



**REGULAR JOINT MEETING OF THE  
CITY COUNCIL, SUCCESSOR AGENCY, MONTCLAIR HOUSING CORPORATION,  
MONTCLAIR HOUSING AUTHORITY, AND MONTCLAIR COMMUNITY FOUNDATION**

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

Monday, June 17, 2024  
7:00 p.m.

*If you want to provide comments on an agenda item, including public hearing and closed session items, please complete a Speaker Card located in the Council Chambers. The Mayor/Chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate times during the meeting. Written comments (200-word limit per agenda item, and 200-word limit for all non-agenda items combined) can also be emailed to [cityclerk@cityofmontclair.org](mailto:cityclerk@cityofmontclair.org) at least one hour before the meeting begins.*

Watch Council meetings live on the City's official YouTube Channel at <https://www.youtube.com/@cityofmontclair>, or via Zoom using the following information: **Zoom Link:** <https://zoom.us/j/93717150550> / **Dial Number:** 1 (669) 900-6833 / **Meeting ID:** 937-1715-0550. Video recordings of Council meetings are available on the City's website and can be accessed by the end of the business day following the meeting at <https://www.cityofmontclair.org/council-meetings/>.

**AGENDA**

- I. CALL TO ORDER** City Council [CC], Successor Agency Board [SA],  
Montclair Housing Corporation Board [MHC],  
Montclair Housing Authority Commission [MHA],  
Montclair Community Foundation Board [MCF]

**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 — None**

**VI. PUBLIC COMMENT**

*During Public Comment, you may comment on any subject that **does not** appear on this agenda. Each speaker has up to five minutes. The meeting's presiding officer may provide more or less time to accommodate speakers with special needs or a large number of speakers waiting in line. (Government Code Section 54954.3).*

*Under the provisions of the Brown Act, the meeting bodies are prohibited from participating in substantial discussion of or taking action on items not listed on the agenda.*

**VII. PUBLIC HEARINGS**

Page No.

- A. First Reading — Consider Ordinance No. 24-1006 Amending the Zoning Code and Repealing and Replacing Chapter 11.23 of the Montclair Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units in Residential Zones (Case No. 2024-21) [CC]**

Consider Setting a Public Hearing for Second Reading and to Consider Adoption of Ordinance No. 24-1006 on Monday, July 1, 2024, at 7:00 p.m. in the City Council Chambers [CC]

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**VIII. CONSENT CALENDAR**

- A. Approval of Minutes**

1. Regular Joint Meeting — June 3, 2024 [CC/SA/MHC/MHA/MCF]

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<b>B. Administrative Reports</b>	
1. Consider Receiving and Filing of Treasurer’s Report [CC]	20
2. Consider Approval of Warrant Register & Payroll Documentation [CC]	21
3. Consider Receiving and Filing of Treasurer’s Report [SA]	22
4. Consider Approval of Warrant Register [SA]	23
5. Consider Receiving and Filing of Treasurer’s Report [MHC]	24
6. Consider Approval of Warrant Register [MHC]	25
7. Consider Receiving and Filing of Treasurer’s Report [MHA]	26
8. Consider Approval of Warrant Register [MHA]	27
9. Consider Approval of the Payment for a One-Year Subscription Renewal of Zengine Application Software Through Wizehive, Inc. for the Montclair to College Program [MCF]	28
<b>C. Agreements</b>	
1. Consider Approval of Agreement No. 24-46 with Mt. San Antonio College Authorizing the Fire Department to Provide Clinical Training for Emergency Medical Interns [CC]	30
2. Consider Approval of Agreement No. 24-47 with Rangwala Associates for a Specific Plan Study Related to the City of Montclair’s Sphere of Influence, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]42	
Consider Approval of Agreement No. 24-48 with San Bernardino County to Provide Funding for a Specific Plan Study Related to the City of Montclair’s Sphere of Influence, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]	42
3. Consider Approval of Agreement No. 24-49 with National Testing Network, Inc. (NTN) for Law Enforcement Testing and Recruitment Services [CC]85	
4. Consider Approval of Agreement No. 24-50 with Catering Systems, Inc. to Provide Meals for the City’s Senior Citizen Nutrition Program [CC]	85
5. Consider Approval of Agreement No. 24-51 with Anderson Air Conditioning, L.P. to Upgrade the City’s Carrier iVu Building Automation System, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]	
Consider Authorizing a \$199,920 Appropriation from the 2021 Lease Revenue Bond Fund to Upgrade the Carrier iVu Building Automation System [CC]	111
<b>D. Resolutions</b>	
1. Consider Adoption of Resolution No. 24-3440 Approving a List of Projects to be Funded in Fiscal Year 2024-25 by Senate Bill 1, the California Road Repair and Accountability Act of 2017 [CC]	128

2. Consider Adoption of Resolution Nos. 24-3441 and 24-3442 Establishing Proposed Schedules of Total Monthly Rates for Refuse and Sewer Program Services, Subject to the Proposition 218 Notification, Protest, and Public Hearing Process [CC]

Consider Authorizing Staff to Send Notices to Property Owners Regarding a Public Hearing to Consider Establishing Maximum Monthly Residential and Commercial Rate Caps for Solid Waste Disposal Services, Pursuant to the Requirements of Proposition 218 [CC]

Consider Setting a Proposition 218 Public Hearing for August 19, 2024, at 7:00 p.m. in the City Council Chambers to Consider Establishing a Five-Year Schedule of Maximum Monthly Rate Caps for Refuse and Sewer Services and Setting the Rates for Residential and Commercial Refuse Services and Sewer Services to be Effective August 1, 2024 [CC]

Consider Allocating up to \$12,000 from the Contingency Fund to Mail to Property Owners Notices of a Proposition 218 Public Hearing Regarding Establishing a Five-Year Schedule of Maximum Monthly Rate Caps for Refuse and Sewer Services [CC]

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3. Consider Adoption of Resolution No. 24-3443 Calling and Giving Notice of the Holding of a General Municipal Election to be Held on Tuesday, November 5, 2024, for the Election of Certain Officers as Required by the Provisions of the Laws of the State of California Related to General Law Cities [CC]

Consider Adoption of Resolution No. 24-3444 Adopting the Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to the Voters at An Election to be Held on Tuesday, November 5, 2024 [CC]

Consider Adoption of Resolution No. 24-3445 Requesting the Board of Supervisors of the County of San Bernardino to Consolidate a General Municipal Election to be Held on Tuesday, November 5, 2024, with the Presidential General Election to be Held on the Same Date Pursuant to Section 10403 of the California Elections Code [CC]

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**IX. PULLED CONSENT CALENDAR ITEMS**

**X. COUNCIL/MHC BUDGET REVIEW AND ADOPTION**

*The City Council/MHC Board may consider continuing the below items to an adjourned meeting on Thursday, June 20, 2024, at 6:00 p.m. in the City Council Chambers.*

**A. Presentation**

1. Fiscal Year 2024-25 Preliminary Budget Review [CC/MHC]

**B. Consent Calendar**

1. Consider Adoption of Resolution No. 24-3447 Authorizing Approval of the Change in Population in San Bernardino County During 2023 for the Purpose of Calculating the Gann Spending Limit for Fiscal Year 2024-25 [CC]
2. Consider Adoption of Resolution No. 24-3448 Establishing an Appropriations Limit for Fiscal Year 2024-25 Pursuant to Article 13-B of the California Constitution and to Section 7910 of the Government Code [CC]
3. Consider Adoption of Resolution No. 24-3449 Adopting the City of Montclair Fiscal Year 2024-25 Annual Budget [CC]
4. Consider Adoption of Resolution No. 24-02 Adopting the Fiscal Year 2024-25 Budget for the Montclair Housing Corporation [MHC]

**XI. COMMUNICATIONS**

- A. Department Reports — None
- B. City Attorney
  - 1. Request for City Council to Meet in Closed Session Pursuant to Government Code Section 54956.9(d)(1) Regarding Pending Litigation: *Dow/Alvarran v. Montclair* [CC]
- C. City Manager/Executive Director
- D. Mayor/Chairperson
- E. Council Members/Directors
- F. Committee Meeting Minutes (*for informational purposes only*)
  - 1. Personnel Committee Meeting — June 3, 2024 [CC]

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**XII. CLOSED SESSSION**

**XIII. CLOSED SESSION ANNOUNCEMENTS**

**XIV. ADJOURNMENT**

*The next regular joint meeting of the City Council, Successor Agency Board, Montclair Housing Corporation Board, Montclair Housing Authority Commission, and Montclair Community Foundation Board will be held on Monday, July 1, 2024 at 7:00 p.m.*

*Reports, backup materials, and additional materials related to any item on this Agenda distributed to the meeting bodies after publication of the Agenda packet are available for public inspection in the Office of the City Clerk between 7:00 a.m. and 6:00 p.m., Monday through Thursday. Please call the City Clerk's Office at (909) 625-9416 or send an e-mail to [cityclerk@cityofmontclair.org](mailto:cityclerk@cityofmontclair.org) to request documents via e-mail.*

*If you need special assistance to participate in this meeting, call the City Clerk's Office at (909) 625-9416 or e-mail [cityclerk@cityofmontclair.org](mailto:cityclerk@cityofmontclair.org). Notification 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. Myrick, 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 City's website at <https://www.cityofmontclair.org/agendas/> and on the bulletin board adjacent to the north door of Montclair City Hall at 5111 Benito Street, Montclair, CA 91763 on Thursday, June 13, 2024.*