

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

May 5, 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 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 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 Council/Agency/ MHC 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 Regular Joint Council/Agency/MHC Meeting of April 21, 2008 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Setting a Public Hearing to Consider Resolution No. 08-02, a Resolution of the City of Montclair Redevelopment Agency Approving Agreement No. 08-32, a Disposition and Development Agreement by and between the City of Montclair Redevelopment Agency and Montclair Senior Housing Partners, L.P. (National Community Renaissance of California) Concerning the Property Located at 10355 Mills Avenue [RDA]

Consider Setting a Public Hearing to Consider Resolution No. 08-2730, a Resolution of the City of Montclair Consenting to Approval of Agreement No. 08-32, a Disposition and Development Agreement by and between the City of Montclair Redevelopment Agency and Montclair Senior Housing Partners, L.P. (National Community Renaissance of California) Concerning the Property Located at 10355 Mills Avenue [CC] 5
2. Consider Setting a Public Hearing to Consider Ordinance No. 08-902 Establishing Fees for State Franchise Video Service Providers [CC] 15
3. Consider Setting a Public Hearing to Consider Ordinance No. 08-903 Amending Section 9.20.440, *et seq.*, of the Montclair Municipal Code Related to Exhibit J of the Regional Sewage Service Contract as Amended March 2, 2005, by Inland Empire Utilities Agency [CC] 21
4. Consider Status Report on Emergency Contracting Procedures Related to Certain Park Repairs at Kingsley and Saratoga Parks and Determine There is a Need to Continue the Action [CC] 27
5. Consider Declaring Unclaimed Property in Police Custody as Surplus and Available for Auction [CC] 28
6. Consider Declaring One Vehicle and Three Pieces of Equipment as Surplus and Authorizing Their Sale by Ken Porter Auction Systems on Behalf of the City of Montclair [CC] 32
7. Consider Warrant Register and Payroll Documentation [CC] 34

C. Agreements

1. Consider Approval of Agreement No. 08-16 with WLC Architects for Design Services Related to Development of Construction Drawings and Related Construction Services for the Montclair Senior Center [CC] 35
2. Consider Approval of Agreement No. 08-28-I-82, an Irrevocable Annexation Agreement with Roberto H. Alarcon and Maria Barrantes for 4287 Grand Avenuel [CC] 62

3. Consider Approval of Agreement No. 08-30-I-83, an Irrevocable Annexation Agreement with Gerardo Ortiz for 54352 Howard Street [CC]

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4. Consider Approval of Agreement No. 08-31 with Government Finance Officers Association for Strategic Plan Advisory Services [CC]

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D. Resolutions – None

IX. PULLED CONSENT CALENDAR ITEMS

X. RESPONSE

- A. Response to City Council Discussion Regarding Unpermitted and/or Illegal Additions and Structures in Residential Areas [CC]

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XI. COMMUNICATIONS

A. City Attorney/Agency Counsel

1. Closed Session Pursuant to Section 54957 of the Government Code

Public Employee Performance Evaluation

City Manager/Executive Director

(Council/Agency may consider continuing this item to an adjourned joint meeting on Monday, June 2, 2008, at 5:00 p.m. in the City Hall Conference Room, 5111 Benito Street, Montclair, California).

B. City Manager/Executive Director

C. Mayor/Chairman

D. Council/Agency Board

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

1. Minutes of the Public Works Committee Meeting of December 20, 2007
2. Minutes of the Public Works Committee Meeting of March 20, 2008
3. Minutes of the Code Enforcement Committee Meeting of April 21, 2008
4. Minutes of the Personnel Committee Meeting of April 21, 2008

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XII. COUNCIL/AGENCY WORKSHOP

A. Strategic Planning Workshop

(Council/Agency may consider continuing this item to Tuesday, June 3, 2008, at 5:00 p.m. in Conference Room South, 5111 Benito Street, Montclair, California).

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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, June 2, 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, 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 May 1, 2008.