



**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, July 18, 2022
7:00 p.m.

Remote Participation Information:

Zoom Link: <https://zoom.us/j/93717150550>
Dial Number: 1 (669) 900-6833
Meeting ID: 937-1715-0550

*If you want to submit 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 online 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.*

Video recordings of Council meetings are available on the City's website at <https://www.cityofmontclair.org/council-meetings/> and can be accessed by the end of the 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]
- 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. Community Activities Commission Presentation of 2022 Home Beautification Awards
- 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 Resolution No. 22-3372 Amending the Master User Fee Schedule to Provide Clarification of an Existing In-Lieu Fee for Inclusionary Housing [CC]

B. Consider Adoption of Resolution No. 22-3367 Making Findings Pursuant to the California Environmental Quality Act and Approving a Precise Plan of Design for a Proposed 137-Unit Residential Apartment Project Within the North Montclair Downtown Specific Plan on 2.85 Acres at the Southwest Corner of Arrow Highway and Monte Vista Avenue [CC]	10
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VIII. CONSENT CALENDAR

A. Approval of Minutes	
1. Regular Joint Meeting — June 20, 2022 [CC/SA/MHC/MHA/MCF]	243
2. Adjourned Joint Meeting — June 22, 2022 [CC/MHC]	253
3. Special Joint Meeting — June 28, 2022 [CC/MHC]	258
B. Administrative Reports	
1. Consider Receiving and Filing of Treasurer’s Report [CC]	52
2. Consider Approval of Warrant Registers & Payroll Documentation [CC]	53
3. Consider Receiving and Filing of Treasurer’s Report [SA]	54
4. Consider Approval of Warrant Register [SA]	55
5. Consider Receiving and Filing of Treasurer’s Report [MHC]	56
6. Consider Approval of Warrant Register [MHC]	57
7. Consider Receiving and Filing of Treasurer’s Report [MHA]	58
8. Consider Approval of Warrant Register [MHA]	59
9. Consider Approval of the Filing of a Notice of Completion for the Pacific Electric Trail Bridge Replacement Project with the San Bernardino County Recorder’s Office [CC]	
Consider Authorizing the Release of Retention of the Payment Bond 30 Days After Recordation of the Notice of Completion [CC]	60
10. Consider Receiving and Filing the San Antonio Creek Trail Feasibility Study by Alta Planning + Design, Inc. [CC]	62
11. Consider Approval of Tract Map No. 20384 for 10680 Silicon Avenue [CC]	
Consider Authorizing Staff to Record Tract Map No. 20384 with the San Bernardino County Recorder’s Office [CC]	67
12. Consider Authorizing a \$23,680 Appropriation from the Contingency Fund for Emergency Replacement of 20 Premier Link Controllers for Air Conditioning Units Damaged by the Thunderstorm on June 22, 2022 [CC]	71
C. Agreements	
1. Consider Approval of Agreement No. 22-40 with Corelogic Solutions, LLC for ParcelPoint GIS Mapping Data Access for Use in CAD/RMS and Next Generation 9-1-1 Services, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]	
Consider Authorizing a \$2,010 Appropriation from the Prop 30/AB 109 Fund to Pay the Costs Associated with Agreement No. 22-40 [CC]	73

2. Consider Award of Contract to Mariposa Landscapes, Inc., in the Amount of \$47,558 for Construction of the Fire Station No. 2 Landscaping Project [CC]
Consider Approval of Agreement No. 22-55 with Mariposa Landscapes, Inc. for Construction of the Fire Station No. 2 Landscaping Project, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]
Consider Authorizing an Additional \$30,000 Appropriation from 2021 Lease Revenue Bond Funds for Costs Related to the Project [CC]
Consider Authorization of a \$12,442 Construction Contingency for the Project [CC] 87
3. Consider Approval of Agreement No. 22-61 with Econolite Systems for Traffic Signal Maintenance Services, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 95
4. Consider Approval of Agreement No. 22-71 with Civic Publications, Inc., to Provide Public Education and Community Outreach Services, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 99
5. Consider Approval of Agreement No. 22-72 with E-Homes, Inc., to Provide Real Estate Brokerage Services, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 103
6. Consider Approval of Agreement No. 22-74 with Nutrition Ink to Provide Nutrition Education Services for the City's Senior Citizen Nutrition Program, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 107
7. Consider Approval of Agreement No. 22-75 with Catering Systems, Inc., to Provide Meals for the City's Senior Citizen Nutrition Program, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 114
8. Consider Approval of Agreement No. 22-76 with Suzanne Yoakum to Provide Case Management Services for Senior Citizen Programs, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 136
9. Consider Approval of Agreement No. 22-77 with Misha L. Penn to Provide Grant Management and Fiscal Compliance Services for the Human Services Department, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 150
10. Consider Approval of Agreement No. 22-78 with Ontario-Montclair School District to Provide a Licensed Clinical Social Worker for the Montclair Community Collaborative's Case Management Program, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 164
11. Consider Approval of Agreement No. 22-79 with San Bernardino County Transportation Authority, Amendment No. 4 to Agreement No. 15-64 (SBCTA Cooperative Agreement No. 15-1001297) for the Monte Vista Avenue/Union Pacific Railroad Grade Separation Project, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 170
12. Consider Approval of Agreement No. 22-80 with Revenue & Cost Specialists, LLC to Conduct a Comprehensive Cost-of-Service Study Related to Fees Charged by the City of Montclair, Subject to Any Revisions Deemed Necessary by the City Attorney [CC] 174

D. Resolutions

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| 1. Consider Adoption of Resolution No. 22-3368 Authorizing Placement of Liens on Certain Properties for Delinquent Sewer and Trash Charges [CC] | 216 |
| 2. Consider Adoption of Resolution No. 22-3370 Adopting a Grant Management Policy [CC] | 222 |
| 3. Consider Adoption of Resolution No. 22-3371 Rescinding and Superseding Resolution No. 21-3294 Identifying and Correcting Updated Terms and Conditions for a Fire Department Response Away from its Official Duty Station when Assigned to an Emergency Incident [CC] | 233 |
| 4. Consider Adoption of Resolution No. 22-3373 Making Factual Findings in Compliance with AB 361 for the Continuation of Public Meeting Teleconferencing During Public Health Emergencies for the Period of July 18, 2022, through August 17, 2022 [CC] | 236 |

IX. PULLED CONSENT CALENDAR ITEMS

X. COMMUNICATIONS

A. Department Reports — None

B. City Attorney

1. Request for City Council to Meet in Closed Session Pursuant to Government Code Section 54957.6 Regarding Conference with Designated Labor Negotiator Edward C. Starr [CC]

Agency: City of Montclair

Employee Management

*Associations: Montclair City Confidential Employees Association
Montclair General Employees Association
Montclair Fire Fighters Association
Montclair Police Officers Association*

C. City Manager/Executive Director

D. Mayor/Chairperson

E. Council Members/Directors

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

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| 1. Real Estate Committee Meeting — November 15, 2021 [CC] | 240 |
| 2. Personnel Committee Meeting — June 20, 2022 [CC] | 242 |

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, August 1, 2022, 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 documents 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/agendas/> and on the bulletin board adjacent to the north door of Montclair City Hall at 5111 Benito Street, Montclair, CA 91763 on Thursday, July 14, 2022.