



## **CITY OF MONTCLAIR**

**Montclair Civic Center  
5111 Benito Street  
Montclair, CA 91763**

January 12, 2012

**TO:** Honorable Mayor and City Council

**FROM:** Edward C. Starr, City Manager

**SUBJECT:** WEEKLY REPORT: January 6-12, 2012

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➤ ***CITY MANAGER/ADMINISTRATIVE SERVICES DEPARTMENTS***

- Last Friday, city managers from Montclair, Ontario, Chino, and Pomona met with Assembly Member Norma Torres to discuss legislative issues of importance to cities. Police and fire chiefs from area cities met with Assembly Member Torres earlier in the day to discuss public safety-related issues.

Central to our discussion was the demise of community redevelopment agencies and the potential for solutions aimed at resolving the catastrophic decision of the California Supreme Court to validate ABX 1 26 (the dissolution bill) and invalidate ABX 1 27 (the continuation bill).

Assembly Member Torres concurred it was not the intent of the Legislature to fully abolish redevelopment agencies; she also indicated her support for SB 659 (Padilla)—an emergency measure temporarily postponing the February 1, 2012, dissolution deadline for abolishing redevelopment agencies. If passed by the Legislature and signed by Governor Brown, SB 659 would extend the dissolution deadline from February 1, 2012, to April 15, 2012. The extension would provide community redevelopment agencies throughout the state an opportunity to engage in a smoother transition related to establishing successor agencies assigned the task of debt service and selling off assets of the former redevelopment agencies. The proposed deadline would also ensure availability of redevelopment funds to the state for the current fiscal year.

The economic impact on each California city and its successor agency varies and depends on a variety of factors including, but not limited to, debt obligations; loans between a city and its redevelopment agency; base year for calculating the tax increment/property tax ratio; pending refinancing requirements related to redevelopment agency bonds/notes to avoid default; pass-through obligations to other taxing entities; and the number of personnel employed by a redevelopment agency.

Dissolution of the Montclair Redevelopment Agency will produce deleterious consequences related to the City's ability to pursue affordable housing and public works projects—including the ability to finance infrastructure and facilities construction/improvements. Evidence of the vital role the redevelopment process has had in Montclair is found in a variety of public works projects including widening of Central Avenue at the I-10 Freeway; Mission Boulevard Improvements Project; Ramona Avenue Grade Separation; San Antonio Gateway Affordable Housing Projects; and construction of the Police facility and Youth and Senior Centers. Each of the foregoing projects received funding, in whole or in part, from the Montclair Redevelopment Agency. Current and future projects planned by the City and Redevelopment Agency will be adversely affected by the City's limited fiscal capacity to engage in public improvements.

The Montclair Redevelopment Agency also fully or partially funds wages and benefits for a number of employees in each Department—positions integral to functions of both the City and its redevelopment agency. Without continuing economic participation from the Redevelopment Agency, the City is required to evaluate the capacity of the General Fund—the City's major revenue account—to assist with retaining a variety of positions throughout the organization, without specific regard to primary funding sources.

The General Fund has been hard-hit in recent years, losing as much as 42 percent of its sales tax base at the recession's peak; and with continued slow growth projected over the next several years adequate to sustain only basic operational growth, the capacity of the General Fund to assist at this time is severely limited. As an organization, we have managed to move forward without resorting to reductions in personnel beyond normal attrition; however, without alternative funding sources, it is evident the loss of redevelopment has become a General Fund issue with tentacles reaching across all levels of City operations. Over the next several weeks, the City's management team will evaluate alternatives designed to minimize the impact of losing redevelopment, and present to the City Council conclusions to address ABX 1 26 imposed deadlines and the fiscal capacity of the General Fund to assume an increase in personnel-related costs.

Assembly Member Torres was asked by Montclair to work with her colleagues to pursue clean-up legislation intended to fix a number of glaring problems related to implementation of ABX 1 26 and the establishment of successor agencies and housing authorities. Currently, successor agencies

are prohibited from repaying city loans; and housing funds drawn from the 20 percent set-aside of tax increment revenue cannot be transferred to successor housing authorities—instead fund balances would be transferred to the state.

Montclair also asked for legislative action related to debt financing. Specifically, the City is faced with potential default on short-term tax allocation notes related to Mission Boulevard improvements if issuance of long-term tax allocation notes cannot be achieved by June 2012. Under ABX 1 26, cities are prohibited from entering into new agreements, refinancing bonds, or taking on new debt; and without authority to do so, the City may be forced into default on the short-term tax allocation notes. Similar scenarios may be played out with other community redevelopment agencies.

Assembly Member Torres indicated she would pursue legislative remedies addressing each concern; she also noted that many legislative members appear interested in supporting a new model for redevelopment—but any new program would require that schools share in tax increment, and redevelopment would likely be limited to economic development, basic infrastructure, jobs development, and affordable housing. Governor Brown is, however, the major hurdle in the way of any effort to bring new life to the redevelopment process—since assuming the Governorship, Brown has been an outspoken opponent of redevelopment.

To ensure compatibility with requirements contained in ABX 1 26 and current deadline targets, City staff is moving forward to recommend adoption of City Council resolutions related to establishing the Montclair Redevelopment Agency's successor agency and housing authority. City staff has also been participating in a number of on-line dissolution workshops and attending meetings related to the dissolution process and San Bernardino County oversight requirements/objectives.

Montclair also asked Assembly Member Torres to support the following:

1. SB 184—a bill that would restore the authority of local government to require inclusionary housing. In Palmer/Sixth Street Properties L.P., an appellate court eliminated authority for cities to require inclusionary housing.
2. Support legislation authorizing the Gold Line Construction Authority to cross the Los Angeles/San Bernardino County lines in order to bring the Gold Line terminus to Montclair.

At the conclusion of the meeting Assembly Member Torres and assembled city managers agreed to meet on a regular schedule to review legislative issues that may impact or benefit cities.

➤ **COMMUNITY DEVELOPMENT DEPARTMENT**

- Save the date for a blood drive, to be held in the Police Department parking lot on Tuesday, February 14. Future issues of the *City Manager's Weekly Report* will contain information about signing up to donate blood.

➤ **POLICE DEPARTMENT**

- The San Bernardino County West End Narcotic Enforcement Team (SBWESTNET) came into existence in August 1997. The Chino Police Department, Montclair Police Department, San Bernardino County Sheriff's Department, and California Department of Justice/Bureau of Narcotic Enforcement (DOJ/BNE) were the original agencies on the team and worked at an off-site location. SBWESTNET, referred to as "the task force," has been supervised by the California Department of Justice since its inception.

The Sheriff's Department pulled out of the task force in 1999; in 2009, Chino Police Department pulled out. In 2010, the San Bernardino County Sheriff's Department rejoined the task force after it relocated to the Montclair Police Department. The task force is responsible for all narcotic related activities in the City of Montclair and the unincorporated areas in San Bernardino County's west end.

Governor Brown's budget cuts have severely impacted the California Department of Justice and, for all intents and purposes, eliminated the Bureau of Narcotics Enforcement and task force supervision by Special Agent Supervisor Christie Beach. However, the Montclair Police Department reached out to San Bernardino Sheriff Rod Hoops who recognized the importance of regionalization of law enforcement resources and assigned a sergeant to supervise the task force, effective January 11, 2012.

➤ **FIRE DEPARTMENT**

- On the evening of December 23, 2011, all Fire units and on-duty personnel were dispatched to a residential structure fire with an explosion at 4180 Mission Boulevard. They were advised that possible victims were still inside the building. Fire personnel found a fully involved structure fire on-scene. With assistance from Chino, Ontario, and LA County Fire units, the fire was quickly brought under control. Fire personnel treated one critically burned victim; a second deceased victim was found inside the structure.

During the fire fight, attack crews noticed the east side of the structure had very significant structural damage and posed an immediate life safety threat to all personnel working within and around the structure. The Incident Commander deemed it necessary to activate the Montclair Urban Search and Rescue (US&R) Team that arrived with Rescue 152 and the US&R

trailer. They conducted shoring operations to help brace the damaged part of the structure. With shoring in place, Fire and Police personnel were able to work within and around the structure safely during and after the fire. Shoring prevented possible collapse of the building and injury to anyone working within and around the structure.

Photos can be found on Page 7.

➤ **REDEVELOPMENT/PUBLIC WORKS DEPARTMENT**

- In 2004 and 2005, the City annexed two areas of unincorporated San Bernardino County that lacked full street improvements. While new housing developments constructed the majority of the much needed improvements in these two areas, the developments did not address all the needs. Over the past two years, the remaining improvements were completed in two phases of construction by the City.

The first phase was located on the east side of Fremont Avenue approximately 300 feet north of Phillips Boulevard. Construction included new curb, gutter and sidewalk; sewer lateral lines; and decorative fencing. This work was completed in April 2010.

This past week, the second and final phase of construction was completed at the corner of Fremont Avenue and Howard Street. Improvements covered the west side of Fremont Avenue and the south side of Howard Street. Roughly 550 feet of new curb, gutter, and sidewalk were constructed on Fremont Avenue while 325 feet were constructed on Howard Street. Decorative fencing and street lighting was also included at the corner of Howard Street as part of the project.

Both phases of construction were completely funded with local stimulus money provided by San Bernardino Associated Governments (SANBAG). In total, the City received \$280,000 for the two combined projects.

- In 2010, the City's Environmental Control Specialist resigned, leaving the City without a certified backflow tester. The City has more than 130 backflow devices, and Monte Vista Water District requires that each backflow be tested annually. Consequently, the Public Works Department had to contract out for this costly service.

I am happy to announce that Maintenance Worker Ruben Gutierrez offered to become the City's certified backflow tester and recently passed all certified backflow exams—just in time, as backflow devices throughout the City are due to be tested.

It should be noted that Ruben will not receive additional compensation for this job duty, and his dedication as a City employee is sincerely appreciated.

Please join me in thanking Ruben for taking on this additional responsibility.

ECS:spa

*"In the end, we will remember not the words of our enemies, but the silence of our friends."*

~ Martin Luther King, Jr.

# JANUARY 2012



12	Special Council Meeting for Redevelopment Issues Council Chambers	6:00 p.m.
16	<b>Martin Luther King, Jr. Day – City Hall Closed</b>	
17	City Council Workshop – RDA Update Council Chambers	5:45 p.m.
17	Code Enforcement Meeting - <b>Canceled</b>	
17	City Council Meeting Council Chambers	7:00 p.m.
19	Safety Committee Meeting City Manager's Conference Room	9:00 a.m.
19	Public Works Committee Meeting City Manager's Conference Room	2:00 p.m.
23	Planning Commission Meeting Council Chambers	7:00 p.m.
31	City Manager's Staff Meeting City Manager's Conference Room	9:00 a.m.

4180 Mission Fire  
US&R Activation

