

**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

February 4, 2008

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

**VII. PUBLIC HEARINGS**

- A.** Consider Receiving Public Comment on Reallocation and Expenditure of Fiscal Year 2006-07 State Supplemental Law Enforcement Services Funds [CC]

**VIII. CONSENT CALENDAR**

**A. Approval of Minutes**

1. Minutes of Regular Joint Council/Agency/MHC Meeting of January 22, 2008 [CC/RDA/MHC]

**B. Administrative Reports**

1. Consider Setting a Public Hearing to Consider Adoption of Resolution No. 08-2721 Approving the Issuance of Tax-Exempt Revenue Bonds by the California Municipal Finance Authority for Montclair Senior Housing Partners, LP, (National Community Renaissance) with Respect to a Multifamily Senior Housing Project [RDA] 6

2. Consider Setting a Public Hearing to Consider Resolution No. 08-2724 Approving the Following: [CC]  
  
Tentative Tract Map No. 18213 Resubdividing a 15.1-Acre Site into 23 Numbered Lots and 9 Lettered Lots for Condominium Purposes [CC]  
  
Precise Plan of Design for a 290-Unit Residential Development Within the North Montclair Downtown Specific Plan [CC] 12

3. Consider Setting a Public Hearing to Prioritize Funding for Fiscal Year 2008-09 Community Development Block Grant Projects [CC] 18

4. Consider Approval of Filing of a Notice of Completion for City of Montclair Police Department Facility Bid Package No. 2-Site Utilities; Reduction of Faithful Performance Bond to 10 Percent; and Retention of Payment Bond for Six Months [CC]  
  
Consider Reduction of Retention Held in Escrow to 5 Percent [CC]  
  
Consider Release of Retention 30 Days After Recordation of Notice of Completion [CC] 19

5. Consider Approval of Warrant Register and Payroll Documentation [CC] 22

**C. Agreements**

1. Consider Approval of Agreement No. 08-06 with WLC Architects for Design Services Related to Development of Construction Drawings and Related Construction Services for the Youth Center and Conceptual Design for the Senior Center [CC] 23

**D. Resolutions**

1. Consider Adoption of Resolution No. 08-2722 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges [CC]	49
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2. Consider Adoption of Resolution No. 08-2725, a Resolution of the City Council of the City of Montclair Declaring the Need for Emergency Contracting Procedures and Authorizing Performance Related to Certain Park Repairs at Kingsley and Saratoga Parks [CC]	56
Consider Appropriation of \$200,000 from the Contingency Fund Related to Implementation of Resolution No. 08-2725 [CC]	

**IX. PULLED CONSENT CALENDAR ITEMS**

**X. RESPONSE** - None

**XI. COMMUNICATIONS**

- A. City Attorney/Agency Counsel
- B. City Manager/Executive Director
- C. Mayor/Chairman
- D. Council/Agency Board
- E. Committee Meeting Minutes *(For Informational Purposes Only)*
  - 1. Minutes of the Personnel Committee Meeting of January 22, 2008

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**XII. COUNCIL/AGENCY/MHC WORKSHOP**

- A. Midyear Budget Review
 

(Council/Agency/Corporation may consider continuing this item to an adjourned joint meeting on Tuesday, February 19, 2008, 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 Tuesday, February 19, 2008, 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 January 31, 2008.*