

CITY OF MONTCLAIR

AGENDA FOR CITY COUNCIL, REDEVELOPMENT AGENCY, MONTCLAIR HOUSING CORPORATION, AND MONCLAIR FINANCING AUTHORITY MEETINGS

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

February 2, 2004

7:00 p.m.

Page No.

- I. CALL TO ORDER** – City Council, Redevelopment Agency, Montclair Housing Corporation, and Montclair Financing Authority

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 endorse any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS

1. Introduction of New Employee
2. Demonstration of New Touch Screen Voting System by Mr. Scott Konopasek, San Bernardino County Registrar of Voters

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 are prohibited from taking action on items not listed on the agenda.

VII. PUBLIC HEARINGS

- A. First Reading – Consider Adoption of Ordinance No. 04-844 Amending Section 8.32.10 of Title 8 of the Montclair Municipal Code Related to Maximum Speed Limits [CC]

VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Regular Council/Agency/MHC Meeting of January 20, 2004 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Setting a Public Hearing Regarding Agreement No. 04-14, a Housing Rehabilitation Agreement and Lease by and Between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Properties Located at 10330, 10380, 10390, and 10410 Amherst Avenue, 9855 Central Avenue, and 9488 Carrillo Avenue [RDA] 37
2. Consider Setting a Public Hearing to Consider Ordinance No. 04-845 Repealing and Replacing Sections 9.24.260 through 9.24.450 of Chapter 9.24 of the Montclair Municipal Code Related to the City Storm Drain System [CC] 40
3. Consider "No Action" on Alcoholic Beverage Permit Application - Thai Sea Breeze [CC] 54
4. Consider Approval of Warrant Register and Payroll Documentation [CC] 55

C. Agreements

1. Consider Award of Contract to Precise Testing Services, Inc., in the Amount of \$19,000 [CC]

Consider Approval of Agreement No. 04-11 With Precise Testing Services, Inc., for Construction of the Sunrise Park Block Wall Reconstruction Project [CC]

Consider Authorization of a \$5,000 Construction Contingency [CC] 56
2. Consider Approval of Agreement No. 04-12, an Assignment and Assumption Agreement by and Between the City of Montclair Redevelopment Agency and Douglas Nye Regarding the Properties Located at 10345-10379 Mills Avenue [RDA]

Consider an Appropriation of \$352,000 from the Housing Fund for Acquisition and Closing Costs for the Subject Properties [RDA] 58
3. Consider Approval of Agreement No. 04-13-I-54, an Irrevocable Annexation Agreement with Grace A. Corcoran, for 4725 Howard Street [CC] 60

D. Resolutions

1. Consider Adoption of Resolution No. 04-01, a Resolution of the City of Montclair Redevelopment Agency Approving the Forms of and Authorizing the Execution of Agreement No. 04-07, an Indenture of Trust Agreement, Agreement No. 04-08, a Continuing Disclosure Agreement, Agreement No. 04-09, an Escrow Agreement, Agreement No. 04-10, a Bond Purchase Contract, an Official Statement Related to the Issuance of the City of Montclair Redevelopment Agency's Tax Allocation Refunding Bonds, and Approving Certain Actions in Connection Therewith (Redevelopment Project Area No. IV) [RDA]

Consider Adoption of Resolution No. 04-01, a Resolution of the Montclair Financing Authority Approving the Forms of Agreement No. 04-07, an Indenture of Trust Agreement, Agreement No. 04-08, a Continuing Disclosure Agreement, Agreement No. 04-09, an Escrow Agreement, Agreement No. 04-10, a Bond Purchase Contract, an Official Statement, and Authorizing the Execution of the Bond Purchase Contract Related to the Issuance of the City of Montclair Redevelopment Agency's Tax Allocation Refunding Bonds, and Approving Certain Actions in Connection Therewith (Redevelopment Project Area No. IV) [MFA]

Consider Adoption of Resolution No. 04-2490, a Resolution of the City Council of the City of Montclair Approving the Sale of City of Montclair Redevelopment Agency Tax Allocation Refunding Bonds (Redevelopment Project Area No. IV) [CC]

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2. Consider Adoption of Resolution No. 04-2491 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges [CC]

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IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE

- A. Response to Council Inquiry Regarding Need for Crossing Guard on Kingsley Street at Del Mar Avenue [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: 9795 Central Avenue

Negotiating Parties: City of Montclair Redevelopment Agency and George W. Primeau and Marion Kole

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 January 20, 2004

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XII. COUNCIL/AGENCY WORKSHOP

- A. Midyear Budget Review

(Council/Agency may consider continuing this item to an adjourned joint meeting on Tuesday, February 17, 2004, at 5:45 p.m. in the City Council Chambers).

XIII. ADJOURNMENT OF CITY COUNCIL AND MONTCLAIR HOUSING CORPORATION AND MONTCLAIR FINANCING AUTHORITY BOARDS OF DIRECTORS

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

XIV. CLOSED SESSION ANNOUNCEMENTS

XV. ADJOURNMENT OF REDEVELOPMENT AGENCY BOARD OF DIRECTORS

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Tuesday, February 17, 2004, 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 January 29, 2004.