

MINUTES OF THE REGULAR JOINT MEETING OF THE
MONTCLAIR CITY COUNCIL AND REDEVELOPMENT
AGENCY AND MONTCLAIR HOUSING CORPORATION
BOARDS HELD ON MONDAY, OCTOBER 16, 2006,
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. and asked that everyone please silence their cell phones, pagers, and other electronic devices as a courtesy to others while the meeting is in session. He announced that the regular joint meetings are now available in audio format on the City's website and can be accessed the day following the meeting after 10:00 a.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

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

V. PRESENTATIONS

A. Introduction of New Employee

Mayor Eaton introduced **Mr. Michael Buczynski**, who was appointed to the position of Maintenance Worker on September 11, 2006. He noted Maintenance Worker Buczynski worked for 14 years at various home-improvement companies and for the past 5 years has maintained and repaired office equipment.

Mayor Eaton welcomed Maintenance Worker Buczynski to the Montclair City family and presented him with a City pin.

VI. PUBLIC COMMENT

Mayor Eaton advised those audience members desiring to address the Council and Redevelopment Agency/Montclair Housing Corporation Boards to submit a *Speaker Information Card*, and they would be afforded five minutes each to speak on topics that do not appear on tonight's agenda.

- A. **Mr. Don Vodvarka**, 10202 Columbine Avenue, Montclair, spoke as a Board Member of **Doctors' Hospital Medical Center of Montclair**, 5000 San Bernardino Street, and stated that hospital staff is asking for volunteers to help with various duties. He stated that those interested in volunteering their time may call (909) 625-8177 or (909) 625-8303.

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

- B. **Ms. Rosa Penado**, 10327 Fremont Avenue, Montclair, owner of the Montclair **Habitat for Humanity** home, presented City Manager McDougal with a plaque on behalf of the **Pomona Valley Habitat for Humanity** Board in appreciation of his coordination of the City Managers' group that contributed to building the **Habitat for Humanity** home at the **L. A. County Fair**.

City Manager McDougal thanked **Ms. Penado**. He spoke of his efforts as Chairman of the **Habitat for Humanity** Pomona Valley affiliate's Advisory Committee to organize City Managers from 14 of the 16 cities within the affiliate's boundaries to build the **Habitat for Humanity** home during the 18-day run of the fair, noting the home would soon be moved to its permanent location in Chino. He noted the project succeeded in educating those City Managers unfamiliar with the work of the **Pomona Valley Habitat for Humanity** and that he hopes more homes will be built in the 16-city region in the very near future. He added that next year, he will again organize the City Managers; and they will build two houses instead of one. He noted it was a "delightful experience" for all participants. He thanked **Ms. Penado** for the recognition.

Ms. Penado thanked City Manager McDougal "for all your hard work."

Mayor Eaton thanked **Ms. Penado** for her comments.

VII. PUBLIC HEARINGS – None

VIII. CONSENT CALENDAR

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:

A. Approval of Minutes

1. Minutes of Adjourned Joint Council/Agency Meeting of October 2, 2006

The City Council and Redevelopment Agency Board approved the minutes of the Adjourned Joint City Council/Redevelopment Agency Board meeting of October 2, 2006.

2. Minutes of Regular Joint Council/Agency/Montclair Housing Corporation Meeting of October 2, 2006

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 October 2, 2006.

B. Administrative Reports

1. Receiving and Filing of City Treasurer's Report

The City Council received and filed the City Treasurer's Report for the month ending September 30, 2006.

2. Approval of City Warrant Register and Payroll Documentation

The City Council approved the City Warrant Register dated October 16, 2006, totaling \$1,209,364.05 and the Payroll Documentation dated August 20, 2006, amounting to \$561,799.67, with \$389,135.96 being the total cash disbursement.

3. 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 September 30, 2006.

4. Approval of Agency Warrant Register

The Redevelopment Agency Board approved the Redevelopment Agency Warrant Register dated 9/01/06-9/30/06 in the

amounts of \$54,547.93 for Project I; \$3,301.15 for Project II; \$957,373.32 for Project III; \$327,202.88 for Project IV; and \$863,785.13 for Project V, and \$285,391.42 for the Mission Boulevard Joint Redevelopment Project.

5. 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 September 30, 2006.

6. Approval of MHC Warrant Register

The MHC Board approved the MHC Warrant Register dated 9/01/06–9/30/06 in the amount of \$9,100.67.

7. Declaring Certain City Property as Surplus and Available for Auction

The City Council declared the City property listed on the attachments to this agenda report as surplus and available for auction.

8. Declaring Vehicles and Equipment as Surplus and Authorizing Their Sale by Nationwide Auction Systems on Behalf of the City of Montclair

The City Council declared the following vehicles and equipment as surplus and authorized their sale by Nationwide Auction Systems on behalf of the City of Montclair:

<i>Department</i>	<i>Year and Model</i>	<i>Vehicle Identification Number</i>	<i>Mileage</i>	<i>Estimated Sales Price</i>
Community Development	1987 Chevrolet S-10 Blazer	1GNCT18R8H8221105	64,387	\$1,050
Fire	1995 Chevrolet Caprice	1G1BL52P8SR159685	125,748	\$1,300
Public Works	1988 Ford 3/4-ton pickup truck	1FTHF25H4JPA93691	92,267	\$1,000
Public Works	1991 Chevrolet 3/4-ton pickup truck	1GCGC24KOME150700	70,562	\$1,450
Public Works	1994 Gravely walk-behind mower	00643476	N/A	\$ 400
Public Works	1987 Bear Cat crack-sealing machine	BK22986	N/A	\$ 750
Police	1995 Chevrolet Lumina	2G1WL52M3S9267620	195,885	\$ 900
Police	1995 Chevrolet Lumina	2G1WL52M8S9319999	76,700	\$1,100

C. Agreements

1. Approval of *Agreement No. 06-153 With the Ontario-Montclair School District for Use of Mission Elementary School Facilities for an After-School Program*

The City Council approved *Agreement No. 06-153* with the Ontario-Montclair School District for use of Mission Elementary School facilities for an after-school program.

2. Approval of *Agreement No. 06-154-I-76, an Irrevocable Annexation Agreement With Juan and Cristina Bustamante for 4449 Grand Avenue*

The City Council approved *Agreement No. 06-154-I-76, an Irrevocable Annexation Agreement* with Juan and Cristina Bustamante for emergency connection of their property at 4449 Grand Avenue to the City Sewer System.

3. Approval of *Agreement No. 06-156, a Purchase and Sale Agreement by and Between the City of Montclair Redevelopment Agency and Neighborhood Partnership Housing Services for Purchase of the Single-Family Residence Located at 9916 Central Avenue*

City Council's Approval of *Agreement No. 06-161 Approving Promissory Note No. 06-06 Between the City of Montclair and the City of Montclair Redevelopment Agency*

City of Montclair Redevelopment Agency Board of Directors' Approval of *Agreement No. 06-161 Approving Promissory Note No. 06-06 Between the City of Montclair and the City of Montclair Redevelopment Agency*

Authorization of a \$432,500 Appropriation for Acquisition, Closing Costs, and Repayment to the Housing Fund for Purchase of 9916 Central Avenue

The Redevelopment Agency Board took the following actions:

- (a) Approved *Agreement No. 06-156, a Purchase and Sale Agreement* by and between the City of Montclair Redevelopment Agency and Neighborhood Partnership Housing Services for purchase of the single-family residence located at 9916 Central Avenue.
- (b) Approved *Agreement No. 06-161* approving Promissory Note No. 06-06 between the City of Montclair and the City of Montclair Redevelopment Agency.

The City Council took the following actions:

- (a) Approved *Agreement No. 06-161* approving Promissory Note No. 06-06 between the City of Montclair and the City of Montclair Redevelopment Agency.
 - (b) Authorized a \$432,500 appropriation for acquisition, closing costs, and repayment to the Housing Fund for purchase of 9916 Central Avenue.
4. **Approval of *Agreement No. 06-157* With Atlas Consulting for Quality-Control Services Associated With Roofing the New City of Montclair Police Department Facility**

The City Council approved *Agreement No. 06-157* with Atlas Consulting for quality-control services associated with roofing the new City of Montclair Police Department facility.

5. **Approval of *Agreement No. 06-158* With Pfeiler and Associates Engineers, Inc., for Surveying and Construction Staking Services for the New City of Montclair Police Department Facility**

The City Council approved *Agreement No. 06-158* with Pfeiler and Associates Engineers, Inc., for surveying and construction staking services for the new City of Montclair Police Department facility.

6. **Approval of *Agreement No. 06-159*, an *Agreement for Conveyance of Real Property* With KLC Property, LLC, for the Gratis Dedication of a Permanent Easement and Designation of a Temporary Construction Easement on Property Located at the Northeast Corner of Monte Vista Avenue and Mission Boulevard in the City of Montclair**

Acceptance of Permanent and Temporary Easements for Street and Related Purposes for the Monte Vista Avenue/ Union Pacific Railroad Grade Separation Project

The City Council took the following actions:

- (a) Approved *Agreement No. 06-159*, an *Agreement for Conveyance of Real Property* with KLC Property, LLC, for the gratis dedication of a permanent easement and designation of a temporary construction easement on property located at the northeast corner of Monte Vista Avenue and Mission Boulevard in the City of Montclair.
- (b) Accepted permanent and temporary easements for street and related purposes for the Monte Vista Avenue/Union Pacific Railroad Grade Separation Project.

7. Approval of Agreement No. 06-160 With American-1, Airtight Security Company for Security Guard Services During Construction of the New Montclair Police Department Facility

The City Council approved *Agreement No. 06-160* with American-1, Airtight Security Company for security guard services during construction of the City of Montclair Police Department facility.

D. Resolutions - None

IX. PULLED CONSENT CALENDAR ITEMS

B. Administrative Reports

9. Authorization to Advertise for Bid Proposals for the Foundation Area 11 Phase A Landscape Improvement Project

Council Member Paulitz stated that though he agrees with the concept of improving the City's multifamily housing areas, there is a considerable amount of money proposed to be spent on the proposed improvements. He asked if the Foundation Area 11 Phase A property owners will contribute financially to the project.

Director of Community Development Clark advised that the project will be entirely financed with Community Development Block Grant funds. He noted the City will require the property owners to join a mutual-benefit property owners' association that would require an upgraded level of maintenance and tenant screening and a higher standard for operation of their properties. He noted these provisions reduce crime, vacancies, and calls for service, which are all cost beneficial to the City.

Council Member Paulitz thanked Director of Community Development Clark for the information.

Moved by Council Member Paulitz, seconded by Council Member Raft, and carried unanimously that the City Council authorize staff to advertise for bid proposals for the Foundation Area 11 Phase A Landscape Improvement Project.

Mayor Pro Tem Dutrey reported that the Foundation Area 11 property owners association will be hiring a property management company to ensure the rules are enforced, properties are maintained, and problem tenants are evicted and barred from renting elsewhere in the Foundation Area. He noted staff would be suggesting the owners of Helena Gardens and

Cobblestone Village do the same. He spoke in support of this item to provide more quality housing in the City.

Council Member Ruh stated this is a worthy project, not just because it will benefit the neighboring community but because the residents will benefit and it will encourage stability.

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel - No comments

B. City Manager/Executive Director - No comments

C. Mayor/Chairman

1. Mayor/Chairman Eaton commented as follows:

(a) He noted his attendance at recent **Omnitrans** and **San Bernardino Associated Governments** Board meetings.

(b) He noted his participation at **Howard Elementary School's** 50th Birthday celebration on October 4, 2006, adding it was nice to see the turnout of the school's former teachers at the event.

(c) He noted his attendance at the **Pomona Valley Hospital Medical Center 2006 Legacy Awards** ceremony on October 5, 2006, at which **James M. Lally, DO, MS**, President and Chief Medical Officer, **Chino Valley Medical Center**, and former Assistant Human Services Director **Sue Yoakum** were among those honored for contributing to the legacy of well-being and health throughout Inland Valley communities. He stated that **Dr. Lally** was given the **Medical Practitioner** award for providing free participation physicals and game coverage for high schools and for his work at the **Montclair Medical Clinic**, and **Mrs. Yoakum** was awarded the **Seniors and Assisted Care Providers** award for her work with community seniors.

(d) He noted Montclair would be receiving the **Hope Through Housing Foundation Community Partnership** award at the **Victoria Gardens Cultural Center**, Rancho Cucamonga, and that he would attend the ceremony on October 26, 2006, to receive the award on behalf of the City.

D. City Council/Agency Board

1. Council Member/Director Paulitz noted he walked along the Pacific Electric Inland Empire Bike Trail from Central Avenue to Claremont that has been completed for about a year. He noted he continued walking west at the trail's end to Claremont Boulevard and saw the six very nice new **Pomona Valley Habitat for Humanity** houses that are nearing completion. He recommended the trail, "a very fine addition to our community," to bicyclists and walkers, noting he would next be walking east to Upland.
2. Council Member/Director Raft noted she and other Council Members attended the Fire Department's Annual Open House/Pancake Breakfast fundraiser at Fire Station No. 1 last Saturday. She noted the excellent turnout at the event despite the down-pour and thanked everyone who attended.

Mayor Eaton inquired as to the number of attendees at the event.

Fire Chief Tapia answered, "Between three hundred fifty and four hundred."

3. Mayor Pro Tem/Vice Chairman Dutrey commented as follows:
 - (a) He noted the nonprofit affordable housing provider **Southern California Housing Development Corporation** that is building two projects in Montclair established the **Hope Through Housing Foundation** in 1998 to meet an urgent need in the communities it served.
 - (b) He noted his attendance at the well-organized Fire Department Open House on Saturday.
 - (c) He announced that the **Ontario-Montclair YMCA's** Fourth Annual *Fiesta de Comida* fundraiser will be held this Wednesday at **Guasti Villa**, 2903 East Guasti Road, Ontario.
 - (d) He noted Mayor Eaton, Council Member Raft, and he attended an ethics in public service training session this afternoon and remarked on how much members of the State Legislature could benefit by taking such a course, advising that many of the ethics violations committed by our state representatives largely go unnoticed.
4. Council Member/Director Ruh commented as follows:
 - (a) He noted his attendance at the very well-organized Fire Department Open House on Saturday that was well-attended despite the rain.

- (b) He noted Mayor Eaton's and his attendance last Saturday at the grand opening of the new 24-hour **L. A. Fitness** at the **Town Center Plaza**. There are very good rates right now for those interested in joining, and the center employs multilingual trainers, he added.
- (c) He also noted his attendance at the recent **Pomona Valley Hospital Medical Center 2006 Legacy Awards** ceremony and recognized **Pomona Valley Hospital Medical Center** Board Member **Bob Balzer** for the "excellent job."
- (d) He encouraged everyone to tune in to the **Chaffey College Foundation** Telethon to be held October 21, 22, and 23, 2006, to raise funds for scholarships and other needed items.
- (e) He advised that those who applied for absentee ballots for the General Municipal Election on Tuesday, November 7, 2006, should have received them by mail. He noted the two-page ballots will cost \$.63 to mail and must be completed, signed, and received by the **San Bernardino County Registrar of Voters Office** by 8:00 p.m. on Election Day.
- (f) He noted his attendance at the **Inland Empire Public Affairs Network** (of which he is a founding member) meeting a few weeks ago that featured guest speaker **Representative Gary Miller**. He noted he assisted in sponsoring four **Montclair High School** students to attend and expressed his hope that the event sparked their interest to become involved in future government service.
- (g) He noted he will attend the **San Gabriel Valley Economic Partnership** meeting on October 23, 2006, at which **Representative David Dreier** will be honored for his outstanding work to bring economic prosperity to the region, specifically his work with the **Metro Gold Line Foothill Extension** and **Metrolink** commuter rail lines.
- (h) He noted the **Kiwanis Club of Montclair** will hold its Installation dinner tomorrow night, though he will be out of town at a conference and unable to attend. He wished the **Kiwanis Club of Montclair** and **Ontario-Montclair YMCA** well on their upcoming events.
- (i) He encouraged everyone to exercise their right to vote in the forthcoming election, noting the last day to register to vote is Monday, October 23, 2006. He spoke of the

late **Pulitzer Prize**-winning editor and publisher **Ira B. Harkey Jr.'s** newspaper the ***Chronicle*** in Pascagoula, Mississippi, that in 1963 became the target of readers who did not agree with his editorials advocating that African Americans should have the right to vote. He emphasized that the right to vote "is the most important right you have in this country."

Mayor Eaton advised that voter registration forms are available at the entrance to the City Council Chambers.

E. Committee Meeting Minutes

1. Minutes of Personnel Committee Meeting of October 2, 2006

The City Council received and filed the Personnel Committee meeting minutes of October 2, 2006, for informational purposes.

XII. COUNCIL/AGENCY WORKSHOP

A. Update by State Legislative Advocate Charles W. Bader, CWB Consulting

Moved by Mayor Pro Tem/Vice Chairman Dutrey, seconded by Council Member/Director Raft, and carried unanimously to continue this item to an adjourned joint meeting on Monday, November 6, 2006, at 5:45 p.m. in the City Council Chambers.

Mayor Eaton advised all attending students to write today's date and the time Council Members will be signing their attendance forms before presenting them for signature.

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

At 7:24 p.m., Mayor/Chairman Eaton adjourned the City Council and Redevelopment Agency Board of Directors to Monday, November 6, 2006, at 5:45 p.m. in the City Council Chambers.

At 7:24 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