



**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, November 17, 2025  
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**

- A. Introduction of New and Promoting Fire and New Police Department Employees

**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. 25-1013 Amending Chapter 8.02 (Definitions) and Adding Chapter 8.38 (Parking of Oversized and Recreational Vehicles and Unattached Trailers on Public Streets and Highways) to Title 8 (Vehicles and Traffic) of the Montclair Municipal Code [CC]

Consider Setting a Public Hearing for Second Reading and to Consider Adoption of Ordinance No. 25-1013 on Monday, December 1, 2025, at 7:00 P.M. in the City Council Chambers [CC]

**VIII. CONSENT CALENDAR**

- A. Approval of Minutes
1. Regular Joint Meeting — October 20, 2025 [CC/SA/MHC/MHA/MCF] 39
- B. Administrative Reports
1. Consider Receiving and Filing of Treasurer's Report [CC] 21
2. Consider Approval of Ratification of Warrant Register & Payroll Documentation [CC] 22
3. Consider Receiving and Filing of Treasurer's Report [SA] 23
4. Consider Approval of Warrant Register [SA] 24
5. Consider Receiving and Filing of Treasurer's Report [MHC] 25
6. Consider Approval of Warrant Register [MHC] 26
7. Consider Receiving and Filing of Treasurer's Report [MHA] 27
8. Consider Approval of Warrant Register [MHA] 28
9. Consider Authorizing an \$87,266 Appropriation from the Federal Asset Forfeiture Fund for the Purchase of a 2026 Dodge Durango for Administrative Use and a 2026 Chevrolet Traverse for the High-Intensity Drug Trafficking Area (HIDTA) 50 Task Force from National Auto Fleet Group for the Police Department [CC]
- Consider Authorizing a \$9,300 Appropriation from the State Asset Forfeiture Fund to Purchase and Install Required Emergency and Radio Equipment for the 2026 Chevrolet Traverse from 10-8 Retrofit, Inc. [CC]
- Consider Authorizing the Reassignment of a 2018 Ford Interceptor (Unit 403) to the Detective Bureau [CC]
- Consider Authorizing Reinstatement of a Surplus 2016 Ford Interceptor (Unit 404) and Assignment to the Police Department Special Enforcement Team [CC] 29
- C. Agreements
1. Consider Approval of Agreement No. 25-75 with Jones Mayer Law Firm to Provide Legal and Consulting Services for the Police Department, Subject to any Revisions Deemed Necessary by the City Attorney [CC] 32
- D. Resolutions — None

**IX. PULLED CONSENT CALENDAR ITEMS**

**X. COMMUNICATIONS**

- A. Department Reports
1. Human Services— Upcoming Holiday Events
2. Police — Dashing Through Montclair

B. City Attorney

1. Request to Meet in Closed Session Pursuant to Government Code §54956.9(d)(4) Regarding Potential Litigation [CC]

*Two Potential Cases*

2. Request to Meet in Closed Session Pursuant to Government Code §54956(d)(1) Regarding Pending Litigation [CC]

*Cholly v. Montclair*

*Ibanez v. Montclair*

3. Request to Meet in Closed Session Pursuant to Government Code §54956.8 Regarding Real Property Negotiations [CC]

*Property:* APN 1012-021-33-0000  
*Negotiating Parties:* City of Montclair, Hernandez, Frank G., & Hernandez, Dora A., Trustees of the Hernandez Family Trust  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

*Property:* APN 1012-021-34-0000  
*Negotiating Parties:* City of Montclair, Chavez, Robert, & Chavez, Mary J.  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

*Property:* APN 1012-021-35-0000  
*Negotiating Parties:* City of Montclair, Patel, Kanubhai S., & Patel, Manjulaben K.  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

*Property:* APN 1012-021-36-0000  
*Negotiating Parties:* City of Montclair, Lim, John B., & Lim, Jung S.  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

*Property:* APN 1012-021-40-0000  
*Negotiating Parties:* City of Montclair, Marron, Mario R., & Armas, Patricia J. Separate Property Trust  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

*Property:* APN 1012-021-41-0000  
*Negotiating Parties:* City of Montclair, Gonzalez, Juan C., & Carrillo, Gloria  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

*Property:* APN 1012-021-51-0000  
*Negotiating Parties:* City of Montclair, Z & X Property LLC  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

*Property:* APN 1012-021-54-0000  
*Negotiating Parties:* City of Montclair, 241 CA Development Property LLC  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

*Property:* APN 1012-031-01-0000  
*Negotiating Parties:* City of Montclair, Iglesia Ni Cristo (Church of Christ)  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

*Property:* APN 1012-031-02-0000  
*Negotiating Parties:* City of Montclair, Scheffler, Martin J., & Scheffler, Kathy M.  
*City Negotiator:* Edward C. Starr, City Manager  
*Under Negotiation:* Recommendations Regarding Purchase Price

Property:	APN 1012-031-05-0000
Negotiating Parties:	City of Montclair, All Enterprises
City Negotiator:	Edward C. Starr, City Manager
Under Negotiation:	Recommendations Regarding Purchase Price
Property:	APN 1012-031-07-0000
Negotiating Parties:	City of Montclair, Aldinger, Robert B., & Aldinger, Susan K.
City Negotiator:	Edward C. Starr, City Manager
Under Negotiation:	Recommendations Regarding Purchase Price
Property:	APN 1012-201-13-0000
Negotiating Parties:	City of Montclair, Burdo, Victor A.
City Negotiator:	Edward C. Starr, City Manager
Under Negotiation:	Recommendations Regarding Purchase Price
Property:	APN 1012-201-18-0000
Negotiating Parties:	City of Montclair, Wehby, Ronald L., & Wehby, Diane G., Trustees of The Ronald L. Wehby and Diane G. Wehby Family Trust
City Negotiator:	Edward C. Starr, City Manager
Under Negotiation:	Recommendations Regarding Purchase Price

C. City Manager/Executive Director

D. Mayor/Chairperson

E. Council Members/Directors

F. Committee Meeting Minutes *(for informational purposes only)*

1. Personnel Committee Meeting — November 3, 2025 [CC]

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## XI. CLOSED SESSION

## XII. CLOSED SESSION ANNOUNCEMENTS

## XIII. 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, December 1, 2025 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, November 6, 2025.