

**MINUTES OF THE REGULAR MEETING OF THE PUBLIC WORKS
COMMITTEE HELD ON THURSDAY, MARCH 17, 2022, AT 4:04 P.M.
HELD VIA ZOOM TELECONFERENCE**

I. CALL TO ORDER

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

II. ROLL CALL

Present: Council Member Johnson (Chair); Council Member Lopez (Committee Member); City Manager Starr; Director of Economic Development and Housing Fuentes; Executive Director of Public Safety/Police Chief Avels; Director of Public Works/City Engineer Heredia; Director of Community Development Diaz; Engineering Division Manager Stanton; City Engineering Consultant Hoerning; City Clerk Myrick

III. APPROVAL OF MINUTES

The Committee approved minutes of the February 17, 2022, meeting.

IV. PUBLIC COMMENT — None

V. PUBLIC WORKS DEPARTMENT UPDATES/ITEMS

A. OPERATIONS

1. MAINTENANCE ACTIVITIES

An Operations Activities Report for January through February 2022 was included with the agenda. Director of Public Works/City Engineer Heredia highlighted the completion of 160 work requests, which included the installment of signs, refinishing red curbs, repairing sidewalks, fixing potholes, cleaning sewer lines and storm drain catch basins, maintaining and repairing screens, and spraying herbicide for weed control in parks. Staff repaired two damaged gabions on Central Avenue, prepared the fields for Little League to start their season, continued repairs to the City Hall breakroom patio, and planted four new pear trees at the Civic Center.

Chair Johnson took a moment to commend the Public Works Department's work in planting the pear trees outside City Hall.

2. ADDITIONAL ITEMS — None

B. FACILITIES

1. MAINTENANCE ACTIVITIES

A Facilities Activities Report for February 2022 was included with the agenda. Director of Public Works/City Engineer Heredia informed the Committee that the Facilities crew was busy making several types of building-related repairs including air conditioning, lighting, gates,

flooring, restrooms, sinks, sensors, breakers, pumps, and a generator. There were no questions or issues with the report.

2. **ADDITIONAL ITEMS** — None

C. **ENGINEERING DIVISION**

1. **Safe Routes to School (SRTS) Program – Vernon Middle School**

Director of Public Works/City Engineer Heredia stated that at **Vernon Middle School**, Public Works staff completed the installation of flashing stop signs on Vernon Avenue at the intersections of San Bernardino and Benito Streets. They also refinished the red curbs at both intersections. Director of Public Works/City Engineer Heredia also met with representatives from **Ontario Montclair School District (OMSD)** to discuss proposed improvements recommended by the traffic engineering consultant. A yellow curb along a drop-off zone on San Bernardino Street was painted red. The school is very happy and supportive of the proposed improvements. Public Works has ordered additional signs to have installed in the near future.

Committee Member Lopez asked for clarification regarding the previous drop-off zone at **Vernon Middle School**. Director of Public Works/City Engineer Heredia stated the school requested the drop-off zone be removed.

2. **San Antonio Creek Trail Feasibility Study**

Director of Public Works/City Engineer Heredia stated that there was a community meeting to discuss the draft plan. Twenty-six participants were present and inquired about lighting, restrooms, native plants, and safety. Participants also expressed the importance of connecting to the Pacific Electric Trail, improving the north side first, using the water recharge basins adjacent to the trail, and funding.

3. **Parks and Recreation Master Plan RFP**

Director of Public Works/City Engineer Heredia reported that on March 7, 2022, City Council approved a contract with KTUA to complete the Parks and Recreation Master Plan. Once the contract is executed, staff will schedule a kick-off meeting to start the planning effort.

VI. **POLICE DEPARTMENT UPDATE/ITEMS** — None

VII. **COMMUNITY DEVELOPMENT DEPARTMENT PROJECT UPDATES/ITEMS**

Director of Community Development Diaz informed the Committee that an adult daycare center on Central Avenue was approved by the Community Development Department. It was formerly a tile store. It is located north of Kingsley, and south of Orchard Street. Also, the buildings at 4959 Palo Verde Street are being remodeled with new metal exterior panels and railing, and should be completed by 2023.

Committee Chair Johnson requested an update on the former Fu Lin restaurant building on Central Avenue.

Director of Community Development Diaz informed the Committee that an upscale Mexican restaurant, **Kalaveras**, is in the process of coming to Montclair and is developing plans to remodel the building.

VIII. CAPITAL PROJECT UPDATES

A. LOCAL PROJECTS

1. Reeder Ranch Park Project

Engineering Division Manager Stanton advised the project is in the plan check phase and should move forward in a couple months.

2. Pacific Electric Trail Pedestrian Bridge Replacement

Engineering Division Manager Stanton reported the arrival and installation of the bridge would occur on March 25, 2022. The bridge is expected to be open in mid-April 2022.

3. Zone 5 & 6 Street Rehabilitation Project

Engineering Division Manager Stanton stated the contracts have been signed, adding the preconstruction meeting has not been scheduled, but will take place within the next couple of months.

B. REGIONAL PROJECTS

1. I-10 Corridor Project

Public Works Director/City Engineer Heredia reported the I-10 Corridor project on Monte Vista Avenue is currently reduced to one lane in each direction during the daytime hours and is closed nightly from 7:00 p.m. to 5:00 a.m., Monday through Saturday. Construction activities include constructing portions of the abutment walls, relocating utilities, and drainage. **California Department of Transportation (Caltrans)** installed freeway-only legend signs on the pavement along the southbound lanes leading to the freeway access along Monte Vista Avenue and Central Avenue. Staff is ensuring that **Caltrans** refreshes the lanes as much as possible.

Council Member Lopez expressed safety concerns regarding the left turn signal on northbound Monte Vista Avenue to enter westbound I-10, and requested his concerns be conveyed to **San Bernardino County Transportation Authority (SBCTA)**.

2. Central Avenue Bridge Project

Director of Public Works/City Engineer Heredia stated that staff and the bridge consultant are coordinating with the **Union Pacific Railroad** yard expansion project. Staff had to make minor adjustments to the design and the project is still in the environmental phase.

3. Foothill Gold Line Extension Project

City Manager Starr stated staff submitted to **State Senator Susan Rubio** an extensive document last week regarding the Metro Gold Line Foothill Extension Project asking for \$748 million dollars from the state surplus to go towards the completion of the Gold Line from Pomona to Claremont and to Montclair. In City staff's conversation with **Senator Rubio**, she asked for a document that outlined the request and the entire history of the Gold Line Project out of Union Station eastward towards Montclair. Staff provided her

that as well as the positive environmental impacts that are associated with the light rail, and why the state should consider funding the extension out of Pomona. The document discussed the high-density residential development that is occurring up and down the length of the corridor, but highlights that the bulk of the development is occurring in Montclair's transit district. The document was received by her office last week. She will be meeting with the Governor within the next two weeks to personally lobby for him to consider the \$748 million dollar request.

Senator Rubio also asked for a prospectus on the property that is owned by **Caltrans** at the Transcenter that includes all of the parking fields, the associated bus shelters, and the bus circle. City staff is in the process of completing and getting that to her tomorrow. The prospectus includes a request for **Caltrans** to deed the property that they own to the City of Montclair as opposed to selling it to us. The Governor has clearly stated interest in making certain that high-density development occurs around transit-oriented districts. With the **Caltrans** property in the City's possession, the City could work with developers to develop the parking fields to the north for high-density projects as well as affordable and market-rate housing projects. Properties to the south of the **Caltrans** property could be considered for the construction of a parking garage as 1600 parking spaces need to be maintained. The City also hopes to incorporate some additional housing and commercial components on the south side of the property. **Moule & Polyzoides (M&P)** completed elevations and bird's eye view of what a project could look like should the City decide to develop there. This exhibit will be forwarded to **Senator Rubio's** office as part of the package, which includes other exhibits.

City Manager Starr advised City also received a recent appraisal of the **Caltrans**-owned property. Back in 2004, the City entered into negotiations with **Caltrans** to purchase the property. At that time **Caltrans** conducted an appraisal and the property was estimated at \$10 million dollars; however, their appraisal was based on Montclair developing the North Montclair Downtown Specific Plan (NMDSP). Negotiations started in 2004, and the NMDSP was not adopted by the Council until 2006. It is questionable that the appraiser should have been using a specific plan that had not actually been completed nor adopted by the City Council. Also, at that time, then-**Governor Schwarzenegger** had asked the state under executive order to identify properties in the state that could be put on a surplus property list for the purposes of generating about \$38 billion dollars of new revenue for the state, and the Montclair Transcenter was on that list. Part of the negotiations also had the City asking for **Caltrans** to pull the Transcenter off of the state's surplus list, which they had tentatively agreed to do. While the City contemplated making the purchase, **Caltrans** gave the City a very limited window in which to respond, and the City was unable to meet that window. Unfortunately, the City lost the opportunity to acquire the property because it was not feasible for the City at that time. However, the City was successful in having the property removed from the surplus property list. Now when entering into negotiations with **Caltrans**, they are not willing to negotiate the sale of the property because it is not on a surplus property list.

City Manager Starr explained another obstacle the City faces is that the newly appraised amount takes into consideration the adopted NMDSP, the development patterns that are occurring around the Transcenter, and the specific plan that was developed for the Montclair Place District. The appraisal of the property was quite significant and will be addressed as part of the total package to **Senator Rubio**. It is the City's hope that **Governor Newsom** will understand the value in having **Caltrans** deed this property to the City of Montclair so the City can proceed with pursuing housing developments at this location.

IX. COMMITTEE AND CITY MANAGER ITEMS — None

X. ADJOURNMENT

At 4:28 p.m., Chair Johnson adjourned the meeting of the Public Works Committee. The next meeting of the Public Works Committee is scheduled to be held at 4:00 p.m. on Thursday, April 21, 2022.

Submitted for Public Works Committee approval,

A handwritten signature in black ink, appearing to read "Nadia Paz", is written over a horizontal line.

Nadia Paz
Transcribing Secretary