

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

October 3, 2005

7:00 p.m.

As a courtesy please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.

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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 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 Community Action Committee Member
- B. Presentation of Plaques to Citizen Rescue Vehicle Sponsors

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 Parcel Map No. 17462 for a Two-Lot Residential Subdivision at 4588 Benito Street [CC]

- B. First Reading - Adoption of Ordinance No. 05-869 Amending Sections 8.36.020, 8.36.060, and 8.36.090 of Title 8 of the Montclair Municipal Code Related to Parking within City Limits [CC] 8

VIII. CONSENT CALENDAR

A. Approval of Minutes

- 1. Minutes of Regular Joint Council/Agency/MHC Meeting of September 19, 2005 [CC/RDA/MHC]

B. Administrative Reports

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

Adoption of Resolution No. 05-2610 Approving a Specific Plan Amendment to the Holt Boulevard Specific Plan for a 1.08-Acre Site at 4210 Holt Boulevard, Modifying the Land Use Designation from "Commercial" to "R-3/11 DU/AC" (Multiple-Family Residential, Maximum 11 Dwelling Units Per Acre), and for a .25-Acre Site North of 4234 Holt Boulevard, Modifying the Land Use Designation from "R-3/11 DU/AC" to "Commercial" [CC]

Approval of Tentative Tract Map No. 17498, Subdividing a 10.4-Acre Site into Nine Numbered Lots and 14 Lettered Lots for the Purpose of Developing a Planned Residential Development of 106 Detached, Single-Family Dwelling Units in the 4200 Block of Holt Boulevard [CC]

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- 2. Consider Setting a Public Hearing to Consider Ordinance No. 05-868 Amending Chapter 4.56 of Title 4 and Chapter 11.78 of Title 11 of the Montclair Municipal Code Related to the Regulation of Massage Technicians and Massage Establishments [CC]

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- 3. Consider Authorization to Hire Three Police Officers and to Promote One Existing Police Officer to Sergeant in Order to Form a Problem-Oriented Policing (POP) Team [CC]

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- 4. Consider Approval of Parcel Map No. 17100 Located at the Northeast Corner of Kimberly Avenue and Mane Street [CC]

Consider Authorizing Parcel Map No. 17100 to be Recorded with the Office of the San Bernardino County Recorder [CC]

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- 5. Consider Acceptance of Grant of Easement for Roadway and Appurtenances at Brooks Street Basin [CC]

Consider Acceptance of Grant of Temporary Construction Easement for Construction of Roadway and Appurtenances at Brooks Street Basin [CC]

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- 6. Consider Amending Fiscal Year 2006-2010 Capital Improvement Program Adding the Richton Parking Facility Project [CC/RDA]

Consider Authorization to Advertise for Bid Proposals for Construction of the Richton Parking Facility Project [CC/RDA]

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7. Consider Authorization to Obtain a Real Estate Appraisal of Redevelopment Agency-Owned Property Located at 5326 San Bernardino Street [RDA]

Consider an Appropriation of \$1,300 from the Special Housing Fund for Appraisal Services [RDA] 44
 8. Consider Authorization to Transfer \$1000 from the Contingency Account for the Purpose of Upgrading the Replacement Floor Covering in the Code Enforcement Offices at Fire Station No. 1 [CC] 46
 9. Consider Declaring Eight Traffic Counters as Surplus and be Used as Trade-Ins Toward the Acquisition of Eight New Traffic Counters from Jamar Technologies [CC] 47
 10. Consider Declaring Vehicles as Surplus and Authorizing their Sale by Ken Porter Auction Systems on Behalf of the City of Montclair [CC] 48
 11. Consider Designation of Voting Delegate and Alternate Voting Delegate to the Annual Congress of Cities, December 6-10, 2005, Charlotte, North Carolina [CC] 50
 12. Consider Approval of Warrant Register and Payroll Documentation [CC] 51
- C. Agreements
1. Consider Approval of Agreement No. 05-123 Amending Agreement No. 98-73 with All City Management Services, Inc., for School Crossing Guard Services [CC] 52
 2. Consider Approval of Agreement No. 05-125 with Cost Recovery Systems, Inc., for State Mandate Reimbursement Claiming Services [CC] 54
 3. Consider Approval of Tract Map No. 17315 Located on the South Side of Mission Boulevard between Ramona and Monte Vista Avenues [CC]

Consider Approval of Agreement No. 05-126, a Subdivision Agreement with Brighton Place II Partners L.P. [CC]

Consider Authorizing City Engineer to Reduce and Release Payment and Performance Bonds upon Satisfactory Completion of Improvements Within the Public Rights-of-Way [CC] 59
 4. Consider Approval of Agreement No. 05-127, a License Agreement and Addendum, by and between the City of Montclair Redevelopment Agency and CoStar Group for Online Real Estate Subscription Services [RDA] 86

5. Consider Approval of Agreement No. 05-128 with Ontario-Montclair School District Amending Agreement No. 04-72 for the Use of Soccer Fields at Montera Elementary School [CC] 103

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6. Consider Approval of Agreement No. 05-129 with Inland Empire Utilities Agency for Industrial Wastewater Pretreatment Program Services [CC] 107

7. Consider Redevelopment Agency Board of Directors' Approval of Agreement Nos. 05-130 through 05-133, Rehabilitation Grant Agreements by and between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants [RDA] 118

D. Resolutions

1. Consider Adoption of Resolution No. 05-2608 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges [CC] 125

2. Consider Adoption of Resolution No. 05-2609 Committing Public Funds for the Public Purpose of Supporting and Assisting with Relief and Recovery Efforts for the Gulf Coast Region Struck by Hurricane Katrina on August 29, 2005, and Designating Gulfport, Mississippi, as a Community of Particular Interest for Purposes of Recovery Assistance [CC] 130

IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE - None

XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Section 54957.6 of the Government Code Regarding Conference with Designated Labor Negotiators City Manager Lee McDougal and Administrative Services Director Edward Starr

Agency: City of Montclair

Employee Organizations: City Manager
 Management
 Montclair Fire Fighters Association
 Montclair Police Officers Association
 San Bernardino Public Employees Assoc.

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 August 18, 2005	136
2. Minutes of the Code Enforcement Committee Meeting of September 19, 2005	140
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3. Minutes of the Personnel Committee Meeting of September 19, 2005	143

XII. ADJOURNMENT OF REDEVELOPMENT AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS OF DIRECTORS

(At this time, the City Council will meet in Closed Session regarding labor negotiations).

XIII. CLOSED SESSION ANNOUNCEMENTS

XIV. ADJOURNMENT OF CITY COUNCIL

The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, October 17, 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 September 29, 2005.