

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

MAY 8, 2024
WEDNESDAY
5:30 P.M.

The Irwindale **CITY COUNCIL** and **HOUSING AUTHORITY** met in special joint meeting at the above time and place.

ROLL CALL: Present: Councilmembers Mark A. Breceda, Manuel R. Garcia; Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Absent: Councilmember H. Manuel Ortiz

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

SPONTANEOUS COMMUNICATIONS None.

RECESS TO CLOSED SESSION At 5:34 p.m., the City Council met in Closed Session to discuss the following:

Conference with Real Property Negotiator
Pursuant to California Government Code Section 54956.8

Property: 16154 Arrow Highway (APNS 8417-029-024 and 025)
Agency Negotiator: Fernando Lopez, Housing Coordinator
Negotiating Parties: Rudolfo A. Dominguez, Trustee
Under Negotiation: Price and terms of payment

ACTION: Update provided to the Board, no direction provided and no reportable action (Board Member Breceda did not participate in discussing this item due to a potential conflict of interest).

Property: 16249 Arrow Highway
Negotiating Parties: Marta McBride and Julian A. Miranda, City Manager
Under Negotiation: Price and terms of payment

ACTION: Update provided to the Council, direction provided to staff, no reportable action (Board Member Breceda did not participate in discussing this item due to a potential conflict of interest).

Property: 16359 Arrow Highway
Agency Negotiator: Julian A. Miranda, City Manager
Negotiating Parties: 39 Dalton Financial Ltd. Partnership
Under Negotiation: Price and terms of payment

ACTION: Update provided to the Council, direction provided to staff; no reportable action

Conference with Legal Counsel – Anticipated Litigation

Initiation of litigation (Pursuant to Government Code Section 54956.9
(d)(2))

Number of Cases: One

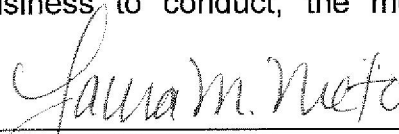
ACTION: Information provided to the Council, no direction provided, no action taken (Mayor Ambriz elected not to participate due to a non-financial conflict of interest).

**RECONVENE IN
OPEN SESSION**

At 6:30 p.m., the City Council reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:31 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held May 22, 2024.

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

MAY 8 2024
WEDNESDAY
6:31 P.M.

The Irwindale **CITY COUNCIL** met in regular session at the above time and place.

ROLL CALL:

Present: Councilmembers Mark A. Breceda, Manuel R. Garcia,
Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Absent: Councilmember H. Manuel Ortiz

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted.

AB 2449 DISCLOSURES None.

CHANGES TO THE AGENDA

**CITY MANAGER
MIRANDA**

City Manager Miranda noted that staff would pull Item 19C for a brief report on procedure and vote.

COUNCILMEMBER TRAVEL REPORTS

**MAYOR PRO TEM
BURROLA**

Mayor Pro Tem Burrola reported on his attendance at a recent Southern California Association of Governments ("SCAG") conference.

COUNCILMEMBER COMMENTS

None.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS

None.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

PROCLAMATION - PUBLIC SERVICE WEEK

PROCLAMATION – PUBLIC SERVICE WEEK

The proclamation was made.

PROCLAMATION - TEACHER APPRECIATION WEEK	PROCLAMATION – TEACHER APPRECIATION WEEK The proclamation was made.
PROCLAMATION - PUBLIC WORKS WEEK	PROCLAMATION – PUBLIC WORKS WEEK The proclamation was made.
CERTIFICATE OF RECOGNITION – NOAH BUTLER	CERTIFICATE OF RECOGNITION – NOAH BUTLER The Certificate of Recognition was presented to Noah Butler.

CONSENT CALENDAR

MOTION	A motion was made by Councilmember Breceda, seconded by mayor Pro Tem Burrola, to approve the Consent Calendar, except for Item No. 19C, which was removed for separate consideration. The motion was unanimously approved; Councilmember Ortiz absent.
<u>ITEM NO. 19A</u> MINUTES OF THE SPECIAL AND REGULAR MEETINGS HELD APRIL 24, 2024	MINUTES OF THE SPECIAL AND REGULAR MEETINGS HELD APRIL 24, 2024 The minutes of the special and regular meetings held April 24, 2024, were approved as presented.
<u>ITEM NO. 19B</u> WARRANTS / DEMANDS / PAYROLL	WARRANTS / DEMANDS / PAYROLL The warrants / demands / payroll were approved.
<u>ITEM NO. 19D</u> TERMINATING LOCAL EMERGENCY – SEVERE WINTER STORMS	TERMINATING LOCAL EMERGENCY – SEVERE WINTER STORMS
RESOLUTION NO. 2024-31-3508 ADOPTED	Resolution No. 2024-31-3508 , entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE PROCLAIMING TERMINATION OF LOCAL EMERGENCY AND RELEASING THE UNSPENT FUNDS BACK TO THE GENERAL FUND RESERVES,” was adopted.
<u>ITEM NO. 19E</u> FUNDING MOA BETWEEN THE CITY OF IRWINDALE AND THE SGVCOG	FUNDING MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF IRWINDALE AND THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS

RESOLUTION NO.
2024-32-3509
ADOPTED

Resolution No. 2024-32-3509, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE FUNDING MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF IRWINDALE AND THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS FOR PUBLIC SAFETY SUPPORT, AUTHORIZING THE CITY MANAGER TO EXECUTE THE MEMORANDUM OF AGREEMENT, AND APPROPRIATING FUNDS FOR PUBLIC SAFETY SUPPORT," was adopted.

ITEM NO. 19F
AMENDMENT NO. 2
TO AN AGREEMENT
WITH PLACEWORKS,
INC. FOR THE
PREPARATION OF
CEQA DOCUMENTS

REQUEST TO APPROVE AMENDMENT NO. 2 TO A PROFESSIONAL CONTRACT SERVICES AGREEMENT WITH PLACEWORKS, INC. FOR THE PREPARATION OF CEQA DOCUMENTS (INITIAL STUDY AND ENVIRONMENTAL IMPACT REPORT) FOR THE FUTURE BUILDOUT OF UP TO THREE (3) SPECULATIVE INDUSTRIAL BUILDINGS AND AN OPTIONAL BATTERY ENERGY STORAGE SYSTEM FOR PROPERTY LOCATED AT 13620 LIVE OAK LANE (APNS: 8532-002-035 AND 042)

Contract Amendment No. 2 with Placeworks, Inc., attached to the staff report, for the preparation of an Initial Study and Environmental Impact Report to be prepared in association with land use entitlement applications for property located at 13620 Live Oak Lane, Irwindale, CA 91706, was approved.

ITEM NO. 19G
AMENDED AND
RESTATED PROJECT
REIMBURSEMENT
AGREEMENT WITH
KP IRWINDALE
OWNER, LLC, FOR
CEQA AND CITY
ATTORNEY COSTS

REQUEST TO APPROVE THE AMENDED AND RESTATED PROJECT REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND KP IRWINDALE OWNER, LLC ("APPLICANT") FOR CEQA AND CITY ATTORNEY COSTS ASSOCIATED WITH THE PROPOSED INDUSTRIAL AND OPTIONAL BATTERY ENERGY STORAGE SYSTEM DEVELOPMENT TO BE LOCATED AT 13620 LIVE OAK LANE (APNS: 8532-002-035 AND 042)

The Amended and Restated Project Reimbursement Agreement with KP Irwindale Owner, LLC, attached to the staff report, for the reimbursement of costs associated with processing and negotiating permits, entitlements, and proposed Conditions of Approval of the Project, including all CEQA work conducted and all necessary CEQA documents prepared by the CEQA consultant selected by the City as Lead Agency and costs incurred by the City Attorney's Office, was approved.

ITEM NO. 19H
APPROVAL OF MOU
BETWEEN THE CITIES
OF AZUSA, BALDWIN
PARK, AND IRWINDALE
FOR THE EAST SGV

APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN THE CITIES OF AZUSA, BALDWIN PARK, AND IRWINDALE FOR THE EAST SAN GABRIEL VALLEY SPECIAL WEAPONS AND TACTICS TEAM

The Memorandum of Understanding between the Cities of Azusa,

SWAT TEAM Baldwin Park, and Irwindale for the East San Gabriel Valley Special Weapons and Tactics Team, was approved.

END OF CONSENT CALENDAR

ITEM NO. 19C
IRWINDALE BUSINESS CENTER SEWER AND LIGHT MAINTENANCE ASSESSMENT DISTRICTS ENGINEER'S REPORT AND NOTICE OF INTENT TO LEVY

CITY ATTORNEY GUERRA City Attorney Guerra explained the need to draw straws in order to determine who amongst Councilmembers Breceda, Garcia, and Ortiz could participate in discussing this item. Straws were drawn and it was determined that Councilmember Garcia may participate in the discussion.

COUNCILMEMBER BRECEDA At 6:53 p.m., Councilmember Breceda exited the Council Chambers.

RESOLUTION NO. 2024-29-3506
ADOPTED **Resolution No. 2024-29-3506**, entitled:
"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AN ENGINEER'S REPORT FOR FISCAL YEAR 2024-2025 FOR MAINTENANCE, OPERATION, AND CAPITAL REPLACEMENT OF THE CITY'S SANITATION AND SEWERAGE SYSTEMS WITHIN THE SEWER MAINTENANCE DISTRICT LOCATED WITHIN THE IRWINDALE BUSINESS CENTER; DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE SEWER MAINTENANCE DISTRICT FOR FISCAL YEAR 2024-2025; AND GIVING NOTICE OF A DAY AND TIME FOR A PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS," and

RESOLUTION NO. 2024-28-3505
ADOPTED **Resolution No. 2024-28-3505**, entitled:
"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AN ENGINEER'S REPORT FOR FISCAL YEAR 2024-2025 FOR MAINTENANCE OF STREET LIGHTING LOCATED WITHIN THE STREET LIGHTING MAINTENANCE DISTRICT (THE IRWINDALE BUSINESS CENTER); DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE STREET LIGHTING MAINTENANCE DISTRICT FOR THE FISCAL YEAR 2024-2025; AND GIVING NOTICE OF A DAY AND TIME FOR A PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS," were adopted on the motion of

Councilmember Garcia, seconded by Mayor Pro Tem Burrola, and unanimously approved; Councilmembers Breceda and Ortiz absent.

**SPONTANEOUS
COMMUNICATIONS**

FRED BARBOSA

Fred Barbosa stated that residents were unhappy with the initiative process used in determining the zoning at the Reliance II site and said that residents would use an initiative process to reverse the change. He argued that the current zoning for the site would not permit for its highest and best use.

TAPIA FAMILY

An email from the Tapia family was read into the record where they elaborated on the many benefits of the Recreation Department's RockAbilities program and the joy it brings to many families.

NEW BUSINESS

None.

PUBLIC HEARINGS

None.

**CITY MANAGER'S
REPORT**

CITY MANAGER
MIRANDA

City Manager Miranda reported the following:

- 1) May is "Mental Health Awareness Month" and the Library will be holding workshops on May 15 and 22 to address the topic.
- 2) Phase 2 of the Veterans' Monument project is underway and includes landscaping, irrigation, hardscaping, fence installation, lighting, and other electrical work. It is anticipated to be completed toward the end of August.
- 3) He also discussed upcoming Recreation and Senior Center events and activities.

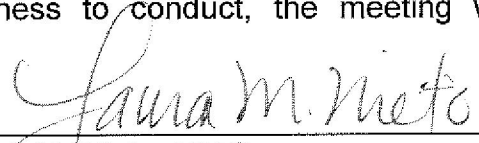
**FUTURE AGENDA
ITEMS REQUESTED
BY COUNCIL MEMBERS**

MAYOR AMBRIZ

Mayor Ambriz requested that a Certificate of Recognition be presented to the Recreation Department to honor staff for its RockAbilities program.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:04 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held May 22, 2024.

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

MAY 8, 2024
WEDNESDAY
7:04 P.M.

The Irwindale **SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY** met in regular session at the above time and place.

ROLL CALL:

Present: Councilmembers Mark A. Breceda, Manuel R. Garcia,
Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Absent: Councilmember H. Manuel Ortiz

Also Present: Julian A. Miranda, City Manager; Adrian Guerra, City Attorney; Theresa Olivares, Assistant City Manager; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION

A motion was made by Councilmember Breceda, seconded by Councilmember Garcia, to approve the Consent Calendar. The motion was unanimously approved; Councilmember Ortiz absent.

ITEM NO. 27A
MINUTES OF THE
REGULAR MEETING
HELD APRIL 24, 2024

MINUTES OF THE REGULAR MEETING HELD APRIL 24, 2024

The minutes of the regular meeting held April 24, 2024, were approved.

END OF CONSENT CALENDAR

SPONTANEOUS
COMMUNICATIONS

FRED BARBOSA

Fred Barbosa asked whether Councilmember Breceda may participate in discussing housing matters, to which City Attorney Guerra advised that the concern would need to be addressed on a case by case basis. Mr. Barbosa asked whether Councilmember Breceda may discuss the 45-year covenant provision under the Housing Authority's housing purchase and/or rehabilitation programs, to which City Attorney Guerra noted that any change to the programs' policies would not specifically address his property and, as such, he would probably be able to participate in discussing the matter.

SUCCESSOR AGENCY MINUTES
REGULAR MEETING

MAY 8, 2024
PAGE 2

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:07 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held May 22, 2024.

IRWINDALE CITY COUNCIL CHAMBERS
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

MAY 8, 2024
WEDNESDAY
7:07 P.M.

The Irwindale **HOUSING AUTHORITY** met in regular session at the above time and place.

ROLL CALL: Present: Board Members Mark A. Breceda; Manuel R. Garcia,
Vice Chair Larry G. Burrola; Chair Albert F. Ambriz

Absent: Board Member H. Manuel Ortiz

Also present: Julian A. Miranda, Executive Director; Adrian Guerra, General Counsel; Theresa Olivares, Assistant Executive Director; Christopher Hofford, Chief of Police; Kambiz Borhani, Director of Finance / City Treasurer; Marilyn Simpson, Community Development Director; Elizabeth Rodriguez, Public Services Director; Eddie Chan, Director of Engineering / Building Official; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Assistant Authority Secretary

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

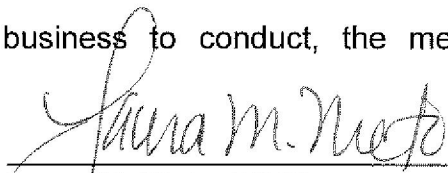
MOTION A motion was made by Vice Chair Burrola, seconded by Board Member Breceda, to approve the Consent Calendar. The motion was unanimously approved; Board Member Ortiz absent.

ITEM NO. 33A MINUTES OF THE REGULAR MEETING HELD APRIL 24, 2024
MINUTES OF THE
REGULAR MEETING The minutes of the regular meeting held April 24, 2024, were
HELD APRIL 24, 2024 approved as presented.

END OF CONSENT CALENDAR

SPONTANEOUS
COMMUNICATIONS There were no speakers.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 7:07 p.m.


Laura M. Nieto, MMC
Chief Assistant Authority Secretary

Approved as submitted at the meeting held May 22, 2024.