

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

April 16, 2007

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, 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. Proclamation Declaring April 22-28, 2007, as "National Crime Victims' Week" in the City of Montclair
- B. Proclamation Declaring April 27, 2007, as "Arbor Day" in the City of Montclair
- C. Presentation of \$4,000 Donation by Montclair Chamber of Commerce to Chaffey College for Its *Online to College* Program
- D. Presentation of *Volunteer of the Year* Award

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

VII. PUBLIC HEARINGS

- A. Consider Tentative Tract Map No. 18486 for an Industrial Condominium at 10850 Monte Vista Avenue [CC] 4
- B. Consider Adoption of Resolution No. 07-2688 Establishing a Ten-Year Schedule of Maximum Monthly Rate Caps for Solid Waste Disposal Services in Compliance with Proposition 218 [CC] 5
- C. First Reading - Consider Adoption of Ordinance No. 07-890 Amending Section 9.20.390 of the Montclair Municipal Code Related to the Monthly Sewer Rate Per Equivalent Dwelling Unit [CC] 17
- D. First Reading - Consider Adoption of Ordinance No. 07-892 Amending Section 9.20.460 of the Montclair Municipal Code Related to the Equivalent Dwelling Unit Value [CC] 25

VIII. CONSENT CALENDAR

- A. Approval of Minutes
 - 1. Minutes of Special City Council Meeting of March 7, 2007 [CC/RDA]
 - 2. Minutes of Regular Joint Council/Agency/MHC Meeting of April 2, 2007 [CC/RDA/MHC]
- B. Administrative Reports
 - 1. Consider Receiving and Filing of Treasurer's Report [CC] 28
 - 2. Consider Warrant Register and Payroll Documentation [CC] 29
 - 3. Consider Receiving and Filing of Treasurer's Report [RDA] 30
 - 4. Consider Approval of Warrant Register [RDA] 31
 - 5. Consider Receiving and Filing of Treasurer's Report [MHC] 32
 - 6. Consider Approval of Warrant Register [MHC] 33
 - 7. Consider Authorizing Staff to Solicit Appraisals for Acquisition of Easement Rights on City of Montclair Redevelopment Agency-Owned Property Located at 10355 Mills Avenue [RDA] 34
 - 8. Consider Approval of Parcel Merger No. 2007-1 for Parcels Located at 5494 Arrow Highway [CC] 38
- C. Agreements
 - 1. Consider Approval of Agreement No. 07-36 with Inland Empire Utilities Agency for the Installation of a Groundwater-Monitoring Well Near the Intersection of Mills Avenue and Holt Boulevard [CC] 44
 - 2. Consider Approval of Agreement No. 07-37, a Memorandum of Understanding between the Southern California Association of Governments and the City of Montclair Regarding Participation in the Clean Cities Program [CC] 48

- 3. Consider Approval of Agreement No. 07-38-I-79, an Irrevocable Annexation Agreement with Saul Contreras Ruvalcaba for 4265 Grand Avenue [CC] 53
- 4. Consider Redevelopment Agency Board of Directors' Approval of Agreement Nos. 07-39 through 07-42, Rehabilitation Grant Agreements by and between the City of Montclair Redevelopment Agency and Exterior Housing Improvement Program Participants [RDA] 58

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

1. Announcement of Vacancy on the Planning Commission

D. City Council/Agency Board

E. Committee Meeting Minutes *(For Informational Purposes Only)*

1. Minutes of the Personnel Committee Meeting of April 2, 2007 65

XII. COUNCIL/AGENCY WORKSHOP

A. Progress Report on Construction of New Police Facility

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, May 7, 2007, 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, May 7, 2007, 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 April 12, 2007.