

MINUTES OF THE REGULAR JOINT MEETING
OF THE MONTCLAIR CITY COUNCIL AND
REDEVELOPMENT AGENCY AND MONTCLAIR
HOUSING CORPORATION BOARDS HELD ON
MONDAY, JULY 18, 2005, AT 7:01 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 7:01 p.m.

II. INVOCATION

Mayor/Chairman Eaton gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor/Chairman Eaton 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 Community Development/Agency Planner Clark; City/Agency Engineer Hudson; City Attorney/Agency Counsel Robbins; City Clerk/Agency Secretary Jackson

V. PRESENTATIONS

A. **Presentation by Council Member Carolyn Raft of Condolence Letter to the Mayor of London Regarding the Recent Tragic Acts of Terrorism**

Council Member Raft read a letter from the Council addressed to **Mr. Ken Livingstone, Mayor of London**, expressing the City's sincerest condolences in response to the deadly terrorist bombings of three subway trains and a bus in Central London on July 7, 2005.

Mayor Eaton thanked Council Member Raft for her kind letter.

B. **Proclamation Declaring August 13-14, 2005, as *Relay for Life Weekend* in the City of Montclair**

Mayor Eaton presented **Ms. Jeanne Ramirez**, Community Services Manager, **American Cancer Society**, with a proclamation declaring August 13-14, 2005, as *Relay for Life Weekend* in the City of Montclair.

Ms. Ramirez accepted the proclamation and thanked Mayor Eaton. She recognized the City of Montclair, **Montclair Chamber of Commerce** Executive Director Kelly Johnson, and everyone who supported last year's *1st Annual Relay for Life of Montclair* event that raised \$16,000 for cancer research and education. Noting Mayor Eaton is unable to attend the Opening Ceremony at **Serrano Middle School** on Saturday, August 13, 2005, at 9:00 a.m., she invited Mayor Pro Tem Dutrey and Council Members Ruh, Raft, and Paulitz to attend to represent the City. She introduced **Kiwanis Key Club** team members **Viry Esquivel** and **Isabel Oliva** to give the Council and staff *Relay for Life* brochures. She thanked **Montclair Kiwanis** for its support of the **Key Club** team, which won the Spirit award last year.

Noting the *Relay for Life* event celebrates cancer survivorship, **Ms. Ramirez** presented 16-year cancer survivor and Montclair resident **Mr. Don Vodvarka** with a survivor's medal.

Ms. Ramirez presented a *Certificate of Appreciation* to Assistant Director of Human Services Sue Yoakum on behalf of the *Por la Vida Program* for the organization's volunteer work in support of the **American Cancer Society**.

Mayor Pro Tem Dutrey confirmed with **Ms. Ramirez** his attendance at the Opening Ceremony.

Mayor Eaton advised **Ms. Ramirez** that he would make every effort to attend the Opening Ceremony pending a release from his doctor. He thanked her for her comments.

C. Presentation of 2005 Home Beautification Awards

Mayor Eaton stated that as part of the City's ongoing efforts to encourage pride and community spirit, the Montclair Community Action Committee (CAC) has again sponsored the annual *Home Beautification Awards* program. He stated that of the 14 nominations received, the 3 finalists are being recognized this evening. He introduced Assistant Director of Human Services Sue Yoakum to take the place of CAC Chairperson Darleen Hartman, who unfortunately was unable to attend the meeting to announce the three finalists because she fell last Friday and broke her hip. He noted that assisting in handing out awards would be CAC Member Pat Wooton.

Assistant Director of Human Services Sue Yoakum stated that she is pleased to represent the CAC as staff liaison in the *9th Annual Home Beautification Awards* presentation. She advised that the CAC continues to sponsor this program to recognize those residents who demonstrate community pride by attractively maintaining their homes. She noted the top three homes exemplify a true sense of pride and care in Montclair and thanked all residents who help to make Montclair a beautiful city in which to live. She further thanked Senior Recreation Supervisor Joyce Tanner for designing tonight's power-point presentation and Office Specialist Marjorie Francis for designing the recognition certificates.

The following three finalists were presented with framed City certificates, **Montclair Plaza** gift certificates, and signs for their properties:

"2005 Picturesque" award - **Charles and Shirley Davis**,
9241 Vernon Avenue

"2005 Home of Distinction" award - **Edwin and Blanca Aleman**,
10070 Carrillo Avenue

"Home of the Year 2005" award - **Walter and Maria Morales**,
10226 Coalinga Avenue

Assistant Director of Human Services Yoakum noted that a listing of the *2005 Home Beautification Awards* program winners is available in the City Council Chambers for those interested in driving by. She noted the care taken by these winning homeowners to beautify their homes motivates their neighbors to do the same, thereby benefiting the entire neighborhood. She noted her gratitude to the City for sponsoring and supporting this program.

On behalf of the *2005 Home Beautification Awards* program, Mayor Eaton thanked all the residents who have contributed to the beautification of the community and invited everyone to take a look at the winning homes.

VI. PUBLIC COMMENT

- A. **Mr. Glenn Bozar**, 1154 Emerson Street, Upland, citing a recent *Inland Valley Daily Bulletin* article about the City's proposed Emergency Medical Services (EMS) and Paramedic Subscription Program fee increase, discussed his winning a lawsuit (Case No. RCV069669) against the **City of Upland's** paramedic subscription program late last year. He disputed Resolution No. 01-2328 establishing a schedule of fees and subscription rates for Montclair Fire Department-provided emergency medical services, noting it is very similar to the **City of Upland's** paramedic subscription program fee resolution. He advised that the **San Bernardino County Superior Court** decided in his case that local government-charged paramedic fees must be approved by a two-thirds majority vote of the electorate. Not disputing the need for such services, whether provided by a city or by an ambulance company, he took issue with the City establishing fees and subscription rates for Fire Department-provided emergency medical services without receiving the requisite voter approval.
- B. **Mr. Ronald Armstrong**, 5601 Deodar Street, Montclair, commented as follows:
1. He noted recently receiving a *Notice to Correct* related to an inoperative vehicle on his property and his subsequent receipt of related correspondence from the City's Code Enforcement Division dated July 11, 2005, sent by regular mail followed by correspondence sent by certified mail, which he left unopened. He stated he intends to prove such enforcement activity is harassment, asserting that he has a right to display a vehicle for sale on his property under the First Amendment. He asserted that should his inoperative vehicle be towed, he would follow up on the matter because he believes such action would be in violation of his civil and constitutional rights.
 2. He reiterated comments from previous meetings regarding the condition of his backyard fence.
 3. He reiterated his previous comments related to being threatened by a staff member and City Manager McDougal's response to **Mr. Armstrong's** inquiry last year about the matter, including the supposed remark, "Yes I do recall, not that it makes any difference, not that it matters."

Mayor Eaton told **Mr. Armstrong** that he had exceeded his maximum five minutes to comment.

Mr. Armstrong thanked Mayor Eaton.

- C. **Mr. Roger Bear** commented as follows:
1. He expressed his opinion that the Code Enforcement notice sent to **Mr. Armstrong** is defective.
 2. He reiterated comments made at previous meetings regarding an exchange he had with a staff member.
 3. He indicated he has been unable to find a higher paid city manager in this area than City Manager McDougal.

Mayor Eaton told **Mr. Baer** that other area city managers receive higher salaries.
 4. He noted last month's **Supreme Court** ruling expanding the power of eminent domain.

City Manager McDougal commented as follows

- ✓ He gave the Council informational packets, including photographs, of Code Enforcement activities in a service area that includes **Mr. Armstrong's** residence. He clarified that many of **Mr. Armstrong's** neighbors also received *Notices to Correct* for similar issues. He advised that **Mr. Armstrong** received the *Notice to Correct* and a subsequent *Notice of Intention to Abate and Remove* because his vehicle, which is visible from the public right-of-way, lacks a current registration and is thereby considered "inoperative" and a public nuisance pursuant to the **California Vehicle Code** and the **Montclair Municipal Code**. He added that in such cases, Code Enforcement Officers are directed to notify both the property owners and registered vehicle owners that their inoperative vehicles either need to have their registrations renewed or be moved to a location not visible from the street or other public or private property.

City Manager McDougal advised that effective this morning, **Mr. Armstrong** has corrected the conditions at his property as well as the next-door property where his daughter resides.

City Manager McDougal stated that Code Enforcement Officers' duties include routinely canvassing the City to inspect properties, issue *Notices to Correct* and *Notices of Violation*, and conduct reinspections of properties. Acknowledging that such activities might be perceived by some to be harassment, he advised that one way to eliminate being considered for such enforcement proceedings is to not manifest any property conditions that violate the **California Health and Safety Code** or **Vehicle Code** or the **Montclair Municipal Code**.

- ✓ He noted **Mr. Armstrong's** fence matter has been discussed in depth over the years and was the City's first encounter with **Mr. Armstrong**. He advised that the fence matter was brought to the City's attention by a neighbor and that it was directly related to an incident in which a neighbor's dog died in an attack involving **Mr. Armstrong's** daughter's dog.
- ✓ He noted the **Montclair Municipal Code** requires that inoperative vehicle notices be mailed by certified mail to property owners and registered vehicle owners.
- ✓ In response to **Mr. Armstrong's** statement that City Manager McDougal remarked, "Not that it matters," in response to **Mr. Armstrong's** inquiry of him last year about witnessing the exchange that occurred between **Mr. Armstrong** and Director of Administrative Services Starr, he recalled that his response at the time was, "Yes, I did witness that."
- ✓ Noting he has again been accused of being the highest-paid city manager in the surrounding area, he advised that **City of Ontario** City Manager **Greg Devereaux** is the highest-paid city manager in the Inland Empire and the city manager of the **City of Victorville** is the highest-paid city manager in San Bernardino County.

D. Miss Regina Howerton commented as follows:

1. She indicated that the timing is not synchronized on the Red Light Camera Enforcement Program cameras at the intersection of Central Avenue and Holt Boulevard, advising that the cameras become activated after the traffic signal cycles green.
2. She again noted the apparent traffic hazard on Moreno Street just east of Central Avenue from vehicles making illegal left turns onto Moreno Street from the **Washington Mutual Bank** parking lot. She reiterated her request for increased motor officer patrol in that vicinity to increase traffic safety.

3. She suggested **Mr. Armstrong** might possess a "planned nonoperation" registration from the **California Department of Motor Vehicles** for his inoperative vehicle.
4. She noted a large number of uncovered motor homes parked within side-yard setbacks of R-1-zoned properties in North Montclair.

At this time, Mayor Eaton stopped to allow those in attendance for the *2005 Home Beautification Awards* to either leave or stay for the entire meeting. He expressed his appreciation for their attendance.

- E. **Ms. Teresa Billingsley** noted she had inquired into a prior Code Enforcement matter involving **Mr. Armstrong** in which he was told to disregard a "citation" he received. She asked for clarification on the difference between that matter and **Mr. Armstrong's** most recent Code Enforcement issue.

City Attorney Robbins recalled that the prior matter, which occurred a few years ago, was of a similar nature and that she had advised **Mr. Armstrong** to disregard a follow-up *Notice to Correct* since he had abated the violation.

Ms. Billingsley requested further clarification.

City Manager McDougal indicated that documentation on the prior Code Enforcement matter would be brought to the next meeting.

VII. PUBLIC HEARINGS

- A. **Redevelopment Agency Board of Directors' 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 for Property Located on the Northwest Corner of Monte Vista Avenue and Richton Street**

Chairman Eaton declared it the time and place set for 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 the Monte Vista Water District (MVWD) for property located on the northwest corner of Monte Vista Avenue and Richton Street and invited comments from the public.

Executive Director McDougal asked that the Redevelopment Agency Board consider amending *Agreement No. 05-66* to include an entitlement provision that MVWD would be responsible for one half the cost of curb, gutter, sidewalk, and street improvements through the Richton Street frontage of the subject property at such time as the Redevelopment Agency or City determines there is a need to extend Richton Street from Monte Vista Avenue to and/or across the San Antonio Channel. He advised that he had neglected to bring up the subject of the street improvements during negotiations with MVWD regarding the proposed *Purchase and Sale Agreement* and that MVWD General Manager **Mark Kinsey** has been notified of the proposed amendment to the agreement. He noted MVWD had specifically requested that the property not be subjected to the entitlement process.

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 for its consideration.

Director Paulitz inquired as follows:

1. Would MVWD be required to relinquish an easement should

plans to extend Richton Street proceed?

Agency Engineer Hudson responded that there would be no right-of-way dedication required of the subject site should Richton Street be extended at some future time.

2. How would the cost of street improvements be apportioned between MVWD and the Redevelopment Agency?

Executive Director McDougal answered, "By frontage."

Director Ruh asked how time-sensitive this item is, suggesting it be continued until MVWD administration approves the proposed amendment to *Purchase and Sale Agreement No. 05-66*.

Executive Director McDougal advised that time is of the essence on this item so far as MVWD is concerned, adding that the selling price of the vacant parcel is significantly below market value as other properties in the area are being sold for \$15 to \$18 a square foot compared to the Redevelopment Agency's selling price of \$9 a square foot. He indicated that MVWD's share of street improvement costs would be nominal.

Chairman Eaton noted that in speaking to **Mr. Kinsey** recently, he seemed anxious for this item to go forward.

Mayor Pro Tem Dutrey asked if the proposed selling price for the subject property is based on a recent appraisal.

Executive Director McDougal answered, "No, we negotiated that price," adding that this is a real good deal for the Redevelopment Agency.

Vice Chairman Dutrey indicated that since the Redevelopment Agency is selling the parcel for below-market value, MVWD should at least consider the Agency's request for entitlement street improvements.

Moved by Vice Chairman Dutrey and seconded by Director Paulitz that the Redevelopment Agency Board approve *Agreement No. 05-66* (as amended), a *Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and the Monte Vista Water District for property located on the north-west corner of Monte Vista Avenue and Richton Street.

Motion carried as follows:

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

Director Ruh noted he opposes this item because he does not feel comfortable with MVWD administration not approving the amendment before this hearing and asked that the reason for his opposing vote be communicated to MVWD.

B. Continuance of Public Hearing Regarding *Agreement No. 05-78, a Purchase and Sale Agreement* by and Between the City of Montclair Redevelopment Agency and the John and Henny F. van der Zwaag Trust Concerning the Industrial Building Located at 10602 Ramona Avenue to August 1, 2005

Chairman Eaton declared it the time and place set for public hearing to consider continuance of the public hearing regarding *Agreement No. 05-78, a Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and the John and Henny F. van der Zwaag Trust concerning the

industrial building located at 10602 Ramona Avenue to August 1, 2005, 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 for its consideration.

Moved by Vice Chairman Dutrey, seconded by Director Paulitz, and carried unanimously to continue this public hearing to the August 1, 2005 regular joint meeting at 7:00 p.m. in the City Council Chambers regarding *Agreement No. 05-78, a Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and the John and Henry F. van der Zwaag Trust concerning the Industrial building located at 10602 Ramona Avenue.

C. Adoption of Resolution No. 05-2597 Adjusting Taxicab Service Rates in the City of Montclair

Mayor Eaton declared it the time and place set for public hearing to consider Resolution No. 05-2597 adjusting taxicab service rates in the City of Montclair 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.

Council Member Ruh noted he fully understands the reason for the proposed increase, advising that the last increase was in February 2004. Though he noted several residents would be impacted by the increase, he knows that the drivers who live in Montclair have been subjected to the very high cost of fuel since February 2004; and fuel is the taxicab operator's biggest cost of doing business.

Moved by Council Member Ruh and seconded by Council Member Paulitz that Resolution No. 05-2597, entitled "**A Resolution of the City Council of the City of Montclair Revising the Schedule of Rates for Taxicab Services,**" be read by number and title only, further reading be waived, and it be declared adopted.

The City Council unanimously waived the reading of the Resolution.

Resolution No. 05-2597 was unanimously adopted by the following vote:

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

D. Adoption of Resolution No. 05-2598 Amending Resolution No. 04-2557 Amending the Master User Fee Schedule

Mayor Eaton declared it the time and place set for public hearing to consider Resolution No. 05-2598 amending Resolution No. 04-2557 amending the Master User Fee Schedule and invited comments from the public.

Mr. Glenn Bozar, 1154 Emerson Street, Upland, reiterated his earlier comments that, citing as a precedent the San Bernardino County Superior Court's ruling in his favor in Case No. RCV069669 late last year against the City of Upland's paramedic subscription program, the City of Montclair has no legal authority to collect paramedic fees without the approval of a two-thirds majority vote of the electorate. He indicated that residents pay taxes for police

department- and fire department-provided services, of which paramedic services should be included. He suggested the

City Council continue this item until the City Attorney renders an opinion on the matter.

Council Member Paulitz inquired of **Mr. Bozar** as follows:

1. Would the Fire Department not be able to bill the victim of an automobile accident for providing advanced life support (ALS) emergency medical services?

Mr. Bozar answered, "That's correct," advising that pursuant to the Municipal Code Handbook, cities are only legally allowed to charge for certain items, e.g., a fire department could charge a drunk driver for cleanup of an accident he caused.

2. Are municipalities not allowed to levy specialized municipal fees?

Mr. Bozar answered, "That's correct" so far as paramedic fees are concerned because such a fee was ruled a tax in his case against the City of Upland.

3. Would a nonsubscribing resident to Montclair's EMS and Paramedic Subscription Program have a case in a lawsuit against the City?

Mr. Bozar responded that a nonsubscribing resident would have a case because nonsubscribers are subject to the illegal fee for receiving ALS services administered by the Fire Department.

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 Pro Tem Dutrey asked for further clarification from City Attorney Robbins.

City Attorney Robbins advised that she has not compared the City's EMS and Paramedic Subscription Program with the former City of Upland paramedic subscription program, though she would do so as well as review Resolution No. 01-2328 and report back to the Council. She advised there is no reason the Council should not go forward with proposed Resolution No. 05-2598 related to amending the Master User Fee Schedule.

Mayor Pro Tem Dutrey stated it is important to clarify this matter. He stated it is his impression that because Montclair's EMS and Paramedic Subscription Program is strictly voluntary that it is very different from Upland's former paramedic subscription program. He expressed his appreciation that City Attorney Robbins would be reviewing the matter and reporting her findings to the City Council.

Council Member Ruh asked if there are any statistics related to a potential drop off of subscribers should the annual resident subscription rate be increased.

City Manager McDougal answered, "No," advising that approximately one third to one half of subscribers are exempt from paying the subscription fee because they qualify for the low-income exemption. He noted the Fire Department is planning a comprehensive marketing campaign that it is hoped would increase the number of subscribers to the program.

Noting he has concerns about the EMS and Paramedic Subscription Program in light of **Mr. Bozar's** comments, Council Member Ruh

suggested this item be continued to the next regular joint meeting to allow City Attorney Robbins to research the difference between Montclair's and Upland's respective paramedic subscription programs and report back to the City Council.

Council Member Raft stated she would be in favor of continuing this item to receive further clarification from City Attorney Robbins. She expressed her opinion that subscribing to the EMS and Paramedic Subscription Program is well worth it, even at the proposed increase in resident subscription fees, compared to the cost for nonsubscribing residents to receive ALS services provided by the Fire Department.

Noting City Attorney Robbins would be reporting back to the Council at the next meeting after researching this matter, Council Member Paulitz stated he sees no point in continuing the item as it only relates to a proposed increase in the resident subscription fee.

City Manager McDougal estimated it would only cost \$500 to wait on this matter for another two weeks.

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Paulitz that Resolution No. 05-2598, entitled "**A Resolution of the City Council of the City of Montclair Amending Resolution No. 04-2557 Amending the Master User Fee Schedule,**" be read by number and title only, further reading be waived, and it be declared adopted.*

Council Member Ruh noted he was hoping this item would be continued so the Council could receive further information, advising that he himself would be willing to pay the subscription fee increase because the program is vital and needed. He noted he would abstain from voting on this item because he would like more information.

Though he expressed his appreciation of **Mr. Bozar's** remarks, Mayor Pro Tem Dutrey stated it is important that the Council not overreact to public comments. He noted the City's EMS and Paramedic Subscription Program was given a 61 percent approval by the voters. He explained that a subscription fee for Fire Department-provided ALS services was necessary for the program to be cost effective. He reiterated that the City's program is legal because it is strictly voluntary as compared to the mandatory subscription program formerly provided by the City of Upland.

Council Member Ruh reiterated that he is not opposed to the EMS and Paramedic Subscription Program but would like the item continued to allow City Attorney Robbins to render an opinion.

Mr. Loren Martens, 4285 Benito Street, Montclair, inquired as follows:

1. Does the Fire Department charge for every paramedic service call?

City Manager McDougal clarified that prior to the City's implementation of the EMS and Paramedic Subscription Program, Fire Department emergency medical technicians could only administer basic life support (BLS) services. He further clarified that the current program is staffed by highly trained paramedics capable of providing ALS services. He advised that there is no charge to residents for BLS services and only residents who do not subscribe to the program are charged for ALS services.

2. Who monitors the program to ensure billing accuracy?

City Manager McDougal responded that a dedicated full-time employee manages the program, the cost of whom was unanticipated at the program's onset. He added that this employee also monitors the necessary paramedic training. He advised that all written reports of Fire Department service calls are routinely audited by the County of San Bernardino.

Mr. Martens expressed his opinion that the program needs further examination, particularly in view of the Superior Court's ruling in the City of Upland case.

City Manager McDougal asked Acting Fire Chief Shull to respond to **Mr. Martens'** concerns.

Acting Fire Chief Shull expressed his appreciation of **Mr. Martens'** comments regarding the integrity of the EMS and Paramedic Subscription Program. He reported that all "O1A" paramedic-response reports are reviewed for accuracy by the San Bernardino County EMS Authority; in addition, all paramedics are strictly regulated by San Bernardino County protocols as to what constitutes either a BLS or an ALS service call.

Expressing his understanding that most cities do not charge fees for paramedic services, **Mr. Roger Bear** asked what the benefit is to the City is in collecting subscription fees totaling approximately \$36,000 per year.

Mayor Eaton expressed his opinion that he is very glad to subscribe to the City's EMS and Paramedic Subscription Program, noting the program is quite beneficial to subscribers.

Mr. Baer asked how much the City lost in administering paramedic services last year.

City Manager McDougal responded that the program operated at an approximate loss of \$50,000 to \$52,000.

Discussion centered on the EMS and Paramedic Subscription Program's implementation through adoption of a fee resolution establishing a schedule of special services fees and subscription rates and the costs associated with specialized paramedic training, equipment, and drugs.

The question was moved by Council Member Paulitz and seconded by Mayor Pro Tem Dutrey.

Ms. Teresa Billingsley expressed her opinion that that the Council should continue this item to allow further research into the matter and to save the City any costs associated with a lawsuit.

*The City Council unanimously waived the reading of the Resolution.

Resolution No. 05-2598 was unanimously adopted by the following vote:

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

VIII. CONSENT CALENDAR

Chairman Eaton noted Director Raft's disqualification on Item B-1 because of the close proximity of her residence to the subject property.

Council Member Paulitz requested that Item C-4 be removed from the Consent Calendar for correction and comment.

Council Member Raft requested that Item B-3 be removed from the Consent Calendar for comment.

Council Member Ruh requested that Item C-11 be removed from the Consent Calendar for comment.

Moved by Mayor Pro Tem/Vice Chairman Dutrey, seconded by Council Member/Director Raft, and carried unanimously to approve the following Consent Items as presented, noting the disqualification of Council Member Raft on Item B-1:

A. Approval of Minutes

1. Minutes of Adjourned Joint Council/Agency/Montclair Housing Corporation Meeting of June 14, 2005

The City Council and Redevelopment Agency and Montclair Housing Corporation Boards approved the minutes of the Adjourned Joint City Council/Redevelopment Agency Board/Montclair Housing Corporation Board meeting of June 14, 2005.

2. Minutes of Regular Joint Council/Agency/Montclair Housing Corporation Meeting of June 20, 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 meeting of June 20, 2005.

B. Administrative Reports

1. Setting a Public Hearing Regarding *Agreement No. 05-94, a Purchase and Sale Agreement* by and Between the City of Montclair Redevelopment Agency and South Coast Communities, LLC, Concerning the Property Located at 4218 Holt Boulevard

The Redevelopment Agency Board, with the exception of Director Raft, set a public hearing for Monday, August 1, 2005, at 7:00 p.m. in the City Council Chambers located at 5111 Benito Street, Montclair, Montclair, regarding *Agreement No. 05-94, a Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and South Coast Communities, LLC, concerning the property located at 4218 Holt Boulevard.

2. Setting a Public Hearing to Consider Approval of Tentative Tract Map No. 16960 for a 25-Lot Residential Subdivision in the 11200 Block of Central Avenue

The City Council set a public hearing for Monday, August 1, 2005, at 7:00 p.m. in the City Council Chambers to consider approval of Tentative Tract Map No. 16960 for a 25-lot residential subdivision in the 11200 block on the west side of Central Avenue approximately 300 feet north of Phillips Boulevard.

4. Approval of Parcel Map No. 17196 Located at 4545 Mission Boulevard

Authorization for Parcel Map No. 17196 to be Recorded With the Office of the San Bernardino County Recorder

The City Council took the following actions:

- (a) Approved Parcel Map No 17196 located at 4545 Mission Boulevard.
- (b) Authorized Parcel Map No 17196 to be recorded with the Office of the San Bernardino County Recorder.

5. Approval of Filing of *Notice of Completion*, Reduction of *Faithful Performance Bond* to 10 Percent, and Six-Month Retention of *Payment Bond* Related to Completion of the Essex Park Drainage Project

The City Council approved the following actions related to completion of the Essex Park Drainage Project:

- (a) The filing of a *Notice of Completion* with the Office of the San Bernardino County Recorder.
- (b) Reduction of the *Faithful Performance Bond* to 10 percent.
- (c) Retention of the *Payment Bond* for six months.

6. Authorization to Purchase One Chevrolet 3500 Pickup Truck with Service Bed From Mark Christopher Chevrolet

The City Council authorized the purchase of one Chevrolet 3500 pickup truck with service bed from Mark Christopher Chevrolet.

7. Receiving and Filing of City Treasurer's Report

The City Council received and filed the City Treasurer's Report for the month ending June 30, 2005.

8. Approval of City Warrant Registers and Payroll Documentations

The City Council approved the City Warrant Registers dated July 5, 2005, totaling \$1,200,349.53 and July 18, 2005, totaling \$826,760.46 and the Payroll Documentations dated May 29, 2005, amounting to \$512,139.93, with \$372,742.06 being the total cash disbursement, and June 12, 2005, amounting to \$523,655.90, with \$357,837.00 being the total cash disbursement.

9. 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 June 30, 2005.

10. Approval of Agency Warrant Register

The Redevelopment Agency Board approved the Redevelopment Agency Warrant Register dated 6/01/05-6/30/05 in the amounts of \$663.16 for Project I; \$139.21 for Project II; \$112,130.78 for Project III; \$46,113.08 for Project IV; and \$298,243.58 for Project V.

11. 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 June 30, 2005.

12. Approval of MHC Warrant Register

The MHC approved the MHC Warrant Register dated 6/01/05-6/30/05 in the amount of \$15,477.20.

C. Agreements

1. Approval of *Agreement No. 05-85* With the City of Ontario for Information Technology Support Services

The City Council approved *Agreement No. 05-85* with the City of Ontario for information technology support services related to providing fire dispatch services and communications as well as maintenance of computer hardware, software, and networking systems.

2. Transfer of \$170,000 From the Redevelopment Project Area No. III North Montclair Median Landscaping Project to the Olive Street Construction West of Del Mar Avenue Project

Award of Contract for the Olive Street Construction West of Del Mar Avenue Project to All American Asphalt, Inc., in the Amount of \$151,151

Approval of *Agreement No. 05-87* With All American Asphalt, Inc., for the Olive Street Construction West of Del Mar Avenue Project

Authorization of a \$15,000 Construction Contingency for the Olive Street Construction West of Del Mar Avenue Project

The Redevelopment Agency Board took the following actions related to the Olive Street Construction West of Del Mar Avenue Project:

- (a) Transferred \$170,000 to the project from the Redevelopment Project Area No. III North Montclair Median Landscaping Project.
- (b) Awarded a contract to All American Asphalt, Inc., in the amount of \$151,151.
- (c) Approved *Agreement No. 05-87* with All American Asphalt, Inc.
- (e) Authorized a \$15,000 construction contingency.

3. Approval of *Agreement No. 05-88*, a *Professional Services Agreement* With Geographics for Creation of a Commemorative Logo Program for the City's 50th Anniversary of Incorporation

The City Council approved *Agreement No. 05-88*, a *Professional Services Agreement* with Geographics for creation of a commemorative logo program for the City's 50th anniversary of incorporation.

5. Approval of *Agreement No. 05-90* With First 5, the Children and Families Commission for San Bernardino County, in Support of Case Management and Mental Health Services for Children Ages 0-5

The City Council approved *Agreement No. 05-90* with First 5, the Children and Families Commission for San Bernardino County, in support of case management and mental health services for children ages 0-5.

.Approval of Agreement No. 05-91 With Ontario-Montclair School District for Use of Facilities at Serrano Middle School for an After-School Program

The City Council approved *Agreement No. 05-91* with the Ontario-Montclair School District for use of facilities at Serrano Middle School for an after-school academic support and recreational program.

7. Approval of Agreement No. 05-92 With Ontario-Montclair School District for Use of Facilities at Mission Elementary School for After-School Programs

The City Council approved *Agreement No. 05-92* with the Ontario-Montclair School District for use of facilities at Mission Elementary School for an after-school academic support and recreational program.

8. Approval of Agreement No. 05-93 Amending Agreement No. 04-38 With Ontario-Montclair School District to Provide After-School Programs

The City Council approved *Agreement No. 05-93* amending *Agreement No. 04-38* with the Ontario-Montclair School District as part of a SB 1756 After-School Safe Neighborhood Partnership and Federal 21st Century Learning Center grant for after-school intervention, remediation, and intercession programs at Monte Vista, Kingsley, Mission, and Lehigh Elementary Schools and Serrano Middle School.

9. Approval of Agreement No. 05-95 With the City of Claremont for Use of Its Compressed Natural Gas (CNG) Fueling Station

The City Council approved *Agreement No. 05-95* with the City of Claremont for use of its new CNG fueling station located at the new City of Claremont Corporate Yard facility, 1616 Monte Vista Avenue.

10. Approval of Agreement No. 05-96 With the Office of the State Controller, Division of Audits, for Annual Street Report Preparation Services

The City Council approved *Agreement No. 05-96* with the Office of the State Recorder, Division of Audits, for annual street report preparation services.

D. Resolutions

1. Adoption of Resolution No. 05-2601 Adopting a Measure I Five-Year Capital Improvement Program, Five-Year Expenditure Strategy, and Twenty-Year Transportation Plan for the City of Montclair

The City Council adopted Resolution No. 05-2601 adopting a Measure I Five-Year Capital Improvement Program, Five-Year Expenditure Strategy, and Twenty-Year Transportation Plan for the City of Montclair.

2. Adoption of Resolution No. 05-2602 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges

The City Council adopted Resolution No. 05-2601 authorizing placement of liens on the 94 properties listed on Exhibit A to the Resolution for delinquent sewer and trash charges.

IX. PULLED CONSENT CALENDAR ITEMS

B. Administrative Reports

3. Acceptance of Staff's Recommendation Regarding Purchase Offer for the Redevelopment Agency-Owned Property Located at 10602 Ramona Avenue

Director Raft noted **Mr. Gomez** has done well operating his County Brake & Alignment automotive business at 10602 Ramona Avenue for the past five years. She spoke in favor of the Agency Board's acceptance of **Mr. Gomez's** purchase offer for the Redevelopment Agency-owned site. She asked Executive Director McDougal to recount their conversation of earlier today regarding this item.

Executive Director McDougal emphasized the financial implications to the Montclair Redevelopment Agency (conservatively estimated at approximately a half million dollars for reappraisal fees, off-site improvements, attorneys' fees, court costs, and condemnation and acquisition costs) if the subject property is not part of a tentative agreement that has been reached with the neighboring property owner, **Mr. John van der Zwaag**. He advised that the Redevelopment Agency acquired the site five years ago with the intention of using it for right-of-way easements for utility relocations, access to adjacent properties, and construction purposes related to the impending Ramona Avenue Grade Separation Project. He noted that at the time escrow opened, the industrial building at the site was vacant, though authorization was given to the sellers to temporarily lease the building to **Mr. Gomez** on a month-to-month basis until construction began on the grade separation. Since then the Agency lost its funding for the project and it has been delayed, he added. He explained that for the better part of a year, the Agency has been negotiating and has reached a tentative agreement with **Mr. van der Zwaag** for a corresponding trade of his property (needed for bridge right-of-way purposes) for the industrial building owned by the Agency, noting the similarity in value of each property. He noted the importance of **Mr. van der Zwaag's** acquiring the Agency's property for access to his property.

Executive Director McDougal noted receiving correspondence from **Mr. van der Zwaag** indicating **Mr. Gomez** is most welcome to continue leasing the building with a guarantee of no higher than an annual 2 percent lease payment increase per year. He commended **Mr. Gomez** for operating a reputable business, expressing his hope that **Mr. Gomez** would continue operating County Brake & Alignment at that location.

Executive Director McDougal noted **Mr. Gomez** was told each time he approached Agency staff during the past five years with offers to purchase the building the reason why such transaction could not take place.

Mr. Heriberto Roger Gomez, 851 West Ashland Street, Ontario, emphasized that he has worked hard over the last five years to improve the building he leases in an effort to develop his successful family-owned and -operated automotive business. He noted he recently submitted an offer to purchase the site and that he has photographs of his business.

Director Paulitz asked **Mr. Gomez** if he would be agreeable to operating his business under a long-term lease agreement.

Mr. Gomez replied that he has not given such an arrangement much thought, noting he had hoped his purchase offer would be accepted.

Director Paulitz suggested a meeting involving **Mr. Gomez**, **Mr. van der Zwaag**, and staff be arranged to reach a settlement regarding **Mr. Gomez's** long-term lease arrangement and that the Council proceed with staff's recommendation, which he wholeheartedly supports. As a member of the Public Works Committee, he expressed his desire to move forward with the vitally needed Ramona Avenue Grade Separation Project as quickly as feasibly possible.

Director Raft concurred that the Council should proceed with staff's recommendation. Noting she understands the excellent reputation of **Mr. Gomez's** business, she asked him if he fully understands the financial reasons behind the Redevelopment Agency's decision to enter into an agreement with **Mr. van der Zwaag** for the subject property.

Mr. Gomez answered, "I understand. Thank you."

Mayor Eaton thanked **Mr. Gomez** for his comments.

Director Ruh noted his conflict with this item and suggested there might be a way for the Redevelopment Agency to assist **Mr. Gomez** to acquire property in the City to establish a permanent home for his automotive business.

City Manager McDougal noted the Redevelopment Agency owns the property directly across the street and to the east of **Mr. Gomez's** business and another parcel in close proximity that is being considered for new soccer fields. He noted the disadvantage of **Mr. Gomez** having to reoutfit a new structure with the automotive equipment that he already has at his present location. He indicated that staff would be more than happy to meet with **Mr. Gomez** and **Mr. van der Zwaag** to negotiate a long-term lease arrangement. He gave the Agency Board copies of **Mr. van der Zwaag's** correspondence that he referenced earlier.

Director Ruh suggested an interpreter be invited to translate on behalf of **Mr. Gomez** at the forthcoming meeting with **Mr. van der Zwaag** and staff. He expressed his opinion that the location described by City Manager McDougal for new soccer fields might not be the best for such a use.

Vice Chairman Dutrey expressed his hope that **Mr. Gomez** can work with **Mr. van der Zwaag** to resolve his business issue. He expressed his appreciation for **Mr. Gomez's** desire to stay in his present location despite the forthcoming grade separation construction at that site.

Moved by Vice Chairman Dutrey, seconded by Director Raft, and carried unanimously to accept staff's recommendation and reject the purchase offer by **Mr. Heriberto Roger Gomez** and **Ms. Griselda Guzman** related to Redevelopment Agency-owned property located at 10602 Ramona Avenue.

Mayor Eaton told **Mr. Gomez** that staff would be in contact with him and expressed his appreciation for **Mr. Gomez's** attendance at this meeting.

C. Agreements

4. **Approval of Agreement No. 05-89 With Catering Systems, Inc., to Provide Meals for the City's Senior Citizen Nutrition Program**

Council Member Paulitz noted the following correction to "Section 3. Compensation to the Subcontractor" of proposed *Agreement No. 05-89*:

The Contractor shall pay to the Subcontractor an amount not to exceed \$3.07 per meal....

Deleted: \$2.90

Council Member Paulitz commented that as a participant in this fine program, he is very pleased with the quality of service provided by Catering Systems, Inc. He noted that in the last few months attendance has been so great, the program received an increase in operating funds from the San Bernardino County Department of Aging and Adult Services. He added that two free senior events have been held and enjoyed by all attendees as well as a very nice barbecue for seniors and employees.

Moved by Council Member Paulitz, seconded by Mayor Pro Tem Dutrey, and carried unanimously that the City Council approve *Agreement No. 05-89* with Catering Systems, Inc., to provide meals for the City's Senior Citizen Nutrition Program.

11. **Approval of Tentative Tract Map No. 16697 Located at 11204 Fremont Avenue South of Howard Street and East of Monte Vista Avenue**

Approval of Agreement No. 05-97, a Subdivision Agreement With Montclair Investment, LLC

Authorization for City Engineer to Reduce and Release Payment and Performance Bonds Upon Satisfactory Completion of Improvements Within the Public Rights-of-Way

Council Member Ruh asked if the developer of the future residential subdivision to be built at the subject site is in attendance at this meeting, noting he would like to meet with the developer to discuss more affordable housing options for the site. He noted he could not approve this item because lot sizes range between 7,520 and 13,009 square feet.

Mayor Pro Tem Dutrey commented as follows:

- (a) He expressed his appreciation of developers who make an effort to build beautiful homes to enhance the aesthetics of the community.
- (b) He clarified there is only one 13,009-square-foot lot in the nine-lot subdivision.
- (c) He noted the futility of his colleague's repetitious affordable housing commentary that offers no serious solutions to the housing crisis. He suggested Council Member Ruh sell his rental home in Montclair to a low-to moderate-income family for \$180,000 as a means of contributing to the City's share of affordable housing.

Moved by Mayor Pro Tem Dutrey and seconded by Council Member Raft that the City Council take the following actions related to Tentative Tract Map No. 16697:*

- (a) Approve Tentative Tract Map No. 16697 located at 11204 Fremont Avenue south of Howard Street and east of Monte Vista Avenue.
- (b) Approve *Agreement No. 05-97, a Subdivision Agreement* with Montclair Investment, LLC.
- (c) Authorize the City Engineer to reduce and release payment and performance bonds upon satisfactory completion of improvements within the public rights-of-way.

Council Member Paulitz read excerpts from two *Inland Valley Daily Bulletin* articles published July 14, 2005, and June 25, 2005, respectively, which are entered into the record as follows:

Diamond Bar Hopes New Home Center Helps Boost the City

Diamond Bar—The city is finalizing plans for 180 homes and townhouses near a planned commercial center in a project officials hope will boost revenue and provide affordable housing in a desirable place to live.

"(They) will be near businesses, and I think Pasadena is doing that, and it seems to be very successful," resident Marie Buckland said. "I favor it, as long as they set up a good traffic plan."

There will be 70 single-family detached homes and 110 townhouses built by Brookfield Homes. The single-family homes will range from 1,400 to 1,800 square feet, have a two-car garage, and cost about \$500,000 to \$600,000, according to Brookfield Homes. Detached townhouses will be a little larger, at 1,600 to 2,300 square-feet, and will cost about \$450,000 to \$550,000. Both the homes and townhouses will have three to four bedrooms.

Big Yards Drawing Buyers

Rancho Cucamonga—Synthia and Michael Gates aren't afraid of a big backyard.

In fact, Synthia Gates says her husband Michael is a "yard freak."

That's why the couple jumped at the chance to own a home in Etiwanda Huntington Estates, a unique, low-density, spacious neighborhood just south of Banyan Street and west of East Avenue in the Etiwanda area of Rancho Cucamonga.

Developed by KB Home, the two-year-old neighborhood—an experiment by the developer in a city with many large but yardless homes—has a Midwestern feel to it. The lots have substantial front and backyards, and many of the homes are not separated by fences or hedges.

The Gates were living in Fontana and had no plans to move until Michael Gates saw the

KB Home trailer sitting in what would soon become their housing tract.

Council Member Ruh told Mayor Pro Tem Dutrey that smaller high-density attached homes can be beautiful and affordable. He noted that **Mr. Jack Kaiser**, Chief Economist, Los Angeles Economic Development Corporation, spoke this afternoon at a Chamber luncheon regarding the reduction in fees that results from reducing the square footage of homes. He reminded Council Member Paulitz that Council Member Paulitz purchased an affordable home when he moved to Montclair. He reiterated his opinion that the City needs affordable ownership housing, advising that he opposes this item for that reason.

Council Member Paulitz commented as follows:

- (a) He stated that he along with many other homeowners in his neighborhood who purchased homes in the 1960s have remodeled their homes to increase square footage and make other improvements. He noted he added 800 square feet to his home.
- (b) He expressed his opinion that housing costs in 1960 cannot be compared to housing costs in 2005. He indicated it is unfortunate that wages have not kept up with the substantial rise in real estate prices. He advised that the present real estate cycle would eventually work its way out.

Noting that Council Member Paulitz was at least able to afford to buy a home as well as improve it, Council Member Ruh expressed his opinion that Council Member Paulitz only desires upscale homes to be built in Montclair.

Mayor Pro Tem Dutrey noted the population growth in California has contributed to the substantial rise in real estate prices. He advised that the median price of a 1,300-square-foot home in Montclair is now \$380,000, noting a new 1,000-square-foot home would cost over \$300,000. He noted he is still waiting for Council Member Ruh to advise him of the locations of affordable housing projects that would work well in Montclair so he might tour them and challenged Council Member Ruh to do so.

Council Member Ruh suggested the City work with developers to build affordable higher density residential projects. He expressed his opinion that Mayor Pro Tem Dutrey, like Council Member Paulitz, only desires upscale housing to be built in Montclair.

Mayor Pro Tem Dutrey stated that unless Council Member Ruh can provide him with actual locations of genuinely affordable housing projects, Council Member Ruh's comments amount to nothing more than rhetoric.

Council Member Paulitz strongly advised that the City is not going to encourage developers to not conform to property development standards specific to a particular zone. He told Council Member Ruh that if he so desires, he should develop an Ordinance for Council consideration proposing a higher density smaller dwelling residential product "and see how far it gets here in this Council."

Council Member Ruh indicated he would consider doing so.

*Motion carried unanimously as follows:

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

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

1. **Closed Session Pursuant to Section 54957.6 of the Government Code Regarding Conference With Designated Labor Negotiators**

Agency: City of Montclair

*Employee Organizations: City Manager
Management
Montclair Fire Fighters Association
Montclair Police Officers Association
San Bernardino Public Employees Association*

City Attorney Robbins withdrew her request for a Closed Session regarding the above matter pursuant to Government Code Section 54957.6.

B. City Manager/Executive Director

1. City Manager/Executive Director McDougal thanked **Ms. Howerton** for suggesting that **Mr. Armstrong** might possess a "planned nonoperation" registration from the **California Department of Motor Vehicles** for his inoperative vehicle. He recalled that **Mr. Armstrong** did possess such a registration that expired in April 2005. He thanked **Ms. Howerton** for correcting him.

C. Mayor/Chairman

1. Mayor/Chairman Eaton commented as follows:
 - (a) He asked that Code Enforcement Division follow up on **Ms. Howerton's** comment related to the parking of recreational vehicles within side-yard setbacks.
 - (b) He thanked everyone for all the cards, flowers, and kind words and prayers on his behalf while he has been recovering from recent surgery.

D. City Council/Agency Board

1. Council Member/Director Paulitz stated that Code Enforcement is doing a great job enforcing the **California Health and Safety Code** and **Vehicle Code** and **Montclair Municipal Code** and in doing so has very much helped this community. He noted two inoperative vehicles, including a motor home, have been removed from a neighboring property.
2. Council Member/Director Raft commented as follows:
 - (a) She cited a recent ***Inland Valley Daily Bulletin*** letter to the editor from an Ontario resident who praised the City's Zero-Tolerance Fireworks Enforcement Program and the innovative methods used to inform the public of this important program.

- (b) Noting she is awaiting a full report on the Zero-Tolerance Fireworks Enforcement Program from the Police Department, she reported the Police Department responded to 87 service calls, issued 11 administrative citations for possession or use of dangerous fireworks, and issued 7 receipts for confiscated safe and sane fireworks. She commended both the Police and Fire Departments for their efforts to deter the use of dangerous fireworks for public safety.
3. Mayor Pro Tem/Vice Chairman Dutrey noted that in a ride-along with Fire Chief Turner on the evening of the Fourth of July holiday, he noticed fireworks activity taking place in the **City of Ontario** but not in Montclair. He noted speaking to a **City of Fontana** Council Member who advised him that despite its aggressive enforcement campaign to deter illegal fireworks use, including fines of up to \$1,000, staff had a busy night. Noting the Fire Department's effective public-notification campaign, he congratulated the Fire and Police Departments for a job well done.
 4. Council Member/Director Ruh commented as follows:
 - (a) He noted his attendance at a briefing for the Fourth of July holiday. He noted residents were pleased with the City's enhanced enforcement efforts, advising that one resident suggested that in the future, the City post local Fourth of July fireworks display information for the benefit of the public.
 - (b) He announced that on Saturday, July 23, 2005, from 10:00 a.m. to 12:00 p.m., **Assembly Member McLeod** and the **West Valley Mosquito and Vector Control District** would conduct a special town hall meeting at the **De Anza Teen Center**, 1405 South Fern Street, Ontario, to discuss the dangers associated with the mosquito-borne West Nile virus, its symptoms, and tips to preventing its spread. For further information, he suggested interested residents telephone **Assembly Member McLeod's** office at (909) 621-2783. He expressed his appreciation of **Assembly Member McLeod's** efforts to inform residents about this potentially deadly disease and her lobbying efforts to have funding restored to fight the virus in the Southland.

E. Committee Meeting Minutes

1. Minutes of Public Works Committee Meeting of May 10, 2005

The City Council received and filed the Public Works Committee meeting minutes of May 10, 2005, for informational purposes.

2. Minutes of Personnel Committee Meeting of June 20, 2005

The City Council received and filed the Personnel Committee meeting minutes of June 20, 2005, for informational purposes.

Mayor Eaton reiterated that there are two vacancies on the Planning Commission and one on the Community Action Committee (CAC) to fill the unexpired term of CAC Member Rudy Murrieta, whose term ends June 30, 2008. He advised that applications for these openings are available at City Hall and will be accepted through July 21, 2005.

XII. COUNCIL/AGENCY/PLANNING COMMISSION/COMMUNITY ACTION COMMITTEE WORKSHOP

A. 50th Anniversary Planning Workshop

It was the consensus of the City Council/Redevelopment Agency Board to continue this item to an adjourned joint meeting on Monday, August 1, 2005, at 5:45 p.m. in the City Council Chambers.

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

At 9:10 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency Board of Directors to Monday, August 1, 2005, at 5:45 p.m. in the City Council Chambers.

At 9:10 p.m., Chairman Eaton adjourned the Montclair Housing Corporation Board of Directors.

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

Yvonne L. Smith
Transcribing Secretary