

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, JULY 1, 2024 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

I. CALL TO ORDER

Mayor/Chair Dutrey called the meeting to order at 7:00 p.m.

II. INVOCATION

Pastor Roger Vega, Montclair Christian Church gave the invocation.

III. PLEDGE OF ALLEGIANCE

Council Member/Director Martinez led meeting participants in the Pledge.

IV. ROLL CALL

Present: Mayor/Chair Dutrey; Mayor Pro Tem/Vice Chair Johnson; Council Members/Directors Ruh, Martinez, and Lopez

City Manager/Executive Director Starr; Assistant City Manager/Director of Human Services Richter; Director of Community Development Diaz; Director of Finance Kulbeck; Director of Public Works/City Engineer Heredia; Fire Chief Pohl; Director of Economic Development Agency Fuentes; City Attorney Robbins; City Clerk Myrick

V. PRESENTATIONS

A. Introduction of New Police Officers

Police Chief Reed introduced recently hired Police Officers Bruno Parra-Camacho and Joel Wood. Mayor Dutrey and Council Members welcomed Officers Parra-Camacho and Wood to the Montclair City family.

VI. PUBLIC COMMENT

- **Christian Nava**, resident, requested the City implement additional activities and services to increase participation for disabled individuals.
- **Xavier Mendez**, resident, requested the meeting be closed in memory of **Jerry Alba**, husband of former Community Activities Commissioner **Elizabeth Alba** and resident of Montclair since 1962.
- **Veronica Millimen, Montclair Chamber of Commerce**, announced the following upcoming Chamber events:
 - Monthly Networking Breakfast — Thursday, July 11, at 8:30 a.m.; location to be determined.
 - Grand Opening of Panera Bread — Wednesday, July 17, from 10:00 a.m. to noon at the new restaurant located on Central Avenue.
 - 2nd Annual Evening Under the Stars, Featuring a Taste of Montclair — Thursday, August 29, from 6:00 to 8:00 p.m. at the Chino Basin Water Conservation District.
 - Glimpses of Wonderful Rome, Florence, & Venice with Montclair Chamber of Commerce — an 8-Day Tour of Italy, March 14-21, 2025. Booking information on the Chamber website.
- **Carolyn Raft, West Valley Mosquito and Vector Control District** Board Secretary and representative for Montclair, reported recent District activities including releasing sterile male mosquitoes to control population and prevent the spread of West Nile Virus, and shared information about additional services offered by the District.

VII. PUBLIC HEARINGS

A. Second Reading — Consider Ordinance No. 24-1006 Amending the Zoning Code and Repealing and Replacing Chapter 11.23 of the Montclair Municipal Code Relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in Residential Zones (Case No. 2024-21)

Mayor Dutrey opened the public hearing and, seeing no one wishing to comment, closed the public hearing and returned the matter to the City Council.

Council Member Lopez thanked staff for the hard work put into finalizing the Ordinance but was still not satisfied with the landscaping requirement and asked for clarification regarding the wall and planter requirement.

Director of Community Development Diaz advised the landscaping is intended to create privacy and the measurements are how deep planters should be put into the ground.

Council Member Lopez asked if and how ADUs and JADUs will be promoted to the community.

Director of Community Development Diaz stated many residents have already been submitting inquiries, but once approved, the information will be added to the City’s Website.

Council Member Ruh shared his support for state mandates leading to these changes that increase the availability of affordable housing.

ACTION - Public Hearings - Item A	
ACTING:	City Council
MOTION:	Conduct the second reading of Ordinance No. 24-1006 by number and title only, waive further reading, and adopt Ordinance No. 24-1006.
MADE BY: SECOND BY:	Council Member Ruh Council Member Lopez
AYES: NOES: ABSTAIN: ABSENT:	Lopez, Martinez, Ruh, Johnson, Dutrey None None None
RESULT:	Motion carried 5-0.

VIII. CONSENT CALENDAR

ACTION - Consent Calendar	
ACTING:	City Council Successor Agency Board Montclair Housing Corporation Board Montclair Housing Authority Commissioners Montclair Community Foundation Board
DISCUSSION:	Item C-3
MOTION:	Pull items C-1 and C-7 and approve the remainder of the Consent Calendar as presented.
MADE BY: SECOND BY:	Council Member/Director Lopez Council Member/Director Ruh
AYES: NOES: ABSTAIN: ABSENT:	Lopez, Martinez, Ruh, Johnson, Dutrey None None None
RESULT:	Motion carried 5-0.

A. Approval of Minutes

1. Regular Joint Meeting — June 17, 2024

ACTION – Consent Calendar – Item A-1	
ACTING:	City Council Successor Agency Board Montclair Housing Corporation Board Montclair Housing Authority Commissioners Montclair Community Foundation Board
RESULT:	Approved on Consent Calendar; motion carried 5-0.

B. Administrative Reports

1. Consider Approval of Warrant Register and Payroll Documentation

ACTION – Consent Calendar – Item B-1	
ACTING:	City Council
RESULT:	Approved on Consent Calendar; motion carried 5-0.

2. Consider Approval of Authorizing the Use of \$8,500 in State Asset Forfeiture Funds to Host the 2024 National Night Out Event

ACTION – Consent Calendar – Item B-2	
ACTING:	City Council
RESULT:	Approved on Consent Calendar; motion carried 5-0.

C. Agreements

2. Consider Approval of Agreement No. 24-21 with Civic Publications, Inc., to Provide Public Education and Community Outreach Services

ACTION – Consent Calendar – Item C-2	
ACTING:	City Council
RESULT:	Approved on Consent Calendar; motion carried 5-0.

3. Consider Approval of Agreement No. 24-37 with Anthesis for Janitorial Services at the Police Department, Subject to Any Revisions Deemed Appropriate by the City Attorney

Christian Nava, resident, requested the City look into opening the contracting process to allow additional companies that employ individuals with disabilities to apply.

City Manager Star explained Cities are required to go through a bidding process to contract companies who have provided the lowest bid and that have complied with all required correspondence during the process. Once the company has been selected, the City will renew contracts and wont re-bid within a 5 to 10 year span, depending on terms.

ACTION – Consent Calendar – Item C-3	
ACTING:	City Council
RESULT:	Approved on Consent Calendar; motion carried 5-0.

4. **Consider Approval of Agreement No. 24-52 with Suzanne Yoakum to Provide Case Management Services at the Senior Center**

ACTION - Consent Calendar - Item C-4	
ACTING:	City Council
RESULT:	Approved on Consent Calendar; motion carried 5-0.

5. **Consider Approval of Agreement No. 24-53 with Misha L. Penn to Provide Grant Management and Fiscal Compliance Services for the Human Services Department**

ACTION - Consent Calendar - Item C-5	
ACTING:	City Council
RESULT:	Approved on Consent Calendar; motion carried 5-0.

6. **Consider Approval of Agreement No. 24-54 with Ontario-Montclair School District to Provide Case Management Services**

ACTION - Consent Calendar - Item C-6	
ACTING:	City Council
RESULT:	Approved on Consent Calendar; motion carried 5-0.

D. **Resolutions — None**

IX. **PULLED CONSENT CALENDAR ITEMS**

C. **Agreements**

1. **Consider Approval of Agreement No. 24-20 with the Montclair Chamber of Commerce to Provide Services to Promote Local Economic Development, Subject to Any Revisions Deemed Necessary by the City Attorney**

Mayor Pro Tem Johnson recused herself due to holding a volunteer position as Acting Chief Executive Officer.

ACTION - Consent Calendar - Item C-1	
ACTING:	City Council
MOTION:	Approve Agreement No. 24-20 with the Montclair Chamber of Commerce
MADE BY: SECOND BY:	Council Member/Director Lopez Council Member/Director Ruh
AYES: NOES: ABSTAIN: ABSENT:	Lopez, Martinez, Ruh, Dutrey None Johnson None
RESULT:	Motion carried 4-0-1 (Johnson abstained).

7. **Consider Approval of Agreement No. 24-21 with University Enterprises Corporation at California State University San Bernardino to Provide Technical Assistance and Outreach Services to Small Businesses, Subject to Any Revisions Deemed Necessary by the City Attorney**

Mayor Pro Tem Johnson recused herself due to the Chamber of Commerce’s working relationship with this organization.

ACTION - Consent Calendar - Item C-7	
ACTING:	City Council
MOTION:	Approve Agreement No. 24-21 with University Enterprises Corporation at California State University San Bernardino
MADE BY: SECOND BY:	Council Member/Director Lopez Council Member/Director Ruh
AYES: NOES: ABSTAIN: ABSENT:	Lopez, Martinez, Ruh, Dutrey None Johnson None
RESULT:	Motion carried 4-0-1 (Johnson abstained).

X. COMMUNICATIONS

A. Department Reports

1. Police Department — Firework Reporting

Police Chief Reed reported on the dangers of fireworks and promoted sanctioned firework shows the community can attend in surrounding areas. He emphasized the ban of firework in the City of Montclair and provided methods the community may use to report illegal use of fireworks to the Police Department.

2. Human Services Department — Upcoming Events

Assistant City Manager/Director of Human Services Richter invited the community to the upcoming Concert in the Park tomorrow evening at Alma Hofman Park, and reviewed the upcoming schedule of concerts and movies to take place each following Tuesday this summer through August 6, 2024.

B. City Attorney

City Attorney Robbins requested the City Council meet in closed session concerning the following:

1. Request for City Council to Meet in Closed Session Pursuant to Government Code §54956.8 Regarding Real Property Negotiations

Property: APN: 1009-191-01-0000
Negotiating Parties: City of Montclair and Arturo & Karen Gonzalez
City Negotiators: Edward C. Starr, City Manager
Under Negotiation: Recommendations Regarding Purchase Price

C. City Manager/Executive Director — No comments

D. Mayor/Chair

1. Consider Making Appointments to Three (3) Scheduled Vacancies on the Community Activities Commission for Full Four-Year Terms Ending June 30, 2028

ACTION - Communications - Item D-1	
ACTING:	City Council
MOTION:	Appoint Arturo Padilla, Diane Wells, and Hector Martinez to serve on the Community Activities Commission for full terms beginning July 1, 2024, and ending June 30, 2028.
MADE BY: SECOND BY:	Mayor Dutrey Council Member Ruh

ACTION – Communications – Item D-1	
AYES: NOES: ABSTAIN: ABSENT:	Lopez, Martinez, Ruh, Johnson, Dutrey None None None
RESULT:	Motion carried 5-0.

2. Mayor/Chair Dutrey reported his ride-along with the Montclair Police Department, and his attendance at **Assemblymember Freddie Rodriguez’s** 11th Annual and Final Summer BBQ Event. He acknowledged the upcoming Council candidate nomination period and Bastille’s Day for those who celebrate, and provided an update on the construction at Monte Vista Avenue.

E. Council Members/Directors

1. Council Member/Director Ruh reported his attendance at the following events: **Assemblymember Rodriguez’s** Final BBQ, the **Foothill Gold Line Phase II Joint Powers Authority** Board meeting, and the June 22nd alleyway clean-up event. He wished everyone a safe Fourth of July.
2. Council Member/Director Lopez reported his attendance at **Assemblymember Rodriguez’s** summer event and rebuked personal attacks made against him on social media.
3. Council Member/Director Martinez encouraged families with children to look into events hosted by the **San Bernardino County Montclair Branch Library**, as she and her family have enjoyed them.

F. Committee Meeting Minutes

The following committee minutes were received and filed for informational purposes:

1. Personnel Committee — June 17, 2024

XI. CLOSED SESSION

At 8:05 p.m., the City Council went into closed session to discuss real property negotiations.

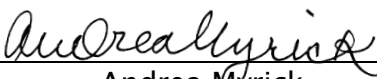
XII. CLOSED SESSION ANNOUNCEMENTS

At 8:17 p.m., the City Council returned from closed session. Mayor Dutrey announced that the City Council discussed real property negotiations; information was received and direction was given to staff to proceed with acquisition at the recommended purchase price; and no further announcements would be made at this time.

XIII. ADJOURNMENT

At 8:17 p.m., the City Council, Successor Agency Board, Montclair Housing Corporation Board, Montclair Housing Authority Commission, and Montclair Community Foundation Board were adjourned

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



Andrea Myrick,
City Clerk