

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

August 4, 2003

7:00 p.m.

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

II. INVOCATION

In keeping with our long-standing tradition of opening our Council meetings with an invocation, this City Council Meeting may include a non-sectarian invocation. Such invocations are not intended to proselytize or advance any faith or belief or to disparage any faith or belief. Neither the City nor the City Council endorse any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS

A. Introduction of New Employee

B. Introduction of New Promotee

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/MHC is prohibited from taking action on items not listed on the agenda.

VII. PUBLIC HEARINGS

A. Consider an Appeal by the City of Pomona Related to the Planning Commission's Approval of Case No. 2003-15 [CC]

B. Second Reading – Consider Continuation of Ordinance No. 03–834 Amending Chapter 11.38 of the Montclair Municipal Code Related to Fences [CC]	12
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C. Second Reading – Consider Adoption of Ordinance No. 03–835 Approving a Zone Change to the Montclair Municipal Code from “R–3” (Multiple–Family Residential) to “C–3” (General Commercial) for Approximately 3.28 Acres at 5150 Palo Verde Street [CC]	16
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VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Adjourned Joint Meeting of June 10, 2003 [CC/RDA/MHC]
2. Minutes of Regular Joint Council/Agency/Corporation Meeting of July 7, 2003 [CC/RDA/MHC]

B. Administrative Reports

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| 1. Consider Approval of Lot Line Adjustment No. 2003–1 Affecting Properties Located at the Southwest Corner of Benson Avenue and Brooks Street [CC] | 21 |
| 2. Consider Approval of Parcel Merger No. 2003–2 Located at 11247 Monte Vista Avenue [CC] | 26 |
| 3. Consider Authorization to Purchase Six 2004 Ford Crown Victoria Marked Police Vehicles from Claremont Ford [CC] | 32 |
| 4. Consider Authorization to Purchase Two Chevrolet S–10 Pickup Trucks and One Chevrolet ½–Ton Pickup Truck from Richard Hibbard Chevrolet [CC] | 33 |
| 5. Consider Declaring City Vehicle as Surplus and Authorizing Its Sale by Ken Porter Auction Systems on Behalf of the City of Montclair [CC] | 35 |
| 6. Consider Declaring Certain City Property and Unclaimed Property in Police Custody as Surplus and Available for Auction [CC] | 36 |
| 7. Consider Designation of Voting Delegate and Alternate Voting Delegate to the League of California Cities Annual Conference, September 7–10, 2003, Sacramento, California [CC] | 49 |
| 8. Consider Receiving and Filing of Treasurer’s Report [CC] | 50 |
| 9. Consider Approval of Warrant Register and Payroll Documentation [CC] | 51 |

10.	Consider Receiving and Filing of Treasurer's Report [RDA]	52
11.	Consider Approval of Warrant Register [RDA]	53
12.	Consider Receiving and Filing of Treasurer's Report [MHC]	54
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13.	Consider Approval of Warrant Register [MHC]	55
 C. Agreements		
1.	Consider Approval of Agreement No. 03-96 with West Valley Mosquito and Vector Control District to Provide Vector-Control Services North of Mission Boulevard [CC]	56
2.	Consider Approval of Agreement No. 03-97-1-53, an Irrevocable Annexation Agreement with Jose M. Arrieta, Carlos Marquez, and Andrea Marquez, for 5425 Howard Street [CC]	63
3.	Consider Approval of Agreement No. 03-98, an Owner Participation Agreement by and between the City of Montclair Redevelopment Agency and Cascade Turf, L.L.C. Regarding 4811 Brooks Street [RDA]	68
4.	Consider Approval of Agreement No. 03-99 with O'Reilly Public Relations, Inc., to Conduct Public-Opinion Research and a Feasibility Study for a Bond Initiative to Finance Development of a New Police Facility and Youth and Senior Centers [CC]	
	Consider Authorization to Appropriate \$45,000 from the Contingency Account [CC]	71
5.	Consider Approval of Agreement No. 03-100, a Purchase and Sale Agreement by and between the City of Montclair Redevelopment Agency and Monte Vista Water District for the Vacant Property Located at 10327 Fremont Avenue [RDA]	
	Consider an Appropriation of \$44,000 from the Housing Fund for Acquisition and Closing Costs [RDA]	81
6.	Consider Award of Contract to CDC Construction Management, Inc., in the Amount of \$436,187 [CC]	
	Consider Approval of Agreement No. 03-101 with CDC Construction Management, Inc., for the Construction of the Engineering Department Remodel Project [CC]	
	Consider Authorization of a \$45,000 Construction Contingency [CC]	85

7. Consider Award of Contract to Pete and Sons Construction, Inc., in the Amount of \$285,000 [CC]

Consider Approval of Agreement No. 03-102 with Pete and Sons Construction, Inc., for the Construction of Traffic Signal Upgrades at Various Locations in the City of Montclair [CC]

Consider Authorization of a \$28,000 Construction Contingency [CC]

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8. Consider Approval of Agreement No. 03-103 with Catering Systems, Inc., to Provide Meals for the City's Senior Citizen Nutrition Program [CC]

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9. Consider Approval of Agreement No. 03-104 with California Paramedic Institute Authorizing the Fire Department to Provide Clinical Training for Emergency Medical/Paramedic Students [CC]

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D. Resolutions

1. Consider Adoption of Resolution No. 03-2466 Authorizing Placement of Assessments on Certain Properties for Delinquent Sewer and Trash Accounts [CC]

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IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE

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

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XI. COMMUNICATIONS

- A. City Attorney/Agency Counsel

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

Property: South Side of Holt Boulevard, West of Ramona Avenue (APN 1012-051-04)

Negotiating Parties: City of Montclair Redevelopment Agency and Shyh-Hau and Huey-Meei Leu

Negotiators: Marilyn J. Staats, Director of Redevelopment/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 July 7, 2003

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

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

XIII. CLOSED SESSION ANNOUNCEMENTS

XIV. ADJOURNMENT OF REDEVELOPMENT AGENCY BOARD OF DIRECTORS

(This evening's meeting will be adjourned in memory of former City employee and friend Joe Campos who passed away on July 19, 2003. Joe retired in July 1995 from the City's Public Works Department after 21 years of service).

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, August 18, 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, 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 July 31, 2003.