



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

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

Monday, September 20, 2021
7:00 p.m.

Remote Participation Information:

Zoom Link: <https://zoom.us/j/95239872725>

Dial Number: 1-(669)-900-6833

Meeting ID: 952-3987-2725

*If you want to make a public comment or speak on an agenda item, including public hearing and closed session items, please complete a Speaker Card in the Council Chambers or at <https://www.cityofmontclair.org/public-comment/>. 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. Those who did not submit a request to speak who are present at the meeting location may raise their hand during Public Comment to request to speak. Those participating remotely may request speak using the "raise hand" function in Zoom or may dial *9 if on the phone, and then *6 to un-mute when called on to speak. Written comments (200-word limit per agenda item, and 200-word limit for all non-agenda items combined) and requests to speak can also be emailed to cityclerk@cityofmontclair.org at least one hour before the meeting begins.*

Audio recordings of Council meetings are available on the City's website at <https://www.cityofmontclair.org/departments/public-meetings/> and can be accessed by the end of the next business day following the meeting.

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]
Montclair Public Financing Authority [MPFA]

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. COVID-19 Community Recognition Award

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).*

*If you did not submit a Speaker Card and would like to speak on an item on the **Consent Calendar**, please raise your hand during Public Comment to announce the agenda item you would like to provide comments on. The presiding officer will pull the item from the Consent Calendar and will then call on you to speak at the time of the item's consideration.*

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

- A. Consider Adoption of Montclair Public Financing Authority Resolution No. 21-01 Authorizing the Issuance of Lease Revenue Bonds, Series 2021A, in a Total Issuance Not to Exceed \$49,000,000; Approving Appointment of the Financial Team; Approving the Execution and Delivery of Related Documents in Connection with the Offering and Sale of Such Bonds (Site Lease, Lease Agreement, Assignment Agreement, Indenture, Continuing Disclosure Certificate, Preliminary Official Statement, and Bond Purchase Agreement); and Authorizing Other Matters Related Thereto [MPFA]

Consider Adoption of Resolution No. 21-3320 Approving the Montclair Public Financing Authority's Issuance of Lease Revenue Bonds, Series 2021A, in a Total Issuance Not to Exceed \$49,000,000; Approving Appointment of the Financial Team; Approving the Execution and Delivery of Related Documents in Connection with the Offering and Sale of Such Bonds (Site Lease, Lease Agreement, Indenture, Continuing Disclosure Certificate, Preliminary Official Statement, and Bond Purchase Agreement); and Authorizing Other Matters Related Thereto [CC]

Consider Authorizing the City Manager to Execute Each of the Related Documents (Site Lease, Lease Agreement, Assignment Agreement, Indenture, Continuing Disclosure Certificate, Preliminary Official Statement, and Bond Purchase Agreement) in Connection with the Offering and Sale of Lease Revenue Bonds, Series 2021A [CC/MPFA]

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- B. Consider Adoption of Resolution No. 21-3321 Approving the Form and Authorizing the Execution of the Official Statement, Continuing Disclosure Certificate and Pension Policy, Each Relating to the Issuance of Pension Obligation Bonds (POBs); Approving Additional Actions Related Thereto; Including Establishing Within the General Fund a UAL/POB Amortization Fund to Facilitate Management and Amortization of New UAL; and Authorizing the City Manager to Execute Each of the Aforenamed Documents [CC]

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- C. Second Reading — Consider Adoption of Ordinance No. 21-998 Repealing and Replacing Chapter 11.73 of the Montclair Municipal Code to Update Regulations, Standards, and Create Design Guidelines for Wireless Telecommunications Facilities on Public and Private Property; Adding Chapter 11.77 to Establish an Administrative Permitting Process; and Amending Chapter 11.46 to Exempt Certain Wireless Telecommunications Facilities [CC]

Consider Adoption of Resolution No. 21-3323 Establishing Design Guidelines for Wireless Telecommunications Facilities [CC]

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- D. First Reading — Consider Ordinance No. 21-996 Amending Portions of Title 11 of the Montclair Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units in the City [CC]

Consider Setting a Public Hearing for Monday, October 4, 2021, at 7:00 p.m. in the City Council Chambers to Consider Second Reading and Adoption of Ordinance No. 21-996 [CC]

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VIII. CONSENT CALENDAR

- A. Approval of Minutes

1. Regular Joint Meeting — August 16, 2021 [CC/SA/MHC/MHA/MCF]

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B. Administrative Reports	
1. Consider Receiving and Filing of Treasurer’s Report [CC]	86
2. Consider Approval of Warrant Registers & Payroll Documentation [CC]	87
3. Consider Receiving and Filing of Treasurer’s Report [SA]	88
4. Consider Approval of Warrant Register [SA]	89
5. Consider Receiving and Filing of Treasurer’s Report [MHC]	90
6. Consider Approval of Warrant Register [MHC]	91
7. Consider Receiving and Filing of Treasurer’s Report [MHA]	92
8. Consider Approval of Warrant Register [MHA]	93
9. Consider Declaring Certain City Property as Surplus and Available for Auction or Destruction [CC]	94
10. Consider Authorizing the Destruction of Certain Obsolete Public Records Pursuant to the City of Montclair Records Retention Schedule [CC]	101
C. Agreements	
1. Consider Approval of Agreement No. 21-57, a Memorandum of Understanding with the Montclair General Employees’ Association for the Period of July 1, 2021 to June 30, 2024 [CC]	
Consider Approval of Agreement No. 21-59, a Memorandum of Understanding with the Montclair City Confidential Employees’ Association for the Period of July 1, 2021 to June 30, 2022 [CC]	
Consider Approving the Transfer of the Appropriate Additional Compensation from the Personnel Adjustment Reserve Fund to the General Operating Fund [CC]	107
2. Consider Approval of Reimbursement Agreement No. 21-61 with Niu Investment LLC and Don Julian Investment LLC Related to the Properties Generally Located on the Northeast Corner of Monte Vista Avenue and Mission Boulevard (5006 and 5010 Mission Boulevard, Montclair, CA) [CC]	110
3. Consider Approval of Agreement No. 21-62 with the San Bernardino County Department of Behavioral Health (DBH) for the Use of Dedicated Office Space Within the Montclair Police Department for Co-Locating DBH Triage, Engagement, and Support Teams Program Staff to Assist/Link Consumers with Community Services [CC]	143
4. Consider Receiving and Filing a Status Report on Emergency Contracting Procedures for the Pacific Electric Trail Bridge Replacement Project and Determining There is a Need to Continue the Action [CC]	
Consider Approval of Agreement No. 21-63 with Biggs Cardoso and Associates for Design and Construction Management Services for the Pacific Electric Trail Bridge Replacement Project [CC]	
Consider Authorizing Staff to Advertise for Bid Proposals for Construction of the Pacific Electric Trail Bridge Replacement Project [CC]	164
D. Resolutions	
1. Consider Adoption of Resolution No. 21-3303 Adopting the Measure I Five-Year Capital Improvement Plan and Expenditure Strategy for Fiscal Year 2021-22 Through Fiscal Year 2025-26 [CC]	186

- 2. Consider Adoption of Resolution No. 21-3304 Authorizing the Application to the California Department of Parks and Recreation for the Per Capita Grant Program for the Revitalization of Recreation Elements at Sunset Park [CC]
Consider Authorizing City Manager Edward C. Starr to Execute Documents Related to the Per Capita Program [CC] 190
- 3. Consider Adoption of Resolution No. 21-3322 Adopting Updated Procedures Applicable to Continuing Disclosure Obligations Undertaken by the City and its Related Entities in Connection with Bond Issues [CC] 193

IX. PULLED CONSENT CALENDAR ITEMS

X. COUNCIL WORKSHOP

- A. Reeder Ranch Park Development Update by EPT Design
(The City Council may consider continuing this item to an adjourned meeting on Monday, October 4, 2021, at 5:45 p.m.)

XI. COMMUNICATIONS

- B. Department Reports — None
- C. City Attorney
 - 1. Request to Meet in Closed Session Pursuant to Government Code §54956.9(d)(4) Regarding Initiation of Litigation [CC]
1 potential case
 - 2. Closed Session Pursuant to Government Code Section 54956.8 Regarding Real Property Negotiations
Property: 2.34 acres at Central Avenue & Richton Street, Montclair (2 parcels, APNs 1007-393-04 & 1007-681-03)
Negotiating Parties: City of Montclair and Pennel Holding Company LTD
City Negotiator: Edward C. Starr, City Manager
Under Negotiation: Recommendations Regarding Purchase Price
- D. City Manager/Executive Director
- E. Mayor/Chairperson
- F. Council Members/Directors
- G. Committee Meeting Minutes *(for informational purposes only)*
 - 1. Personnel Committee Meeting — August 16, 2021 [CC] 199

XII. CLOSED SESSION

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, October 4, 2021, 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 to request via e-mail.

If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (909) 625-9416 or e-mail 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/departments/public-meetings/> and on the bulletin board adjacent to the north door of Montclair City Hall at 5111 Benito Street, Montclair, CA 91763 on Thursday, September 16, 2021.