

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

December 4, 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.

Page No.

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 - None

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

- A. First Reading - Consider Adoption of Ordinance No. 06-888 Amending the Existing Prezone Designation for Approximately 2.31 Acres Within the City's Sphere of Influence [CC]

4

VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Regular Joint Council/Agency/MHC Meeting of November 20, 2006 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Setting a Public Hearing to Consider Resolution No. 06-2673 Approving the Following:
 - Tentative Tract Map No. 18286 Subdividing a 6.95-Acre Parcel Into 13 Numbered Lots and 3 Lettered Lots for Condominium Purposes [CC]
 - Conditional Use Permit to Allow 46 Live-Work Units in the "Corridor Residential" Land Use District of the North Montclair Downtown Specific Plan [CC]
 - Precise Plan of Design for a 184-Unit Mixed-Use Development Within the North Montclair Downtown Specific Plan [CC] 9
2. Consider Setting a Public Hearing to Consider Ordinance No. 06-889 Amending the Penalty Provisions of the Montclair Municipal Code [CC] 13
3. Consider Authorization to Advertise for Bid Proposals for the Foundation Area 12 Alley Improvement Project [CC/RDA] 24
4. Consider Authorization to Change the Regular Meeting Day of the Community Action Committee [CC] 25
5. Consider Approval of Warrant Register and Payroll Documentation [CC] 26

C. Agreements

1. Consider Approval of Agreement No. 06-174 with The NTI Group, Inc., in the Amount of \$16,882 Annually for Telephone Notification Services to Montclair Residents, Businesses, and Select Groups [CC] 27
2. Consider Approval of Agreement No. 06-175 with the County of San Bernardino for the Lease of a City Building to Provide County Library Services [CC] 32
3. Consider Approval of Agreement No. 06-176 Amending Agreement No. 02-22 with Monte Vista Water District for the Purchase of Recycled Water [CC] 53
4. Consider Approval of Agreement No. 06-177 with Mel Smith Electric, Inc., and Premier Commercial Bank for Escrow Account in Lieu of Retention Associated with Construction of the New City of Montclair Police Department Facility [CC] 62
5. Consider Redevelopment Agency Board of Directors' Approval of Agreement Nos. 06-178 Through 06-180, Rehabilitation Grant Agreements by and Between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants [RDA] 65
6. Consider Award of Bid Package No. 3 for Construction of New Police Department Facility to Rossi Concrete, Inc., in the Amount of \$551,706, and Approval of Agreement No. 06-181 with Rossi Concrete, Inc. [CC]

(continued on next page)

Consider Award of Bid Package No. 10 for Construction of New Police Department Facility to Best Roofing & Waterproofing, Inc., DBA Best Contracting Services, Inc., in the Amount of \$1,486,168, and Approval of Agreement No. 06-182 with Best Roofing and Waterproofing, Inc., DBA Best Contracting Services, Inc. [CC]

71

Consider Authorization of a Combined \$200,000 Construction Contingency for Both Contracts [CC]

7. Consider Approval of Agreement No. 06-183 with All Cities Youth Baseball for Use of Essex Park Ball Field Facilities [CC]

73

D. Resolutions - None

IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE - None

A. Response to City Council Inquiry Related to Medical Marijuana Dispensaries

81

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 Code Enforcement Committee Meeting of November 20, 2006

84

1. Minutes of the Personnel Committee Meeting of November 20, 2006

87

XII. 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, December 18, 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 November 30, 2006.