

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

June 2, 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 Employees

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 Adoption of 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 Housing Partners, L.P. (National Community Renaissance of California) Concerning the Property Located at 10355 Mills Avenue [RDA]

(continued on next page)

Consider Adoption of 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 Housing Partners, L.P. (National Community Renaissance of California) Concerning the Property Located at 10355 Mills Avenue [CC] 5

B. First Reading - Consider Adoption of Ordinance No. 08-902 Establishing Fees for State Franchise Video Service Providers [CC] 20

C. First Reading - Consider Adoption of 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] 26

VIII. CONSENT CALENDAR

A. Approval of Minutes

1. Minutes of Adjourned Joint Council/Agency Meeting of April 7, 2008 [CC/RDA]
2. Minutes of Adjourned Joint Council/Agency Meeting of May 5, 2008 [CC/RDA]
3. Minutes of Regular Joint Council/Agency/MHC Meeting of May 5, 2008 [CC/RDA/MHC]

B. Administrative Reports

1. Consider Receiving and Filing of Treasurer's Report [CC] 32
2. Consider Receiving and Filing of Treasurer's Report [CC] 33
3. Consider Approval of Warrant Registers and Payroll Documentations [CC] 34
4. Consider Receiving and Filing of Treasurer's Report [RDA] 35
5. Consider Approval of Warrant Register [RDA] 36
6. Consider Receiving and Filing of Treasurer's Report [MHC] 37
7. Consider Approval of Warrant Register [MHC] 38
8. Consider Appropriation of \$4.2 Million from the City of Montclair Redevelopment Agency Redevelopment Project Area No. III 2007A Tax Allocation Bond Issue to Finance Costs Associated with Construction of the Police Facility Project [RDA]

Consider Reallocation of \$4.2 Million of City 2005 Lease Revenue Bond Proceeds from the Police Facility Project to the Youth and Senior Center Projects [CC] 39

9. Consider Authorization to Purchase and Install a Microwave Radio Link and Power System [CC] 41

10.	Consider Authorization of a \$2,700 Donation to Pomona Valley Workshop as a One-Time Rebate for Grading Plan Check Fees [CC]	42
11.	Consider Approval of Parcel Merger No. 2007-3 for Two Parcels Located West of Amherst Street at 4232-4238 Holt Boulevard [CC]	43
12.	Consider Redevelopment Agency Board of Directors Granting an Easement for Utility Purposes to Verizon California Inc. [RDA]	51
13.	Consider Acceptance of Grant Deed No. 1650, an Easement for Constructing, Maintaining, and Use of Public Sanitary Sewer Facilities and Appurtenances [CC]	
	Consider Authorizing Grant Deed to be Recorded with the Office of the San Bernardino County Recorder [CC]	56
14.	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]	60
C. Agreements		
1.	Consider Approval of Agreement No. 08-33 between the City of Montclair and Thomas Choi, Owner of a Commercial Laundromat Facility Located at 4234 Holt Boulevard, for Partial Reimbursement of Sewer Connection Fees [CC]	61
2.	Consider Approval of Agreement No. 08-35, a Purchase and Sale Agreement with Harold W. McCoy and Peggy C. McCoy and Carl L. McCoy for Property Located on the East Side of Monte Vista Avenue South of State Street in the City of Montclair [CC]	
	Consider Authorizing City Manager to Execute Agreement No. 08-35 [CC]	66
3.	Consider Approval of Agreement No. 08-36 with the California Council for the Humanities to Provide Supplemental Enrichment for Children in the After-School Program [CC]	84
4.	Consider Approval of Agreement No. 08-37 with San Bernardino County Department of Aging and Adult Services to Provide a Senior Citizen Nutrition Program [CC]	101
D. Resolutions		
1.	Consider Adoption of Resolution No. 08-2731 Authorizing the Mayor to Sign a Three-Year Agreement with the County of San Bernardino Regarding Participation in the Community Development Block Grant Program for Fiscal Years 2009-10, 2010-11, and 2011-12 [CC]	126
2.	Consider Adoption of Resolution No. 08-2735 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges [CC]	137

3. Consider Adoption of Resolution No. 08-2736 Adjusting the Equivalent Dwelling Unit Monthly Fee for Sewer Service [CC] 143

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 May 5, 2008 147

XII. COUNCIL/AGENCY/MHC WORKSHOP

- A. Review of City of Montclair Fiscal Year 2008-09 Preliminary Budget, Redevelopment Agency Fiscal Year 2008-09 Preliminary Budget, and Montclair Housing Corporation Fiscal Year 2008-09 Preliminary Budget [CC/RDA/MHC]

(Council/Agency/MHC may consider continuing this item to an adjourned joint meeting on Monday, June 16, 2008, at 5:30 p.m. in the City Council Chambers).

(Information related to this item will be distributed under separate cover).

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 16, 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 29, 2008.