

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

June 6, 2005

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 endorse any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS

- A. Introduction of New Employees
- B. Presentation of Annual Performance Bonus by Mr. Jim Arvin, Recycling Consultant, Burrtec Waste Industries, Inc., to Chaffey Joint Union High School District for Use at Montclair High School, Particularly the Environmental Group, Project Earth, for Its Efforts Related to the School's Recycling and Waste Diversion Programs

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 Approval of Tentative Tract Map No. 17422 for a Nine-Lot Residential Subdivision at 11211 Fremont Avenue [CC]

- B. Consider Adoption of a Mitigated Negative Declaration Associated with the City of Montclair Pedestrian Safety Program/Safe Routes to Schools [CC] 17
- C. First Reading – Consider Adoption of Ordinance No. 05-866 Adding Chapter 11.81 to Title 11 of the Montclair Municipal Code Related to Inclusionary Housing [RDA/CC] 19

VIII. CONSENT CALENDAR

- A. Approval of Minutes
 - 1. Minutes of Adjourned Joint Council/Agency Meeting of May 2, 2005 [CC/RDA]
 - 2. Minutes of Regular Joint Council/Agency/MHC Meeting of May 16, 2005 [CC/RDA/MHC]
- B. Administrative Reports
 - 1. Consider Setting a Public Hearing Regarding Agreement No. 05-64, an Affordable Housing Agreement and Lease by and between the City of Montclair Redevelopment Agency and the Montclair Housing Corporation Concerning the Single-Family Property Located at 10291 Greenwood Avenue [RDA/MHC] 38
 - 2. Consider Setting a Public Hearing to Consider Approval of Agreement No. 05-66, a Purchase and Sale Agreement by and between the City of Montclair Redevelopment Agency and Monte Vista Water District [RDA] 40
 - 3. Consider Redevelopment Agency Board of Directors' Dedication of Easements at 10602 Ramona Avenue to the City of Montclair for Street, Utility, Access, and Related Purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project [RDA/CC]
 - Consider City Council's Acceptance of Easements for Street, Utility, Access, and Related Purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project [RDA/CC] 43
 - 4. Consider Rejecting All Bids for Construction of the Montclair Lighted Crosswalk Pedestrian Safety Project [CC]
 - Consider Authorizing Staff to Modify the Bid Documents and Readvertise for Bid Proposals [CC] 57
 - 5. Consider Authorizing the Expenditure of General Fund Moneys to Complete the Purchase of Mobile Data Computers [CC] 59
 - 6. Consider Authorizing the Reallocation and Expenditure of California Law Enforcement Equipment Program Funds [CC] 61
 - 7. Consider Declaring Certain City Property and Unclaimed Property in Police Custody as Surplus and Available for Auction [CC] 62

- 8. Consider Approval of Warrant Register and Payroll Documentation [CC] 74

C. Agreements

- 1. Consider Redevelopment Agency Board of Directors' Approval of Agreement No. 05-65, an Easement Purchase and Sale Agreement by and between the Redevelopment Agency and the Estate of Hampton F. Tedder/Claire E. Tedder for the Purchase of an Easement Necessary for the Ramona Avenue/Union Pacific Railroad Grade Separation Project [RDA]

Consider City Council's Acceptance of an Easement for Street and Related Purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project [CC] 75

- 2. Consider Approval of Agreement No. 05-67 with San Bernardino County Department of Aging and Adult Services to Provide a Senior Citizens Nutrition Program [CC] 102

- 3. Consider Redevelopment Agency Board of Directors' Approval of Agreement No. 05-68, an Easement Purchase and Sale Agreement by and between the Redevelopment Agency and the Cornelius and Wilhelmina Van Dam Family Limited Partnership for the Purchase of an Easement and Designation of a Temporary Construction Easement Necessary for the Ramona Avenue/Union Pacific Railroad Grade Separation Project [RDA]

Consider City Council's Acceptance of an Easement for Street and Related Purposes for the Ramona Avenue/Union Pacific Railroad Grade Separation Project [CC] 114

D. Resolutions

- 1. Consider Adoption of Resolution No. 05-2578 Fixing the Salaries for City Employees Represented by the San Bernardino Public Employees Association [CC] 152

- 2. Consider Adoption of Resolution No. 05-2579 Fixing the Salaries for Police Department Employees Represented by the Montclair Police Officers Association [CC] 157

- 3. Consider Adoption of Resolution No. 05-2580 Fixing the Salaries for Management Employees Represented by the City Manager [CC] 161

- 4. Consider Adoption of Resolution No. 05-2581 Fixing the Salaries for Part-Time Employees not Represented by Formally Recognized Employee Organizations [CC] 165

- 5. Consider Adoption of Resolution No. 05-2587 Related to an Application for State Funds Under the Safe Routes to Schools Program [CC] 169

- 6. Consider Adoption of Resolution No. 05-2588 Authorizing the Mayor to Sign a Three-Year Agreement with the County of San Bernardino Regarding Participation in the Community Development Block Grant Program for Fiscal Years 2006-07, 2007-08, and 2008-09 [CC] 172
- 7. Consider Adoption of Resolution No. 05-2589 Determining the Status of Local Safety Employee David Dieter Piksclus [CC] 182
- 8. Consider Adoption of Resolution No. 05-2590 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges [CC] 186

IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

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

Property: Assessor's Parcel No. Address

1012-062-11	10606-08 Ramona Avenue, Montclair
1012-062-13	4461 Brooks Street, Montclair
1012-062-14	10634-44 Ramona Avenue, Montclair

Negotiating Parties: Agency and John and Henry V. Vanderzwaag Trust

1012-151-27	10611 Ramona Avenue, Montclair
1012-151-28	S/S Brooks St. E/O Ramona Avenue

Negotiating Parties: Agency and Jafam Corporation

1012-072-09	10635 Ramona Avenue, Montclair
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Negotiating Parties: Agency and Per Kvalheim Trust and Gry Kvalheim Trust

1012-062-04	10602 Ramona Avenue, Montclair
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Negotiating Parties: Agency and John and Henry V. Vanderzwag Trust

Negotiators: Marilyn J. Staats, Director of Redevelopment and Public Works and Michael C. Hudson, City Engineer

Under Negotiation: Status Report and Recommendations Regarding Acquisition of Easements on Subject Properties in Conjunction with Ramona Avenue/Union Pacific Grade Separation Project

- 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 Public Works Committee Meeting of February 17, 2005 191
 - 2. Minutes of the Personnel Committee Meeting of May 16, 2005 198

XII. COUNCIL/AGENCY WORKSHOP

A. Strategic Planning Workshop

(Council/Agency may consider continuing this item to an adjourned joint meeting on Tuesday, June 7, 2005, at 5:00 p.m. in Conference Room South, 5111 Benito Street, Montclair, California).

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).

XIV. CLOSED SESSION ANNOUNCEMENTS

XV. ADJOURNMENT OF REDEVELOPMENT AGENCY BOARD OF DIRECTORS

This evening's meeting will be adjourned in memory of Mr. John "Art" Van Deventer, cherished Montclair friend and champion of nonprofit ownership and rent control, who passed away on Friday, May 27, 2005.

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, June 20, 2005, 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 June 2, 2005.