

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, MARCH 3, 2025, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 5111 BENITO STREET, MONTCLAIR, CALIFORNIA

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**I. CALL TO ORDER**

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

**II. INVOCATION**

**Pastor Robert Edwards, Set Free Ministry**, gave the invocation.

**III. PLEDGE OF ALLEGIANCE**

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

**IV. ROLL CALL**

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

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; Police Chief Reed; Acting Fire Chief Dierck; Director of Economic Development Agency Fuentes; City Attorney Robbins; City Clerk Myrick

**V. PRESENTATIONS — None**

**VI. PUBLIC COMMENT**

- **Ruby Long**, Field Representative for **San Bernardino County Fourth District Supervisor Curt Hagman**, announced the Supervisor's office, in partnership with the City of Chino Hills, is hosting a free document shredding event at the Shoppes overflow parking lot on Saturday, March 29, 2025, from 9:00 a.m. to noon.
- **Paula Avey**, Communications Specialist with the **LDS Church** representing the **Ontario Interfaith Council (OIC)**, invited the City Council and community churches and nonprofits to join **OIC** to be part of their service fair and encouraged those offering charity services to reach out for partnership on services.
- **Dr. Jared Garcia**, resident, expressed concern regarding the safety hazard for **Buena Vista Arts Integrated School** students crossing San Bernardino Street on the west side of Benson Avenue, noting the crossing guard only assists pedestrians crossing on the south and east sides of the intersection.
- **Ever Rodriguez**, resident, raised concerns of dangerous behavior of drivers around the intersection during school drop-off and pick-up hours.

**VII. PUBLIC HEARINGS**

**A. Consider Adoption of Resolution No. 25-3471 Establishing Community Facilities District (CFD) No. 2025-1 (The Village at Montclair) and the Boundaries Thereof**

**Consider Adoption of Resolution No. 25-3472 Calling a Special Election and Submitting to the Voters of CFD No. 2025-1 (The Village at Montclair) a Proposition for the Annual Levy of Special Taxes Within said CFD to Pay the Costs of Certain Services to be Provided by the CFD and Establishing an Appropriations Limit for Said CFD**

**Consider Adoption of Resolution No. 25-3473 Declaring the Results of the Special Election for CFD No. 2025-1 (The Village at Montclair) for the Propositions Concerning (I) the Annual Levy of Special Taxes to Pay the Costs of Certain Services to be Provided by the CFD, and (II) Establishing an Appropriations Limit**

**First Reading – Consider Ordinance No. 25-1011 Authorizing the Levy of a Special Tax for CFD No. 2025-1(The Village at Montclair)**

**Consider Setting a Public Hearing to Conduct Second Reading and to Consider Adoption of Ordinance No. 25-1011 on Monday, March 17, 2025, at 7:00 p.m. in the City Council Chambers**

City Clerk Myrick announced the notice of the public hearing was mailed and published according with the law and no written protests were received and confirmed there are no registered voters within the territory with the County of San Bernardino Registrar of Voters.

Mayor Dutrey announced this as the time and place set for a public hearing on the above listed matters, opened the public hearing, and invited comments from the public.

City Clerk Myrick confirmed all owners of the taxable property consented to holding the special election and concurred for the special election to be held following the public hearing.

There being no one wishing to speak and no written comments received by the City Clerk, Mayor Dutrey closed the public hearing and returned the matter to the City Council for its consideration.

Council Member Mendez asked if the annual minimum two percent increase would be required if costs did not increase.

Economic Development Director Fuentes advised they do not have to be implemented if costs do not increase.

Council Member Ruh questioned if there would be homeowner’s association (HOA) fees for future residents on top of the CFD taxes.

Economic Development Director Fuentes clarified the residential properties are rentals, therefore they would not have an HOA fee; however, a property management company would ensure the City’s requirements such as a Parking Management Plan are met.

Council Member Ruh received further clarification that the average monthly rental rate would be in the \$2,500 range and the CFD tax would be directly paid by the property owner, not the renter. He expressed his opinion that, as a real estate professional, he believes that CFDs are a main contributor to the current affordable housing shortage in California.

**Consider Adoption of Resolution No. 25-3471 Establishing Community Facilities District (CFD) No. 2025-1 (The Village at Montclair) and the Boundaries Thereof**

ACTION – PUBLIC HEARING – Resolution No. 25-3471	
ACTING:	City Council
MOTION:	Adopt Resolution No. 25-3471.
MADE BY: SECOND BY:	Council Member Lopez Mayor Pro Tem Martinez
AYES: NOES: ABSTAIN: ABSENT:	Mendez, Lopez, Martinez, Dutrey Ruh None None
RESULT:	Motion carried 4-1 (Ruh opposed).

**Consider Adoption of Resolution No. 25-3472 Calling a Special Election and Submitting to the Voters of CFD No. 2025-1 (The Village at Montclair) a Proposition for the Annual Levy of Special Taxes Within said CFD to Pay the Costs of Certain Services to be Provided by the CFD and Establishing an Appropriations Limit for Said CFD**

ACTION – PUBLIC HEARING – Resolution No. 25-3472	
ACTING:	City Council
MOTION:	Adopt Resolution No. 25-3472.
MADE BY: SECOND BY:	Council Member Lopez Council Member Mendez
AYES: NOES: ABSTAIN: ABSENT:	Mendez, Lopez, Ruh, Martinez, Dutrey None None None
RESULT:	Motion carried 5-0.

**Consider Adoption of Resolution No. 25-3473 Declaring the Results of the Special Election for CFD No. 2025-1 (The Village at Montclair) for the Propositions Concerning (I) the Annual Levy of Special Taxes to Pay the Costs of Certain Services to be Provided by the CFD, and (II) Establishing an Appropriations Limit**

City Clerk Myrick announced all 5 votes cast were in favor of Proposition A levying special taxes for CFD No. 2025-1 and Proposition B establishing an appropriations limit for CFD No. 2025-1.

ACTION – PUBLIC HEARING – Resolution No. 25-3473	
ACTING:	City Council
MOTION:	Adopt Resolution No. 25-3473.
MADE BY: SECOND BY:	Council Member Lopez Council Member Mendez
AYES: NOES: ABSTAIN: ABSENT:	Mendez, Lopez, Ruh, Martinez, Dutrey None None None
RESULT:	Motion carried 5-0.

**First Reading – Consider Ordinance No. 25-1011 Authorizing the Levy of a Special Tax for CFD No. 2025-1 (The Village at Montclair)**

**Consider Setting a Public Hearing to Conduct Second Reading and to Consider Adoption of Ordinance No. 25-1011 on Monday, March 17, 2025, at 7:00 p.m. in the City Council Chambers**

ACTION – PUBLIC HEARING – Ordinance No. 25-1011	
ACTING:	City Council
MOTION:	Conduct First Reading of Ordinance No. 25-1011, and set a Public Hearing to conduct second reading and consider adoption on Monday, March 17, 2025, at 7:00 p.m. in the City Council Chambers.
MADE BY: SECOND BY:	Council Member Lopez Council Member Mendez
AYES: NOES: ABSTAIN: ABSENT:	Mendez, Lopez, Ruh, Martinez, 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:	D-2
MOTION:	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:	Mendez, Lopez, Ruh, Martinez, Dutrey None None None
RESULT:	Motion carried 5-0.

A. Approval of Minutes

1. Regular Joint Meeting — February 3, 2025

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

2. Regular Joint Meeting — February 18, 2025

ACTION – Consent Calendar – Item A-2	
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 City 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 Authorizing the Filing of a California Environmental Quality Act Notice of Exemption for the Saratoga Park Improvement Project

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

C. Agreements

1. Consider Approval of Agreement No. 25-13 with CPS HR Consulting For Recruitment Test Rental Service

Consider Authorizing Assistant City Manager/Human Services Director Marcia Richter to Sign Said Agreement and Related Documents

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

D. Resolutions

1. Consider Adoption of Resolution No. 25-3470 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges

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

2. Consider Adoption of Resolution No. 25-3474 Rescinding and Replacing Resolution 23-3401 Designating Restricted Parking on Public Streets and Alleys, Include New Parking Restrictions on the South Side of San Bernardino Street between Monte Vista and Mills Avenues, and on Mills Avenue South of Holt Boulevard

Council Member Lopez received clarification attributed to an error in the agenda report. The portion of San Bernardino Street on which parking would be restricted is east of Monte Vista to Fremont Avenue, not Mills Avenue.

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

XI. COMMUNICATIONS

- A. Department Reports — None
- B. City Attorney — None
- C. City Manager/Executive Director — None
- D. Mayor/Chair

1. Consider Making Appointment to One (1) Unscheduled Vacancy on the Planning Commission for a Length of Term Ending June 30, 2027

ACTION – Communications – D-1	
ACTING:	City Council
MOTION:	Appoint Tenice Johnson to serve on the Planning Commission for term ending June 30, 2027.
MADE BY: SECOND BY:	Mayor Dutrey Council Member Mendez

ACTION – Communications – D-1	
AYES: NOES: ABSTAIN: ABSENT:	Mendez, Martinez, Dutrey Ruh, Lopez None None
RESULT:	Motion carried 3-2 (Ruh and Lopez opposed).

2. Mayor/Chair Dutrey requested the meeting be adjourned in memory of former City employee **Anthony “Tony” J. Ciotti**; commended the Code Enforcement Division for successful enforcement actions resulting in the cleanup of a problem property on Mills Avenue; announced his recent participation in an **Inland Empire Utilities Agency’s** Regional Sewerage Program Policy Committee meeting, where discussions among member agencies focused on **IEUA’s** proposal for an 18-percent pass-through fee increase over a two-year period; and advised that on Wednesday, **San Bernardino County Transportation Authority (SBCTA)** Board of Directors, which he Chairs, will consider partnership with **San Bernardino County Sheriff’s Department** to enhance security on buses, trains, platforms, and transit centers throughout the County.

E. Council Members/Directors

1. Mayor Pro Tem/Vice Chair Martinez reported her attendance at **Montclair High School’s (MHS)** successful *Miles 4 Montclair* walk in support of unhoused youth, and commended the students on a great turnout.
2. Council Member/Director Lopez noted his and Council Member Mendez’s attendance at the Chino Valley Mayor’s Prayer Breakfast event; encouraged the community to attend upcoming **IEUA** Board meetings at which increased sewer rates will be proposed; and commended **Golden Girls Softball League** on its successful Opening Day.
3. Council Member/Director Ruh noted his attendance at the **MHS Miles 4 Montclair** event; reported his attendance at the **Foothill Transit** Bus Rodeo event along with **Senator Susan Rubio**; expressed condolences to the families of **Tony Ciotti** and **Ben Thouvenell**, son of retired Upland Police Chief and City Manager **Martin Thouvenell**; announced the closing of **Montclair Place’s Forever 21** store amid the company’s bankruptcy attributed to online shopping; and commented on the impacts of recent fires on housing affordability in Southern California.

F. Committee Meeting Minutes

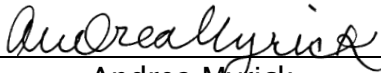
The following committee minutes were received and filed for informational purposes:

1. Personnel Committee – February 18, 2025

XIII. ADJOURNMENT

At 8:28 p.m., the City Council, Successor Agency Board, Montclair Housing Corporation Board, Montclair Housing Authority Commission, and Montclair Community Foundation Board were adjourned in memory of **Tony Ciotti**.

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

  
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Andrea Myrick,  
City Clerk