

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

**SEPTEMBER 25, 2024
WEDNESDAY
6:02 P.M.**

The Irwindale **CITY COUNCIL** met in a special 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**

There were no speakers.

**RECESS TO
CLOSED SESSION**

At 6:03 p.m., the City Council met in Closed Session to discuss the
following:

Conference with Legal Counsel – Existing Litigation

Pursuant to Government Code Sections 54954.5(c), 54956.9(d)(1)

Name of Case: Five Points, LP vs. City of Irwindale
Case Number: 22STCV01394

ACTION: Councilmember Breceda recused himself from this matter
due to a conflict of interest. Update provided, no direction provided,
and no action taken.

Conference with Legal Counsel – Anticipated Litigation

Significant Exposure to Litigation Pursuant to Government Code
Section 54956.9(d)(2), (e)(1)

A point has been reached where, in the opinion of the City Council,
upon the advice of its legal counsel based on existing facts and
circumstances, that there is significant exposure to litigation against
the City. The facts and circumstances are those that might result in
litigation against the City but which the City believes are not yet known
to a potential plaintiff or plaintiffs, which facts and circumstances need
not be disclosed.

Number of Case: One

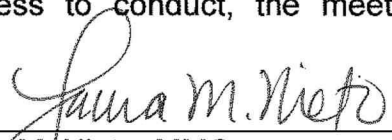
ACTION: Information provided; no action taken.

**RECONVENE IN
OPEN SESSION**

At 6:37 p.m., the City Council reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:38 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held October 9, 2024.

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

**SEPTEMBER 25, 2024
WEDNESDAY
6:38 P.M.**

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

ROLL CALL:

Present: Councilmembers 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

AB 2449 DISCLOSURES None.

**CHANGES TO THE
AGENDA** None.

**COUNCILMEMBER
TRAVEL REPORTS** None.

**COUNCILMEMBER
COMMENTS** None.

**INTRODUCTION OF
NEW EMPLOYEES /
PROMOTIONS**

ITEM NO. 17A INTRODUCTION OF MANAGEMENT ANALYST AUNDREA BURROLA

INTRODUCTION OF
MANAGEMENT
ANALYST AUNDREA
BURROLA The introduction was made.

**PROCLAMATIONS /
PRESENTATIONS /
COMMENDATIONS**

ITEM NO. 18A 2024 SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS UPDATE

2024 SAN GABRIEL
VALLEY COUNCIL OF
GOVERNMENTS
UPDATE The presentation was made.

**COUNCILMEMBER
GARCIA** Councilmember Garcia requested a phone number for concerned individuals to call regarding coyote sightings.

MAYOR AMBRIZ Mayor Ambriz acknowledged Senator Rubio's grant of \$300,000 in funding to the cities of Azusa, Duarte, and Irwindale to combat homelessness.

CONSENT CALENDAR

MOTION A motion was made by Councilmember Breceda, seconded by Mayor Pro Tem Burrola, to approve the Consent Calendar, reading ordinances by title only and waiving further reading thereof. The motion was unanimously approved, Councilmember Ortiz absent.

ITEM NO. 19A
MINUTES OF THE SPECIAL AND REGULAR MEETINGS HELD SEPTEMBER 11, 2024 MINUTES OF THE SPECIAL AND REGULAR MEETINGS HELD SEPTEMBER 11, 2024
The minutes were approved as presented.

ITEM NO. 19B
WARRANTS / DEMANDS / PAYROLL WARRANTS / DEMANDS / PAYROLL
The warrants / demands / payroll were approved.

ITEM NO. 19C
2ND READING – ORDINANCES 782, 783, AND 784 2ND READING – ORDINANCES 782, 783, AND 784

ORDINANCE NO. 782 ADOPTED ON SECOND READING **Ordinance No. 782**, entitled:
"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT NO. 04-05 BY AND BETWEEN THE CITY OF IRWINDALE AND MARTIN MARIETTA SOUTHERN CALIFORNIA AGGREGATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY HANSON AGGREGATES WEST, INC., A DELAWARE CORPORATION, AND A WHOLLY OWNED SUBSIDIARY OF MARTIN MARIETTA MATERIALS, INC.; LOCATED AT 13550 LIVE OAK AVENUE, IRWINDALE, CALIFORNIA," and

ORDINANCE NO. 783 ADOPTED ON SECOND READING **Ordinance No. 783**, entitled:
"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT NO. 01-06 FOR DURBIN QUARRY BY AND BETWEEN THE CITY OF IRWINDALE AND CALMAT CO., A DELAWARE CORPORATION, DBA VULCAN MATERIALS COMPANY, WESTERN DIVISION; LOCATED AT 13000 LOS ANGELES STREET, IRWINDALE, CALIFORNIA," and

ORDINANCE NO. 784
ADOPTED ON
SECOND READING

Ordinance No. 784, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT NO. 02-06 FOR RELIANCE I QUARRY AND RELIANCE II LANDFILL BY AND BETWEEN THE CITY OF IRWINDALE AND CALMAT CO., A DELAWARE CORPORATION, DBA VULCAN MATERIALS COMPANY, WESTERN DIVISION; LOCATED AT 15990 FOOTHILL BOULEVARD, IRWINDALE, CALIFORNIA," were passed, approved, and adopted on second reading, reading by title only and reading resolutions thereof.

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS

There were no speakers.

NEW BUSINESS

ITEM NO. 21A
RECEIVE UPDATE ON
CITY OF IRWINDALE
PUBLIC LIBRARY
IMPROVEMENT
PROJECT (PROJECT)
AND PROVIDE
DIRECTION TO
STAFF RELATING TO
THE LIBRARY CHAIRS

RECEIVE UPDATE ON CITY OF IRWINDALE PUBLIC LIBRARY IMPROVEMENT PROJECT (PROJECT) AND PROVIDE DIRECTION TO STAFF RELATING TO THE LIBRARY CHAIRS

This item was deferred to the next Council meeting due to a lack of quorum.

ITEM NO. 21B
UPDATE ON THE
IRWINDALE SPEEDWAY

UPDATE ON THE IRWINDALE SPEEDWAY

DIRECTORS SIMPSON
AND CHAN

Directors Simpson and Chan jointly presented the report.

MAYOR AMBRIZ

In response to a request by Mayor Ambriz to have the City's geotechnical consultants collaborate with the applicant's experts, Director Chan advised that the two groups are presently discussing the matter together.

MOTION

A motion was made by Councilmember Breceda, seconded by Mayor Pro Tem Burrola, to receive and file the report. The motion was unanimously approved, Councilmember Ortiz absent.

ITEM NO. 21C
URGENCY
ORDINANCE TO
ESTABLISH A
TEMPORARY
MORATORIUM
PROHIBITING THE
PROCESSING OF
APPLICATIONS OR
APPROVALS FOR ANY
AND ALL BILLBOARDS

URGENCY ORDINANCE NO. 785 TO ESTABLISH A TEMPORARY
MORATORIUM PROHIBITING THE PROCESSING OF
APPLICATIONS OR APPROVALS FOR ANY AND ALL
BILLBOARDS

CITY MANAGER
MIRANDA

City Manager Miranda presented the report.

MAYOR AMBRIZ

In response to a question by Mayor Ambriz, City Manager Miranda noted that, since Councilmember Ortiz is absent at tonight's meeting, this matter would require a unanimous vote of the four Councilmembers in attendance in order to proceed.

CARMEN ROMAN

Carmen Roman asked whether the City could weigh in on billboard content and whether the City could still use the billboards located along the 605 freeway. She suggested that fees be collected in amounts equal to those of surrounding cities.

CITY ATTORNEY
GUERRA

City Attorney Guerra indicated that the issues raised by Mrs. Roman would be explored during the scope of the moratorium.

R. MONTGOMERY

Richard Montgomery, representing Outfront Media, noted that his company has operated in Irwindale for 30 years. He stated that his company has applied to convert several static billboards to digital approximately 3.5 years ago, and again in 2021, and paid thousands in fees at those times. He complained that the process has taken too long. He also objected to the concern to public safety caused by digital billboards and noted the income that digital billboards earn.

FRED BARBOSA

Fred Barbosa asked whether the City is in conflict if it is charged with policing its own billboards, to which City Attorney Guerra stated that, if it were not for the City, there would be no authority to regulate the billboards.

CITY MANAGER
MIRANDA

City Manager Miranda noted that there are currently 42 billboards in Irwindale, with three active applications. Of those, 36 are static billboards.

CITY ATTORNEY
GUERRA

City Attorney Guerra stated that staff is concerned that the 36 static billboards could be converted to digital, and that staff wishes to study the concern to ensure that appropriate regulations are implemented.

R. MONTGOMERY	Richard Montgomery stated that his company is willing to take down its 32 billboards as part of the ongoing conversion to digital displays.
DENA ZEPEDA	Dena Zepeda expressed concern over “brain waves” and suggested that staff monitor “digital stuff.”
COUNCILMEMBER GARCIA	Councilmember Garcia asked whether the ordinance could be adopted while exempting the three applications currently underway, to which City Manager Miranda stated that he does not foresee any issues in fulfilling this request.
DIRECTOR SIMPSON	Director Simpson clarified that there are two active applications at the Park at Live Oak site and are being processed individually.
COUNCILMEMBER GARCIA	Responding to a question by Councilmember Garcia, City Attorney Guerra recommended changing the verbiage in the ordinance to reflect that the moratorium would not apply to the three active applications on file, nor would any fee increases apply, if that is what the Council would prefer.
MAYOR PRO TEM BURROLA	Mayor Pro Tem Burrola concurred with Councilmember Garcia and asked why the applications have not been fully processed yet, to which Assistant Planner Martin Romero expressed his belief that the applicant is experiencing issues with CalTrans, among other potential issues. Mayor Pro Tem Burrola requested additional information relating to the delayed applications to resolve the delay quickly.
CITY MANAGER MIRANDA	In response to a question by City Manager Miranda, Mr. Montgomery indicated that the Kincaid side is owned by Outfront Media, and that Five Points owns the westside.
DIRECTOR SIMPSON	Director Simpson added that, should the Council approve the moratorium except for the three active applications, staff would continue to process these applications.
ORDINANCE NO. 785 INTRODUCED FOR FIRST READING	Ordinance No. 785 , entitled: “AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA ESTABLISHING A 45-DAY MORATORIUM ON THE PROCESSING OR APPROVAL OF ANY APPLICATIONS FOR BILLBOARDS, NEW CONSTRUCTION OF BILLBOARDS, OR THE REPLACEMENT OR CONVERSION OF STATIC BILLBOARDS TO BILLBOARDS WITH A DIGITAL DISPLAY, AS DEFINED HEREIN, AND DECLARING THE URGENCY THEREOF AND THAT IT SHALL TAKE EFFECT IMMEDIATELY AND FINDING THE ADOPTION OF THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,” with additional language to

section 3 of the ordinance, to include “notwithstanding the forgoing, this ordinance and moratorium shall not apply to any billboard related application on file with the Community Development Department as of the effective date of this ordinance,” was introduced for first reading, reading by title only and waiving further reading thereof, on the motion of Councilmember Garcia, seconded by Mayor Pro Tem Burrola, and unanimously approved; Councilmember Ortiz absent.

PUBLIC HEARINGS

None.

**CITY MANAGER'S
REPORT**

CITY MANAGER
MIRANDA

City Manager Miranda presented the following report:

- 1) Applications for several open positions within the City are still being accepted by the Human Resources Department.
- 2) An Open House relating to the “Safe Streets for All” Action Plan will be held on October 3.
- 3) He also briefly discussed upcoming Recreation Department activities.

**FUTURE AGENDA
ITEMS REQUESTED
BY COUNCIL MEMBERS**

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola requested that a speed survey be conducted on Hidalgo and Martinez Streets since residents have requested for the installation of speed humps. He requested that the survey also be made available online.

CITY MANAGER
MIRANDA

City Manager Miranda asked whether Mayor Pro Tem Burrola would be ok with staff presenting the speed hump policy to the Council at its next meeting, which Mayor Pro Tem Burrola accepted.

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola also requested to discuss increased traffic control measures on Meridian Street, noting residents’ concerns over speeding motorists, to which City Manager Miranda advised that staff has previously looked into this concern but will re-analyze it with the assistance of the Traffic Engineer and will provide an update to the Council.

Mayor Pro Tem Burrola also asked that staff look into planting a vine at the house located on the corner of Ambriz Street to deter vandalism, to which City Manager Miranda advised that staff would perform a site visit and will speak to the property owner regarding the concern.

MOTION

A motion was made by Mayor Pro Tem Burrola, seconded by Councilmember Breceda, to add the three matters to future agendas

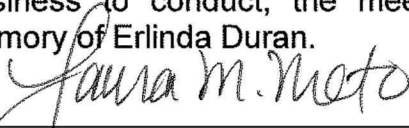
for further consideration. The motion was unanimously approved, Councilmember Ortiz absent.

**COUNCILMEMBER
BRECEDA**

Councilmember Breceda advised that members of Al Cruz's family requested a public dedication of the street that was named in his honor, to which City Manager Miranda advised that staff would work with Mr. Cruz's family and will provide an update to the Council. He also asked whether staff could be allowed to handle the request administratively, to which Councilmember Breceda stated that this would be acceptable.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:38 p.m., in memory of Erlinda Duran.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held October 9, 2024.

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

SEPTEMBER 25, 2024
WEDNESDAY
7:38 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 SEPTEMBER 11,
2024

MINUTES OF THE REGULAR MEETING HELD SEPTEMBER 11,
2024

The minutes were 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 7:39 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held October 9, 2024.

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

SEPTEMBER 25, 2024
WEDNESDAY
7:39 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: Councilmember 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 Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

CARMEN ROMAN Carmen Roman requested that Items 33B and 33C be removed for separate consideration.

GENERAL COUNSEL GUERRA General Counsel Guerra suggested that Board Member Breceda recuse himself from Items 33B and 33C.

MOTION A motion was made by Board Member Breceda, seconded by Chair Ambriz, to approve the Consent Calendar, except for Item Nos. 33B and 33C, which were removed for separate consideration. The motion was unanimously approved, Board Member Ortiz absent.

ITEM NO. 33A MINUTES OF THE REGULAR MEETING HELD SEPTEMBER 11,
MINUTES OF THE 2024
REGULAR MEETING
SEPTEMBER 11, 2024 The minutes of the regular meeting held September 11, 2024, were approved as presented.

END OF CONSENT CALENDAR

ITEM NO. 33B ACQUISITION OF LAS CASITAS FIRST AMENDMENT AND
ACQUISITION OF HOLDBACK ADDENDUM
LAS CASITAS FIRST
AMENDMENT AND
HOLDBACK ADDENDUM

BOARD MEMBER BRECEDA Board Member Breceda declared a potential conflict of interest with Item Nos. 33B and 33C and exited the Council Chambers at 7:41 p.m.

HOUSING COORD. LOPEZ	Housing Coordinator Lopez presented the staff report.
DENA ZEPEDA	Dena Zepeda requested that the carpets at all Las Casitas apartments be replaced, to which Coordinator Lopez stated that the acquisition includes a rehabilitation component and that, once the acquisition is secured, the apartment units will be rehabilitated.
MOTION	A motion was made by Board Member Garcia, seconded by Vice Chair Burrola, to authorize the Las Casitas First Amendment and Holdback Addendum. The motion was unanimously approved; Board Members Breceda and Ortiz absent.
<u>ITEM NO. 39C</u> LAS CASITAS SENIOR APARTMENT PROPERTY MGMT. AGREEMENT	LAS CASITAS SENIOR APARTMENT PROPERTY MANAGEMENT AGREEMENT
COORDINATOR LOPEZ	Coordinator Lopez presented the staff report.
DENA ZEPEDA	Dena Zepeda stated that many have complained about Northridge property management and that the company has neglected necessary repairs.
PAT GONZALES	Pat Gonzales stated that she lives at the apartment complex and noted that her apartment has new carpeting. She indicated that she does not have any issues with the property management other than apartment residents having unauthorized people living with them and that they failed to clean her apartment before she moved in.
CARMEN ROMAN	Carmen Roman stated that the gates at Las Casitas are left open and that it is good that the Housing Authority Board is becoming involved.
COORDINATOR LOPEZ	Coordinator Lopez stated that miscommunication would likely lead to issues, though he noted that the new on-site property manager Andrew is doing a good job and that residents are generally happy living at the apartment complex.
MOTION	A motion was made by Councilmember Garcia, seconded by Vice Chair Burrola, to authorize the Property Management Agreement, subject to final approval as to form by the City Attorney's Office. The motion was unanimously approved; Board Members Breceda and Ortiz absent.
<u>SPONTANEOUS COMMUNICATIONS</u>	There were no speakers.

HOUSING AUTHORITY MINUTES
REGULAR MEETING

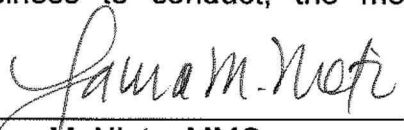
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BOARD MEMBER
BRECEDA

Board Member Breceda returned to the Council Chambers at 7:53 p.m.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:53 p.m.



Laura M. Nieto, MMC
Chief Assistant Authority Secretary

Approved as submitted at the meeting held October 9, 2024.