

CITY OF MONTCLAIR

**AGENDA FOR CITY COUNCIL, REDEVELOPMENT AGENCY, AND
MONTCLAIR HOUSING CORPORATION MEETINGS**

To be held in the Council Chambers
5111 Benito Street, Montclair, California

December 2, 2002

7:00 p.m.

Page No.

I. CALL TO ORDER – City Council, Redevelopment Agency, and Montclair
Housing Corporation

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS – None

VI. PUBLIC COMMENT

This section is intended to provide members of the public with an opportunity to comment on any subject that does not appear on this agenda. Each speaker will be afforded five minutes to address the City Council Members and Redevelopment Agency and Montclair Housing Corporation Boards of Directors. (Government Code Section 54954.3)

Under the provisions of the Brown Act, the City Council/Agency/Corporation is prohibited from taking action on items not listed on the agenda.

VII. PUBLIC HEARINGS

A. Consider Redevelopment Agency Board of Directors' Adoption of Resolution No. 02-14 Approving and Authorizing the Execution of Agreement No. 02-158, a Housing and Rehabilitation Agreement and Lease by and between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Properties Located at 10313, 10333, and 10383 Amherst Avenue and 4275 Kingsley Street [RDA/MHC]

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VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Regular Council/Agency/Corporation Meeting of November 18, 2002 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Setting a Public Hearing to Consider Resolution No. 02-2426 Requesting that the Local Agency Formation Commission Initiate Proceedings for Reorganization to Include City of Montclair Annexation No. 21 and Detachment from Monte Vista Fire Protection District [CC] 13
2. Consider Setting a Public Hearing to Consider Ordinance No. 02-829 Adding Chapter 11.73 to the Montclair Municipal Code Related to Wireless Telecommunications Facilities [CC] 18
3. Consider Real Estate Committee Recommendation of Implementing a Drought-Tolerant Landscape Plan Option for the Exterior Housing Improvement Program [RDA] 31
4. Consider Declaring Vehicles and Equipment as Surplus and Authorizing Ken Porter Auction Systems to Sell the Vehicles and Equipment on Behalf of the City of Montclair [CC] 33
5. Consider Authorization for Emergency Replacement of the Ice Maker for the Community Center Kitchen [CC] 35
6. Consider Approval of Warrant Register and Payroll Documentation [CC] 36

C. Agreements

1. Consider Approval of Agreement No. 02-156-I-50, an Irrevocable Annexation Agreement with Oscar Castillo, for 11292 Roswell Avenue [CC] 37
2. Consider City of Montclair Redevelopment Agency Approval of Agreement No. 02-160, the First Amendment to Agreement No. 00-128, an Agreement for Professional Services by and between the City of Montclair Redevelopment Agency and the Rosenow Spevacek Group, Inc., Related to Development of the Mission Boulevard Redevelopment Project Area [RDA]

Consider City Council Appropriation of \$150,000 from the City Reserve Fund for the Contract Amendment Associated with Retention of the Rosenow Spevacek Group, Inc., and for Legal Fees to Become Indebtedness of the Redevelopment Agency Upon Formation of the Joint Mission Boulevard Redevelopment Project Area [CC] 42
3. Consider Amending the Capital Improvement Program (CIP) to Defer the Orchard and Kingsley Streets Rehabilitation Project to Fiscal Year 2003-04 [CC]

Consider Amending the 2002-03 CIP to Include the Benson Avenue Rehabilitation Project and Appropriate \$250,000 from the Gas Tax Fund [CC]

Consider Amending the 2002-03 CIP to Increase the Appropriation for the State Street Rehabilitation Project by \$125,000 from the Gas Tax Fund [CC]

Consider Appropriating \$12,000 from Sewer Maintenance Fund to the State Street Reconstruction Project for Sewer Manhole Modifications [CC]

Consider Approval of Agreement No. 02-161 with San Bernardino County for the Reconstruction of State Street [CC] 46

4. Consider Award of Contract to Rodriguez Contracting, Inc., in the Amount of \$256,938 [CC]

Consider Approval of Agreement No. 02-162 with Rodriguez Contracting, Inc., for the Construction of the Amherst Avenue Improvement Project [CC]

Consider Authorization of a \$40,000 Construction Contingency [CC] 53

D. Resolutions – None

IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE

- A. Update Regarding Heritage Park Senior Apartments [CC] 55

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Government Code Section 54956.8 Regarding Real Property Negotiations

Property: 10350 Amherst Avenue

Negotiating Parties: City of Montclair Redevelopment Agency and Cheryl Erhart

Negotiators: Marilyn J. Staats, Director of Redevelopment and Public Works and Christine S. Caldwell, Assistant Director of Redevelopment

Under Negotiation: Recommendations Regarding Purchase Price

B. City Manager/Executive Director

C. Mayor/Chairman

D. City Council/Agency Board

E. Committee Meeting Minutes *(For Informational Purposes Only)*

1. Minutes of the Personnel Committee Meeting of November 18, 2002

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XII. COUNCIL/AGENCY WORKSHOP

A. Montclair Plaza Update

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, December 16, 2002, at 5:45 p.m. in the City Council Chambers).

XIII. ADJOURNMENT OF CITY COUNCIL AND MONTCLAIR HOUSING CORPORATION BOARD OF DIRECTORS

(At this time, the Redevelopment Board of Directors will meet in Closed Session regarding real property negotiations.)

IX. CLOSED SESSION ANNOUNCEMENTS

X. ADJOURNMENT OF REDEVELOPMENT AGENCY BOARD OF DIRECTORS

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, January 6, 2003, at 7:00 p.m. in the Council Chambers.

Reports and documents related to each agenda item are on file in the Office of the City Clerk and are available for public inspection between 7:00 a.m. and 6:00 p.m., Monday through Thursday.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 625-9415. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

I, Donna Jackson, Deputy City Clerk, hereby certify that I posted, or caused to be posted, a copy of this Agenda not less than 72 hours prior to this meeting on the bulletin board adjacent to the south door of Montclair City Hall on November 27, 2002.