval of *Agreement No. 05-66, a Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and Monte Vista Water District.

3. Redevelopment Agency Board of Directors' Dedication of Easements at 10602 Ramona Avenue to the City of Montclair for Street, Utility, Access, and Related Purposes

for the Ramona Avenue/Union Pacific Railroad Grade Separation Project

City Council's Acceptance of Easements for Street, Utility, Access, and Related Purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project

The Redevelopment Agency Board dedicated easements at 10602 Ramona Avenue to the City of Montclair for street, utility, access, and related purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project.

The City Council accepted easements for street, utility, access, and related purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project.

4. Rejection of All Bids for the Montclair Lighted Crosswalk Pedestrian Safety Project

Authorization for Staff to Modify the Bid Documents for the Montclair Lighted Crosswalk Pedestrian Safety Project and Readvertise for Bid Proposals

The City Council took the following actions related to the Montclair Lighted Crosswalk Pedestrian Safety Project:

- (a) Rejected all related bids received on May 3, 2005.
- (b) Authorized staff to modify related bid documents and readvertise for bid proposals.

5. Authorizing Expenditure of General Fund Moneys to Complete the Purchase of Mobile Data Computers

The City Council authorized expenditure of General Fund moneys in the amount of \$91,700 to complete the purchase of MDCs.

6. Authorizing Reallocation and Expenditure of California Law Enforcement Equipment Program Funds

The City Council authorized the reallocation and expenditure of California Law Enforcement Equipment Program funds.

7. Declaring Certain City Property and Unclaimed Property in Police Custody as Surplus and Available for Auction

The City Council declared certain City property and unclaimed property in Police custody listed on an attachment to the agenda report on this item as surplus and available for auction.

8. Approval of City Warrant Register and Payroll Documentation

The City Council approved the Warrant Register dated June 6, 2005, totaling \$1,187,561.79 and the Payroll Documentation dated April 17, 2005, amounting to \$514,499.31, with \$352,384.14 being the total cash disbursement.

C. Agreements

1. Redevelopment Agency Board of Directors' Approval of Agreement No. 05-65, an Easement Purchase and Sale Agreement by and Between the City of Montclair Redevelopment Agency and the Estate of Hampton F. Tedder/Claire E. Tedder for Purchase of an Easement Necessary

for the Ramona Avenue/Union Pacific Railroad Grade Separation Project

City Council's Acceptance of Easement for Street and Related Purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project

The Redevelopment Agency Board approved *Agreement No. 05-65*, an *Easement Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and the Estate of Hampton F. Tedder/Claire E. Tedder for the purchase of an easement necessary for the Ramona Avenue/Union Pacific Railroad Grade Separation Project.

The City Council accepted an easement for street and related purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project.

2. Approval of *Agreement No. 05-67* With the San Bernardino County Department of Aging and Adult Services to Provide a Senior Citizens Nutrition Program

The City Council approved *Agreement No. 05-67* with the San Bernardino County Department of Aging and Adult Services to provide a Senior Citizens Nutrition Program.

3. Redevelopment Agency Board of Directors' Approval of *Agreement No. 05-68*, an *Easement Purchase and Sale Agreement* by and Between the City of Montclair Redevelopment Agency and the Cornelius and Wilhelmina Van Dam Family Limited Partnership for Purchase of an Easement Necessary for the Ramona Avenue/Union Pacific Railroad Grade Separation Project

City Council's Acceptance of Easement for Street and Related Purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project

The Redevelopment Agency Board approved *Agreement No. 05-68*, an *Easement Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and the Cornelius and Wilhelmina Van Dam Family Limited Partnership for purchase of an easement necessary for the Ramona Avenue/Union Pacific Railroad Grade Separation Project.

The City Council accepted an easement for street and related purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project.

D. Resolutions

1. Adoption of Resolution No. 05-2578 Fixing the Salaries for City Employees Represented by the San Bernardino Public Employees Association

The City Council adopted Resolution No. 05-2578 fixing the salaries for City employees represented by the San Bernardino Public Employees Association.

2. Adoption of Resolution No. 05-2579 Fixing the Salaries for Police Department Employees Represented by the Montclair Police Officers Association

The City Council adopted Resolution No. 05-2579 fixing the salaries for Police Department employees represented by the Montclair Police Officers Association.

3. Adoption of Resolution No. 05-2580 Fixing the Salaries for Management Employees Represented by the City Manager

The City Council adopted Resolution No. 05-2580 fixing the salaries for management employees represented by the City Manager.

4. Adoption of Resolution No. 05-2581 Fixing the Salaries for Part-Time Employees Represented by the City Manager

The City Council adopted Resolution No. 05-2581 fixing the salaries for part-time employees represented by the City Manager.

5. Adoption of Resolution No. 05-2587 Related to an Application for State Funds Under the Safe Routes to Schools Program

The City Council adopted Resolution No. 05-2587 related to an application for state funds under the Safe Routes to Schools Program.

6. Adoption of Resolution No. 05-2588 Authorizing the Mayor to Sign a Three-Year Agreement With the County of San Bernardino Regarding Participation in the Community Development Block Grant Program for Fiscal Years 2006-07, 2007-08, and 2008-09

The City Council adopted Resolution No. 05-2588 authorizing the Mayor to sign a three-year agreement with the County of San Bernardino regarding participation in the Community Development Block Grant Program for Fiscal Years 2006-07, 2007-08, and 2008-09.

7. Adoption of Resolution No. 05-2589 Determining the Status of Local Safety Employee David Dieter Piksusch

The City Council adopted Resolution No. 05-2589 determining the status of Local Safety Employee David Dieter Piksusch

8. Adoption of Resolution No. 05-2590 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges

The City Council adopted Resolution No. 05-2590 authorizing placement of liens for delinquent sewer and trash charges on the 79 properties listed on Exhibit A to Resolution No. 05-2590.

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

<i>Properties</i>	<i>Assessor's Parcel Nos.</i>	<i>Address</i>
:	1012-062-11	10606-08 Ramona Avenue, Montclair
	1012-062-13	4461 Brooks Street, Montclair
	1012-062-14	10634-44 Ramona Avenue, Montclair

Negotiating Parties: City of Montclair Redevelopment Agency and John and Henny V. Vanderzwaag Trust

*1012-151-27 10611 Ramona Avenue, Montclair
1012-151-28 S/S Brooks Street, E/O Ramona Avenue*

Negotiating Parties: City of Montclair Redevelopment Agency and Jafam Corporation

1012-072-09 10635 Ramona Avenue, Montclair

Negotiating Parties: City of Montclair Redevelopment Agency and Per Kvalheim Trust and Gry Kvalheim Trust

1012-062-04 10602 Ramona Avenue, Montclair

Negotiating Parties: City of Montclair Redevelopment Agency and John and Henny V. Vanderzwaag Trust

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

Under Negotiation: Status Report and Recommendations Regarding Acquisition of Easements on Subject Properties in Conjunction With Ramona Avenue/Union Pacific Grade Separation Project

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

B. City Manager/Executive Director

1. In follow-up to **Mr. Armstrong's** earlier comment that the City is reluctant to provide information requested by the public, City Manager McDougal advised that he has a copy of his correspondence dated May 17, 2005, (the day following the last regular joint meeting) addressed to **Mr. Armstrong** containing the information **Mr. Armstrong** requested at the last meeting. Noting more information was provided than requested, he failed to see how the City could be labeled "reluctant" to forward requested information to the general public.

C. Mayor/Chairman

1. Mayor/Chairman Eaton commented as follows:
 - (a) He noted his attendance at the Community Action Committee's (CAC's) **Memorial Day 2005** flag-lowering ceremony on Monday, May 30, 2005, at which City volunteer **Mrs. Uva Mendez** presented her two grandsons **Michael** and **Matthew** with United States flags for their service in the **United States Marines**. He noted there was an excellent turnout at the ceremony to honor the tremendous contributions of our Police and Fire personnel and those safety officers who lost their lives in service to this great country. He thanked the CAC and Human Services Division staff for their efforts to organize this worthwhile event.
 - (b) He noted he was unable to attend the May 16, 2005 regular joint meeting because he was in Ohio at an **Omnitrans** conference at which he learned a great deal about paratransit and transportation.

D. City Council/Agency Board

1. Council Member/Director Raft commented as follows:
 - (a) She noted she particularly enjoyed attending this year's **Memorial Day** ceremony as it was nice to see our Police and Fire personnel being specially honored.
 - (b) She noted she enjoyed attending the Human Services Division's second annual **Family Fun Festival** last Saturday at the Montclair Civic Center and Alma Hofman Park. She noted the event was well attended and seemed to be great fun for all youthful participants. She expressed her hope that the event would continue to grow each year.
2. Mayor Pro Tem/Vice Chairman Dutrey commented as follows:
 - (a) He also noted his attendance at the City's **Memorial Day** ceremony and thanked the CAC and Human Services Division staff for their hard work to organize and facilitate the event.
 - (b) He noted his attendance along with Mayor Eaton, Council Member Raft, and staff at the **International Council of Shopping Centers** trade show two weeks ago in Las Vegas that afforded an excellent opportunity to network with property owners, developers, brokers, representatives from national shopping centers, retail vendors exploring potential sites, and commercial real estate sales representatives totaling approximately 40,000 participants. He noted much interest was expressed by certain parties visiting the City's booth, including **Montclair Plaza** owner **General Growth Properties, Inc.**, which seemed highly motivated to resolve issues, particularly as concerns **Robinsons-May**, and expand the mall to include an outdoor dining and retail lifestyle center adjacent to the mall. He indicated it is encouraging to note that a brand-new building is proposed to be built to house **Nordstrom** and the entire mall structure itself is to be completely remodeled inside and out. Construction is proposed to begin this time next year, he added.

Mayor Eaton noted conversing with a gentleman from London who had expressed an interest in commercial development in Montclair.
 - (c) He noted tonight's meeting would be adjourned in memory of esteemed Montclair friend **Mr. Art Van Deventer**, who passed away Friday, May 27, 2005, after courageously battling cancer. He noted **Mr. Van Deventer**, who resided at **Monterey Manor Mobile Home Park**, was a mobile home park advocate for residents' rights. He noted his friendship over the years with **Mr. Van Deventer**, who volunteered in several of Mayor Pro Tem Dutrey's reelection campaigns, adding that **Mr. Van Deventer** himself ran a very good campaign for a seat on the Montclair City Council in 1998. He stated that **Mr. Van Deventer** would be very much missed by friends and family. He noted his prayers are with **Mrs. Edna Van Deventer** and family.
 - (d) He noted he and his daughter, **Janine**, very much enjoyed attending the Human Services Division's **Family Fun Festival** last Saturday.

- (e) He recognized Mayor Eaton for completing two years of service as President of the **Omnitrans** Board of Directors and congratulated him on his appointment to the **Southern California Association of Governments** Board of Directors representing the cities of Montclair, Upland, and Rancho Cucamonga.
3. Council Member/Director Ruh commented as follows:
- (a) He noted **Congressman Dreier's** attendance at the City's **Memorial Day** ceremony and that the **Congressman** would be providing American flags that have been specially flown over the U.S. Capitol for presentation to **Mrs. Mendez's** grandsons. He noted that though **Senator Soto** was unable to attend the ceremony, **Assembly Member McLeod** and **San Bernardino County Fourth District Supervisor Ovitt** both attended and gave **Memorial Day** tributes.
 - (b) He noted it was very sad to lose mobile home rights advocate **Mr. Art Van Deventer**, who believed in speaking out on issues in which he strongly believed.
 - (c) He noted the passing of **Mr. James Keeshan** on May 20, 2005, a former publisher of the **Montclair Tribune** and a decorated World War II bomber pilot who flew with the **British Royal Air Force**.
 - (d) He sadly noted that a suspicious fire on Saturday, June 4, 2005, that gutted the **United Islamic Youth Organization** mosque in Adelanto, the site of the only cemetery in Southern California built exclusively for Muslims, is being investigated as a possible hate crime. He emphasized that there is no room in our country for hate crimes, adding that the **U.S. Constitution** guarantees freedom of religion in this country. He stated that his heart goes out to the families that lost their place of worship and indicated he would ask the **County of San Bernardino** to issue a strong statement against this type of activity should the investigation determine the crime to be hate motivated.
 - (e) He noted telling his friend's spouse who was recently hospitalized in the new **Casa Colina Center for Rehabilitation** 68-bed acute hospital that funding for the new facility can largely be attributed to the fund-raising efforts of **Casa Colina** Board of Directors President **Sam Crowe** and Chief Executive Officer **Felice Loverso**. He recognized them and everyone else involved in developing the new facility.

E. Committee Meeting Minutes

1. Minutes of Public Works Committee Meeting of February 17, 2005

The City Council received and filed the Public Works Committee meeting minutes of February 17, 2005, for informational purposes.

2. Minutes of Personnel Committee Meeting of May 16, 2005

The City Council received and filed the Personnel Committee meeting minutes of May 16, 2005, for informational purposes.

XII. COUNCIL/AGENCY WORKSHOP

A. Strategic Planning Workshop

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 Tuesday, June 7, 2005, at 5:00 p.m. in the Conference Room South, 5111 Benito Street, Montclair, California.

XIII. ADJOURNMENT OF CITY COUNCIL AND MONTCLAIR HOUSING CORPORATION BOARD OF DIRECTORS

At 8:25 p.m., Mayor Eaton adjourned the City Council to Tuesday, June 7, 2005, at 5:00 p.m. in the Conference Room South, 5111 Benito Street, Montclair, California, in memory of **Mr. John "Art" Van Deventer**, cherished Montclair friend and champion of nonprofit ownership and rent control, who passed away on Friday, May 27, 2005. Mayor Eaton gave his sincere condolences to the **Van Deventer** family, noting **Mr. Van Deventer** was always very helpful to him and would be very much missed by family and friends.

At 8:25 p.m., Chairman Eaton adjourned the Montclair Housing Corporation Board of Directors.

At 8:25 p.m., the Redevelopment Agency Board went into Closed Session regarding real property negotiations pursuant to Section 54956.8 of the Government Code.

XIV. CLOSED SESSION ANNOUNCEMENTS

At 8:39 p.m., the Redevelopment Agency Board returned from Closed Session. Chairman Eaton announced the Redevelopment Agency Board met in 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 REDEVELOPMENT AGENCY BOARD OF DIRECTORS

At 8:40 p.m., Chairman Eaton adjourned the Redevelopment Agency Board of Directors to Tuesday, June 7, 2005, at 5:00 p.m. in the Conference Room South, 5111 Benito Street, Montclair, California.

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

Yvonne L. Smith
Transcribing Secretary