

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, MAY 5, 2025, AT 7:02 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 7:02 p.m.

II. INVOCATION

Montclair Fire Department, Chaplain Jimmy Crowell, gave the invocation.

III. PLEDGE OF ALLEGIANCE

Council Member/Director Lopez 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; City Attorney Robbins; City Clerk Myrick

V. PRESENTATIONS

A. Gold Line Update, Habib F. Balian, Chief Executive Officer

Habib F. Balian, Chief Executive Officer, **Gold Line Construction Authority**, provided a construction update on the Gold Line. He covered the history of the project—construction of Phase 1 began in 1994 and completed in 2003; and Phase 2 was split into 2A (Pasadena to Azusa), which completed in 2015, and 2B (Glendora to Montclair). The first segment of Phase 2B (Glendora to Pomona) substantially reached completion in January. Bids for the final segment of Phase 2B (Pomona to Montclair) exceeded estimates by over 50 percent, prompting a plan to re-bid using a Construction Manager At Risk (CMAR) approach in October. The Authority plans to hire the CMAR by February 2026 and start construction in June 2027, with completion expected in 2031. **Mr. Balian** also noted the Construction Authority will be meeting with **San Bernardino County Construction Authority (SBCTA)** and **LA Metro** on May 12, 2025, to discuss **SBCTA's** funding concerns.

B. San Antonio Regional Hospital Healthcare Update, John Chapman, Chief Executive Officer

John Chapman, Chief Executive Officer, **San Antonio Regional Hospital (SARH)**, provided a presentation covering the current hospital crisis related to workforce challenges, funding shortages, and drug price increases; the hospital's new residency programs; future plans to open new clinics in the community, the hospital's focus on senior wellness care, and the recent completion of the new SARH maternity unit. He stated he looks forward in working with the City and participating in future events.

VI. PUBLIC COMMENT

- **Ruby Long**, Senior Field Representative, **San Bernardino County Fourth District Supervisor Curt Hagman**, invited the community to an upcoming Open House event on May 21st at the District Office in

Chino Hills; a Job Fair event on May 28th at the Ontario Airport; and a free document shredding event on June 7th at Chino City Hall.

- **Bill Kaufman** reminded the City Council of his sustained interest in operating a cannabis business in Montclair and requested the City consider modeling an Ordinance after ones used by surrounding cities.

VII. PUBLIC HEARINGS — None

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:	B-3, D-1, and D-3
MOTION:	Pull Item D-1 and D-2; approve Item B-3 subject to any revisions deemed necessary by the City Attorney; and approve the remainder of the Consent Calendar, as presented.
MADE BY: SECOND BY:	Council Member/Director Lopez Mayor Pro Tem/Vice Chair Martinez
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 — April 21, 2025

ACTION – Consent Calendar – Item A-1	
ACTING:	City Council
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 Receipt of \$13,724 from the FY 2022 State Homeland Security Grant Program to Install Taller Fencing and an Electrical Gate at Fire Station 151

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

3. **Consider Acceptance of Grant Deed No. 1689, an Easement for Construction, Maintenance, and Use of Sidewalks and Appurtenances Located on the Corner of Holt Boulevard and Vernon Avenue (APN. 1010-591-18)**

Consider Authorizing Staff to Record Grant Deed No. 1689 with the Office of the San Bernardino County Recorder

City Attorney Robbins requested the City Council approve this item subject to City Attorney review and revision, noting the Grant Deed is still being finalized.

ACTION – Consent Calendar – Item B-3	
ACTING:	City Council
RESULT:	Approved on Consent Calendar, subject to any revisions deemed necessary by the City Attorney; motion carried 5-0.

C. **Agreements**

1. **Consider Approval of Agreement No. 25-19, Amendment No. 2 to Agreement No. 20-31 with San Bernardino County for Construction of the Pipeline Avenue Pavement Rehabilitation Project, Subject to Any Revisions Deemed Necessary by the City Attorney**

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

IX. **PULLED CONSENT CALENDAR ITEMS**

D. **Resolutions**

1. **Consider Adoption of Resolution No. 25-3477 Adopting the 2025 Local Guidelines for Implementing the California Environmental Quality Act Pursuant to Public Resources Code Section 21000 *et seq.***

Council Member Lopez noted his vote is based on his opposition to CEQA regulations, which he feels hinder growth and development.

ACTION – Consent Calendar – Item D-1 (Pulled)	
ACTING:	City Council
MOTION:	Approve the item as presented.
MADE BY: SECOND BY:	Mayor/ Chair Dutrey Mayor Pro Tem/Vice Chair Martinez
AYES: NOES: ABSTAIN: ABSENT:	Mendez, Martinez, Dutrey Lopez, Ruh None None
RESULT:	Motion carried 3-2 (Lopez and Ruh opposed).

2. **Consider Adoption of Resolution No. 25-3479 Adjusting the Equivalent Dwelling Unit Monthly Fee for Sewer Service**

Mayor Dutrey stated his opposition to **Inland Empire Utilities Agency’s (IEUA)** rate increases, and requested to add verbiage on the next sewer and trash billing notifying residents of the reason for the current and future increases.

Council Member Lopez commented on being in favor of this item, given the discussions he has had with the IEUA Board President **Marco Tule**, and his opposition to the additional cost of mailing residents a notice.

ACTION – Consent Calendar– Item D-2 (Pulled)	
ACTING:	City Council
MOTION:	Approve the item as presented, adding verbiage on the sewer and trash bills of the rate increases due to the IEUA Committee.
MADE BY: SECOND BY:	Mayor/ Chair Dutrey Mayor Pro Tem/Vice Chair Martinez
AYES: NOES: ABSTAIN: ABSENT:	Mendez, Ruh, Martinez, Dutrey Lopez None None
RESULT:	Motion carried 4-1 (Lopez opposed).

X. COMMUNICATIONS

A. Department Reports

1. Public Works — Sunset Park Grand Opening Event

Public Works Director/ City Engineer Heredia invited the community to the Grand Opening even of Sunset Park on Tuesday May 6th from 3:00 p.m. to 4:00 p.m.

2. Police Department — Peace Officer Memorial Day Event

Police Chief Reed announced the Police Department will host its first Peace Officers Memorial Event on Thursday, May 22, at 10:00 a.m. and advised the community of the event’s road closures on Monte Vista Ave and Arrow Highway

3. Human Services — Summer Program and Upcoming Event

Assistant City Manager/Director of Human Services Richter invited the community to the following events: Summer Kick-Off at Alma Hofman Park on Saturday, May 24th at noon; the 25th Annual Memorial Day event on Monday, May 26th, at 6:00 p.m. in the City Hall Memorial Garden; and the Country Fair Jamboree on Saturday, June 7th, from noon to 6:00 p.m. with live entertainment, food vendors, games, prizes, and a petting zoo.

B. City Attorney

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

1. Request for City Council to Meet in Closed Session Pursuant to Government Code §54956.9(d)(1) Regarding Pending Litigation

Avels v. City of Montclair

C. City Manager/Executive Director — None

D. Mayor/Chair

1. Announcement of Two Vacancies on Planning Commission for Four-Year Terms from July 1, 2025, to June 30, 2029

Mayor Dutrey announced two scheduled vacancies on the Planning Commission, noting the application deadline is May 14, 2025, by 5:00 p.m.

2. **Notice of Cancellation of May 19, 2025 Regular Joint Meeting [CC/SA/MHC/MHA/MCF]**

Mayor/Chair Dutrey announced the May 19, 2025 regular joint meeting is cancelled due to the lack of a quorum, noting several City officials will be attending the International Conference of Shopping Centers that week.

3. **Notice of Cancellation of July 7, 2025 Regular Joint Meeting [CC/SA/MHC/MHA/MCF]**

Mayor/Chair Dutrey announced the July 7, 2025 regular joint meeting is cancelled due to the lack of business, and in observance of the preceding Independence Day holiday.

4. **Distribution to City Council of Proposed Draft City Council Policy and Procedures Manual**

Mayor Dutrey distributed a proposed draft City Council Policy Manual for review, to be brought back for discussion and adoption at the June 2nd City Council meeting.

Mayor/Chair Dutrey announced his attendance at the 2025 **Southern California Cal Fire** Conference hosted in Coachella Valley, and announced his recent appointment to the Regional Council with the **Southern California Association of Governments (SCAG)** and commented on his participation at City hosted events and acknowledged the holidays observed in May and the upcoming Caution Clean-up event on May 17th on the alleyways between Kingsley Street and Bandera Street and informed staff of the proposed cuts on block grant programs for the upcoming year.

E. Council Members/Directors

1. Council Member/Director Ruh commented on his absence from recent and upcoming City events due to work.
2. Council Member/Director Lopez recognized Mother's Day and commented on the history of Cinco de Mayo.
3. Council Member/Director Mendez announced his attendance at recent City events and wished the community a great Cinco de Mayo.
4. Mayor Pro Tem/Vice Chair Martinez commented on the positive feedback received by residents on the upcoming grand openings of Sunset Park and Reeder Ranch, and applauded Human Services staff for their work on recent events celebrating community volunteers and graduates of the Montclair to College program.

F. Committee Meeting Minutes

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

1. Personnel Committee — April 21, 2025

XI. CLOSED SESSION

At 8:20 p.m., the City Council went into closed session to discuss pending litigation.

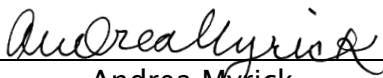
XII. CLOSED SESSION ANNOUNCEMENT

At 8:34 p.m., the City Council returned from closed session. Mayor Dutrey announced that the City Council discussed pending litigation; information was received and direction given to staff; and no further announcements would be made at this time.

XIII. ADJOURNMENT

At 8:34 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