

**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 19, 2006

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.*

*The CC/RDA/MHC meetings are now available in audio format on the City's website at [www.ci.montclair.ca.us](http://www.ci.montclair.ca.us) and can be accessed the day following the meeting after 10:00 a.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 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 Promotees
- B. Presentation of the 2006 Home Beautification Awards

**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 Adoption of Resolution No. 06-03, a Resolution of the City of Montclair Redevelopment Agency Approving Agreement No. 06-60, a Purchase and Sale Agreement by and between the City of Montclair Redevelopment Agency and Skyland Partners, LLC, and Authorizing the Execution of the Agreement and All Documents in Connection Therewith [RDA]

- B. Consider Adoption of Resolution No. 06-2640 Requesting the Local Agency Formation Commission Initiate Proceedings for City of Montclair Annexation No. 27 [CC] 18

**VIII. CONSENT CALENDAR**

- A. Approval of Minutes
  - 1. Minutes of Regular Joint Council/Agency/MHC Meeting of June 5, 2006 [CC/RDA/MHC]
  - 2. Minutes of Adjourned Joint Council/Agency Meeting of June 6, 2006 [CC/RDA]
- B. Administrative Reports
  - 1. Consider Receiving and Filing of Treasurer's Report [CC] 25
  - 2. Consider Approval of Warrant Register and Payroll Documentation [CC] 26
  - 3. Consider Receiving and Filing of Treasurer's Report [RDA] 27
  - 4. Consider Approval of Warrant Register [RDA] 28
  - 5. Consider Receiving and Filing of Treasurer's Report [MHC] 29
  - 6. Consider Approval of Warrant Register [MHC] 30
  - 7. Consider Setting a Public Hearing to Consider Resolution No. 06-07, a Resolution of the City of Montclair Redevelopment Agency Approving Agreement No. 06-92, a Purchase and Sale Agreement by and between the City of Montclair Redevelopment Agency and Ms. June Morrison Concerning a Portion of the Property Located at 10215 Central Avenue [RDA] 31
  - 8. Consider Setting a Public Hearing to Consider Ordinance No. 06-886 Adding Sections 9.24.410 through 9.24.480 to Title 9 of the Montclair Municipal Code Related to the City Storm Drain System [CC] 34
  - 9. Consider Authorization to Advertise for Bid Proposals for the Mission Boulevard Improvement Project - Phase IV [CC/RDA] 43
  - 10. Consider Authorization to Transfer \$3,425 from the Contingency Account for the Purpose of Purchasing Four (4) Service Weapons [CC] 45
  - 11. Consider Authorization to Transfer \$11,000 from the Contingency Account for the Purchase and Installation of Emergency Equipment in Newly Purchased Police Vehicles [CC] 46
  - 12. Consider Declaring Unclaimed Property in Police Custody as Surplus and Available for Auction [CC] 47

C. Agreements

1. Consider Authorization to Retain Dapeer, Rosenblit & Litvak, LLP, for the Provision of Specialized Code Enforcement Legal Services for the City [CC]  
  
Consider Approval of Agreement No. 06-76 with Dapeer, Rosenblit & Litvak, LLP, for the Provision of Specialized Code Enforcement Legal Services for the City [CC] 53
2. Consider Award of Contract to Marin Bravo Electric, Inc., in the Amount of \$184,985 [CC]  
  
Consider Approval of Agreement No. 06-78 with Marin Bravo Electric, Inc., for Construction of Fire Station Nos. 1 & 2 Emergency Generator Replacement Project [CC]  
  
Consider Authorization of an \$18,500 Construction Contingency [CC]  
  
Consider Appropriating \$203,485 from the City Facility Improvement Fund for Fire Station Nos. 1 & 2 Emergency Generator Replacement Project [CC] 62
3. Consider Approval of Agreement No. 06-81 with West Coast Arborists for Tree Maintenance Services [CC] 64
4. Consider Approval of Agreement No. 06-82 by and between the City of Montclair, the City of Montclair Redevelopment Agency, and Mariposa Horticultural Enterprises, Inc., for Landscape and Maintenance of Median Islands, Parks, and Parkways [CC/RDA] 85
5. Consider Redevelopment Agency Board of Directors' Approval of Agreement Nos. 06-89 through 06-91, Rehabilitation Grant Agreements by and between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants [RDA] 113

D. Resolutions

1. Consider Redevelopment Agency Board of Directors' Adoption of Resolution No. 06-05, a Resolution of the City of Montclair Redevelopment Agency Authorizing the Expenditure of Agency Funds for Graffiti Abatement for Fiscal Year 2006-07 [RDA]  
  
Consider City Council Approval of Agreement Nos. 06-83, 06-84, 06-85, 06-86, and 06-87 Approving Promissory Note Nos. 06-01, 06-02, 06-03, 06-04, and 06-05, Respectively, between the City of Montclair and the City of Montclair Redevelopment Agency [CC/RDA]  
  
Consider Redevelopment Agency Board of Directors' Approval of Agreement Nos. 06-83, 06-84, 06-85, 06-86, and 06-87, Approving Promissory Note Nos. 06-01, 06-02, 06-03, 06-04, and 06-05, Respectively, between the City of

Consider Redevelopment Agency Board of Directors'  
Adoption of Resolution No. 06-06 Adopting the Fiscal  
Year 2006-07 Budget for the City of Montclair  
Redevelopment Agency [RDA]

Consider Redevelopment Agency Board of Directors'  
Approval of Agreement No. 06-88 Approving Promissory  
Note No. 06-01, between the City of Montclair  
Redevelopment Agency and the Montclair Housing  
Corporation [RDA/MHC]

Consider Montclair Housing Corporation Board of Directors'  
Approval of Agreement No. 06-88 Approving Promissory  
Note No. 06-01, between the Montclair Housing  
Corporation and the City of Montclair Redevelopment  
Agency [MHC/RDA]

Consider Montclair Housing Corporation Board of Directors'  
Adoption of Resolution No. 06-01 Adopting the Fiscal  
Year 2006-07 Budget for the Montclair Housing Corporation  
[MHC]

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2. Consider Adoption of Resolution No. 06-2636 Calling and Giving Notice of the Holding of a General Municipal Election to be Held on Tuesday, November 7, 2006, for the Election of Certain Officers as Required by the Provisions of the Laws of the State of California Related to General Law Cities [CC]

Consider Adoption of Resolution No. 06-2637 Adopting Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to the Voters at an Election to be Held on Tuesday, November 7, 2006 [CC]

Consider Adoption of Resolution No. 06-2638 Requesting the Board of Supervisors of the County of San Bernardino to Consolidate a General Municipal Election to be Held on Tuesday, November 7, 2006, with the Statewide General Election to be Held on the Date Pursuant to Section 10403 of the California Elections Code [CC]

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3. Consider Adoption of Resolution No. 06-2639, Approving Agreement No. 06-80, a Disadvantaged Business Enterprise Race-Neutral Implementation Agreement for Local Agencies (Exhibit 9-A) and (Exhibit 9-B) the Annual Anticipated Disadvantaged Business Enterprise Participation Level of 9 Percent for Federal Fiscal Year 2006-07 [CC]

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4. Consider Adoption of Resolution No. 06-2641 Authorizing Approval of the Change in Population in San Bernardino County During 2005 for the Purpose of Calculating the Gann Spending Limit for Fiscal Year 2006-07 [CC]

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5. Consider Adoption of Resolution No. 06-2642 Authorizing Approval of the Percentage Change in Montclair Nonresidential New Construction During Fiscal Year 2004-05 as the Final Fiscal Year 2004-05 Change

in the Cost-of-Living Factor for Use in Calculating the Gann Spending Limit for Fiscal Year 2005-06 and Provisional Adoption of the Percentage Change in California Per Capita Personal Income During Calendar Year 2005 as the Change in the Cost-of-Living Factor for Fiscal Year 2005-06 for Use in Calculating the Gann Spending Limit for Fiscal Year 2006-07 [CC]

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| 6. | Consider Adoption of Resolution No. 06-2643 Establishing an Appropriations Limit for Fiscal Year 2006-07 Pursuant to Article 13-B of the California Constitution and to Section 7910 of the Government Code [CC] | 163 |
| 7. | Consider Adoption of Resolution No. 06-2644 Adopting the City of Montclair Fiscal Year 2006-07 Annual Budget [CC]  | 167 |
| 8. | Consider Adoption of Resolution No. 06-2645 Authorizing the Destruction of Certain Finance Division Public Records Pursuant to Section 34090 of the California Government Code [CC]                              | 170 |

**IX. PULLED CONSENT CALENDAR ITEMS**

**X. RESPONSE - None**

**XI. COMMUNICATIONS**

- |    |  |     |
|----|--|-----|
| A. | City Attorney/Agency Counsel                                       |     |
| B. | City Manager/Executive Director                                    |     |
| C. | Mayor/Chairman   |     |
| D. | City Council/Agency Board  |     |
| E. | Committee Meeting Minutes <i>(For Informational Purposes Only)</i> |     |
| 1. | Minutes of the Public Works Committee Meeting of April 20, 2006    | 173 |
| 2. | Minutes of the Public Works Committee Meeting of May 18, 2006      | 179 |
| 3. | Minutes of the Personnel Committee Meeting of June 5, 2006         | 184 |

**XII. ADJOURNMENT OF CITY COUNCIL, REDEVELOPMENT AGENCY AND MONTCLAIR HOUSING CORPORATION BOARDS OF DIRECTORS**

*The next regularly scheduled City Council, Redevelopment Agency, and Montclair Housing Corporation meetings will be held on Monday, July 3, 2006, 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 M. 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 15, 2006.*