

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 16, 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 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 Board, and Montclair Housing Corporation Board

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 Employee

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 Board/MHC Board is prohibited from taking action on items not listed on the agenda.

VII. PUBLIC HEARINGS – None

VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Adjourned Joint Council/Agency Meeting of October 2, 2006 [CC/RDA]

2. Minutes of Regular Joint Council/Agency/MHC Meeting of October 2, 2006 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Receiving and Filing of Treasurer's Report [CC] 5
2. Consider Approval of Warrant Register and Payroll Documentation [CC] 6
3. Consider Receiving and Filing of Treasurer's Report [RDA] 7
4. Consider Approval of Warrant Register [RDA] 8
5. Consider Receiving and Filing of Treasurer's Report [MHC] 9
6. Consider Approval of Warrant Register [MHC] 10
7. Consider Declaring Certain City Property as Surplus and Available for Auction [CC] 11
8. Consider Declaring Vehicles and Equipment as Surplus and Authorizing Their Sale by Nationwide Auction Systems on Behalf of the City of Montclair [CC] 24
9. Consider Authorization to Advertise for Bid Proposals for the Foundation Area 11 Phase A Landscape Improvement Project [CC] 26

C. Agreements

1. Consider Approval of Agreement No. 06-153 with the Ontario-Montclair School District for Use of Mission Elementary School Facilities for an After-School Program [CC] 28
2. Consider Approval of Agreement No. 06-154-I-76, an Irrevocable Annexation Agreement with Juan and Cristina Bustamante for 4449 Grand Avenue [CC] 37

3. Consider Approval of Agreement No. 06-156, a Purchase and Sale Agreement by and Between the City of Montclair Redevelopment Agency and Neighborhood Partnership Housing Services for the Purchase of the Single-Family Residence Located at 9916 Central Avenue [RDA]

Consider City Council's Approval of Agreement No. 06-161 Approving Promissory Note No. 06-06 between the City of Montclair and the City of Montclair Redevelopment Agency [CC]

Consider City of Montclair Redevelopment Agency Board of Directors' Approval of Agreement No. 06-161 Approving Promissory Note No. 06-06 Between the City of Montclair and the City of Montclair Redevelopment Agency [RDA]

Consider an Appropriation of \$432,500 for Acquisition, Closing Costs, and Repayment to the Housing Fund for Purchase of 9916 Central Avenue [RDA] 42

4. Consider Approval of Agreement No. 06-157 with Atlas Consulting for Quality-Control Services Associated with Roofing for Construction of the City of Montclair Police Department Facility [CC] 47
5. Consider Approval of Agreement No. 06-158 with Pfeiler and Associates Engineers, Inc., for Surveying Services for Construction of the City of Montclair Police Department Facility [CC] 60
6. Consider Approval of Agreement No. 06-159, an Agreement for Conveyance of Real Property with KLC Property, LLC, for the Gratis Dedication of a Permanent Easement and Designation of a Temporary Construction Easement on Property Located at the Northeast Corner of Monte Vista Avenue and Mission Boulevard in the City of Montclair [CC]

Consider Acceptance of Permanent and Temporary Easements for Street and Related Purposes for the Monte Vista Avenue/ Union Pacific Railroad Grade Separation Project [CC] 77
7. Consider Approval of Agreement No. 06-160 with American-1, Airtight Security Company for Security Guard Services During Construction of the New Montclair Police Department Facility [CC] 91

D. Resolutions - None

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 (*For Informational Purposes Only*)

1. Minutes of the Personnel Committee Meeting of October 2, 2006 107

XII. COUNCIL/AGENCY WORKSHOP

- A. Update by State Legislative Advocate Charles W. Bader, CWB Consulting

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, November 6, 2006, at 5:45 p.m. in the City Council Chambers).

**XIII. ADJOURNMENT OF CITY COUNCIL AND 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, November 6, 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, Yvonne L. Smith, Deputy 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 October 12, 2006.