

**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

February 18, 2003

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. 03-01 Approving and Authorizing the Execution of Agreement No. 03-14, a Housing Rehabilitation Agreement and Lease by and between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Residence Located at 9644 Central Avenue, and Making an Appropriation from the Housing Fund [RDA/MHC]

Consider Montclair Housing Corporation Board of Directors' Approval of Agreement No. 03-026 Approving Promissory Note No. 03-01 by and between the Montclair Housing Corporation and the City of Montclair Redevelopment Agency [RDA/MHC]

- B. Consider Redevelopment Agency Board of Directors' Adoption of Resolution No. 03-02 Approving and Authorizing the Execution of Agreement No. 03-15, a Housing Rehabilitation Agreement and Lease by and between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Residence Located at 9945 Central Avenue, and Making an Appropriation from the Housing Fund [RDA/MHC]

Consider Montclair Housing Corporation Board of Directors' Approval of Agreement No. 03-27 Approving Promissory Note No. 03-2 by and between the Montclair Housing Corporation and the City of Montclair Redevelopment Agency [RDA/MHC]

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- C. Consider Redevelopment Agency Board of Directors' Adoption of Resolution No. 03-03 Approving and Authorizing the Execution of Agreement No. 03-16, a Housing Rehabilitation Agreement and Lease by and between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Residence Located at 9963 Central Avenue, and Making an Appropriation from the Housing Fund [RDA/MHC]

Consider Montclair Housing Corporation Board of Directors' Approval of Agreement No. 03-28 Approving Promissory Note No. 03-3 by the between the Montclair Housing Corporation and the City of Montclair Redevelopment Agency [RDA/MHC]

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- D. Consider Adoption of Resolution No. 03-2428 Authorizing Recovery of Abatement Costs Incurred by the City Related to Property Owned by Louis M. Cardiel and G. U. Trust and Located at 9602 Poulsen Avenue, Montclair, California [CC

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## VIII. CONSENT CALENDAR

### A. Approval of Minutes

- 1. Minutes of Adjourned Joint Council/Agency Meeting of February 3, 2003 [CC/RDA]
- 2. Minutes of Regular Joint Council/Agency/Corporation Meeting of February 3, 2003 [CC/RDA/MHC]

### B. Administrative Reports

- 1. Consider Acceptance of the Housing Improvement Task Force *Action Plan 2003* and Authorize Staff to Pursue Recommendations Described Therein [RDA]
- 2. Consider Approval of Certain Recommendations from the January 23, 2003 Public Works Committee Meeting [CC]

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3.	Consider Receiving and Filing of Treasurer’s Report [CC]	44
4.	Consider Approval of Warrant Register and Payroll Documentation [CC]	45
5.	Consider Receiving and Filing of Treasurer’s Report [RDA]	46
6.	Consider Approval of Warrant Register [RDA]	47
7.	Consider Receiving and Filing of Treasurer’s Report [MHC]	48
8.	Consider Approval of Warrant Register [MHC]	49
 C. Agreements		
1.	Consider Approval of Agreement No. 03–19 between the City of Montclair, Montclair Redevelopment Agency, and Diane Robbins, Robbins & Holdaway, for the Provision of City Attorney/Agency Counsel Services [CC/RDA]	50
2.	Consider Approval of Parcel Map No. 15930 [CC]	
	Consider Approval of Agreement No. 03–20, a Subdivision Agreement with North Montclair, LLC, Regarding Parcel Map No. 15930 [CC]	
	Consider Authorizing City Engineer to Reduce and Release Payment Bond and Performance Bond Upon Satisfactory Completion of Improvements within the Public Right-Of-Way [CC]	55
3.	Consider Redevelopment Agency Board of Directors’ Approval of Agreement Nos. 03–21 through 03–25, Rehabilitation Grant Agreements by and between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants [RDA]	76
4.	Consider Approval of Agreement No. 03–29, an Agreement for Planning Services by and between the City of Montclair Redevelopment Agency and L. D. King, Inc. [RDA]	84
 D. Resolutions		
1.	Consider Adoption of Resolution No. 03–2435 Authorizing the Destruction of Certain Finance Division Public Records Pursuant to Sections 34090 and 34090.7 of the California Government Code [CC]	97
2.	Consider Adoption of Resolution No. 03–2436 Approving the Applicant to Apply for Grant Funds for the Roberti–Z’Berg–Harris Urban Open Space and Recreation Program under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 [CC]	101

<b>IX. PULLED CONSENT CALENDAR ITEMS</b>	
<b>X. RESPONSE</b>	
A. Update Regarding Heritage Park Senior Apartments [CC]	106
<b>XI. COMMUNICATIONS</b>	
A. City Attorney/Agency Counsel	
1. Closed Session Pursuant to Section 54956.8 of the Government Code Regarding Real Property Negotiations	
Property: 10390 Amherst Avenue	
Negotiating Parties: City of Montclair Redevelopment Agency and Bank of New York	
Negotiators: Marilyn J. Staats, Director of Redevelopment and Public Works, and Christine S. Caldwell, Redevelopment and Housing Manager	
Under Negotiation: Recommendations Regarding Purchase Price	
B. City Manager/Executive Director	
C. Mayor/Chairman	
D. City Council/Agency Board	
E. Committee Meeting Minutes <i>(For Informational Purposes Only)</i>	
1. Minutes of the Public Works Committee Meeting of January 23, 2003	107
2. Minutes of the Personnel Committee Meeting of February 3, 2003	115
<b>XII. COUNCIL/AGENCY WORKSHOP</b>	
A. Update on New Facilities for Police Department, Senior Center, and Youth Center [CC/RDA]	
(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, March 3, 2003, at 5:30 p.m. in the City Council Chambers).	

**XIII. ADJOURNMENT OF CITY COUNCIL, REDEVELOPMENT AGENCY, AND MONTCLAIR HOUSING CORPORATION**

*The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, March 3, 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., Mondays through Thursdays.*

*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 February 13, 2003.*