

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

**FEBRUARY 14, 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, H. Manuel Ortiz;
Mayor Pro Tem Larry G. Burrola; Mayor Albert F. Ambriz

Absent: Councilmember Manuel R. Garcia

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**

None.

**COUNCILMEMBER
TRAVEL REPORTS**

COUNCILMEMBER
ORTIZ AND MAYOR
PRO TEM BURROLA

Councilmember Ortiz and Mayor Pro Tem Burrola reported on their attendance at the Independent Cities Association conference.

COUNCILMEMBER
BRECEDA

Councilmember Breceda stated that he was unable to attend the conference due to an illness but would reimburse the City for any related expenses it has incurred due to his absence.

**COUNCILMEMBER
COMMENTS**

MAYOR AMBRIZ

Mayor Ambriz requested that the meeting be adjourned in memory of Sylvia Jaramillo.

**INTRODUCTION OF
NEW EMPLOYEES /
PROMOTIONS**

None.

**PROCLAMATIONS /
PRESENTATIONS /
COMMENDATIONS**

None.

CONSENT CALENDAR

MOTION	A motion was made by Councilmember Breceda, seconded by Councilmember Ortiz, to approve the Consent Calendar. The motion was unanimously approved; Councilmember Garcia absent.
CITY ATTORNEY GUERRA	City Attorney Guerra suggested that Councilmember Breceda retract his motion due to a potential conflict of interest with item E
COUNCILMEMBER BRECEDA	Councilmember Breceda retracted his motion.
MOTION	A motion was made by Mayor Pro Tem Burrola, seconded by Councilmember Ortiz, to approve the Consent Calendar. The motion was unanimously approved; Councilmember Breceda abstaining on Item No. 19E and Councilmember Garcia absent.
<u>ITEM NO. 19A</u> WARRANTS / DEMANDS / PAYROLL	WARRANTS / DEMANDS / PAYROLL The warrants / demands / payroll were approved.
<u>ITEM NO. 19B</u> CLAIM REJECTION – SAIDA GONZALEZ V. CITY OF IRWINDALE	CLAIM REJECTION – SAIDA GONZALEZ V. CITY OF IRWINDALE The claim of Saida Gonzalez v. City of Irwindale was rejected and staff was directed to send a letter of rejection.
<u>ITEM NO. 19C</u> ADOPTION OF RESOLUTION AUTHORIZING THE EXAMINATION OF TRANSACTIONS AND USE TAX RECORDS	ADOPTION OF RESOLUTION NO. 2024-09-3486 AUTHORIZING THE EXAMINATION OF TRANSACTIONS AND USE TAX RECORDS
RESOLUTION NO. 2024-09-3486 ADOPTED	Resolution No. 2024-09-3486 , entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE EXAMINATION OF TRANSACTIONS AND USE TAX RECORDS," was adopted.
<u>ITEM NO. 19D</u> APPROVE APPROPRIATION OF ASSET FORFEITURE FUNDS	APPROVE APPROPRIATION OF ASSET FORFEITURE FUNDS

RESOLUTION NO.
2024-10-3487
ADOPTED

Resolution No. 2024-10-3487, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING RECEIPT OF AND APPROPRIATING FEDERAL ASSET FORFEITURE FUNDS FOR USE BY THE POLICE DEPARTMENT," was adopted.

ITEM NO. 19E
PROFESSIONAL
SERVICES CONTRACT
AGREEMENT
AMENDMENT WITH
STEVEN A. ORMENYI
& ASSOC.

PROFESSIONAL SERVICES CONTRACT AGREEMENT
AMENDMENT NO. 3 WITH STEVEN A. ORMENYI & ASSOCIATES

Amendment No. 3 to the professional services contract agreement between Steven A. Ormenyi & Associates and the City of Irwindale for the contract administration during the construction of the Irwindale Park Improvements Project Phases IV and V, was approved; Councilmember Breceda abstaining.

ITEM NO. 19F
APPLY FOR THE CA
GROWTH STRATEGIC
COUNCIL COMMUNITY
RESILIENCE CENTERS
GRANT FUNDING

APPLY FOR THE CALIFORNIA GROWTH STRATEGIC COUNCIL (SGC) COMMUNITY RESILIENCE CENTERS (CRC) GRANT FUNDING IN THE AMOUNT OF \$1,200,000 OR ANY AMOUNT APPROVED FOR, AND IF AWARDED, AUTHORIZE THE CITY MANAGER TO EXECUTE THE STANDARD AGREEMENT

RESOLUTION NO.
2024-12-3489
ADOPTED

Resolution No. 2024-12-3489, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE CALIFORNIA STRATEGIC GROWTH COUNCIL FOR THE COMMUNITY RESILIENCE CENTERS (CRC) PROGRAM ROND 1 DEVELOPMENT GRANT IN THE AMOUNT OF \$1,200,000, OR ANY OTHER AMOUNT AWARDED, AND NEGOTIATED AND EXECUTE ANY RELATED DOCUMENTS NECESSARY TO ACCEPT THESE GRANT FUNDS."

END OF CONSENT CALENDAR

SPONTANEOUS COMMUNICATIONS

FRED BARBOSA

Fred Barbosa stated that a developer wishes to construct warehouses along 92 acres of city-owned property fronting the 210 freeway but suggested changing the zoning since said development would not be the highest and best use of the site.

PAT GONZALES

Pat Gonzales stated that the City lost \$700 on 17 unused tickets to Knott's Berry Farm and expressed her disappointment that the City is losing money due to individuals cancelling their reservations to events.

NEW BUSINESS

ITEM NO. 21A
UPDATE ON OUR
LADY OF GUADALUPE
MISSION REPAIRS

UPDATE ON OUR LADY OF GUADALUPE MISSION REPAIRS –
VERBAL

COUNCILMEMBER
BRECEDA

Councilmember Breceda declared a potential conflict of interest with this item and exited the Council Chambers at 6:44 p.m.

DIRECTOR RODRIGUEZ

Director Rodriguez presented the update and provided background information on the construction of the subject facility as well as repairs needed. She noted that a January storm caused damage to the roof and water leaked into the walls and floor. Repairs include replastering and painting walls, refurbishing the floor, and replacing the carpet, all of which are covered under the City's insurance coverage. Repairs to the roof are on hold due to the forecast of an upcoming storm. Crews will place a tarp over the roof in the meantime to protect the facility from further water damage. She recommended that a "Our Lady of Guadalupe Mission Restoration Project" be included in the Capital Improvement Project list for fiscal year 24/25, to include site drainage, wall repairs, and new custom windows.

COUNCILMEMBER
ORTIZ

Councilmember Ortiz asked for the date that the mission became City property, to which Director Rodriguez indicated that she did not have the date.

TONY NARANJO

Tony Naranjo questioned why interior work was scheduled prior to the roof being repaired, to which Director Rodriguez advised that work on the roof was scheduled to commence soon, but the weather forecast caused it to be delayed, and noted that the roof will be covered with a tarp to prevent further water damage.

MAYOR PRO TEM
BURROLA

Responding to several questions by Mayor Pro Tem Burrola, Director Rodriguez advised that the mission's site was inspected in 2019 and that the inspection report outlines all areas that need to be addressed. The report was presented to the Council in 2019.

COUNCILMEMBER
ORTIZ

Councilmember Ortiz asked whether a porch could be installed at the front entrance to protect against the rain and summer heat, to which Director Rodriguez stated that the request would need to be researched since it would alter the look of a historic building.

MAYOR AMBRIZ

Mayor Ambriz noted the age of the building and asked about its structural integrity, to which Director Rodriguez advised that the report does not note any structural deficiencies. She further indicated that the building is over 100 years old and does not include rebar since it was not the standard at the time of construction. However, staff would look into the concern.

COUNCIL CONSENSUS Consensus was reached to receive and file the report.

ITEM NO. 21B IRWINDALE'S TARGETED BUSINESS OUTREACH AND RETENTION STRATEGY

ASSISTANT TO THE CITY MANAGER ESPINO Assistant to the City Manager Espino introduced Kevin Ham of RSG. Provided background info on why RSG was recruited for this subject.

KEVIN HAM Kevin Ham with RSG discussed the staff report and made a PowerPoint presentation, which included a suggestion to create business visitation teams in order to increase communication with local businesses in order to develop better relationships.

COUNCILMEMBER ORTIZ Responding to a question by Councilmember Ortiz, Assistant to the City Manager Espino confirmed that the visits would be conducted monthly, with follow-up visits to be conducted as needed.

Councilmember Ortiz expressed his approval of the recommendation and suggested that additional measures be taken to attract more businesses. He further suggested that the results of the monthly visits be reported to the Council.

MAYOR AMBRIZ Mayor Ambriz concurred with Councilmember Ortiz and recommended moving forward with staff's recommendations.

COUNCILMEMBER BRECEDA Councilmember Breceda noted that the arrangement would also serve to inform local businesses that the City is watching to mitigate illegal activities.

MOTION A motion was made by Councilmember Ortiz, seconded by Councilmember Breceda, to receive and file the Targeted Business Outreach and Retention Strategy Memo and authorize staff to proceed in developing Irwindale's Business Visitation Team and commence visits to local businesses to better understand the business community, build relationships, and develop strategies that will support a healthy economy and jobs. The motion was unanimously approved; Councilmember Garcia absent.

PUBLIC HEARINGS

ITEM NO. 22A DEVELOPMENT AGREEMENT FOR THE DIGITAL CONVERSION OF AN EXISTING STATIC BILLBOARD LOCATED AT 4800 DEVELOPMENT AGREEMENT NO. 01-2020 FOR THE DIGITAL CONVERSION OF AN EXISTING STATIC BILLBOARD LOCATED AT 4800 RIVERGRADE ROAD

RIVERGRADE ROAD

PLANNING
TECHNICIAN ROMERO

Planning Technician Martin Romero presented the staff report.

ANDY GOODMAN

Andy Goodman spoke on behalf of the applicant and stated that he was available for questions.

OPEN
PUBLIC HEARING

Mayor Ambriz opened the public hearing at 7:32 p.m.

FRED BARBOSA

Fred Barbosa suggested that the agreement be reviewed in 5 years and requested that the applicant make a contribution of a scholarship to the Irwindale Community Foundation.

CLOSE
PUBLIC HEARING

There being no additional speakers, Mayor Ambriz closed the public hearing at 7:34 p.m.

COUNCILMEMBER
BRECEDA

Councilmember Breceda requested that staff look into whether funding that is earmarked for the Irwindale Community Foundation actually goes to the City's General Fund, to which City Manager Miranda stated that he would look into the question.

COUNCILMEMBER
ORTIZ

Responding to a question by Councilmember Ortiz, Director Borhani clarified that the developer would pay \$35k per billboard structure face, totaling \$70k per structure.

COUNCILMEMBER
BRECEDA

Councilmember Breceda asked whether the agreement could be revisited in five years as requested by Mr. Barbosa, to which Mr. Goodman advised that doing so would create a disadvantage for his company unless it is also enacted retroactively with all other billboard companies in the City. Mr. Goodman then elaborated on the revenues the City stands to gain per the proposed development agreement and explained the difference in rates between the signs along the 210 freeway vs. those along the 605 freeway.

MAYOR AMBRIZ

Mayor Ambriz asked whether the developer would consider donating to the Irwindale Community Foundation, to which Mr. Goodman stated that the request could be discussed amongst the property owner, easement owner, and the billboard company. Mr. Goodman also noted the value of the free advertising that the City could take advantage of.

COUNCILMEMBER
BRECEDA

Councilmember Breceda stated that, what the Council does to one billboard developer, it must do to all, to which City Attorney Guerra stated that this would pose a challenge since the other developers already have agreements in place.

MAYOR PRO TEM BURROLA	Mayor Pro Tem Burrola spoke on the need to generate additional revenue for the Irwindale Community Foundation.
COUNCILMEMBER ORTIZ	Councilmember Ortiz asked about advertising space on the billboards that is available to the City, to which Mr. Goodman stated that the City may offer it to non-profits, such as the Irwindale Community Foundation, on a space-available basis, as stipulated in the Development Agreement.
RE-OPEN PUBLIC HEARING	Mayor Ambriz re-opened the public hearing at 7:46 p.m.
FRED BARBOSA	Fred Barbosa asked whether it would be unethical for the City to sell its advertising space in order to donate its proceeds to the Irwindale Community Foundation, to which City Attorney Guerra stated that he would have to look into the request.
ANDY GOODMAN	Mr. Goodman stated that selling the City's advertising space to others would conflict with the development agreement.
LINDA MAREZ	Linda Marez spoke positively about the proposed development agreement and stated that she agreed with Mr. Goodman's statements.
TONY NARANJO	Tony Naranjo also suggested approving the agreement, noting that the digital billboards would generate a tremendous amount of revenue for the City.
CLOSE PUBLIC HEARING	There being no additional speakers, Mayor Ambriz closed the public hearing at 7:50 p.m.
MAYOR PRO TEM BURROLA	Mayor Pro Tem Burrola stated that the City could also advertise on other billboards in the City.
CITY ATTORNEY GUERRA	City Attorney Guerra asked whether Mr. Goodman would be amenable to including non-profit entities under Section 2.7 of the development agreement, to which Mr. Goodman agreed to and stated that the agreement could be amended to include the request and executed afterward.
ORDINANCE NO. 775 INTRODUCED FOR FIRST READING	Ordinance No. 775 , entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING DEVELOPMENT AGREEMENT NO. 01-2020 BETWEEN CITY OF IRWINDALE AND RIVERGRADE HOLDING LLC TO ALLOW FOR THE DIGITAL CONVERSION OF AN EXISTING STATIC BILLBOARD LOCATED AT 4800 RIVERGRADE ROAD (APN: 8535-020-045, 8535-020-047, 8535-020-08) IN THE M-2 (HEAVY MANUFACTURING) ZONE SUBJECT TO THE CONDITIONS AS SET FORTH HEREIN AND MAKING

FINDINGS IN SUPPORT THEREOF; AND FINDING THE PROJECT EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CEQA GUIDELINES SECTION 15302 (CLASS 2; REPLACEMENT AND RECONSTRUCTION)", was introduced for first reading, reading by title only and waiving further reading thereof, including an amendment to Section 2.7, to read "developer shall also provide, free of charge to City, or any City-approved nonprofit entity, on a space available basis, advertising space on the digital billboard structure," on the motion of Councilmember Breceda, seconded by Mayor Pro Tem Burrola, and unanimously approved; Councilmember Garcia absent.

**CITY MANAGER'S
REPORT**

CITY MANAGER
MIRANDA

City Manager Miranda reported the following:

- 1) Most city offices will be closed on February 19 in honor of Presidents Day.
- 2) The City is collaborating with the American Red Cross to host a blood drive on February 26.
- 3) A community development workshop to discuss the 10-acre site on Allen Drive has been rescheduled to March 4.
- 4) A public scoping meeting regarding the Irwindale Brew Yard specific plan has been scheduled for February 22.
- 5) A visioning meeting to discuss the future Library project has been scheduled for February 15.
- 6) He also provided details on upcoming Recreation events.

**AGENDA ITEMS
REQUESTED BY
COUNCIL MEMBERS**

COUNCILMEMBER
BRECEDA

Councilmember Breceda suggested potentially purchasing a new vehicle for the City Manager's use, to which City Manager Miranda expressed his gratitude but suggested holding off on the purchase until the next City Manager begins.

ITEM NO. 24A
IMPLEMENTATION OF
YOUTH IN GOVERNMENT
PROGRAM

IMPLEMENTATION OF YOUTH IN GOVERNMENT PROGRAM –
REQUESTED BY COUNCILMEMBER ORTIZ

COUNCILMEMBER
ORTIZ

Councilmember Ortiz suggested reimplementing a Youth in Government program, including having participants engage in a mock City Council meeting or potentially shadowing City officials or employees.

MAYOR AMBRIZ

Responding to a question by Mayor Ambriz, City Manager Miranda stated that staff would need additional details on what the Council

would like to implement in order to research the request and present a report.

COUNCILMEMBER
ORTIZ

Councilmember Ortiz stated that he would like to contact Manzanita, Merwin, and Las Palmas elementary schools, noting that past participants from these schools enjoyed participating in mock Council meetings.

COUNCILMEMBER
BRECEDA

Councilmember Breceda concurred with Councilmember Ortiz's suggestion and suggested directing staff to work on the request and return with a report at a future meeting.

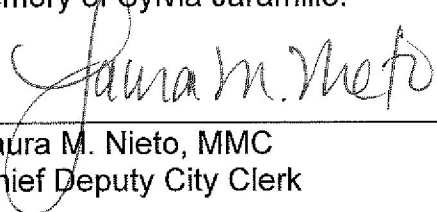
CITY MANAGER
MIRANDA

City Manager Miranda noted that participated in a similar program during his tenure at a school in La Puente and noted that participants from grades five through eight would participate in mock Council meetings, would shadow City officials, and attend Council meetings, and asked whether the Council wished for staff to research these ideas for Irwindale, to which Councilmember Ortiz agreed.

City Manager Miranda advised that additional information would be presented to the Council at its meeting of February 28.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 8:06 p.m., in memory of Sylvia Jaramillo.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held February 28, 2024.