

MINUTES OF THE REGULAR JOINT MEETING OF THE MONTCLAIR CITY COUNCIL, SUCCESSOR AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS, MONTCLAIR HOUSING AUTHORITY COMMISSION, AND MONTCLAIR COMMUNITY FOUNDATION BOARD HELD ON MONDAY, OCTOBER 5, 2015, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

Mayor/Chairman Eaton called the meeting to order at 7:00 p.m. and asked that everyone please silence their electronic devices as a courtesy to others while the meeting is in session.

II. INVOCATION

Ma Mukthikananda and **Sri Rajananda, Nithyananda Vedic Temple**, gave the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Raft led those assembled in the Pledge.

IV. ROLL CALL

Present: Mayor/Chairman Eaton; Mayor Pro Tem/Vice Chairperson Raft; Council Members/Directors Dutrey, Ruh, and Martinez; City Manager/Executive Director Starr; Deputy City Manager/Economic Development Executive Director Staats; City Attorney Robbins; Deputy City Clerk Phillips

V. PRESENTATIONS

A. Introduction of New Employee

Captain Avels introduced **Ms. Karina Rodriguez**, who was appointed to the position of Police Dispatcher on September 22, 2015. He noted that **Karina** grew up in Azusa and began her career in public service in 2007 as a Public Safety Dispatcher for the **Montclair Plaza** until she was hired by the City. He stated that in her spare time, **Karina** enjoys traveling and spending time with her family noting that her brother, **Hector Sanchez**, is a Montclair Police Officer. He added that she is a loyal fan of the **Los Angeles Dodgers**.

Mayor Eaton welcomed Police Dispatcher Rodriguez to the Montclair City family and presented her with a City pin.

B. Proclamation Declaring October 18-24, 2015, as "Freedom from Workplace Bullies Week" in the City of Montclair

Mayor Eaton read a proclamation declaring October 18-24, 2015, as "Freedom from Workplace Bullies Week" in the City of Montclair. He stated that the proclamation would be mailed to the **California Healthy Workplace Advocates**.

VI. PUBLIC COMMENT

Pursuant to Government Code Section 54954.3, Mayor/Chairman Eaton announced that this section is intended to provide members of the public with an opportunity to address the Council on any subject that does not appear on tonight's agenda. He stated that each speaker will be afforded five minutes to address the City Council, the Successor Agency and Montclair Housing Corporation Boards of Directors, the Montclair Housing Authority Commissioners, and the Montclair Community Foundation Board of Directors.

- A. **Mr. Christopher Craig**, Field Representative, **52nd District Assembly Member Freddie Rodriguez's District Office**, announced the following events:

<i>Pet Adoption Event</i>	Friday, October 9, 2015 10:00 a.m. – 5:30 p.m. Inland Valley Humane Society Main Office 500 Humane Way, Pomona
<i>Free Breast Cancer Informational Workshop</i>	Saturday, October 10, 2015 9:00 – 11:00 a.m. Pomona Community Health Center 1450 Holt Boulevard, Pomona
<i>Earthquake Preparedness Workshop</i>	Thursday, October 29, 2015 6:00 – 8:00 p.m. American Red Cross Blood Donation Center 100 Red Cross Circle, Rm. 305A/B, Pomona

To RSVP to any of the above events, please call (909) 902-9606.

- B. **Mr. Benjamin Lopez**, 4853 San Bernardino Street, Montclair, thanked Public Works and Code Enforcement staff for their prompt eradication of bulky items in the alleyway behind his home and for posting notices informing his neighbors of how to properly dispose of bulky items. He provided copies to the City Council of emails he exchanged with Public Works Superintendent Mendez that show photos of recent bulky items dumped in the alleyway. He asked if there is anything else the City is able to do beside the posting of notices to discourage illegal dumping or punish violators.

City Manager/Executive Director Starr stated that if the violators are identified, they will be issued administrative fines and, if not paid, the City will escalate the issue to civil court.

VII. PUBLIC HEARINGS

- A. **Consider Adoption of Resolution No. 15-3094 Approving an Amendment to the General Plan Land Use Map for 1.07 Acres at 10998 Central Avenue, Modifying the Land Use Designation from "General Commercial" to "Medium-Density Residential (8-14 Dwelling Units/Acre)"**

Consider Adoption of Resolution No. 15-3095 Approving an Amendment to the City's Official Zoning Map for 1.07 Acres at 10998 Central Avenue, Modifying the Zoning Designation from "R-1(20)" (Single-Family Residential, Minimum 20,000 Square-Foot Lot Area) to "R-3" (Medium-High Density Residential)

Consider Approval of Tentative Tract Map No. 19971 for a Single-Lot Subdivision for a 13-Unit Residential Condominium Development at 10998 Central Avenue

Mayor Eaton declared it the time and place set for a continued public hearing related to adoption of Resolution No. 15-3094 approving an amendment to the General Plan Land Use Map for 1.07 acres at 10998 Central Avenue, modifying the land use designation from "General Commercial" to "Medium-Density Residential (8-14 dwelling units/acre)"; adoption of Resolution No. 15-3095 approving an amendment to the City's Official Zoning Map for 1.07 acres at 10998 Central Avenue, modifying the zoning designation from "R-1(20)" (Single-Family Residential, minimum 20,000 square-foot lot area) to "R-3" (Medium-High Density Residential); and adoption of Tentative Tract Map No. 19971 for a single-lot subdivision for a 13-unit residential condominium development at 10998 Central Avenue.

City Manager Starr noted he met with **Crestwood Communities** representatives last week and they indicated that if they were to purchase the vacant property to the south at the owner's asking

price, \$800,000 more than the assessed value, the sale prices of the units would be approximately \$600,000. He noted that if the applicant maintained the proposed density, the higher asking price per unit may be correct; however, the applicant can increase density from 12.5 units per acre to up to 20 units as allowed by the Municipal Code. This higher density would significantly lower the cost per unit.

City Manager Starr stated that the Agenda Report related to this item contains a staff-prepared response to questions posed by the Council at the last meeting related to the number of General Plan Amendments through the end of the calendar year. He noted the information provided concludes with a request for the City Council to provide comments and direction related to a proposed 22-unit detached condominium and 9-single-family-home project at 4975 Mission Boulevard, which would require a General Plan Amendment, possibly before the end of the year. He advised the City Council to ignore that request for comment on the project because the project is still in the development review process and has not yet gone to the Planning Commission; therefore, it would not be proper to solicit Council input at this time. He advised that in the future, pursuant to expressed interest by the City Council, the Real Estate Committee will be asked to review similar projects before they are submitted to the Planning Commission.

Mayor Eaton invited comments from the public.

1. **Mr. Kevin Kent**, 510 W. Citrus Edge Street, Glendora, identified himself as an owner of **Crestwood Communities**. He gave a brief history of the company and its projects in Montclair, noting its first project was built in Montclair in 1977. He stated that **Crestwood Communities** is currently in the escrow process for three properties in Montclair—two on Mission Boulevard and one on Central Avenue, which would generate approximately \$2.7 million in fees for the City.

Mr. Kent stated the current zoning designation at the project site is R-1, and is requested to be changed to R-3. He clarified that both designations are residential, noting there was discussion at the last meeting regarding the property currently being designated for commercial use.

Mr. Kent stated his belief that, based on the price of the property and the need for a General Plan Amendment and zoning change for development, there would not be much interest from others to purchase and develop the property. He noted **Crestwood Communities** first met with City staff on February 17, 2015, and since that time has met all of staff's requirements and paid over \$21,000 in fees to the City. He noted staff had deemed the project sufficient and it was unanimously approved by the Planning Commission on August 24, 2015.

Mr. Kent expressed his frustration that staff did not communicate the Council's potential concerns during staff's early review of the project. He noted the only past issues that he had been aware of were the project's proposed layout and parking.

Mr. Kent stated that **Crestwood Communities** has currently spent \$185,000 on this project to get to this point, and that he and his colleagues feel that they were blindsided when the Council did not approve this item at its last meeting.

Mr. Kent stated that **Crestwood Communities** made every attempt to purchase the property to the south in order to expand the project; however, the property owner would not take a loss on the property that he purchased in 2007 before

the housing market crash. He noted the median home price in Montclair is \$345,601, and the proposed project would provide homes that average \$440,000—27% higher than the City's median home price. He stated his belief that the project would be a great contribution to the City and would increase the values of surrounding properties.

Mr. Kent stated that **Crestwood Communities** has revised its plans in an attempt to address the Council's concerns from its September 21, 2015 meeting. He noted that revisions include the addition of a proposed street connecting to the south of the project that would assist in future development on the property to the south. He added that **Crestwood Communities** is also proposing revisions in the Covenants, Conditions, and Restrictions (CC&Rs) to allow for any current or future owners of the property to the south to annex into the Homeowners' Association (HOA).

Mr. Kent stated **Crestwood Communities** met with City Manager Starr on September 29, 2015, regarding comments at the September 21 meeting. He noted he was told that the City is making modifications to its in-house processing procedure for development projects, and that this project is getting caught up in the transition.

Mr. Kent stated that delays on this approval are putting his firm at risk with their lending arm, the current owner from whom **Crestwood Communities** is acquiring the property, and future developments within the City. He stated his belief that these issues are related to internal politics and **Crestwood Communities** should not be punished for it.

Mr. Kent asserted that City staff questioned **Crestwood Communities'** legal counsel's requested changes to some wording in the conditions of approval to alleviate concerns that the current wording could potentially bring legal issues between **Crestwood Communities** and the City down the line.

Mr. Kent stated this project was pushed back two months due to the processing of the **Montclair Plaza** renovation project. He noted the seller was gracious in providing extensions, but time is running out and **Crestwood Communities** needs to close the deal on October 12, 2015.

Mr. Kent asked that the City Council consider all of the information provided today and decide in favor of approving this project. He thanked the Mayor and City Council for its time.

2. **Ms. Kathleen A. Garvey**, 510 W. Citrus Edge Street, Glendora, identified herself as one of the principals and founders of **Crestwood Communities**. She stated that she and her brother, **Mr. Kent**, are excited about this project as well as others that are currently in development in the City. She noted that staff from **Crestwood Communities** is present at the meeting tonight if the City Council has any questions.
3. **Mr. Daniel Kashani**, 18653 Ventura Boulevard #333, Tarzana, identified himself as the current owner and seller of the two parcels being purchased and developed by **Crestwood Communities**. He stated his belief that **Crestwood Communities** has created "the most reasonable and inherently correct" development for the two parcels.

Mr. Kashani stated he has owned the two parcels since 2003, and has been in commercial development since he was 18 years old with his family, which has been in the business for

over 40 years. He noted that the property at Central Avenue has been listed through the same commercial broker from which he purchased the property. He read a letter from his broker, **CBRE, Inc.**, the world's largest commercial real estate brokerage firm:

"Dear **Mr. Kashani**,

As you know, we have been actively marketing your properties located at 5165 Mission Boulevard and 10998 Central Avenue, Montclair, CA, for lease since 2004. Since that time, we have aggressively marketed these properties to all retailers and commercial property users who have had requirements in and around the Montclair area. Today, we have been unable to secure any interest in any retailer for commercial uses for these properties. It is our professional opinion that these properties may be suitable for an alternative property use."

Mr. Kashani stated that during his 13 years owning the property, he has had one offer for the Central Avenue parcel from **The Learning Experience**, a preschool and daycare company, which rescinded its offer after sending representatives to view the property in person.

Mr. Kashani noted that the property exhibits narrow street frontage and a deep setback, which does not lend itself to commercial development. He stated that the site has only been used as a Christmas tree lot in December, generating about \$3,000 for the year. He advised the failure of the site's development into a commercial use is not for lack of effort.

Mr. Kashani thanked the City Council for its time, stated his support for this quality development project, and urged the City Council to approve this item.

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 Raft stated she understands the frustration of **Crestwood Communities** and its supporters, and she now feels it would be a good project for the property and for the surrounding area.

Council Member Martinez apologized to **Crestwood Communities** for feeling it was blindsided by the Council's concerns, and asserted that to her knowledge there were no internal politics involving herself or the City Council related to this project. She commended **Crestwood Communities** for its efforts related to the development of the project, attempts to acquire the adjacent properties, and proposed changes to alleviate Council's concerns. She expressed shock at **Mr. Kashani's** anecdote about a company rescinding its offer based on seeing the Central property, and asked how **Crestwood Communities** can be sure that the property will be able to attract and maintain residents based on the community's location.

Mr. Kent stated these issues would not be present if the property is developed for residential rather than commercial use. He noted this parcel is located approximately 200 feet away from another residential project that was approved by the City Council at its meeting on August 17, 2015 (Tract Map No. 19970, a 31-unit project). He stated that **Crestwood Communities** has thoroughly studied the area and believes these two projects will be successful.

City Manager Starr stated he would like to clarify for the record that

the *land use designation* under the current General Plan for the subject parcel is "General Commercial," not residential, with a request to change it to "Medium-Density Residential," and that the *zoning map* is currently approved for residential use, with a request to change its residential zoning designation from R-1 (Single-Family Residential) to R-3 (Medium-High Density Residential). He noted that **Mr. Kent** is incorrect in suggesting staff was wrong in characterizing this as a commercial property, clarifying again that the *land use designation* is currently General Commercial.

City Manager Starr also noted that during his meeting with the developer, no one had indicated that the project was not acceptable; the point of the discussion was focused on requesting the developer to acquire the properties to the south in order to create a better product to present to the community. He clarified that no changes to the current design were requested at that time; it was simply requested that an effort be made to acquire the adjacent parcels so that those parcels do not remain with the current land use designation of General Commercial, which could create a potential situation of having commercial projects surrounding a small residential lot. He emphasized that the quality of the project itself was never questioned. He noted Deputy City Manager/Executive Director of Economic Development Staats expressed to the developer at that meeting that the City's past experience with small-lot residential developments has not been positive. He noted it was communicated to the developer that similar condominium developments have not been properly maintained over the course of years, and staff's concerns are related to whether the HOA is adequate enough to properly maintain the property, whether the project is built as currently presented or is expanded to the adjacent properties.

City Manager Starr also stated that the applicant was advised of the City's desire to pursue a General Plan Update, and that in the interim, a smarter use and development of vacant and adjacent improved but deficient lots is desired.

Council Member Dutrey noted that, although the project was discussed with staff beginning in February, he has only been aware of it since about August through the City Manager's Weekly Report newsletter. He stated his frustrations with staff for failing to keep the Council informed on this project. He stated that, as elected officials, the members of the City Council are the policymakers for this City—not the Planning Commission or City staff. He recalled several past projects that were presented to the City Council via Council workshops and stated his disappointment that this project was never presented in the same manner. He noted he feels that the City Council was the last to be informed about this project. He expressed his disappointment that there is no staff representation from the Planning Division at tonight's meeting.

Council Member Martinez advised Council Member Dutrey that Associate Planner Gutierrez is present in the audience.

Council Member Dutrey stated that he is aware of her presence.

Council Member Dutrey proposed staff revisit the procedure for future development projects to ensure that they are reviewed by the Real Estate Committee or another advisory body to the Council. He noted he is disturbed that a developer needs to report to the Council how much they have sunk into a project that the Council had never had a chance to review. He requested that **Mr. Kent** bring the proposed changes to the dais for the Council to review.

Mr. Kent provided copies of the proposed changes to the City Council and reviewed the proposed addition of a street on the south side of the property with Council Member Dutrey.

City Manager Starr advised that if revisions are being proposed to the project, the City Council should continue this public hearing so that staff can review the impact of the changes brought forward this evening to the project and surrounding properties. He advised that past projects of this type have not been submitted to review by a body such as the Real Estate Committee; however, staff will certainly do so going forward.

Mayor Pro Tem Raft noted **Crestwood Communities** has recently had a project approved that did not undergo a Council workshop or committee review.

Mr. Kent stated that is correct, noting there have not been any issues with that project (Tract Map No. 19970, a 31-unit condominium development at 5165 Mission Boulevard).

Council Member Martinez reminded the Mayor and other members of the Council that **Mr. Kent** had stated that the deadline to close the deal on the property sale is October 12, 2015.

Council Member Dutrey asked if the City Council would need to adopt an amendment to this resolution related to the changes proposed in the Conditions of Approval for this property.

City Attorney Robbins concurred.

Council Member Dutrey asked if the property owner would be willing to give this developer another extension on closing the deal so that the Council can amend the conditions of approval.

Mr. Kashani stated he does not see why the Council cannot approve the item as it stands.

Council Member Dutrey noted these new revisions need to be reviewed by staff and legal counsel, which will require additional time. He noted he will be voting no at this point, but he is willing to look at the proposed changes.

Mr. Kashani stated he appreciates the Council's consideration, but stated he feels that it is odd that the City Council would ask for a second continuance on a project that has passed staff and Planning Commission review.

City Manager Starr stated he has not seen the changes that have been proposed at tonight's meeting, and staff is requesting time to review these newly proposed changes.

Ms. Garvey stated that to delay the vote would be financially impactful to **Crestwood Communities** and to **Mr. Kashani**. She stated her understanding that one of the original proposals contained provisions for the adjacent landowners to incorporate future developments into the **Crestwood** development. She reiterated her frustrations with the owners' unwillingness to cooperate and come to an agreeable price, noting to buy the land would make the development unaffordable for residents.

Mr. Kent stated that several iterations of layouts for the development were submitted to staff and at least three of them contained a connection to the south property; however, the process kept hitting road blocks when those designs did not meet the Fire Department's access requirements. He added that the two extensions granted by the seller were requested because of the mall project taking precedence and because of the Council's continuation of the item. He stated his hope that this project could avoid further delay by being approved with an addendum noting the approval is made under the condition of review and approval by staff.

Council Member Ruh stated he appreciates **Mr. Kent's** efforts to accommodate some of the Council's concerns under the difficult

circumstances. He reiterated that the Planning Commission unanimously approved this project. He recalled that several months ago, he had brought up some concerns about a project before the Council for final approval and was told by his colleagues that "if it was vetted by the Planning Commission, that should be good enough."

Council Member Ruh noted that **Arrow Station**, an in-progress development in north Montclair by **Meritage Homes**, was having difficulty selling its completed homes at the initially-set prices and had to come down on them. He compared the median single-family home price in Montclair to neighboring cities, which ranged from \$304,000 to \$404,000, and noted the price point for the **Crestwood Communities** homes may be set a bit high for the area. He added that it has been reported by both the **California Association of Realtors** and **Beacon Economics** that California will become a majority-renter state in less than ten years. He added that he spoke with economists who estimate Montclair will become a majority-renter city in six years. He advised that many property owners who cannot sell units end up renting them out despite what the CC&Rs say, and warned that he believes the price point set is at the high end of the spectrum. He stated that, although there are questionable conditions contained within the CC&Rs for this project, he wants to see more housing built in the City and will support the project's approval.

Council Member Ruh asked City Attorney Robbins if it is possible to pass this item with one motion as an Omnibus Resolution.

City Attorney Robbins stated, "Yes, it is. You can take them separately or all together."

Council Member Ruh stated he would like to take them all together.

Moved by Council Member Ruh and seconded by Council Member Martinez that Resolution No. 15-3094, entitled, "**A Resolution of the City Council of the City of Montclair Approving an Amendment to the General Plan Land Use Map, modifying the Land Use Designation of 1.07 Acres of Land at 10998 Central Avenue from 'General Commercial' to 'Medium-Density Residential (8-14 DU/AC)' to Facilitate Construction of a 13-Unit Residential Condominium Development Thereon (APN 1011-334-03),**" and Resolution No. 15-3095, entitled, "**A Resolution of the City Council of the City of Montclair Approving an Amendment to the Official Zoning Map of the City of Montclair Changing the Zoning Designation of 1.07 Acres of Land at 10998 Central Avenue from 'R-1(20)' (Single-Family Residential, Minimum 20,000 Square-Foot Lot Area) to 'R-3' (Medium-High Density Residential) to Facilitate Condominium Development Thereon (APN 1011-334-03)**" be adopted, and Tentative Tract Map No. 19971 be approved.

Resolution Nos. 15-3094 and 15-3095 were adopted and Tentative Tract Map No. 19971 was approved by the following ROLL CALL vote:

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

Mayor Eaton clarified that his vote is based on the fact that he does not feel comfortable passing this item without staff reviewing the proposed changes.

City Manager Starr noted that, based on the Council's comments this evening, staff will certainly be sure to work with the developer to make certain that the proposed conditional changes will work out.

VIII. CONSENT CALENDAR

Moved by Council Member/Director Ruh, seconded by Mayor Pro Tem/Vice Chairperson Raft, and carried unanimously to approve the Consent Calendar, as presented:

A. Approval of Minutes

1. Minutes of the Regular Joint City Council/Successor Agency Board/MHC Board/MHA Commission/MCF Board Meeting of September 21, 2015

The City Council, City Council acting as successor to the Redevelopment Agency Board of Directors, Montclair Housing Corporation Board of Directors, Montclair Housing Authority Commissioners, and Montclair Community Foundation Board of Directors approved the minutes of the September 21, 2015 regular joint meeting.

B. Administrative Reports

1. Authorization for the Fire Department to Receive a \$1,000 Donation from Montclair Hospital Medical Center to Purchase Supplies for the Fire Department's Open House and Pancake Breakfast

Approval of an Increase in Budget Appropriations for the Purchase of Supplies for the Fire Department's Open House and Pancake Breakfast

The City Council took the following actions:

- (a) Authorized the Fire Department to receive a \$1,000 donation from Montclair Hospital Medical Center to purchase supplies for the Fire Department's Open House and Pancake Breakfast.
- (b) Approved an increase in budget appropriations for the purchase of supplies for the Fire Department's Open House and Pancake Breakfast.

2. Authorization of a \$5,200 Appropriation from the Federal Asset Forfeiture Fund to Purchase Site Licenses and Software to Provide Connectivity for Four Mobile Data Computers

The City Council authorized a \$5,200 appropriation from the Federal Asset Forfeiture Fund to purchase site licenses and software to provide connectivity for four mobile data computers.

3. Authorization of a \$500 Appropriation from the Federal Asset Forfeiture Fund to Purchase Courier Delivery Services for Police Department Equipment

The City Council authorized a \$500 appropriation from the Federal Asset Forfeiture Fund to purchase courier delivery services for Police Department equipment.

4. Authorization of a \$460 Appropriation from the Federal Asset Forfeiture Fund to Pay for Law Enforcement Training

The City Council authorized the appropriation of \$460 from the Federal Asset Forfeiture Fund to pay for law enforcement training.

5. Approval of Warrant Register and Payroll Documentation

The City Council approved the City Warrant Register dated October 5, 2015, totaling \$1,219,371.99; and the Payroll

Documentation dated September 20, 2015, amounting to \$595,836.98 gross, with \$414,998.48 net being the total cash disbursement.

C. Agreements - None

D. Resolutions

1. Adoption of Resolution No. 15-3096 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges

The City Council adopted Resolution No. 15-3096 authorizing placement of liens on the 190 accounts as listed to Exhibit A of the Resolution for delinquent sewer and trash charges.

IX. PULLED CONSENT CALENDAR ITEMS - None

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney

1. Closed Session Pursuant to Government Code Section 54956.9(d)(1) Regarding Pending Litigation

Grinstead v. Montclair

City Attorney Robbins advised that at 6:45 p.m., the City Council met in closed session regarding pending litigation pursuant to Government Code Section 54956.9(d)(1); information was received and direction given to staff, and no further announcements would be made at this time.

B. City Manager/Executive Director

City Manager/Executive Director Starr reminded the Council of the following upcoming events:

1. State of the City 2015: Montclair, the Place to Be, Featuring a Taste of Montclair - Wednesday, October 7, 2015, from 11:30 a.m. to 1:30 p.m. in the Community Center. Note: Paid RSVP with the Chamber of Commerce required.
2. Fire Department's Open House and Pancake Breakfast - Saturday, October 10, 2015, from 8:30 a.m. to 11:00 a.m., at Montclair Fire Station No. 1, 8901 Monte Vista Avenue, Montclair.

C. Mayor/Chairman - None

D. City Council/Successor Agency Board/MHC Board/MHA Board/MCF Board

1. Council Member/Director Martinez stated that she attended the **League of California Cities (LCC)** Annual Conference in San Jose over the weekend. She noted LCC is working with cities to address current **CalPERS** issues.
2. Council Member Dutrey indicated that, going forward, he would like for future projects to be reviewed by advisory committees or presented to the Council via workshops early on in the process.
3. Council Member/Director Ruh commented as follows:
 - (a) Council Member Dutrey, Mayor Pro Tem Raft, Mayor Eaton, and he attended the **Soroptimist of Montclair** Fun-raiser event on Saturday, which was a casino night held at the Montclair Senior Center. He added that Planning Commissioner Donald Vodvarka was also in attendance. He noted it was a successful evening with a lot of support from staff and the community. He

commended **Soroptimist** members, **Ms. Leslie O'Hare Sorensen** and **Mrs. Virginia Riley**. He added that after the event, a stray dog was found in the parking lot and a casino event staff member, who also works for a dog rescue organization, coaxed the dog out from under a car with leftover food from the event and took the malnourished dog into her care.

- (b) He commended the Police Department in taking care of a recent incident, noting he appreciates the hard work officers and detectives put into their investigations.
- (c) He stated he will be unable to attend the State of the City and Fire Department Open House events because he will be out of town for a legal and legislative meeting in San Jose in relation to his profession in government affairs for the **Citrus Valley Association of Realtors**. He noted he regrets missing what he is sure will be a great State of the City event and wished the Fire Department the best in their Open House event.
- (d) In light of the approaching holiday season and Daylight Savings Time, he urged everyone to be aware of increased pedestrian and vehicle traffic and drive safely.

E. Committee Meeting Minutes

1. Minutes of Code Enforcement/Public Safety Committee Meeting of September 21, 2015

The City Council received and filed the Code Enforcement/Public Safety Committee meeting minutes of September 21, 2015, for informational purposes.

2. Minutes of Personnel Committee Meeting of September 21, 2015

The City Council received and filed the Personnel Committee meeting minutes of September 21, 2015, for informational purposes.

XII. ADJOURNMENT OF SUCCESSOR AGENCY, MONTCLAIR HOUSING CORPORATION BOARD OF DIRECTORS, MONTCLAIR HOUSING AUTHORITY COMMISSIONERS, AND MONTCLAIR COMMUNITY FOUNDATION BOARD OF DIRECTORS

At 8:08 p.m., Chairman Eaton adjourned the Successor Agency and Montclair Housing Corporation Boards of Directors, the Montclair Housing Authority Commissioners, and the Montclair Community Foundation Board of Directors.

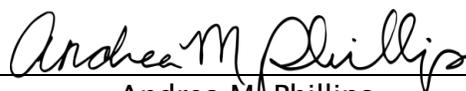
XIII. CLOSED SESSION ANNOUNCEMENTS

The City Council met in closed session regarding pending litigation at 6:45 p.m. before the City Council meeting; City Attorney Robbins reported closed session announcements during her comments (See **Section XI. Item A-1**).

XIV. ADJOURNMENT OF CITY COUNCIL

At 8:08 p.m., Mayor Eaton adjourned the City Council.

Submitted for City Council/Successor Agency Board/Montclair Housing Corporation Board/Montclair Housing Authority Commissioners/Montclair Community Foundation Board approval,



Andrea M. Phillips
Deputy City Clerk