

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

November 17, 2003

7:00 p.m.

Page No.

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 nonsectarian 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 endorses any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS

A. Introduction of New Employees

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 Acceptance of Recommendations of the Advisory Review Board and Authorize the Proposed Expenditure of the Federal Local Law Enforcement Block Grant Program and State Asset Forfeiture Funds [CC]

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B. Consider Adoption of Resolution No. 03-2477 Establishing a User Fee Cost-Recovery Policy and a Master User Fee Schedule for Specified Municipal Services [CC]

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- C. Second Reading - Consider Adoption of Ordinance No. 03-837, an Ordinance of the City Council of the City of Montclair Eliminating the Time Limit on Establishment of Loans, Advances, and Indebtedness with Respect to Redevelopment Project Area No. I [RDA]

Consider Adoption of Ordinance No. 03-838, an Ordinance of the City Council of the City of Montclair Eliminating the Time Limit on Establishment of Loans, Advances, and Indebtedness with Respect to Redevelopment Project Area No. III [RDA]

Consider Adoption of Ordinance No. 03-839, an Ordinance of the City Council of the City of Montclair Eliminating the Time Limit on Establishment of Loans, Advances, and Indebtedness with Respect to Redevelopment Project Area No. IV [RDA]

Consider Adoption of Ordinance No. 03-840, an Ordinance of the City Council of the City of Montclair Eliminating the Time Limit on Establishment of Loans, Advances, and Indebtedness with Respect to Redevelopment Project Area No. V [RDA]

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VIII. CONSENT CALENDAR

A. Approval of Minutes

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

B. Administrative Reports

- 1. Consider Setting a Public Hearing to Consider the following:

Adoption of Resolution No. 03-2480 Approving a General Plan Amendment to the Official Land Use Map for an 8.55-Acre Site at the Southeast Corner of Mission Boulevard and Ramona Avenue, Modifying the Land Use Designation from "General Commercial" to "General Commercial" and "Low Density Residential" [CC]

Adoption of Ordinance No. 03-841 Approving a Zone Change to the Montclair Municipal Code from "C-2" (Restricted Commercial) to "C-2" and "R-1 (SL)" (Single-Family Residential Small-Lot Detached Housing Overlay) for 8.55 Acres at the Southeast Corner of Mission Boulevard and Ramona Avenue [CC]

Approval of Tentative Tract Map No. 16679 for a 40-Lot Subdivision (39 Residential Lots and One Commercial Parcel) at the Southeast Corner of Mission Boulevard and Ramona Avenue [CC]

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2.	Consider Approval of Qualifications of Haven Management Services Submitted by Augusta Homes for Property Management Services Related to Villa Montclair Mobile Home Park, Monterey Manor Mobile Home Estates, and Hacienda Mobile Home Estates [RDA]	73
3.	Consider Authorization to Appropriate \$46,770 for the Purchase of Emergency Medical and Hazardous Materials Equipment [CC]	
	Consider Authorization for the Fire Department to Receive \$46,770 from the State Homeland Security Grant Program for Emergency Medical and Hazardous Materials Equipment [CC]	76
4.	Consider Approval of Filing of Notice of Completion for the Construction of San Antonio Gateway, Phase 2, Foundation Area No. 9; Reduce Faithful Performance Bond to 10 Percent; and Retain Payment Bond for Six Months [CC]	78
5.	Consider Receiving and Filing of Treasurer’s Report [CC]	80
6.	Consider Approval of Warrant Register and Payroll Documentation [CC]	81
7.	Consider Receiving and Filing of Treasurer’s Report [RDA]	82
8.	Consider Approval of Warrant Register [RDA]	83
9.	Consider Receiving and Filing of Treasurer’s Report [MHC]	84
10.	Consider Approval of Warrant Register [MHC]	85
C.	Agreements	
1.	Consider Approval of Agreement No. 03–153 with Ontario–Montclair School District to Provide Family Literacy Services Through the William F. Goodling Even Start Family Literacy Grant [CC]	86
2.	Consider Redevelopment Agency Board of Directors’ Approval of Agreement Nos. 03–154 Through 03–161, Rehabilitation Grant Agreements by and between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants [RDA]	92
3.	Consider Approval of Agreement No. 03–162, an Addendum to Agreement No. 03–122 with the California Insurance Pool Authority (CIPA) for Participation in the CIPA Workers’ Compensation Pool Program [CC]	103

D. Resolutions – None

IX. PULLED CONSENT CALENDAR ITEMS

X. **RESPONSE** – None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Section 54956.9(c) of the Government Code Regarding Pending Litigation

City Deciding Whether to Initiate Litigation

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 Mobile Home Park Committee Meeting of November 3, 2003

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2. Minutes of the Personnel Committee Meeting of November 3, 2003

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XII. COUNCIL/AGENCY WORKSHOP

A. Presentation by John E. Husing, Ph.D., Economics & Politics, Inc., on the Results of the Financial Impact Study

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, December 3, 2003, at 5:45 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, December 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., 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 November 13, 2003.