

CITY OF MONTCLAIR
AGENDA FOR CITY COUNCIL, SUCCESSOR AGENCY,
MONTCLAIR HOUSING CORPORATION, MONTCLAIR
HOUSING AUTHORITY, AND MONTCLAIR COMMUNITY
FOUNDATION MEETINGS

To be held in the Council Chambers
5111 Benito Street, Montclair, California

August 15, 2016

7:00 p.m.

As a courtesy please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

The CC/SA/MHC/MHA/MCF meetings are now available in audio format on the City's website at www.cityofmontclair.org and can be accessed the day following the meeting after 10:00 a.m.

- I. CALL TO ORDER** – City Council (CC), Successor Agency (SA) Board of Directors, Montclair Housing Corporation (MHC) Board of Directors, Montclair Housing Authority (MHA) Commissioners, and Montclair Community Foundation (MCF) Board of Directors

II. INVOCATION

In keeping with our long-standing tradition of opening our Council meetings with an invocation, this 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 endorses any particular religious belief or form of invocation.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PRESENTATIONS

- A. Introduction of Promotee

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, Successor Agency Board of Directors, Montclair Housing Corporation Board of Directors, Montclair Housing Authority Commissioners, and Montclair Community Foundation Board of Directors (Acting Bodies). (Government Code Section 54954.3)

Under the provisions of the Brown Act, the Acting Bodies are 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 the Regular Joint Council/Successor Agency Board/MHC Board/MHA Commission/MCF Board Meeting of August 1, 2016 [CC/SA/ MHC/MHA/MCF]

- B. Administrative Reports

1. Consider Receiving and Filing of Treasurer's Report [CC] 4
2. Consider Approval of Warrant Register and Payroll Documentation [CC] 5
3. Consider Receiving and Filing of Treasurer's Report [SA] 6

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9. Consider Setting a Public Hearing to Consider Ordinance No. 16-959 Amending Chapter 8.16.020 of the Montclair Municipal Code Related to Street Restrictions for Overweight Vehicles on Tuesday, September 6, 2016, at 7:00 p.m. in the City Council Chambers [CC]	12
10. Consider Acceptance of Grant Deed No. 1674, an Easement for Construction, Maintenance, and Use of a Sanitary Sewer Located at the Northwest Corner of Holt Boulevard and Ramona Avenue [CC]	
Consider Acceptance of Grant Deed No. 1675, an Easement for Construction, Maintenance, and Use of Sidewalks Located at the Northwest Corner of Holt Boulevard and Ramona Avenue [CC]	
Consider Acceptance of Grant Deed No. 1676, an Easement for Construction, Maintenance, and Use of Streets Located at the Northwest Corner of Holt Boulevard and Ramona Avenue [CC]	
Consider Authorizing Staff to Record Grant Deed Nos. 1674, 1675, and 1676 with the Office of the San Bernardino County Recorder [CC]	15
11. Consider Authorizing the Allocation and Expenditure of 2015 Justice Assistance Grant Program Funds in the Amount Of \$6,275 for Small Equipment Purchases [CC]	20
12. Consider Authorizing Mayor Pro Tem Raft to Sign Applications and Agreements with Southern California Edison Company for On-Bill Financing for the Installation of LED Lights and Fixtures at Various City Facilities [CC]	21
C. Agreements	
1. Consider Approval of Agreement No. 16-63 with Civic Publications, Inc., for Public Education and Community Outreach [CC]	
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Consider Transfer of \$26,180 from the Contingency Account [CC]	35
D. Resolutions	
1. Consider Adoption of Resolution No. 16-3134 Adopting the Measure I Five-Year Capital Improvement Program [CC]	39
2. Consider Adoption of Resolution No. 16-3135 Authorizing Placement of an Assessment on the Property Located at 5051 Flora Street for Delinquent Sewer and Trash Charges [CC]	43
IX. PULLED CONSENT CALENDAR ITEMS	
X. RESPONSE — None	

XI. COMMUNICATIONS

A. City Department Reports

- 1. City Clerk’s Office — Election Update

B. City Attorney

- 1. Closed Session Pursuant to Government Code Section 54957.6 Regarding Conference with Designated Labor Negotiator Edward C. Starr

Agency: City of Montclair
 Employee Management
 Associations: Montclair City Confidential Employees Association
 Montclair General Employees Association
 Montclair Fire Fighters Association
 Montclair Police Officers Association

- 2. Closed Session Pursuant to Government Code Section 54957(b) Regarding Public Employee Discipline/Dismissal/Release

C. City Manager/Executive Director

D. Mayor/Chairman

E. Council/SA Board/MHC Board/MHA Commissioners/MCF Board

F. Committee Meeting Minutes (for informational purposes only)

- 1. Minutes of the Public Works Committee Meeting of July 21, 2016 [CC] 45
- 2. Minutes of the Personnel Committee Meeting of August 1, 2016 [CC] 51

XII. COUNCIL WORKSHOP

David Turch & Associates, Federal Legislative Advocate Presentation

A. Human Services Department Update

a special

(The City Council may consider continuing this item to an adjourned meeting on Tuesday, September 6, 2016, at 5:45 p.m. in the City Council Chambers.)

XIII. ADJOURNMENT OF SUCCESSOR AGENCY BOARD OF DIRECTORS, MONTCLAIR HOUSING CORPORATION BOARD OF DIRECTORS, MONTCLAIR HOUSING AUTHORITY COMMISSIONERS, AND MONTCLAIR COMMUNITY FOUNDATION BOARD OF DIRECTORS

(At this time, the City Council will meet in Closed Session regarding labor negotiations and public employee discipline/dismissal/release.)

XIV. CLOSED SESSION ANNOUNCEMENTS

XV. ADJOURNMENT OF CITY COUNCIL

The next regularly scheduled joint City Council, Successor Agency Board, Montclair Housing Corporation Board, Montclair Housing Authority Commission, and Montclair Community Foundation meeting will be held on Tuesday, September 6, 2016, at 7:00 p.m. in the Council Chambers.

Reports, backup materials, and additional materials related to any item on this Agenda distributed to the Acting Bodies after distribution of the Agenda packet are available for public inspection in the City Clerk’s Office at 5111 Benito Street, Montclair, California, 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’s Office at (909) 625-9416. 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, Andrea M. Phillips, 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 north door of Montclair City Hall, 5111, Benito Street, Montclair, California, on August 11, 2016.

AGENDA REPORT

SUBJECT: CONSIDER RECEIVING AND FILING OF
TREASURER'S REPORT

DATE: August 15, 2016

SECTION: ADMIN. REPORTS

ITEM NO.: 1

FILE I.D.: FIN520

DEPT.: ADMIN. SVCS.

REASON FOR CONSIDERATION: The City Council is requested to consider receiving and filing the City of Montclair Treasurer's Report for the month ending July 31, 2016, pursuant to state law.

BACKGROUND: Included in your agenda packet is a copy of the Treasurer's Report for the period ending July 31, 2016.

FISCAL IMPACT: Routine—report of City's cash and investments.

RECOMMENDATION: Staff recommends the City Council receive and file the Treasurer's Report for the month ending July 31, 2016.

Prepared by:

Janet Kuelbeck

Fiscal Impact
Finance Review:

Donald L. Parker

Proofed by:

Andrea M Phillips

Reviewed and
Approved By:

Donald L. Parker

AGENDA REPORT

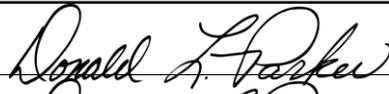
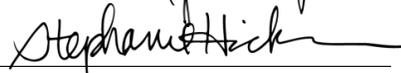
SUBJECT: CONSIDER APPROVAL OF WARRANT REGISTER AND PAYROLL DOCUMENTATIONS **DATE:** August 15, 2016
SECTION: ADMIN. REPORTS
ITEM NO.: 2
FILE I.D.: FIN540
DEPT.: ADMIN. SVCS.

REASON FOR CONSIDERATION: The City Council is requested to consider approval of the Warrant Register and Payroll Documentations.

BACKGROUND: Mayor Pro Tem Raft has examined the Warrant Register dated August 15, 2016, and the Payroll Documentations dated July 24, 2016, and August 7, 2016, and recommends their approval.

FISCAL IMPACT: The Warrant Register dated August 15, 2016, totals \$501,885.50; the Payroll Documentation dated July 24, 2016, totals \$582,728.72 gross, with \$398,912.92 net being the total cash disbursement; and the Payroll Documentation dated August 7, 2016, totals \$606,622.89 gross, with \$412,382.09 net being the total cash disbursement.

RECOMMENDATION: Staff recommends the City Council approve the above referenced Warrant Register and Payroll Documentations.

Prepared by:		Fiscal Impact Finance Review:	
Proofed by:		Reviewed and Approved By:	

AGENDA REPORT

SUBJECT: CONSIDER RECEIVING AND FILING OF
TREASURER'S REPORT

DATE: August 15, 2016

SECTION: ADMIN. REPORTS

ITEM NO.: 3

FILE I.D.: FIN510

DEPT.: SUCCESSOR RDA

REASON FOR CONSIDERATION: The City Council acting as Successor to the Redevelopment Agency Board of Directors is requested to consider receiving and filing the Successor to the Redevelopment Agency Treasurer's Report for the month ending July 31, 2016, pursuant to state law.

BACKGROUND: Included in your agenda packet is a copy of the Successor to the Redevelopment Agency Treasurer's Report for the period ending July 31, 2016.

FISCAL IMPACT: Routine—report of the Agency's cash and investments.

RECOMMENDATION: Staff recommends the City Council acting as Successor to the Redevelopment Agency Board of Directors receive and file the Successor to the Redevelopment Agency Treasurer's Report for the month ending July 31, 2016.

Prepared by:

Michael Piotrowski

Fiscal Impact
Finance Review:

Donald L. Parker

Proofed by:

Andrea M. Phillips

Reviewed and
Approved By:

Donald L. Parker

AGENDA REPORT

SUBJECT: CONSIDER APPROVAL OF WARRANT REGISTER **DATE:** August 15, 2016
SECTION: ADMIN. REPORTS
ITEM NO.: 4
FILE I.D.: FIN530
DEPT.: SUCCESSOR RDA

REASON FOR CONSIDERATION: The City Council acting as Successor to the Redevelopment Agency Board of Directors is requested to consider receiving and filing the Successor to the Redevelopment Agency Warrant Register for the month ending July 31, 2016, pursuant to state law.

BACKGROUND: Vice Chairperson Raft has examined the Successor to the Redevelopment Agency Warrant Register dated 07.01.16-07.31.16 in the amounts of \$36,841.26 for the Combined Operating Fund; \$0.00 for the Redevelopment Obligation Retirement Funds and finds it to be in order.

FISCAL IMPACT: Routine—report of Agency's obligations.

RECOMMENDATION: Vice Chairperson Raft recommends the City Council as Successor to the Redevelopment Agency Board of Directors approve the Successor to the Redevelopment Agency Warrant Register for the period ending July 31, 2016.

Prepared by:	<u>Michael Piotrowski</u>	Fiscal Impact Finance Review:	<u>Donald L. Parker</u>
Proofed by:	<u>Andrea M Phillips</u>	Reviewed and Approved By:	<u>Donald L. Parker</u>

AGENDA REPORT

SUBJECT: CONSIDER RECEIVING AND FILING OF
TREASURER'S REPORT

DATE: August 15, 2016

SECTION: ADMIN. REPORTS

ITEM NO.: 5

FILE I.D.: FIN525

DEPT.: MHC

REASON FOR CONSIDERATION: The Montclair Housing Corporation Board of Directors is requested to receive and file the Montclair Housing Corporation Treasurer's Report for the month ending July 31, 2016, pursuant to state law.

BACKGROUND: Included in your agenda packet is a copy of the Treasurer's Report for the period ending July 31, 2016.

FISCAL IMPACT: Routine—report of the Montclair Housing Corporation's cash and investments.

RECOMMENDATION: Staff recommends the Montclair Housing Corporation Board of Directors receive and file the Treasurer's Report for the month ending July 31, 2016.

Prepared by:

Michael Piotrowski

Fiscal Impact
Finance Review:

Donald L. Parker

Proofed by:

Andrea M Phillips

Reviewed and
Approved By:

Donald L. Parker

AGENDA REPORT

SUBJECT: CONSIDER APPROVAL OF WARRANT REGISTER **DATE:** August 15, 2016
SECTION: ADMIN. REPORTS
ITEM NO.: 6
FILE I.D.: FIN545
DEPT.: MHC

REASON FOR CONSIDERATION: The Montclair Housing Corporation Board of Directors is requested to consider receiving and filing the Warrant Register for the month ending July 31, 2016, pursuant to state law.

BACKGROUND: Vice Chairperson Raft has examined the Warrant Register dated 07.01.16-07.31.16 in the amount of \$62,615.05 for the Montclair Housing Corporation and finds it to be in order.

FISCAL IMPACT: Routine—report of Montclair Housing Corporation's obligations.

RECOMMENDATION: Vice Chairperson Raft recommends the Montclair Housing Corporation Board of Directors approve the Warrant Register for the period ending July 31, 2016.

Prepared by:	<u>Michael Piotrowski</u>	Fiscal Impact Finance Review:	<u>Donald L. Parker</u>
Proofed by:	<u>Andrea M Phillips</u>	Reviewed and Approved By:	<u>Donald L. Parker</u>

AGENDA REPORT

SUBJECT: CONSIDER RECEIVING AND FILING OF
TREASURER'S REPORT

DATE: August 15, 2016

SECTION: ADMIN. REPORTS

ITEM NO.: 7

FILE I.D.: FIN525

DEPT.: MHA

REASON FOR CONSIDERATION: The Montclair Housing Authority Board of Directors is requested to receive and file the Montclair Housing Authority Treasurer's Report for the month ending July 31, 2016, pursuant to state law.

BACKGROUND: Included in your agenda packet is a copy of the Treasurer's Report for the period ending July 31, 2016.

FISCAL IMPACT: Routine—report of the Montclair Housing Authority's cash and investments.

RECOMMENDATION: Staff recommends the Montclair Housing Authority Board of Directors receive and file the Treasurer's Report for the month ending July 31, 2016.

Prepared by:

Michael Piotrowski

Fiscal Impact
Finance Review:

Donald L. Parker

Proofed by:

Andrea M. Phillips

Reviewed and
Approved By:

Donald L. Parker

AGENDA REPORT

SUBJECT: CONSIDER APPROVAL OF WARRANT REGISTER **DATE:** August 15, 2016
SECTION: ADMIN. REPORTS
ITEM NO.: 8
FILE I.D.: FIN545
DEPT.: MHA

REASON FOR CONSIDERATION: The Montclair Housing Authority Board of Directors is requested to consider receiving and filing the Warrant Register for the month ending July 31, 2016, pursuant to state law.

BACKGROUND: Vice Chairperson Raft has examined the Warrant Register dated 07.01.16-07.31.16 in the amount of \$0.00 for the Montclair Housing Authority and finds it to be in order.

FISCAL IMPACT: Routine—report of Montclair Housing Authority's obligations.

RECOMMENDATION: Vice Chairperson Raft recommends the Montclair Housing Authority Board of Directors approve the Warrant Register for the period ending July 31, 2016.

Prepared by:		Fiscal Impact Finance Review:	
Proofed by:		Reviewed and Approved By:	

AGENDA REPORT

SUBJECT:	CONSIDER SETTING A PUBLIC HEARING TO CONSIDER ORDINANCE NO. 16-959 AMENDING CHAPTER 8.16.020 OF THE MONTCLAIR MUNICIPAL CODE RELATED TO STREET RESTRICTIONS FOR OVERWEIGHT VEHICLES ON TUESDAY, SEPTEMBER 6, 2016, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS	DATE:	August 15, 2016
		SECTION:	ADMIN. REPORTS
		ITEM NO.:	9
		FILE I.D.:	STA750
		DEPT.:	PUBLIC WORKS

REASON FOR CONSIDERATION: The California Vehicle Code allows cities to regulate truck traffic on city streets by designating certain streets as either restricted or unrestricted streets. This restriction applies to vehicles exceeding a certain weight, generally 10,000 pounds. Chapter 8.16.020 of the Montclair Municipal Code identifies Montclair streets that are unrestricted, meaning that vehicles passing over them may weigh up to 80,000 pounds without any special permits being required to be on the street. The City Council is being requested to consider modifications to this section. Modifications to the Municipal Code, when needed, require City Council adoption of an ordinance.

BACKGROUND: Chapter 8.16.020 of the Montclair Municipal Code was last revised in September 2014. Recently, the City of Ontario informed Montclair staff that it was revising its own restricted street ordinance, eliminating Holt Boulevard east of Benson Avenue as a truck route. Since Holt Boulevard west of Benson Avenue is currently an unrestricted truck route in Montclair, staff feels the designation should be changed to restricted, between Benson Avenue and Central Avenue. Holt Boulevard west of Central Avenue would remain an unrestricted truck route.

The proposed change was presented to the Public Works Committee on July 21, 2016. The Committee supported staff's recommendation. Trucks would still be permitted on the restricted portion of Holt Boulevard for local pickups and deliveries, just as they are permitted on any other restricted street in the City.

FISCAL IMPACT: Minimal fiscal impact is expected with the proposed change. The cost for advertising the public hearing in the *Inland Valley Daily Bulletin* should not exceed \$500. Several signs would have to be changed or added at a total cost not expected to exceed \$1,000. Funding for the signs would come from the sign program with no additional appropriation required.

RECOMMENDATION: Staff recommends the City Council set a public hearing to consider Ordinance No. 16-959 amending Chapter 8.16.020 of the Montclair Municipal Code on Tuesday, September 6, 2016, at 7:00 p.m. in the City Council Chambers.

Prepared by:		Fiscal Impact Finance Review:	
Proofed by:		Reviewed and Approved By:	

ORDINANCE NO. 16-959

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF MONTCLAIR AMENDING CHAPTER
8.16.020 OF THE MONTCLAIR MUNICIPAL
CODE

THE CITY COUNCIL OF THE CITY OF MONTCLAIR DOES ORDAIN AS
FOLLOWS:

SECTION I. Amendment to Code. Section 8.16.020 of Title 8 of the Montclair Municipal Code is hereby repealed and replaced as follows:

Section 8.16.020 - Truck routes.

A. Classification. The streets or portions thereof of the City are declared to be and are divided and classified into two groups and shall henceforth be known as and regulated as to heavy traffic by the names of such two groups, together with regulations pertaining thereto as set forth in this section. Such two groups are designated as: unrestricted streets and restricted streets.

B. Unrestricted Streets. The streets designated in this subsection shall henceforth be known and designated as unrestricted streets, and the City imposes no weight restrictions or regulations thereon except as are contained in the Vehicle Code of the State:

1. Arrow Highway, from the westerly City Limits to Benson Avenue;
2. Palo Verde Street from Monte Vista Avenue to Central Avenue;
3. Holt Boulevard, from Mills Avenue to Central Avenue;
4. Mission Boulevard, from the westerly City Limits to Central Avenue;
5. Monte Vista Avenue, from Palo Verde Street to the northerly City Limits;
6. Central Avenue, from the northerly City Limits to the southerly City Limits;
7. Monte Vista Avenue from Mission Boulevard to Holt Boulevard; and
8. Brooks Street from Ramona Avenue to a point 1,650 feet east of the centerline of Monte Vista Avenue.

C. Restricted Streets. It is unlawful for any person owning or operating any motor vehicle or truck-trailer combination exceeding a maximum gross weight of 10,000 pounds to drive or propel the same, or to cause or permit the same to be driven or propelled, at any time upon, over or across any and all streets or portions of streets not otherwise classified as unrestricted streets.

D. Exceptions. The provisions of this section shall not prohibit any vehicle or truck-trailer combination exceeding the prescribed maximum gross weight limit, coming from an unrestricted or less restricted street, having ingress and egress by direct route to and from such restricted streets, when necessary for the purpose of making pickups or deliveries of goods, wares and merchandise from or to any building or structure located on such restricted streets, and for the purpose of delivering materials to be used in the actual and bona fide repair, alteration, remodeling or construction of any building, structure, **or street** upon such restricted street; but then only by such deviation from the nearest unrestricted or less restricted street as is reasonably necessary.

E. Exemptions. The provisions of this section shall not apply to:

1. Passenger buses under the jurisdiction of the Public Utilities Commission of the State;
2. Any vehicle owned by a public utility while necessarily in use in the construction, installation, servicing, or repair of any public utility;
3. Emergency vehicles of the City;
4. School buses under the jurisdiction of any school district;
5. Any vehicle owned by the City while necessarily in use in the construction, installation, servicing, or repair of any City-owned facility;

- 6. Any vehicle owned or operated by contractor or subcontractor under contract with the City while in use in the construction, installation, servicing, or repair of any City-owned facility; or
- 7. Refuse collection vehicles.

F. Signs. The City Council, in accordance with the provisions of Section 35701 of the Vehicle Code of the State, determines that notice of the provisions of this section will best be given by posting unrestricted streets affected by the provisions of this section, and the City Engineer is authorized to post appropriate signs on any such street, which signs shall state and declare the load limits established by the provisions of this section. The City Engineer may post appropriate signs on restricted streets as he/she deems necessary.

G. Proof of Compliance. Any police officer shall have the authority to require any person driving or in control of any vehicle proceeding over a street to proceed to any public or private scale within a radius of 10 miles for the purpose of weighing such vehicles and determining whether there has been compliance with the provisions of this section.

H. Weight Violations—Penalty. Any person in violation of the provisions of this section shall be subject to the penalties set forth in Chapter 1.12 of the Montclair Municipal Code.

SECTION II. Severability.

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

SECTION III. Effective Date.

This Ordinance shall be in full force and effect thirty (30) days after passage.

SECTION IV. Posting.

The Deputy City Clerk shall certify to the passage of this Ordinance and cause the same to be posted pursuant to Government Code Section 36933.

APPROVED AND ADOPTED this XX day of XX, 20XX.

Mayor

ATTEST:

Deputy City Clerk

I, Andrea M. Phillips, Deputy City Clerk of the City of Montclair, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 16-959 of said City, which was introduced at a regular meeting of the City Council held on the XX day of XX, 20XX, and finally passed not less than five (5) days thereafter on the XX of XX, 20XX, by the following vote, to-wit:

AYES: XX
NOES: XX
ABSTAIN: XX
ABSENT: XX

Andrea M. Phillips
Deputy City Clerk

AGENDA REPORT

<p>SUBJECT: CONSIDER ACCEPTANCE OF GRANT DEED NO. 1674, AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND USE OF A SANITARY SEWER LOCATED AT THE NORTHWEST CORNER OF HOLT BOULEVARD AND RAMONA AVENUE</p> <p>CONSIDER ACCEPTANCE OF GRANT DEED NO. 1675, AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND USE OF SIDEWALKS LOCATED AT THE NORTHWEST CORNER OF HOLT BOULEVARD AND RAMONA AVENUE</p> <p>CONSIDER ACCEPTANCE OF GRANT DEED NO. 1676, AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND USE OF STREETS LOCATED AT THE NORTHWEST CORNER OF HOLT BOULEVARD AND RAMONA AVENUE</p> <p>CONSIDER AUTHORIZING STAFF TO RECORD GRANT DEED NOS. 1674, 1675, AND 1676 WITH THE OFFICE OF THE SAN BERNARDINO COUNTY RECORDER</p>	<p>DATE: August 15, 2016</p> <p>SECTION: ADMIN. REPORTS</p> <p>ITEM NO.: 10</p> <p>FILE I.D.: LDA210</p> <p>DEPT.: PUBLIC WORKS</p>
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REASON FOR CONSIDERATION: Grant deeds and easements are generally required whenever the City must perform work of a permanent nature and the right-of-way for such work does not exist. Grant deeds for properties and easements are subject to City Council approval.

BACKGROUND: Multiple conditions of approval exist for the multi-tenant retail development at 4480 Holt Boulevard. Disabled-accessibility is required throughout the frontages of the development, including all drive approaches, which requires street right-of-way dedications. In addition, street right-of-way dedication could be required to accommodate the proposed widening of Ramona Avenue. Additional right-of-way dedications are required for the construction of sewer and sidewalks. These encroachments require the dedication of an easement to the City.

FISCAL IMPACT: The acceptance of Grant Deed Nos. 1674, 1675, and 1676 has no fiscal impact to the City, although the redevelopment of the subject property should have a positive fiscal impact to the City. Without the acceptance of the grant deeds, the City would not have a legal authority for the use of the properties for the purposes indicated.

Prepared by:		Fiscal Impact Finance Review:	
Proofed by:		Reviewed and Approved By:	

RECOMMENDATION: Staff recommends the City Council take the following action:

1. Accept Grant Deed No. 1674, an easement for construction, maintenance, and use of a sanitary sewer located at the northwest corner of Holt Boulevard and Ramona Avenue.
2. Accept Grant Deed No. 1675, an easement for construction, maintenance, and use of sidewalks located at the northwest corner of Holt Boulevard and Ramona Avenue.
3. Accept Grant Deed No. 1676, an easement for construction, maintenance, and use of streets located at the northwest corner of Holt Boulevard and Ramona Avenue.
4. Authorize staff to record Grant Deed Nos. 1674, 1675, and 1676 with the Office of the San Bernardino County Recorder.

Recording Requested
By and Mail to:

CITY OF MONTCLAIR
P.O. BOX 2308
5111 BENITO STREET
MONTCLAIR, CALIFORNIA 91763

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affix Internal Revenue Stamps in This Place

APN: 1009-493-10-0000

GRANT DEED

Affix I.R.S. \$ _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

4480 Holt Blvd. Montclair, LLC, a California Limited Liability Company, 4480 Holt Investors, LLC, a California Limited Liability Company and KZMB, LLC, a California Limited Liability Company,

Hereby GRANTS to the **CITY OF MONTCLAIR** an easement for the purpose of constructing, maintaining, and use of sanitary sewer and appurtenances over the following described real property in the City of Montclair, County of San Bernardino, State of California:

See attached Exhibits A and B

Grant Deed No. 1674

_____	_____	_____
4480 Holt Blvd. Montclair, LLC	4480 Holt Investors, LLC	KZMB, LLC

State of California

County of _____

On _____ before me, _____,

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

ACCEPTANCE

This is to certify that the interest in real property conveyed by the within instrument to the **CITY OF MONTCLAIR**, State of California, a body corporate and politic, is hereby accepted by order of the **MONTCLAIR CITY COUNCIL** made on _____, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

By: _____
Deputy City Clerk

(Seal)

Recording Requested
By and Mail to:

CITY OF MONTCLAIR
P.O. BOX 2308
5111 BENITO STREET
MONTCLAIR, CALIFORNIA 91763

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affix Internal Revenue Stamps in This Place

APN: 1009-493-10-0000

GRANT DEED

Affix I.R.S. \$ _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

4480 Holt Blvd. Montclair, LLC, a California Limited Liability Company, 4480 Holt Investors, LLC, a California Limited Liability Company and KZMB, LLC, a California Limited Liability Company,

Hereby GRANTS to the **CITY OF MONTCLAIR** an easement for the purpose of constructing, maintaining, and use of sidewalks and appurtenances over the following described real property in the City of Montclair, County of San Bernardino, State of California:

See attached Exhibits A and B

Grant Deed No. 1675

_____	_____	_____
4480 Holt Blvd. Montclair, LLC	4480 Holt Investors, LLC	KZMB, LLC

State of California

County of _____

On _____ before me, _____,

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

ACCEPTANCE

This is to certify that the interest in real property conveyed by the within
instrument to the **CITY OF MONTCLAIR**, State of California, a body corporate
and politic, is hereby accepted by order of the **MONTCLAIR CITY COUNCIL**
made on _____, and the grantee consents to the recordation
thereof by its duly authorized officer.

Dated: _____

By: _____
Deputy City Clerk

(Seal)

Recording Requested
By and Mail to:

CITY OF MONTCLAIR
P.O. BOX 2308
5111 BENITO STREET
MONTCLAIR, CALIFORNIA 91763

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affix Internal Revenue Stamps in This Place

APN: 1009-493-10-0000
1009-493-11-0000

GRANT DEED

Affix I.R.S. \$ _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

4480 Holt Blvd. Montclair, LLC, a California Limited Liability Company, 4480 Holt Investors, LLC, a California Limited Liability Company and KZMB, LLC, a California Limited Liability Company,

Hereby GRANTS to the **CITY OF MONTCLAIR** an easement for the purpose of constructing, maintaining, and use of streets and sidewalks and appurtenances over the following described real property in the City of Montclair, County of San Bernardino, State of California:

See attached Exhibits A and B

Grant Deed No. 1676

_____	_____	_____
4480 Holt Blvd. Montclair, LLC	4480 Holt Investors, LLC	KZMB, LLC

State of California

County of _____

On _____ before me, _____,

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

ACCEPTANCE

This is to certify that the interest in real property conveyed by the within
instrument to the **CITY OF MONTCLAIR**, State of California, a body corporate
and politic, is hereby accepted by order of the **MONTCLAIR CITY COUNCIL**
made on _____, and the grantee consents to the recordation
thereof by its duly authorized officer.

Dated: _____

By: _____
Deputy City Clerk

(Seal)

AGENDA REPORT

SUBJECT: CONSIDER AUTHORIZING THE ALLOCATION AND EXPENDITURE OF 2015 JUSTICE ASSISTANCE GRANT PROGRAM FUNDS IN THE AMOUNT OF \$6,275 FOR SMALL EQUIPMENT PURCHASES	DATE: August 15, 2016
	SECTION: ADMIN. REPORTS
	ITEM NO.: 11
	FILE I.D.: PDT362
	DEPT.: POLICE

REASON FOR CONSIDERATION: The Montclair Police Department has been awarded funding from the Bureau of Justice Assistance via the Edward Byrne Memorial Justice Assistance Grant (JAG) Program for Federal Fiscal Year 2015. The City Council is requested to consider allocation of 2015 JAG funds to the Police Department Fiscal Year 2016-17 Budget.

BACKGROUND: On June 6, 2016, the City Council authorized the allocation of 2015 JAG Program funds in the amount of \$13,459 in the Police Department's FY 2015-16 Budget for the purchase of police duty gear and equipment. Much of the equipment was purchased and/or encumbered during FY 2015-16; however, staff was unable to complete all of the intended purchases prior to the end of said fiscal year. Staff is, therefore, requesting authorization to appropriate \$6,275 in unobligated 2015 JAG Program funds in the Police Department's FY 2016-17 Budget so the remaining purchases can be made.

As stated in the June 6, 2016 Agenda Report, JAG Program funds would be used to provide duty gear and equipment for new hires, as well as replace existing gear and equipment that is worn, damaged, or unserviceable.

FISCAL IMPACT: If authorized by the City Council, \$6,275 in JAG Program funding would be allocated to the Police Department's Fiscal Year 2016-17 Budget—Small Equipment Account (Fund 1150).

RECOMMENDATION: Staff recommends the City Council authorize the allocation and expenditure of 2015 Justice Assistance Grant Program funds in the amount of \$6,275 for small equipment purchases.

Prepared by:		Fiscal Impact Finance Review:	
Proofed by:		Reviewed and Approved By:	

AGENDA REPORT

SUBJECT: CONSIDER AUTHORIZING MAYOR PRO TEM RAFT TO SIGN APPLICATIONS AND AGREEMENTS WITH SOUTHERN CALIFORNIA EDISON COMPANY FOR ON-BILL FINANCING FOR THE INSTALLATION OF LED LIGHTS AND FIXTURES AT VARIOUS CITY FACILITIES

DATE: August 15, 2016

SECTION: ADMIN. REPORTS

ITEM NO.: 12

FILE I.D.: UTL160

DEPT.: PUBLIC WORKS

REASON FOR CONSIDERATION: Fluorescent, incandescent, and other forms of lighting are being replaced with more cost-effective lighting—most often LED lighting. The City previously entered into Agreement No. 15-86 with Ecogreen Solutions, Inc. (Ecogreen) for the installation of LED lights and fixtures at various City facilities. The agreement included On-Bill Financing (OBF) with Southern California Edison (SCE).

In order to complete the OBF process with Southern California Edison, the City must complete a series of applications for each City facility, including the Energy Management Solutions Incentives Application for Business Customers, the 2015 OBF Application, and the OBF Loan Agreement. This authorization will allow Mayor Pro Tem Raft to sign all future applications and agreements for the LED light installation project.

BACKGROUND: The City entered into Agreement No. 15-86 with Ecogreen for the installation of LED lights and fixtures. Agreement No. 15-86 specified that compensation would be made to Ecogreen by SCE under the terms of an agreement to be executed between Ecogreen and SCE.

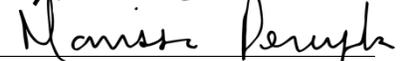
The City then entered into OBF Loan Agreement No. 15-89 to authorize repayment to SCE for the payment made by SCE to Ecogreen through SCE's OBF program for the installation of lighting at the City Yard. Similar OBF Loan Agreements will be generated for each additional City facility scheduled to have LED lights and fixtures installed. Each agreement must be accompanied by the aforementioned applications.

The following City facilities have undergone or will undergo LED light installation:

- Civic Center
- Police Facility
- Fire Station 1
- Fire Station 2
- Saratoga Park
- Sunset Park
- Sunrise Park

At its meeting on February 1, 2016, City the Council authorized Mayor Eaton to sign all future applications and agreements for the LED light installation project. With Mayor Eaton unavailable and two agreements remaining unsigned, staff is requesting that Mayor Pro Tem Raft be authorized to sign the two remaining agreements in Mayor

Prepared by:  Fiscal Impact Finance Review: 

Proofed by:  Reviewed and Approved By: 

Eaton's absence. Should Mayor Eaton return prior to either of the two remaining agreements being ready for signature, Mayor Eaton would still be authorized to sign. The two remaining agreements with SCE are for the Police Facility and Saratoga Park.

FISCAL IMPACT: The applications and agreements generated for the OBF Program with SCE should not result in any additional fiscal impact to the City. SCE will pay Ecogreen for the installation of new LED lighting at each City facility and the City will repay the loan to SCE through OBF at 0% interest.

The monthly payments made to SCE are estimated to be equal to the energy savings the City should see between the old lighting and the new LED lighting. Therefore, the new SCE bill and the SCE OBF payment should be equivalent to the current SCE bill paid by the City.

SCE calculates the City's current energy consumption and the proposed consumption with the new LED lighting and then divides the difference over a maximum period of ten years. If the calculated savings repaid over the maximum period of ten years is not sufficient to cover the total cost of the LED installation project, SCE will present this additional amount owed prior to project approval. SCE has already approved the installation projects at all previously listed City facilities, and therefore there will not be any additional costs incurred for this project.

RECOMMENDATION: Staff recommends the City Council consider authorizing Mayor Pro Tem Raft to sign all remaining applications and agreements with Southern California Edison Company for On-Bill Financing for the installation of LED lights and fixtures at various City facilities.

Energy Management Solutions Incentives Application for Business Customers

SEND TO: Southern California Edison, Business Incentives
P.O. Box 800, Rosemead, CA 91770-0800
Fax: 626-633-3243 | E-mail: BusinessIncentives@sce.com
Questions? 800-736-4777



STEP 1 Get Started

Use your SCE bill to help you complete the following sections:

- 1 & 2

STEP 2 Select Your Solutions

Refer to the Solutions Directory and your project proposal or contractor invoice to complete the appropriate sections:

- Express Solutions
- Customized Solutions
- Automated Demand Response (Auto-DR) Technology Incentives (Express or Customized)

STEP 3 Submit Completed Application

Tell us how you want to be paid, then read and sign the Terms and Conditions and submit the completed application with required supporting documents.

- 3 & 4
- 5 & 6
- 7 & 8
- 9 & 10

1 Customer Information

If you are an SCE customer submitting a project on your own, complete part A. If you are a Customer's Authorized Agent, such as a contractor or equipment installer, submitting this application on behalf of the customer, complete both parts A and B.

A. Customer (applicant) [Submitting a project on your own]

Company/Business Name: **City of Montclair** Contact Name: **Carolyn Raft** Title: **Mayor Pro Tem**

Company/Business Mailing Address: **5111 Benito St.** City: **Montclair, CA** State: **CA** ZIP: **91763**

Contact Phone Number: **909-625-9443** Contact E-mail Address: **mmcgehee@cityofmontclair.org**

B. Customer's Authorized Agent [Such as a contractor or equipment installer, submitting application on behalf of the customer]

Customer's Authorized Agent Business Name: **EcoGreen Solutions** Contact Name: **Kurt Weaver**

Customer's Authorized Agent Mailing Address: **27611 La Paz Rd. Ste A2, Laguna Niguel, CA 92677** City: **Laguna Niguel, CA** State: **CA** ZIP: **92677**

Customer's Authorized Agent Phone Number: **(949) 364-6800** Customer's Authorized Agent E-mail Address: **submissions@ecogreen-solutions.net**

2 Project Site Information

This section is for a single project site where qualifying solutions will be installed. Please refer to your SCE bill for your Service Account Number and to the Solutions Directory for Building Type Code.

For more than one project site, check the Multiple Site Project box below, skip all sections through Section 8, including this one, and complete the Multiple Site/Solution Worksheet. Then return to this application and sign and complete Sections 9 and 10. Submit the Multiple Site/Solution Worksheet and all required documents with your completed application.

Project Name	SCE Service Account Number	Service Account Address	ZIP Code	Building Type Code	Year Built	Total Sq Ft/Facility	Site Contact Name	Site Contact Phone Number	Site Contact E-mail Address
EXAMPLE Store #1234	3-000-0000-00	111 Main St	91001	33	1960	10,000	Victor Johnson	626-555-0901	johnson@tdi.com
Montclair Police Dept	3-030-4192-93	4870 Arrow Hwy	91763	20	1983	15000	Mike McGehee	909-625-9443	mmcgehee@cityofmontclair.org

Multiple Site Project

NEXT PAGE

Project # _____ SCE Engineer _____ SCE Account Rep _____ Partnership (if applicable) _____ Notes/Additional Info _____ TR _____

FOR UTILITY USE ONLY

Express Installed Express Pending Customized Auto-DR Express TI Auto-DR Customized TI DSM Opportunity ID _____

Express Solutions: Existing Equipment Location and Description

If your project includes Express Solutions, complete the tables below.

- To avoid processing delays and ensure all eligible incentives are approved, please provide *exact and detailed equipment location and description information*.
 - Use a *separate line for each solution* located in a different location at the project site (e.g., warehouse, parking lot, room #).
 - To obtain a Description of Existing Equipment, refer to either your project proposal or contractor invoice.
- For more than four solutions or solution locations, check the Multiple Solutions box below, skip this section and Section 4, and complete the Multiple Site/Solution Worksheet for Express Solutions.

Line #	Exact and Detailed Location of Existing Equipment	Quantity	Description of Existing Equipment
1	<i>EXAMPLE</i> Office roof, NE corner of building (Exact and detailed location necessary)	1	Air handler unit #4
2			
3			
4			

Multiple Solutions (more than four)

2013-2014 Express Solutions: New Equipment Incentive Calculations

NEW Your project may be eligible for a Comprehensive Project Bonus. See cover sheet for eligibility requirements.

Refer to the Solutions Directory (www.sce.com/nrc/emns/download/solutionsdirectory.pdf) for Solution Codes, Solution Descriptions, Incentive Amounts, and Program and Equipment Eligibility Requirements. Read and answer the eligibility requirements and questions before proceeding with your equipment purchase. Then calculate your incentive total.

For more than four solutions, check the Multiple Solutions box below, skip this section, and complete the Multiple Site/Solution Worksheet for Express Solutions.

Line # From Sec 3	Solution Code	Solution Description	Exact and Detailed Location of New Solution	Has the solution already been installed?	Date of Actual or Proposed Installation	Unit of Measure (e.g., lamp, fixture, sq ft, hp)	Express Solutions Calculation		
							A	B	C
							Number of Units Installed	Incentive \$ Per Unit	Incentive Total
1	<i>EXAMPLE</i> AC-97352	Variable-frequency drives for HVAC fans	Office roof, NE corner of building	YES* <input checked="" type="checkbox"/> NO <input type="checkbox"/>	8/21/2013	HP	1	\$80	\$80
2				YES* <input type="checkbox"/> NO <input type="checkbox"/>					
3				YES* <input type="checkbox"/> NO <input type="checkbox"/>					
4				YES* <input type="checkbox"/> NO <input type="checkbox"/>					

Multiple Solutions (more than four)

*If YES, please include/submit the following: 1) Invoice receipt(s) and 2) Specification sheet(s) for each installed solution(s) from vendor.

TOTAL ESTIMATED EXPRESS INSTALLED INCENTIVE \$
 TOTAL ESTIMATED EXPRESS PENDING INCENTIVE \$
 TOTAL ESTIMATED EXPRESS PENDING PROJECT COST \$

NEXT PAGE

STOP

If you are submitting this application for Express Solutions incentives only, stop here. Go to Sections 9 and 10 to sign and complete this application.

To apply for Auto-DR Express or Customized Technology Incentives, provide the following along with your completed application:

- * A third-party project proposal or scope of work showing total estimated project cost and load reduction through Automated Demand Response. Project proposals must include detailed calculations for DR load (kW) reductions and detailed costs for labor, installation, and equipment.
- * A controls system schematic or diagram.

Auto-DR Technology Incentives are capped at \$300 per kW reduced and cannot exceed the actual and reasonable cost for the purchase and installation of the qualifying equipment. Facility maximum kW (demand) will be based on the most recent 12 months of usage. Contact your SCE Account Representative for assistance in selecting an appropriate qualifying DR program that complements your business.

Auto-DR Express Technology Incentives

STOP If your project also includes Auto-DR Customized AT solutions, skip this section, and proceed to Section 8.

Auto-DR Express Technology Incentives are based on predetermined peak demand reductions. Refer to the Solutions Directory (www.sce.com/applicationsandtools) for the Solution Codes, Solution Descriptions, Strategies, and predetermined kW reductions. For Auto-DR Express solutions, you cannot receive incentives for more than one DR solution for the same technology type (e.g., lighting controls or HVAC controls).

Line #	Solution Code	Solution Description	Strategy	Peak kW Reduction	Estimated Project Cost			Project Cost (\$)
					A	B	C	
1	EXAMPLE DR-78293	Lighting Controls	Lighting Controls—20% Dimming	6.1	\$ 2,000	\$ 2,000	\$ 4,000	
2								
3								
4								
TOTAL PEAK kW REDUCTION								
TOTAL ESTIMATED PROJECT COST								
AUTO-DR EXPRESS ESTIMATED PROJECT COMPLETION DATE								
MAX INCENTIVE TOTAL (Lesser of \$300 X Total Peak kW Reduction or Estimated Project Cost)								

Check here if you are currently enrolled in a DR Program(s) that qualifies for Auto-DR Technology Incentives

Auto-DR Customized Technology Incentives

Refer to your project proposal to complete the table below. Auto-DR Customized Technology Incentives are based on a calculated approach to peak demand reduction. For solutions listed as Auto-DR Express TI, use an equivalent Auto-DR Customized TI solution code (e.g., Lighting Controls/Switching or HVAC Controls). For more than four solutions, check the Multiple Solutions box below, skip this section and complete the Multiple Site/Solution Worksheet for Auto-DR Customized TI (www.sce.com/applicationsandtools).

Line #	Solution Code	Solution Description	Strategy	Peak kW Reduction	Estimated Project Cost			Project Cost (\$)
					A	B	C	
1	EXAMPLE DR-98872	Chiller Controls	Limit Chiller Electric Demand	6.1	\$ 2,000	\$ 2,000	\$ 4,000	
2								
3								
4								
TOTAL PEAK kW REDUCTION								
TOTAL ESTIMATED PROJECT COST								
AUTO-DR CUSTOMIZED ESTIMATED PROJECT COMPLETION DATE								
MAX INCENTIVE TOTAL (Lesser of \$300 X Total Peak kW Reduction or Estimated Project Cost)								

Multiple Solutions (more than four)
 Check here if you are currently enrolled in a DR Program(s) that qualifies for Auto-DR Technology Incentives

NEXT PAGE

Are you considering or planning on installing a distributed generation technology such as a Photovoltaic (solar) system at this site(s) within the next 18 months? Yes No
Are you considering or planning on completing an Energy Efficiency project at this site(s) within the next 18 months? Yes No

10 **Applicant Agreement Regarding Program Terms and Conditions**

1. the Applicant (and Customer's Authorized Agent of the Applicant, if applicable), hereby agree (the "Agreement") to the following terms and conditions to my participation in:
 (1) Express Solutions Program, (2) Customized Solutions Program, and/or (3) Automated Demand Response Program (the "Programs"). The Programs are identified and further described in the appropriate attachments to this Application, and also in the 2013-2014 Express Procedures Manual for Business (www.sce.com/express_solutions), the 2013-2014 Statewide Customized Offering Procedures Manual for Business (www.sce.com/customized_solutions), and the 2012 Auto-DR Technology Incentives Program Guidelines (www.sce.com/autodr), as applicable.

- 1a. Incorporation by Reference: The Application (together with all applicable attachments) is hereby incorporated by reference into, and made a part of, this Agreement.
- 1b. Incorporation by Reference: SCE Partnerships (if applicable). To the extent Applicant is a participant in an SCE 2013-2014 Local Government or Institutional Partnership, the following shall apply: In addition to the Application, the executed agreement to jointly deliver the applicable 2013-2014 Energy Efficiency Partnership Program between Applicant and SCE (and other California utilities where applicable), the "Partnership Agreement" shall also be incorporated into this Agreement by this reference. Should a conflict exist between the terms and conditions of this Agreement and the Partnership Agreement (including but not limited to Section 10 of this Agreement), then the terms and conditions of the Partnership Agreement shall control with respect to such conflict.
2. Limitation on Funding Availability: Each Program has limited funding and is offered on a first-come, first-served basis until funding is depleted or the Program is terminated, whichever comes first. I further understand that submission of this Application is not a guarantee of payment by SCE, nor is it a guarantee of fund availability. Upon SCE's approval of this Application and SCE's extension of a Program project agreement, if applicable to the requested Program, incentive funds will be reserved by SCE however, payment of any incentive is subject to post-installation performance verification.
3. Changes to Program: Funding and conditions of each Program are subject to the jurisdiction of the California Public Utilities Commission ("CPUC"), and shall be subject to such changes or modifications as the CPUC may, from time to time, direct in the exercise of its jurisdiction. I understand that if a Program is modified in any way or terminated by order of any governmental entity, then this Agreement shall be revised or terminated consistent with that order. In addition, SCE may suspend or terminate any agreement related to a Program without cause and without prior written notice if SCE determines suspension or termination of the agreement is necessary in order to make changes to the related Program or if SCE is ordered by the CPUC to modify or discontinue a Program and/or any agreements related to a Program. I agree that SCE will not be liable for any damages or compensation of any kind that may result from the changes described in this paragraph 3.
4. Right of Assignment: SCE may assign any agreement related to my participation in a Program, in whole or in part, or its rights and obligations hereunder, directly or indirectly, by operation of law or otherwise, without my prior written consent, provided SCE remains obligated for payments incurred prior to the assignment. I may not assign this Application, in whole or in part, or my rights and obligations hereunder, directly or indirectly, by operation of law or otherwise without the prior written consent of SCE.
5. Site Access Requirements: The Program(s) I select may require installation, audits, inspections, measurements of the performance of the project measure(s) (referred to as "subunits"), and/or verification of installation of subunits. Therefore, I agree to provide reasonable access to the project site(s) for these purposes to SCE and/or its agents, assigns, or contractors and the CPUC and/or its agents or assigns.
6. Authorized Services: I understand that SCE employees, contractors and/or agents are authorized to provide only the services described in this Application for the Programs. SCE assumes no responsibility for any services, installations, improvements or equipment offered or provided to me by an SCE employee, contractor or agent other than those specified in this Application or that have not been authorized by SCE.
7. Release and Use of Information: I authorize SCE to release my contact and other relevant information to SCE's employees, contractors and/or agents for purposes related to my participation in the Program(s). I further authorize SCE's employees, contractors and agents to contact me with regard to the intention, performance, and/or verification of any of the terms and conditions of the applicable Program(s).
8. Calculation of Energy Savings: SCE will not pay incentives for any energy savings in excess of the actual annual amount of my electricity usage at each SCE service location for which incentives are requested.
9. Equipment Eligible for Incentives: Energy savings and demand reduction resulting from the project must be above and beyond baseline energy performance, which include state-mandated codes, federal-mandated codes, industry-accredited performance standards or other baseline energy performance standards as determined by SCE. Retained and/or leased equipment is not eligible for Program incentives. Specific restrictions may apply to each energy efficiency solution, as outlined in the instructions and attached Application forms.
10. Method for Calculation of Incentive Payments: I understand that SCE pays up to 50% of the project cost for Customized Solutions, and up to 100% of the equipment cost for Express Solutions. For Auto-DR Technology Incentives, SCE pays up to \$200 per kW reduced load to exceed 100% of the actual and reasonable cost for the purchase and installation of qualifying equipment in accordance with the 2012 Auto-DR Technology Incentives Program Guidelines. Customer contributions will be in accordance with the 2013-2014 Statewide Customized Offering Procedures Manual for Business (www.sce.com/customized_solutions). I further understand that the total calendar year incentive payments to an individual SCE customer cannot exceed \$3 million for Customized Solutions and \$0.3 million for Express Solutions per program cycle 2013-2014. Auto-DR Technology Incentives paydown to an individual SCE customer cannot exceed \$5 million per program cycle 2012-2014.
11. Limitations on Incentive Payments: To be eligible for Program incentives, I understand that I am not in good standing on all of my service accounts and contracts with SCE or do not meet the program requirements. SCE may hold my incentives or apply them towards amounts I owe to SCE. I agree that I have not and will not apply for or receive rebates, incentives or services for the solution(s) covered by this Application from any other utility, state or local program funded by the Public Goods Change (PGC). I further agree that I will not apply or receive rebates, incentives or services for the incentive(s) covered by this Application in an amount greater than the total cost of the solution(s). Because the Programs are funded by California utility ratepayers and administered by SCE under the supervision of the CPUC, I may face diverse consequences (i.e., a requirement that I return payments that were made to me or a restriction on my eligibility to participate in other programs) if I violate these restrictions.
12. Estimated Savings May Not Equal Actual Savings: I understand that all energy savings incentives, and installed costs provided by SCE during the Program Application process are an estimate only, and are subject to change based on SCE review and approval and that I am solely responsible for the solution, purchase, installation and covering of the equipment and services under the Programs.
13. Energy Benefits: As a qualified SCE customer, I certify that the indicated energy savings products are for use in my project site and not for resale. I agree to provide SCE with documents establishing paid proof of purchase and installation of the solutions applied for in this Application. I understand that incentive payments are based on related energy benefits over the life of the project. I agree that (a) I do not provide Southern California Edison with 100% of the related energy benefits specified in the rebate form for the life of the product or for a period of five (5) years from receipt of rebate, whichever is less, or (b) I cause to be a customer of SCE during said time period, I shall refund a prorated amount of rebate dollars to SCE based on the actual period of time for which I provided the related energy benefits as an electric customer of SCE.
14. Risk Allocation: I UNDERSTAND THAT SCE MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, REGARDING MANUFACTURERS, DEALERS, CONTRACTORS, MAINTEINERS OR WORKMANSHIP, OR REGARDING SELECTION OF QUALIFICATION OF CUSTOMER'S AUTHORIZED AGENTS. I ALSO UNDERSTAND AND HAVE CAUSED MY AUTHORIZED AGENT (IF ANY) TO UNDERSTAND THAT SCE MAKES NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE, USE OR APPLICATION OF THE PRODUCTS OR SOLUTIONS. I AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS, AND HEREBY RELEASE SCE, ITS AFFILIATES, SUBSIDIARIES, PARENT COMPANY, OFFICERS, DIRECTORS, AGENTS AND EMPLOYEES OF EACH OF THEM, FROM AND AGAINST ALL CLAIMS, DEMANDS, LOSSES, DAMAGES, COSTS, EXPENSES, AND LIABILITY (LEGAL, CONTRACTUAL, OR OTHERWISE), WHICH ARISE FROM OR ARE IN ANY WAY CONNECTED WITH ANY OF THE PROGRAMS.

MUST BE COMPLETED BY APPLICANT

15. I hereby acknowledge the following:
 - By checking this box, I confirm that I will/have used a license contractor, where applicable, and will/have obtained all required permits for this installation.
 - I am SELF-ADMINISTERING this project. Upon project approval, if applicable to requested Program(s), I intend to enter into an agreement with SCE for delivery of energy savings/demand reduction resulting from the installation of energy efficiency and demand response solutions at the project site listed in Section 2 of this Application.
 - I have entered into a contract with the Customer's Authorized Agent indicated below for the installation of energy efficiency and/or demand response solutions at the project site listed in Section 2 of this Application. Upon project approval, if applicable to requested Program(s), my Customer's Authorized Agent is authorized to enter into the necessary agreements with SCE for delivery of energy savings and/or demand reduction resulting from the installation of these solutions at the project site. I understand that (i) SCE makes no warranty or representation about the Customer's Authorized Agent's qualifications; (ii) I am solely responsible for selecting the Customer's Authorized Agent to implement the project on my behalf; (iii) that the Customer's Authorized Agent is an independent contractor and not authorized to make any representation on behalf of SCE; and (iv) that SCE will have no role in resolving any disputes between me, the Customer's Authorized Agent and/or any other third parties. I further authorize all contracts and correspondence to be sent directly to the Customer's Authorized Agent specified below.
17. Verification and Certification: I affirm that I am authorized to enter into this Agreement and that I have read, understood, and agree to all of the specific terms, conditions and other requirements and restrictions set forth in this Agreement for each of the Programs selected in this Application for my participation. I certify that the information I have provided in the Application that accompanies this Agreement is true and correct, and the project(s) for which I am requesting Program funding meets all applicable requirements as set forth in the Application. Furthermore, I understand and agree that I meet all eligibility requirements for participation in the Program(s) for which I am applying. SCE reserves the right to request additional information to verify Applicant's eligibility to participate in the Program(s).

Customer Name (Please Print) _____ Signature _____

Carolyn Raft _____ Signature _____

Customer's Authorized Agent Name (Please Print) _____ Signature _____

Kurt Weaver _____ Signature _____

Title _____ Title _____

Mayor Pro Tem _____ Title _____

Director of Operations _____ Title _____

Date _____ Date _____

8-4-16

PLEASE MAKE A COPY OF THIS DOCUMENT FOR YOUR FILES

THE END

Facsimile Signature: Copies of Applicant's signed signature page may be transmitted to SCE by facsimile or other electronic means. Copies of this signature page so transmitted may be used for the purpose of enforcing the terms of this Agreement as though they were originals. NR-449-V8-0213

2015 On-Bill Financing Application

This On-Bill Financing (OBF) Application, along with an Incentive Application (defined herein) must be submitted and approved *prior* to purchasing or installing your equipment. Approval of this Application does not guarantee funding. OBF Loan funding requires completed installation of equipment and fulfillment of all terms and conditions contained in this Application. Please read all term and conditions of this Application carefully before signing, and contact your SCE representative or Contractor for further information.

Customer Information	
Company/Business Name	City of Montclair
Company/Business Mailing Address	5111 Benito St., Montclair, CA 91763
Authorized Company/Business Representative	Carolyn Raft
Title	Mayor Pro Tem
SCE Account Representative Name (If applicable)	
Tax Payer ID and/or SS# 95-6005731	

Customer's Authorized Agent Information <small>(Contractor designated in Section 1b of the Incentive Application -- If Applicable)</small>	
Customer's Authorized Agent Company Name	EcoGreen Solutions
Customer's Authorized Mailing Address	27611 La Paz Rd. Suite A2
Customer's Authorized Agent Representative	Kurt Weaver
Title	Director of Operations
Tax ID or SS# for Customer's Authorized Agent 80-0196823	

Project Site Information
Please complete this table, indicating all the Service Account(s) included in your Energy Efficiency project. List each Service Account separately (i.e., one Service Account per line). The Service Accounts listed on this Table should match all the Service Accounts listed on the Incentive Application.

Service Account #	Customer Account #	Estimates		
		Project Cost	kWh Savings*	Incentive
3-030-4192-93	2-29-778-4357	295,719.04	309,744.3	26,848.54

* Only required for Customized measures

Program Description

The On-Bill Financing (OBF) program is offered by Southern California Edison Company (SCE) to qualified SCE non-residential service customers (Customer) to offset the cost of purchasing and installing eligible energy efficiency equipment (Solutions). Through OBF, qualified Customers will receive zero percent (0%) interest, no-fee, unsecured financing for Solutions for which incentives and rebates are approved under an eligible SCE energy efficiency program (Eligible Program).¹

Financing is available to qualified Customers for up to one hundred percent (100%) of the actual installed cost (up to the amount approved by SCE) of approved Solutions, less rebates or incentives received from SCE under applicable Eligible Program(s). The minimum loan amount per service account available through OBF is five thousand dollars (\$5,000). The maximum OBF loan amount available per service account is (i) two hundred fifty thousand dollars (\$250,000) for government and institutional taxpayer-funded Customers, and (ii) one hundred thousand dollars (\$100,000) for commercial Customers,² including general business, industrial and agricultural entities.

Customers may qualify for multiple loans under OBF provided the aggregate dollar amount of the loans does not exceed the maximum OBF loan amount per service account stated above.³

The maximum loan term for a taxpayer-funded government or institutional Customer is ten (10) years (or the expected useful life⁴ of the installed Solutions, whichever is shorter). The maximum loan term for a commercial Customer is five (5) years (or the expected useful life of the installed Solutions, whichever is shorter). The monthly loan repayment amount will be approximately equal to the estimated monthly dollar savings Customer is expected to receive through their SCE utility bill due to the Solution's estimated energy savings.

The fixed monthly loan repayment amount will be invoiced as a line item on Customer's SCE bill. In no event will Customer be entitled to receive a loan amount in excess of one hundred percent (100%) of the actual installed cost (up to the amount approved by SCE) of approved Solutions, less rebates or incentives received for such Solutions under the Eligible Program(s). If the projected loan term is beyond the OBF loan term limit or exceeds the installed Solutions' expected useful life, a loan of a lesser amount may be approved at SCE's sole discretion.

The OBF program has a limited budget. SCE will accept this On-Bill Financing Application (OBF Application) from qualified SCE Customers and will reserve funds on a first-approved, first-served basis until funds are depleted or the OBF program is terminated, whichever occurs first.

This OBF Application is for approval of a reservation of loan funds only. Issuance of OBF loan funds is conditioned on Customer's installation of approved Solutions in accordance with the selected Eligible Program(s), satisfaction of all Eligible Program requirements, and execution by Customer of the On-Bill Financing Loan Agreement.

The terms and conditions of SCE's OBF program may be modified or terminated without prior notice.

→ _____ Please initial here to acknowledge that you have viewed the program overview video on <http://on.sce.com/obf>.
The video provides a general overview of the program to facilitate your understanding.

¹ Eligible Programs include SCE's Express Solutions pending (not yet installed), Customized Solutions, and rebate/incentive offerings under SCE's Third-Party and Partnership Programs. See www.sce.com/onbill for details Demand Response Technology Incentives Program is not an Eligible Program. To ensure eligibility of a planned Solution(s) please review the Express Solution and Customized Solutions eligibility requirements in the Energy Management Solutions Directory at www.sce.com/Solutions.

² A taxpayer-funded Customer is defined as a Customer using tax revenue to pay utility bills associated with a service account, included but not limited to cities, counties, public or state-funded schools, public libraries and government offices.

³ A taxpayer-funded Customer is allowed to designate one Service Account to receive loan amounts up to \$1 million, either as a single loan, or as a total of multiple loans for that Service Account.

⁴ The expected useful life (EUL) of a Solution is an average length of time a Solution may be operational, based on historical analysis. If there is more than one Solution installed, the EUL of all installed Solutions will be that of the Solution which contributes the greatest kWh savings for the project.

Eligibility

To qualify for the OBF program, Customer must receive an incentive and/or rebate from SCE pursuant to an Eligible Program. Customer must satisfy all requirements of each selected Eligible Program, including but not limited to execution of such Eligible Program's incentive application (detailed below) and, if applicable, an Eligible Program agreement (see OBF Application Process, A. below). The applicable Energy Management Solutions Incentives Application(s) for Business Customers or Energy Management Solutions Incentives Application for State of California Partnership (both referred to as "Incentive Application") executed by Customer are hereby incorporated into this OBF Application by this reference. If there is any conflict between the terms and conditions of any Eligible Program Incentive Application and the terms and conditions of this OBF Application, the terms and conditions of this OBF Application shall control. If there is any conflict between this OBF Application and the On-Bill Financing Loan Agreement, the On-Bill Financing Loan Agreement shall control.

To qualify for the OBF program, Customer must also satisfy each of the following conditions:

- A. Customer must be an existing commercial, industrial, agricultural, government or institutional customer of SCE.
- B. Customer must have been an SCE customer in the same business (i.e., maintained an active SCE account) for at least 24 consecutive months prior to the start of participation in OBF.
- C. Customer must be in good credit standing with SCE including: (1) no disconnect notice in the past 24 months; (2) no 48-hour shut-off notices in the past 12 months; (3) no returned payments/checks in the past 12 months; (4) not have a deposit on its account to establish or reestablish credit in the past 12 months; and (5) no more than three Overdue Due Notices (20 days late) in the past 12 months.

OBF Application Process

Applying customers must follow these steps:

- A. Customer or Customer's Authorized Agent, if designated, must submit a completed and signed Energy Management Solutions Incentives Application for Business Customers or Energy Management Solutions Incentives Application for State of California Partnership (both referred to as "Incentive Application") along with this 2015 On-Bill Financing Application. Submit both the Incentive Application and this OBF Application online at www.sceonlineapp.com.⁵ SCE will use both applications to determine if Customer is eligible to participate in the OBF program based on Customer's SCE utility bill payment history and the incentive eligibility of selected energy efficiency Solutions. Incomplete or incorrect applications cannot be processed. Electronic, scanned or facsimile signatures may be used for the purposes of enforcing the terms of this Application as though they were originals. Customer may withdraw this OBF Application for any reason by providing SCE with a written notice of such withdrawal.
- B. An SCE engineer or approved third-party reviewer will review the Incentive Application, including an inspection of Customer's existing equipment. If the existing equipment has been removed, Customer's project will not be eligible for OBF funding, and may not qualify for an SCE rebate/incentive under an Eligible Program.
- C. If Customer meets the OBF eligibility requirements and Customer's proposed Solutions set forth in the Incentive Application qualify for rebates and/or incentives, then SCE will reserve OBF loan funds based on the eligible Solutions. When the applicable requirements are met, SCE will consolidate multiple service accounts into one individual OBF loan to provide Customer with the convenience of only one OBF loan rather than multiple OBF loans. A reservation of funding does not guarantee loan funding. Funding shall occur only upon satisfaction of all requirements set forth in this OBF Application. If the OBF Application is denied, SCE will provide Customer and Customer's Authorized Agent (if applicable) with a written statement of the specific reasons for the denial within 30 days of the denial.

(continued)

⁵ For customers without capability to submit this OBF Application online, the Incentive Application and this OBF Application may be submitted by mail to Southern California Edison, Business Incentives, P.O. Box 800, Rosemead, CA 91770, by email to BusinessIncentives@sce.com or by fax to 626-633-3243.

OBF Application Process *(continued)*

- D. Upon notice from SCE of qualification for OBF and reservation of funding, Customer will schedule and install the SCE-approved Solution(s) and when completed, shall submit to SCE a project "Installation Report," along with an itemized proof of purchase, including purchase and installation dates along with specification sheet(s) for the installed Solution(s).
- E. SCE will complete a technical review, including a post-installation inspection of the eligible installed Solution(s). The final loan amount will be re-calculated by SCE at completion and final approval of installation to reflect any changes in the actual installed costs, incentive amount, expected useful life, or estimated energy savings of the Solutions.
- F. Customer will review, sign and have notarized the On-Bill Financing Loan Agreement⁶ provided by SCE specifying Customer's obligations for repayment and all other terms and conditions, and shall submit it to SCE. The On-Bill Financing Loan Agreement will expire ninety (90) days after issuance if the Customer has not returned the executed loan documents to SCE. If Customer still wishes to obtain a loan after expiration of the initial On-Bill Financing Loan Agreement, Customer may notify SCE in writing, and SCE, at its sole discretion, may provide Customer with a new On-Bill Financing Loan Agreement, subject to confirmation that the Customer continues to meet all of the OBF Program requirements.
- G. Upon receipt of the On-Bill Financing Loan Agreement and satisfaction of all remaining OBF program requirements and the selected Eligible Program requirements, SCE will process payment of Customer's OBF loan funds and issue a loan check payable to Customer (or Customer's Authorized Agent contracting on behalf of Customer and designated in this OBF Application) to be sent by mail.
- H. The initial OBF monthly loan installment will appear on Customer's SCE bill within sixty (60) days of the effective date of the On-Bill Financing Loan Agreement and will continue for the term of the loan or until the loan balance is paid off, or as may otherwise be provided in the On-Bill Financing Loan Agreement.

Key OBF Loan Terms

This section provides a non-exhaustive list of some of the key loan terms contained in the On-Bill Financing Loan Agreement, for information purposes only. THIS IS NOT THE OBF LOAN AGREEMENT, WHICH MAY BE EXECUTED BY THE PARTIES ONLY AFTER THE APPLICATION IS APPROVED, THE PROJECT COMPLETE, AND THE FINAL LOAN AMOUNT DETERMINED, IN ACCORDANCE WITH PROGRAM RULES. IN THE CASE OF ANY CONFLICT BETWEEN THESE PROVISIONS AND THE ON-BILL FINANCING LOAN AGREEMENT, THE TERMS AND CONDITIONS OF THE ON-BILL FINANCING LOAN AGREEMENT SHALL CONTROL.

- A. Amount Financed and Loan Terms. The On-Bill Financing (OBF) Loan Agreement shall set forth the amount financed, based on the calculations described in this Application, the loan term, payment amounts, service accounts to be billed, and the designated Third-Party Payee(s), if any.
- B. Prepayment and Partial Payments. Customer may pay the Loan in monthly installments or pre-pay the entire Loan in one lump sum without penalty, but pre-payments for less than the remaining balance is not allowed. Any partial payments will be applied in equal proportion to the energy charges on the bill and the Loan, and the Customer will be considered to be delinquent and in default of both the energy bill and the Loan.
- C. Late Payments. No late payment charges or interest will be assessed for delinquent payments on the Loan Obligation. However, SCE may assess late payment charges for delinquent payments of energy charges pursuant to SCE's Rule 9 which is incorporated herein by reference.

⁶ The key terms and conditions of the On-Bill Financing Loan Agreement are set forth in the following section; however, Customer will receive actual On-Bill Financing Loan Agreement for execution once the Project is complete and the actual loan amount is known.

Key OBF Loan Terms *(continued)*

- D. Returned Payments. SCE may require payment of a \$8.00 Returned Check Charge for any check returned from Customer's financial institution unpaid. The Returned Check Charge will also apply to any forms of payment that are subsequently dishonored.
- E. Discontinuance of Service: Amounts due under the OBF Loan Agreement will be amounts deemed due under each SCE utility bill to the Customer's Service Account(s), and a default under the OBF Loan Agreement will be treated as a default under the Customer's Service Account(s). Customer's Loan Obligation (as defined in the OBF Loan Agreement) is subject to the discontinuance provisions of SCE's Rule 11, Discontinuance and Restoration of Service, Section B, Nonpayment of Bills or Summary Bills.
- F. Breach and Acceleration: Any breach by Customer under a Third Party / EMS Agreement or the OBF Agreement will constitute a breach under all of the above referenced agreements. SCE may determine the OBF Agreement to be breached and Customer to be in default if Customer: (1) sells, assigns or otherwise transfers ownership, possession or title of the Site or the Equipment, (2) fails to pay the Monthly Payment amount when due, (3) closes, discontinues or otherwise causes the termination of the Service Account(s), or (4) otherwise breaches the OBF Agreement and/or the Third Party / EMS Agreement, and the breach is not cured as specified therein. Notwithstanding anything to the contrary in the Third Party / EMS Agreement, a breach and default as set forth in this section shall not be subject to any additional cure period. Following a breach as set forth in this section, SCE shall have the right to declare the entire unpaid balance of the Loan Obligation immediately due and payable.

Description of Additional OBF Loan Agreement Provisions. (1) SCE may, but is not obligated to, file a UCC-1 Financing Statement against the Equipment to secure Loan and Customer will agree to execute all documents in connection with the Financing Statement in order for SCE to perfect its security interest; (2) Customer will authorize SCE and its attorneys, upon a Customer breach, to enter a confession of judgment pursuant to Code of Civil Procedure Section 1132 et seq.; (3) the OBF Loan Agreement shall continue in effect until the Loan is paid in full; (4) Customer may not assign its rights or delegate its duties under the OBF Loan Agreement; (5) the OBF Loan Agreement can only be modified or amended through a signed writing by both Customer and SCE, except that, in any given month that Customer does not make full payment on the Loan Obligation, SCE may make payment arrangements, in SCE's sole discretion; and (6) the Customer must represent and warrant that he or she is duly authorized and has the legal capacity to execute and deliver the OBF Loan Agreement on behalf of Customer, and to perform Customer's obligations under the OBF Loan Agreement.

SEND TO: Southern California Edison, Business Incentives
P.O. Box 800, Rosemead, CA 91770-0800
Fax: 626-633-3243 | Email: BusinessIncentives@sce.com
Questions? 800-736-4777



Verification and Certification

I, Customer and applicant hereunder, affirm I have read, understand and agree to all of the specific OBF terms, conditions and other requirements and restrictions set forth in this OBF Application. I certify that all of the information I have provided in this OBF Application is true, correct and complete. I also certify that I have viewed the OBF video on SCE.com, and fully understand my obligations as a Customer under the OBF program. I understand I must meet all eligibility criteria and requirements of both the OBF program and my selected Eligible Program(s) in order to participate in OBF. I understand SCE reserves the right to request additional information to verify my eligibility for OBF.

Signature of Customer **X**

Date

Signature of Customer's Authorized Agent (if applicable) **X**

Date

8-4-16

I, as Customer and applicant, further certify if a Customer's Authorized Agent is listed above, I have entered into a contract with said Customer's Authorized Agent for the installation of energy efficiency Solutions at the project site listed above. I understand that: (1) SCE makes no warranty or representation about the Customer's Authorized Agent's qualifications; (2) I am solely responsible for selecting Customer's Authorized Agent to implement the project on my behalf; (3) Customer's Authorized Agent is an independent contractor and not authorized to make any representations on behalf of SCE; and (4) SCE will have no role in resolving any disputes between me, Customer's Authorized Agent, and/or any other third parties. I further authorize all contracts and correspondence to be sent directly to Customer's Authorized Agent specified above. I further authorize Customer's Authorized Agent to request and receive from SCE the customer account information for the SCE account(s) listed in this Application, including billing records, billing history, meter usage data, verification of balances on the account(s), discontinuance notices, and verification of rate and related information, and to schedule any required inspections by SCE at the project site in connection with this OBF Application or the Eligible Program(s).

Signature of Customer **X**

Date

Form of Payment

- OBF Loan Funds to Customer
 OBF Loan Funds to Customer's Authorized Agent

Payment Release

As Customer, I authorize the payment of my OBF Loan Funds to Customer's Authorized Agent specified above, and I understand I will not be receiving the OBF check from SCE. I also understand my release of this payment to Customer's Authorized Agent does not exempt me from the requirements outlined in this OBF Application.

Signature of Customer **X**

Date

PLEASE MAKE A COPY OF THIS DOCUMENT FOR YOUR RECORDS

The OBF program is funded by California utility customers and administered by Southern California Edison under the auspices of the California Public Utilities Commission.

AGENDA REPORT

SUBJECT: CONSIDER APPROVAL OF AGREEMENT NO. 16-63 WITH CIVIC PUBLICATIONS, INC., FOR PUBLIC EDUCATION AND COMMUNITY OUTREACH	DATE: August 15, 2016
CONSIDER AUTHORIZING CITY MANAGER STARR TO SIGN AGREEMENT NO. 16-63	SECTION: AGREEMENTS
CONSIDER TRANSFER OF \$26,180 FROM THE CONTINGENCY ACCOUNT	ITEM NO.: 1
	FILE I.D.: ADM 110-05
	DEPT.: CITY MGR.

REASON FOR CONSIDERATION: City Council approval is required for agreements for professional services.

A copy of proposed Agreement No. 16-63 is attached for the City Council's review and consideration.

BACKGROUND: The City of Montclair periodically provides outreach services to the community through the publication of printed mailers that provide factual content directed at bringing public awareness to civic issues and community events.

In recent years, however, progressive and routine changes in technology have produced a population increasingly sophisticated and diverse in the way it consumes and access information. Today, these information sources have grown beyond traditional printed media to encompass and embrace digital formats that include the internet, social media, e-mail, texting, and smartphone application-based programs.

Civic Publications, Inc. (Civic) is a multi-media company located in La Verne that specializes in media, content development, and public outreach for public agencies. Civic works with public agencies to create, coordinate, and distribute public information to help bring awareness and understanding to complex issues on matters of civic importance. Civic prides itself in its ability to articulate city services, projects and issues with facts, clarity and transparency to achieve community awareness.

Civic is owned and operated by Chris Lancaster. Mr. Lancaster founded Civic to extend public affairs services to a wide range of government agencies, with expertise in transit, environmental, and public benefit messaging.

Prior to starting Civic Mr. Lancaster worked as Director of Government Relations and New Business Development for the Los Angeles Newspaper Group, comprising eight daily newspapers in the Los Angeles and San Bernardino Counties with a daily readership of more than 1.6 million.

Mr. Lancaster has more than 15 years of experience managing public affairs content and media for Southern California public agencies, including municipalities,

Prepared by: 	Fiscal Impact Finance Review: 
Proofed by: 	Reviewed and Approved By: 

environmental agencies, transit agencies, and public safety. Mr. Lancaster has also held public office, including election to the Covina City Council, and has been a candidate for state office. His years of public service provide a unique approach towards understanding how best to communicate to the public complex issues on matters of civic importance.

Publication Format

Civic has developed public education and awareness campaigns for numerous public agencies including the Sanitation Districts of Los Angeles County; Bureau of Sanitation of the City of Los Angeles; cities of Vernon and Industry, municipal water districts; Los Angeles Metropolitan Transportation Authority; Los Angeles County Department of Public Works; Los Angeles County Sheriff's Department, and solid waste disposal companies. Civic has been engaged by the City in prior years to produce public educational and outreach materials.

Under Proposed Agreement No. 16-63 public education and outreach may include updating the public on proposed development and public works projects, upcoming attractions and events, important advisory messages, public safety services, progress on transit development, City finances, grant applications, and any other relevant and important general government services information.

In order to fully achieve communications outreach with City residents and the business community, staff recommends utilizing services offered by Civic to include newsletter, e-mail, and digital display ad media formats and City website maintenance for related public outreach pages.

The scope of services included in proposed Agreement No. 16-63 include the following: production, printing, and delivery of a 12-page newsletter, distribution by direct mail to every household in the City, provision of English and Spanish language electronic versions of the newsletter, and distribution of electronic versions of the newsletter to businesses and community members.

FISCAL IMPACT: Approval of Agreement No. 16-63 between the City of Montclair and Civic Publications, Inc., for public education and community outreach would result in a cost to the City of \$26,180.

Staff recommends transferring \$26,180 from the Contingency Reserve Fund to account number 1001-4317-52090-400 (Publication and Advertising) in the Administrative Services Department of the General Operating Fund to cover the cost of the Agreement.

RECOMMENDATION: City staff recommends the City Council take the following actions:

1. Approve Agreement No. 16-63 with Civic Publications, Inc. for public education and community outreach through use of print and digital media formats; and
2. Authorize City Manager Starr to sign Agreement No. 16-63.
3. Transfer \$26,180 from the Contingency Reserve Fund to account number 1001-4317-52090-400 of the General Operating Fund.



Christopher W. Lancaster
Publisher

August 9, 2016

Edward C. Starr
City Manager
City of Montclair
5111 Benito St.
Montclair, CA 91763

Re: Agreement to produce newsletter

Dear Mr. Starr:

Pursuant to our conversation, submitted for your consideration is this agreement for Civic Publications Inc. to assist the City of Montclair with the development of a newsletter to be distributed to the residents of Montclair.

Civic Publications, Inc. provides communications outreach solutions for public agencies, providing factual content and bringing clarity to community and civic issues without advocating for or against any position. Our goal is to inform the public without persuasion.

The task of the newsletter is to explain city services, in a clear fashion, and build awareness of projects, decisions and funding so that Montclair residents can be informed. Effective communications solutions will cut through the complexity of city hall decisions and issues in the context of planning, specific projects, benefits and cost for decades to come.

The cost to develop a 12-page newsletter and distribute to the residents of Montclair is \$26,180.00.
See the attached agreement for a complete listing of the scope of services.

Thank you for the opportunity to submit this agreement and I look forward to developing a cost-effective newsletter that meet the needs of the City and which serve the highest standards of the public interest.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Lancaster", written over a white background.

Christopher W. Lancaster



CIVIC Publications, Inc.

Christopher W. Lancaster
Publisher

PUBLIC OUTREACH AGREEMENT

This agreement is between the City of Montclair and Civic Publications Inc.

This agreement confirms that the city of Montclair has acquired the services of Civic Publications Inc. to assist the City of Montclair with the development of a newsletter

Scope of services include:

1. Write, design, layout, print and deliver a 12-page newsletter.
2. Newsletter to be distributed by direct mail to every household in the City of Montclair.
3. Provide an English and Spanish electronic version for the city website.
4. Deliver electronic English version of the newsletter to 22,000 email/ip addresses in the city of Montclair.

Total cost for services \$26,180.00

Civic Publications, Inc. agrees to provide all services listed in this agreement, and the City of Montclair agrees to pay Civic Publications, Inc. a total of \$26,180.00

All terms of this agreement to be fulfilled by October 21,2016.

9/9/2016

Civic Publications

Date

City of Montclair

Date

AGENDA REPORT

SUBJECT: CONSIDER ADOPTION OF RESOLUTION
NO. 16-3134 ADOPTING THE MEASURE I
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

DATE: August 15, 2016

SECTION: RESOLUTIONS

ITEM NO.: 1

FILE I.D.: TRN510

DEPT.: PUBLIC WORKS

REASON FOR CONSIDERATION: San Bernardino Associated Governments (SANBAG) requires each local jurisdiction to annually update its Measure I Five-Year Capital Improvement Program and Expenditure Strategy proposed to be funded by Measure I. The City Council is requested to consider adopting Resolution No. 16-3134, adopting the document pursuant to SANBAG requirements.

BACKGROUND: Measure I 2010-2040, the countywide transportation sales tax program, requires that each local jurisdiction receiving pass-through program revenues annually adopt a Measure I Five-Year Capital Improvement Program that outlines the specific projects upon which those funds are to be expended. Resolution No. 16-3134 lists various projects proposed to be funded by Measure I for City Council consideration.

For most of the 20-year life of the original Measure I, various phases of the Mission Boulevard Corridor Improvement Project were the only projects listed in the expenditure plan. All Mission Boulevard phases are now complete, with the last phase being completed approximately five years ago.

Beginning in 2011, the City began using Measure I funds for pavement rehabilitation in various areas of the City, and to complete the federal environmental clearance process for the Monte Vista Avenue/Union Pacific Railroad Grade Separation Project. Federal clearance would allow the City to use federal funds for construction of the project.

Beginning in 2014, the City began using Measure I funds as matching funds for federal money on the redesign of the Monte Vista Avenue/Union Pacific Grade Separation Project, right-of-way maintenance for that project, and funding for preliminary studies associated with the federally funded Central Avenue/Union Pacific Railroad Bridge Rehabilitation Project. Design on the Monte Vista Avenue/Union Pacific Grade Separation Project has been completed and construction is expected to start in January 2017.

The current Measure I expenditure plan continues the use of Measure I funds for these two projects with Measure I funds now going toward the construction of the Monte Vista Avenue/Union Pacific Grade Separation Project.

Prepared by:  Fiscal Impact Finance Review: 

Proofed by:  Reviewed and Approved By: 

SANBAG also requires each agency to include an expenditure strategy with its Five-Year Capital Improvement Program. The strategy is included as part of Resolution No. 16-3134.

FISCAL IMPACT: SANBAG estimates that the City would receive \$3,471,338.25 during the five-year period covered by Fiscal Years 2016-2017 through 2020-2021. This figure is based on annual increases ranging between three and four percent. A year-by-year summary of anticipated revenues is shown below:

VALLEY SUBAREA	Estimated Annual Local Pass-Through Amount					Total FY16/17 through FY20/21
	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	
Montclair	\$650,197.75	\$669,703.68	\$691,469.05	\$715,670.47	\$744,297.29	\$3,471,338.25

The City Council's adoption of Resolution No. 16-3134 would allow the City to continue to receive local Measure I pass-throughs. Should the City's priorities change during the year, the expenditure plan can be amended at any time by the City Council's adoption of a new resolution.

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 16-3134 adopting a Measure I Five-Year Capital Improvement Program.

RESOLUTION NO. 16-3134

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MONTCLAIR ADOPTING THE MEASURE
I FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance 04-01 of the Authority, and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from the Local Streets Program to annually adopt and update a Five-Year Capital Improvement Program; and

WHEREAS, California Public Utilities Code 190300 and Ordinance No. 04-1 require each local jurisdiction to maintain General Fund expenditures for transportation-related construction and maintenance activities at the required Maintenance of Effort base year level in each fiscal year of the adopted Five-Year Capital Improvement Plan, which for the City of Montclair is \$894,728.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Montclair hereby adopts the Measure I Five-Year Capital Improvement Program and Expenditure Strategy, copies of which are attached to this resolution.

BE IT FURTHER RESOLVED that the City Council of the City of Montclair hereby adopts the following expenditure strategy:

The City of Montclair plans on using Measure I as matching funds for federal funds associated with the development of plans for the construction of a grade separation project at Monte Vista Avenue and the Union Pacific Railroad tracks, and the rehabilitation of the existing bridge at the Central Avenue/Union Pacific Railroad tracks. The City may also use Measure I funds to accomplish work related to this project for which there are no federal funds. The City also intends to expend Measure I funds on maintenance of City streets to the extent permissible under SANBAG policies.

APPROVED AND ADOPTED this XX day of XX, 20XX.

Mayor

ATTEST:

Deputy City Clerk

I, Andrea M. Phillips, Deputy City Clerk of the City of Montclair, DO HEREBY CERTIFY that Resolution No. 16-3134 was duly adopted by the City Council of said city and was approved by the Mayor of said city at a regular meeting of said City Council held on the XX day of XX, 20XX, and that it was adopted by the following vote, to-wit:

AYES: XX
NOES: XX
ABSTAIN: XX
ABSENT: XX

Andrea M. Phillips
Deputy City Clerk

AGENDA REPORT

SUBJECT: CONSIDER ADOPTION OF RESOLUTION NO. 16-3135 AUTHORIZING PLACEMENT OF AN ASSESSMENT ON THE PROPERTY LOCATED AT 5051 FLORA STREET FOR DELINQUENT SEWER AND TRASH CHARGES	DATE: August 15, 2016
	SECTION: RESOLUTIONS
	ITEM NO.: 2
	FILE I.D.: STB300-17
	DEPT.: ADMIN. SVCS.

REASON FOR CONSIDERATION: On August 1, 2016 Resolution No. 16-3133 was presented to Council for the placement of assessments on properties with delinquent sewer and trash charges. Placement of assessments on properties assists in more timely collection of delinquent accounts.

BACKGROUND: During the City Council meeting of August 1, 2016, Ms. Joyce De Angelis, a resident of 5051 Flora Street, requested that the assessment not be placed on the property at that time. The property in question was removed from the resolution that evening. Ms. De Angelis was contacted on August 2, 2016 at which time the status of her account was explained. After the account balance and the assessment balance was explained to her, Ms. De Angelis agreed that the best course of action at this time would be to allow the outstanding liens to be placed as an assessment on her property tax bill.

FISCAL IMPACT: No additional costs will be incurred by the City of Montclair. The amount of the delinquent assessment would be given to the County of San Bernardino for inclusion on the property tax billing for the property. When property taxes are paid the City would recover \$965.91.

RECOMMENDATION: Staff recommends the City Council adopt Resolution No. 16-3135 authorizing placement of an assessment on the property located at 5051 Flora Street for delinquent sewer and trash charges.

Prepared by:		Fiscal Impact Finance Review:	
Proofed by:		Reviewed and Approved By:	

RESOLUTION NO. 16-3135

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTCLAIR AUTHORIZING PLACEMENT OF AN ASSESSMENT ON THE PROPERTY LOCATED AT 5051 FLORA STREET FOR DELINQUENT SEWER AND TRASH CHARGES

WHEREAS, Chapter 1.12 of the Montclair Municipal Code authorizes various methods by which delinquent civil debts may be collected including, but not limited to, the placement of assessments on the properties on which the debts were generated; and

WHEREAS, City Council has recently held an assessment from being placed on the property located at 5051 Flora Street; and

WHEREAS, the lien amount remains unpaid on this account; and

WHEREAS, it is appropriate to place an assessment on this property to further encourage the payment of these charges owed to the City; and

WHEREAS, the owners of this property have received notification of proposed actions against their property including the date and time when such action would be considered by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Montclair does hereby approve the placement of an assessment on the property and in the amount of \$965.91.

BE IT FURTHER RESOLVED that the Deputy City Clerk is authorized to provide the San Bernardino County Assessor's Office with the documents required to cause such an assessment to be placed.

APPROVED AND ADOPTED this XX day of XX, 20XX.

Mayor

ATTEST:

Deputy City Clerk

I, Andrea M. Phillips Deputy City Clerk of the City of Montclair, DO HEREBY CERTIFY that Resolution No. 16-3135 was duly adopted by the City Council of said city and was approved by the Mayor of said city at a regular meeting of said City Council held on the XX day of XX, 20XX, and that it was adopted by the following vote, to-wit:

AYES: XX
NOES: XX
ABSTAIN: XX
ABSENT: XX

Andrea M. Phillips
Deputy City Clerk

**MINUTES OF THE REGULAR MEETING OF THE PUBLIC
WORKS COMMITTEE HELD ON THURSDAY, JULY 21, 2016,
AT 4:00 P.M. IN THE CITY MANAGER CONFERENCE ROOM,
5111 BENITO STREET, MONTCLAIR, CALIFORNIA**

I. CALL TO ORDER

Chair Raft called the meeting to order at 4:04 p.m.

II. ROLL CALL

Present: Chair Raft; Committee Member Eaton; City Manager Starr; Deputy City Manager/Director of Economic Development Staats; Chief of Police, Executive Director Office of Public Safety Avels; Public Works Director/City Engineer Hudson; Facilities and Grounds Superintendent McGehee; and City Planner/Planning Manager Diaz

Absent: Public Works Superintendent Mendez

Also Present: Administrative Analyst Mikey Fuentes

III. APPROVAL OF MINUTES

The Public Works Committee approved the minutes of the Public Works Committee meeting of June 16, 2016.

IV. PUBLIC COMMENT

None

V. PUBLIC WORKS DEPT. UPDATES/ITEMS

A. OPERATIONS

1. MAINTENANCE ACTIVITIES

A summary of Operations activities for the past month was included with the agenda. Mr. Mendez was not present and there were no questions or issues with the report.

B. FACILITIES AND GROUNDS

1. MAINTENANCE ACTIVITIES

A summary of Facilities and Grounds activities for the past month was included with the agenda. There were no questions or issues with the report.

2. SPLASH PAD

The Splash Pad was reopened this year for weekends only and on special days during concerts and movie nights. City officials are considering opening the Splash Pad on weekday for hot spells if Staff can make prior arrangements. Since the City started closing the Splash Pad on weekdays, for water use was reduced by 71 percent.

Recently, the Water Resources Control Board relaxed water requirements with water agencies which allowed City Staff to re-evaluate the operational days of the Splash Pad.

Mr. Starr stated that California is still in a drought and the City is still required to conserve water. City Staff would consider the possibility of opening the Splash Pad during heat spells if City Staff is available. Facilities and Grounds Superintendent McGehee stated that he can have the Splash Pad opened if prior notice was given and Human Service Staff will be available to monitor the area. City Staff was able to open the Splash Pad on Friday July 22nd.

C. ENGINEERING DIVISION ITEMS

1. TRUCK ROUTE REMOVAL ON HOLT BOULEVARD

A map was presented to staff showing future plans by the City of Ontario removing the truck route designation on Holt Boulevard from Grove Avenue to Benson Avenue. Holt Boulevard is currently designated a truck route in Montclair throughout the City. Mr. Hudson stated in Montclair, Holt Boulevard was a former state highway and as such was a designated truck route. Once the 1-10 Freeway and 60 Freeway were completed, the state relinquished the truck route to local agencies. With the truck route removal from the City of Ontario, Montclair staff recommends removing the truck route on Holt Boulevard designation from Benson Avenue to Central Avenue. The Public Works Committee concurred with staff recommendation.

2. DEVELOPMENT PROPOSAL FOR SOUTHWEST CORNER OF HOLT BOULEVARD AND CENTRAL AVENUE

Public Works Director Hudson presented a proposed development at the southwest corner of Holt Boulevard and Central Avenue. The developer proposes placing a cul-de-sac at the east end of Brooks Street. The development consists of a commercial parcel and an industrial parcel. Access for the industrial portion of the project will be from Holt Boulevard, the Central Avenue frontage road, and from the Brooks Street cul-de-sac. The commercial portion of the project will include a grocery market, two restaurants buildings, and a few retail buildings. Access will be provided from Holt Boulevard and the Central Avenue frontage road.

In a previous proposal the City requested that Brooks Street be extended easterly to Central Avenue for better circulation. Due to previous items/concerns with Brooks Street, the latest proposal is a cul-de-sac. The drive approach on the cul-de-sac would be gated allowing truck drivers to access the industrial portion of the development. The Public Works Department recommends traffic counts be taken at this location and stated this is the best proposal to date.

Figure M-5
Truck Routes

- Truck Routes
- State of California DOT Extralegal Load Network
- Railroad
- Adjacent Agency Truck Route
- Existing Streets

TO BE DELETED

CITY OF MOUNTAIN VIEW



Revised: May 3, 2011
Resolution No. 2011-018

Proposed Grocery Anchored Retail & Industrial Center for:

H.C. Montclair L.P.

South West Corner of Holt and Central, Montclair, CA



1000 W. 11th Street
 Suite 100
 Montclair, CA 95035
 Phone: (925) 938-2277
 Email: WSP@WSPDESIGNS.COM

Building Number	Name	Area	Use of Building	Parking Ratio	Parking Required	Parking Provided
1	RESTAURANT	1000 SF	RESTAURANT	1:1	1000	1000
2	LEASE RETAIL #1	1000 SF	LEASE RETAIL	1:1	1000	1000
3	LEASE RETAIL #2	1000 SF	LEASE RETAIL	1:1	1000	1000
4	LEASE RETAIL #3	1000 SF	LEASE RETAIL	1:1	1000	1000
5	LEASE RETAIL #4	1000 SF	LEASE RETAIL	1:1	1000	1000
6	LEASE RETAIL #5	1000 SF	LEASE RETAIL	1:1	1000	1000
7	LEASE RETAIL #6	1000 SF	LEASE RETAIL	1:1	1000	1000
8	LEASE RETAIL #7	1000 SF	LEASE RETAIL	1:1	1000	1000
9	LEASE RETAIL #8	1000 SF	LEASE RETAIL	1:1	1000	1000
10	LEASE RETAIL #9	1000 SF	LEASE RETAIL	1:1	1000	1000
11	LEASE RETAIL #10	1000 SF	LEASE RETAIL	1:1	1000	1000
12	LEASE RETAIL #11	1000 SF	LEASE RETAIL	1:1	1000	1000
13	LEASE RETAIL #12	1000 SF	LEASE RETAIL	1:1	1000	1000
14	LEASE RETAIL #13	1000 SF	LEASE RETAIL	1:1	1000	1000
15	LEASE RETAIL #14	1000 SF	LEASE RETAIL	1:1	1000	1000
16	LEASE RETAIL #15	1000 SF	LEASE RETAIL	1:1	1000	1000
17	LEASE RETAIL #16	1000 SF	LEASE RETAIL	1:1	1000	1000
18	LEASE RETAIL #17	1000 SF	LEASE RETAIL	1:1	1000	1000
19	LEASE RETAIL #18	1000 SF	LEASE RETAIL	1:1	1000	1000
20	LEASE RETAIL #19	1000 SF	LEASE RETAIL	1:1	1000	1000
21	LEASE RETAIL #20	1000 SF	LEASE RETAIL	1:1	1000	1000
22	LEASE RETAIL #21	1000 SF	LEASE RETAIL	1:1	1000	1000
23	LEASE RETAIL #22	1000 SF	LEASE RETAIL	1:1	1000	1000
24	LEASE RETAIL #23	1000 SF	LEASE RETAIL	1:1	1000	1000
25	LEASE RETAIL #24	1000 SF	LEASE RETAIL	1:1	1000	1000
26	LEASE RETAIL #25	1000 SF	LEASE RETAIL	1:1	1000	1000
27	LEASE RETAIL #26	1000 SF	LEASE RETAIL	1:1	1000	1000
28	LEASE RETAIL #27	1000 SF	LEASE RETAIL	1:1	1000	1000
29	LEASE RETAIL #28	1000 SF	LEASE RETAIL	1:1	1000	1000
30	LEASE RETAIL #29	1000 SF	LEASE RETAIL	1:1	1000	1000
31	LEASE RETAIL #30	1000 SF	LEASE RETAIL	1:1	1000	1000
32	LEASE RETAIL #31	1000 SF	LEASE RETAIL	1:1	1000	1000
33	LEASE RETAIL #32	1000 SF	LEASE RETAIL	1:1	1000	1000
34	LEASE RETAIL #33	1000 SF	LEASE RETAIL	1:1	1000	1000
35	LEASE RETAIL #34	1000 SF	LEASE RETAIL	1:1	1000	1000
36	LEASE RETAIL #35	1000 SF	LEASE RETAIL	1:1	1000	1000
37	LEASE RETAIL #36	1000 SF	LEASE RETAIL	1:1	1000	1000
38	LEASE RETAIL #37	1000 SF	LEASE RETAIL	1:1	1000	1000
39	LEASE RETAIL #38	1000 SF	LEASE RETAIL	1:1	1000	1000
40	LEASE RETAIL #39	1000 SF	LEASE RETAIL	1:1	1000	1000
41	LEASE RETAIL #40	1000 SF	LEASE RETAIL	1:1	1000	1000
42	LEASE RETAIL #41	1000 SF	LEASE RETAIL	1:1	1000	1000
43	LEASE RETAIL #42	1000 SF	LEASE RETAIL	1:1	1000	1000
44	LEASE RETAIL #43	1000 SF	LEASE RETAIL	1:1	1000	1000
45	LEASE RETAIL #44	1000 SF	LEASE RETAIL	1:1	1000	1000
46	LEASE RETAIL #45	1000 SF	LEASE RETAIL	1:1	1000	1000
47	LEASE RETAIL #46	1000 SF	LEASE RETAIL	1:1	1000	1000
48	LEASE RETAIL #47	1000 SF	LEASE RETAIL	1:1	1000	1000
49	LEASE RETAIL #48	1000 SF	LEASE RETAIL	1:1	1000	1000
50	LEASE RETAIL #49	1000 SF	LEASE RETAIL	1:1	1000	1000
51	LEASE RETAIL #50	1000 SF	LEASE RETAIL	1:1	1000	1000
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62	LEASE RETAIL #61	1000 SF	LEASE RETAIL	1:1	1000	1000
63	LEASE RETAIL #62	1000 SF	LEASE RETAIL	1:1	1000	1000
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67	LEASE RETAIL #66	1000 SF	LEASE RETAIL	1:1	1000	1000
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72	LEASE RETAIL #71	1000 SF	LEASE RETAIL	1:1	1000	1000
73	LEASE RETAIL #72	1000 SF	LEASE RETAIL	1:1	1000	1000
74	LEASE RETAIL #73	1000 SF	LEASE RETAIL	1:1	1000	1000
75	LEASE RETAIL #74	1000 SF	LEASE RETAIL	1:1	1000	1000
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77	LEASE RETAIL #76	1000 SF	LEASE RETAIL	1:1	1000	1000
78	LEASE RETAIL #77	1000 SF	LEASE RETAIL	1:1	1000	1000
79	LEASE RETAIL #78	1000 SF	LEASE RETAIL	1:1	1000	1000
80	LEASE RETAIL #79	1000 SF	LEASE RETAIL	1:1	1000	1000
81	LEASE RETAIL #80	1000 SF	LEASE RETAIL	1:1	1000	1000
82	LEASE RETAIL #81	1000 SF	LEASE RETAIL	1:1	1000	1000
83	LEASE RETAIL #82	1000 SF	LEASE RETAIL	1:1	1000	1000
84	LEASE RETAIL #83	1000 SF	LEASE RETAIL	1:1	1000	1000
85	LEASE RETAIL #84	1000 SF	LEASE RETAIL	1:1	1000	1000
86	LEASE RETAIL #85	1000 SF	LEASE RETAIL	1:1	1000	1000
87	LEASE RETAIL #86	1000 SF	LEASE RETAIL	1:1	1000	1000
88	LEASE RETAIL #87	1000 SF	LEASE RETAIL	1:1	1000	1000
89	LEASE RETAIL #88	1000 SF	LEASE RETAIL	1:1	1000	1000
90	LEASE RETAIL #89	1000 SF	LEASE RETAIL	1:1	1000	1000
91	LEASE RETAIL #90	1000 SF	LEASE RETAIL	1:1	1000	1000
92	LEASE RETAIL #91	1000 SF	LEASE RETAIL	1:1	1000	1000
93	LEASE RETAIL #92	1000 SF	LEASE RETAIL	1:1	1000	1000
94	LEASE RETAIL #93	1000 SF	LEASE RETAIL	1:1	1000	1000
95	LEASE RETAIL #94	1000 SF	LEASE RETAIL	1:1	1000	1000
96	LEASE RETAIL #95	1000 SF	LEASE RETAIL	1:1	1000	1000
97	LEASE RETAIL #96	1000 SF	LEASE RETAIL	1:1	1000	1000
98	LEASE RETAIL #97	1000 SF	LEASE RETAIL	1:1	1000	1000
99	LEASE RETAIL #98	1000 SF	LEASE RETAIL	1:1	1000	1000
100	LEASE RETAIL #99	1000 SF	LEASE RETAIL	1:1	1000	1000
101	LEASE RETAIL #100	1000 SF	LEASE RETAIL	1:1	1000	1000

Area Schedule - Retail	Area Schedule - Industrial
Name	Name
Area	Area
Percentage	Percentage
Industrial Area 1	Industrial Area 1
Industrial Area 2	Industrial Area 2
Industrial Area 3	Industrial Area 3
Industrial Area 4	Industrial Area 4
Industrial Area 5	Industrial Area 5
Industrial Area 6	Industrial Area 6
Industrial Area 7	Industrial Area 7
Industrial Area 8	Industrial Area 8
Industrial Area 9	Industrial Area 9
Industrial Area 10	Industrial Area 10
Industrial Area 11	Industrial Area 11
Industrial Area 12	Industrial Area 12
Industrial Area 13	Industrial Area 13
Industrial Area 14	Industrial Area 14
Industrial Area 15	Industrial Area 15
Industrial Area 16	Industrial Area 16
Industrial Area 17	Industrial Area 17
Industrial Area 18	Industrial Area 18
Industrial Area 19	Industrial Area 19
Industrial Area 20	Industrial Area 20
Industrial Area 21	Industrial Area 21
Industrial Area 22	Industrial Area 22
Industrial Area 23	Industrial Area 23
Industrial Area 24	Industrial Area 24
Industrial Area 25	Industrial Area 25
Industrial Area 26	Industrial Area 26
Industrial Area 27	Industrial Area 27
Industrial Area 28	Industrial Area 28
Industrial Area 29	Industrial Area 29
Industrial Area 30	Industrial Area 30
Industrial Area 31	Industrial Area 31
Industrial Area 32	Industrial Area 32
Industrial Area 33	Industrial Area 33
Industrial Area 34	Industrial Area 34
Industrial Area 35	Industrial Area 35
Industrial Area 36	Industrial Area 36
Industrial Area 37	Industrial Area 37
Industrial Area 38	Industrial Area 38
Industrial Area 39	Industrial Area 39
Industrial Area 40	Industrial Area 40
Industrial Area 41	Industrial Area 41
Industrial Area 42	Industrial Area 42
Industrial Area 43	Industrial Area 43
Industrial Area 44	Industrial Area 44
Industrial Area 45	Industrial Area 45
Industrial Area 46	Industrial Area 46
Industrial Area 47	Industrial Area 47
Industrial Area 48	Industrial Area 48
Industrial Area 49	Industrial Area 49
Industrial Area 50	Industrial Area 50



Building Area Legend

- HARDSCAPE
- INDUSTRIAL FACILITY #1
- LANDSCAPE
- LEASE RETAIL #1
- LEASE RETAIL #2
- LEASE RETAIL #3
- LEASE RETAIL #4
- MARKET #1
- PAVING
- TRASH



Proposed Grocery Anchored Retail & Industrial Center for:
H.C. Montclair L.P.

15-426
 6-14-2016

South West Corner of Holt and Central, Montclair, CA

A100

Site Plan

Area Legend

- INDUSTRIAL FACILITY #1
- LEASE RETAIL
- MARKET
- RESTAURANT

VI. POLICE DEPARTMENT UPDATES/ITEMS

No items at this time.

VII. COMMUNITY DEVELOPMENT DEPARTMENT PROJECT UPDATES/ITEMS

A. UPDATES OF CURRENT PROJECTS

The Planning Commission approved a commercial industrial development at the northeast corner of Brooks Street and Ramona Avenue that will extend to the 4500 Block of Holt Boulevard. The proposed development will consist of two industrial buildings and two restaurant buildings.

On July, 5th the City Council approved the Vista Court residential development at 8949 Monte Vista Avenue. This project will have 23 apartment units and the third project developed in the Transit Oriented District (TOD) in the North Montclair Downtown Specific Plan.

On Monday July 18th a condo conversion of offices buildings was approved to the medical building located between the retirement building and hospital on Monte Vista Avenue and San Bernardino Street. Community Development Staff will be busy with multiple projects and is looking forward to the improvements and remodels.

VIII. CAPITAL PROJECT UPDATES

Public Works Director/City Engineer Hudson reported the status of the following capital improvement projects:

A. MONTE VISTA AVENUE/UPRR GRADE SEPARATION PROJECT

This project is on schedule to start construction at the first of the year. The request for authorization to award the project was presented to California Department of Transportation (Cal Trans), with bidding set to take place in September and awarding the project at the end of October or beginning of November.

B. RECREATION BUILDING REMODEL-PHASE TWO FITNESS CENTER

This project was complete and a notice of completion will be presented at the next Council Meeting. A request will be presented for the short fall of \$16,000 from funds in the Community Development Grant Block (CDGB). The recommendation of transferring funds from the 2014 Lease Revenue Bonds was already discussed with the Finance Department and will be accepted.

C. CENTRAL AVENUE/SAN BERNARDINO STREET TRAFFIC SIGNAL

This project is complete with Federal papers submitted to the State this week. The City is waiting for the final reimbursement of funds from the State which will close the project with nearly 100 percent of this project funded. Public Works Staff stated on a positive note not a single vehicle accident has occurred since this project had been complete.

D. REEDER RANCH

The City is waiting for the County to authorize the use of CDBG funds for the new roof. The project designs have been complete and this project will be advertized the first week in August.

E. GOLD LINE

Mr. Hudson stated that Phase 2A of the Gold Line to Azusa was opened in March and trains are serviced at full occupancy. Metropolitan Transportation Authority (METRO) has increased the number of trains in peak hours which allowed passengers a shorter wait span. Mr. Hudson stated that parking at the Azusa station is an issue and will update relevant news at future meetings.

IX. OTHER ITEMS

None

X. ADJOURNMENT

The next meeting of the Public Works Committee will be at 4:00 p.m. on August 18, 2016.

At 4:28 p.m., Chair Raft adjourned the meeting.

Submitted for Public Works Committee approval,

A handwritten signature in black ink, appearing to read 'Cenica Smith', written over a horizontal line.

Cenica Smith
Transcribing Secretary

**MINUTES OF THE MEETING OF THE MONTCLAIR
PERSONNEL COMMITTEE HELD ON MONDAY,
AUGUST 1, 2016, AT 8:40 P.M. IN THE CITY
ADMINISTRATIVE OFFICES, 5111 BENITO STREET,
MONTCLAIR, CALIFORNIA**

I. CALL TO ORDER

Mayor Pro Tem Raft called the meeting to order at 7:58 p.m.

II. ROLL CALL

Present: Mayor Pro Tem Raft; Council Member Ruh, and City Manager Starr

III. APPROVAL OF MINUTES

A. Minutes of the Regular Personnel Committee Meeting of July 18, 2016.

Moved by City Manager Starr, seconded by Mayor Pro Tem Raft, and carried unanimously to approve the minutes of the Personnel Committee meeting of July 18, 2016.

IV. PUBLIC COMMENT - None

V. CLOSED SESSION

At 8:41 p.m., the Personnel Committee went into Closed Session regarding personnel matters related to appointments, resignations/terminations, and evaluations of employee performance.

At 8:59 p.m., the Personnel Committee returned from Closed Session. Mayor Pro Tem Raft stated that no announcements would be made at this time.

VI. ADJOURNMENT

At 8:59 p.m., Mayor Pro Tem Raft adjourned the Personnel Committee.

Submitted for Personnel Committee approval,



Edward C. Starr
City Manager