

CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200



NOTICE AND AGENDA FOR THE SPECIAL MEETING OF THE CITY COUNCIL

HOUSING AUTHORITY

May 13, 2026

SPECIAL MEETING – 10:00 A.M.

H. MANUEL ORTIZ - Mayor

ALBERT F. AMBRIZ - Mayor Pro Tem

MARK A. BRECEDA - Councilmember

LARRY G. BURROLA - Councilmember

MANUEL R. GARCIA - Councilmember

Via Zoom Webinar: <https://us02web.zoom.us/j/87104592389>

In the event that a Zoom broadcast is unavailable, staff will promptly notify the public through its social media platforms. The public meeting will proceed in accordance with The Brown Act.

Listen Over Phone: 1-669-900-6833; Webinar ID: 871-0459-2389

Spontaneous Communications: The public is encouraged to address the City Council on any matter listed on the agenda or on any other matter within its jurisdiction. The City Council will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The City Council will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA and Government Code section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can be found on the City's website: <https://www.irwindaleca.gov/DocumentCenter/View/8075/AB-2449-Reasonable-Accommodation-Policy>. If you need special assistance to participate in a City Council or Commission meeting or other services offered by this City, including an electronic or printed copy of the City's reasonable accommodation policy, please contact City Hall at (626) 430-2200. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the office of the Chief Deputy City Clerk, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).

Compensation for Board Members: Compensation for the members of the Irwindale City Council is \$750.16 a month. In accordance with Government Code Section 54952.3, Councilmembers will not receive any additional compensation or stipend for the convening of the regular meetings of the Successor Agency to the Irwindale Community Redevelopment Agency. Councilmembers will receive additional compensation of \$50/meeting, not to exceed \$150 per month, for the convening the regular meetings of the Irwindale Housing Authority and an additional compensation of \$300/meeting for convening the regular meetings of the Irwindale Reclamation Authority.

Code of Ethics

As City of Irwindale Council Members, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Council Member.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE CITY COUNCIL



SPECIAL MEETING

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **ROLL CALL:** Councilmembers: Mark A. Breceda, Larry G. Burrola, Manuel R. Garcia; Mayor Pro Tem Albert F. Ambriz; Mayor H. Manuel Ortiz
5. **AB 2449 DISCLOSURES**
Remote participation by a member of the legislative body for just cause or emergency circumstances
6. **CHANGES TO THE AGENDA**
7. **COUNCIL MEMBER TRAVEL REPORTS**
8. **COUNCILMEMBER COMMENTS**
9. **CONSENT CALENDAR**
 - A. Minutes of the Meetings Held February 25, March 11, and March 25, 2026
Department: City Clerk
Recommendation: Approve
 - B. Warrants / Demands / Payroll
Department: Finance
Recommendation: Approve.
 - C. PlaceWorks Contract Amendment No. 1
Department: Community Development
Recommendation: That the City Council approve contract Amendment No. 1 with PlaceWorks, Inc. for the preparation of an Environmental Impact Report and applicable studies to be prepared in association with land use entitlement applications for property located at 15801 First Street, Irwindale, CA 91706.
 - D. Claim Rejection Epifanio Ruiz - v. City of Irwindale
Department: City Clerk
Recommendation: Staff recommends City Council (1) Reject the claim of Epifanio Ruiz vs. City of Irwindale; and (2) Direct staff to send a letter of rejection.

E. Claim Rejection - Teresa Ortiz v. City of Irwindale***Department: City Clerk***

Recommendation: Staff recommends City Council (1) Reject the claim of Teresa Ortiz vs. City of Irwindale; and (2) Direct staff to send a letter of rejection.

F. Irwindale Business Center Sewer and Streetlight Maintenance Assessment Districts Engineer's Report and Notice of Intent to Levy***Department: Finance***

Recommendation: (1) **Adopt Resolution No. 2026-32-3843 entitled:** "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AN ENGINEER'S REPORT FOR FISCAL YEAR 2026/2027 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 2026/2027; AND GIVING NOTICE OF A DAY AND TIME FOR A VIRTUAL PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS"; (2) **Adopt Resolution No. 2026-33-3844 entitled:** "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AN ENGINEER'S REPORT FOR FISCAL YEAR 2026/2027 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 2026/2027; AND GIVING NOTICE OF A DAY AND TIME FOR A VIRTUAL PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS"; and (3) Set the Public Hearing for June 10, 2026, to consider setting assessments for the two above-mentioned Assessment Districts.

G. Waive Formal Bidding and Award a Contract to Ireland Sound Systems, Inc. for a Facility-Wide Audio System and Public Address (PA) System Upgrade at the Dan Diaz Recreation Center and Irwindale Senior Center via a Cooperative Purchasing Process***Department: IT***

Recommendation: **Adopt Resolution No. 2026-38-3849, entitled:** "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE WAIVING FORMAL BIDDING PROCEDURES PURSUANT TO IRWINDALE MUNICIPAL CODE SECTION 3.44.080(E), AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH IRELAND SOUND SYSTEMS, INC. FOR THE PURCHASE AND INSTALLATION OF FACILITY-WIDE AUDIO SYSTEM AND PUBLIC ADDRESS SYSTEM FOR THE DAN DIAZ RECREATION CENTER AND IRWINDALE SENIOR CENTER".

10. SPONTANEOUS COMMUNICATIONS

Spontaneous communications are limited to the special meeting agenda items only.

11. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

- A. Verbal Update on Alpha Street
Department: Community Development

Recommendation: Receive and file.

- B. City of Irwindale Parks and Recreation Commission Request for the Irwindale City Council to Consider Conducting a Holiday Street Decorating Contest
Department: Administration

Recommendation: That the City Council of the City of Irwindale provide direction to staff.

- C. City of Irwindale Parks and Recreation Commisison's Request to Reinstate the Irwindale's Heroes Program
Department: Administration

Recommendation: That the Irwindale City Council provide direction to staff regarding the Irwindale's Heroes Program.

12. PUBLIC HEARINGS

At this time, members of the audience may ask to be heard regarding an item on Public Hearings.

- A. Report on Job Vacancies and Recruitment and Retention Efforts in Calendar Year 2025

Department: Human Resources

Recommendation: Receive and file.

13. CITY MANAGER'S REPORT

14. REQUESTS FOR AGENDA ITEMS BY CITY COUNCIL

If a City Council Member is interested in a task or project, the City Council Member shall request that the item be agendized in this section.

HOUSING AUTHORITY

15. AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances

16. CONSENT CALENDAR

- A. Minutes of the Meetings Held February 25, March 11, and March 25, 2026
Department: City Clerk

Recommendation: Approve

17. SPONTANEOUS COMMUNICATIONS

Spontaneous communications are limited to the special meeting agenda items only.

18. NEW BUSINESS

At this time, members of the audience may ask to be heard regarding an item on New Business.

A. Update on the 10-Acre Site at 5100 Allen Drive

Department: Administration

Recommendation: Receive and File

19. ADJOURN

20. RECESS TO CLOSED SESSION

A. Liability Claims

Pursuant to Gov. Code Section 54956.95

Claimant: Teresa Quintero

Agency claimed against: City of Irwindale

B. 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

Appellate Case Number: B337162

C. Conference with Legal Counsel - Anticipated Litigation

Initiation of litigation [Pursuant to Government Code Section 54956.9 (d)(4)]

Number of Cases: One

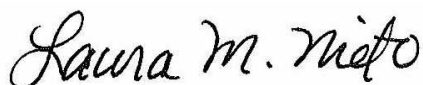
21. RECONVENE IN OPEN SESSION

22. REPORT FROM CLOSED SESSION

23. ADJOURN

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Chief Deputy City Clerk, certify that I caused the agenda for the special meeting of the City Council and Housing Authority, to be held on May 13, 2026, be posted at the City Hall, Library, and Post Office on **Friday, May 8, 2026**.



Laura M. Nieto, MMC
Chief Deputy City Clerk

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

**FEBRUARY 25, 2026
WEDNESDAY
5:06 P.M.**

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

ROLL CALL:

Present: Councilmember Larry G. Burrola, Mayor Pro Tem Albert F. Ambriz;
Mayor H. Manuel Ortiz

Absent: Councilmembers Mark A. Breceda, Manuel R. Garcia

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 5:08 p.m., the City Council met in Closed Session to discuss the following:

ITEM NO. 5A

Public Employee Performance Evaluation
Pursuant to California Government Code Section 54957

Title: City Manager

ACTION: Evaluation conducted, no action taken, direction provided.

ITEM NO. 5B

Conference with Legal Counsel – Anticipated Litigation
Initiation of litigation (Pursuant to Government Code Section 54956.9 (d)(4))

Number of Cases: One

ACTION: Update provided by staff, direction provided to staff for additional information, no reportable action.

ITEM NO. 5C

Conference with Legal Counsel – Existing Litigation
Pursuant to Government Code Sections 54954.5(c) ,54956.9(d)(1)

Name of Case: Luz Aguilar v. City of Irwindale
Case Number: 24STCV04897

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

ITEM NO. 5D

Conference with Labor Negotiator
Pursuant to California Government Code Section 54957.6

Agency Designated Representatives: Julian A. Miranda, City Manager; Adrian Guerra, Legal Counsel; Mary Hull, Human Resources Manager
Employee Organizations: IPOA

ACTION: Information provided to Council, briefly discussed; no direction provided and no action taken.

ITEM NO. 5E

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

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

ACTION: Update provided, direction provided to staff regarding negotiating terms; no reportable action.

RECONVENE IN OPEN SESSION

At 6:11 p.m., the City Council Authority reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:11 p.m.

Laura M. Nieto, MMC
Chief Deputy City Clerk

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

**FEBRUARY 25, 2026
WEDNESDAY
6:11 P.M.**

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

ROLL CALL:

Present: Councilmembers Larry G. Burrola, Mayor Pro Tem Albert F. Ambriz;
Mayor H. Manuel Ortiz

Absent: Councilmembers Mark A. Breceda, 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

AB 2449 DISCLOSURES

None.

CHANGES TO THE AGENDA

City Manager Miranda noted a correction to Successor Agency Item No. 27A.

COUNCILMEMBER TRAVEL REPORTS

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

COUNCILMEMBER COMMENTS

Councilmember Burrola requested that the meeting be adjourned in memory of Paul Tapia Jr.

Mayor Ortiz reported on his attendance at an event with Congressman Gil Cisneros and indicated that he asked about Irwindale receiving its own designated zip code. Congressman Cisneros's office will look into the request and reply.

Councilmember Ambriz congratulated Mayor Ortiz on the Mayor's Reception event.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS

ITEM NO. 17A

INTRODUCTION OF PUBLIC SERVICES OFFICE SPECIALIST ELIANA ARASTU

The introduction was made.

ITEM NO. 17B

INTRODUCTION OF IRWINDALE LIBRARY TECHNICIAN LIZETTE LIZARDI

The introduction was made.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

ITEM NO. 18A

RECOGNITION OF IRWINDALE CITIZEN OF THE YEAR LINDA MAREZ

The presentation was made.

ITEM NO. 18B

RECOGNITION OF IRWINDALE RESIDENT LAS PALMAS MIDDLE SCHOOL STUDENTS BROOKLYN CARR, AUTUMN DURAN, EMMA FRYMARK, RILEY HICKMAN, AND DARRICK KELLY FOR EXCEPTIONAL CAASPP PERFORMANCE

The presentation was made.

ITEM NO. 18C

CHAMBER OF COMMERCE QUARTERLY UPDATE

The update was provided.

CONSENT CALENDAR

A motion was made by Mayor Pro Tem Ambriz, seconded by Councilmember Burrola, to approve the Consent Calendar. The motion was unanimously approved; Councilmembers Breceda and Garcia absent.

ITEM NO. 19A

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 19B

AUTHORIZE CITY MANAGER TO APPROVE PERSONNEL INVESTIGATIVE SERVICES EXPENDITURES

The City Council authorized an increase in expenditure authority under the professional services agreement with Susan Woolley, Esq., in an amount not to exceed \$167,500, and the City Manager was authorized to approve related expenditures necessary to process the final invoice for services rendered.

ITEM NO. 19C

ADOPT A REVISED FACILITY & OPEN SPACE RENTAL POLICY FOR THE DAN DIAZ RECREATION CENTER, IRWINDALE AQUATICS CENTER, AND IRWINDALE PARKS

Resolution No. 2026-10-3721, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE RESCINDING RESOLUTION NO. 2024-80-3557 AND ADOPTING A REVISED FACILITY & OPEN SPACE RENTAL POLICY FOR THE DAN DIAZ RECREATION CENTER, IRWINDALE AQUATICS CENTER, AND IRWINDALE PARKS," was adopted, and revisions to the Irwindale Recreation's Assumption of Risk, Waiver and Release of Liability form to include the new language prohibiting the use of the Dan Diaz Recreation Center Gymnasium for organized play and group or individual coaching/training during open play times.

ITEM NO. 19D

DESIGNATION OF AUTHORIZED AGENTS TO ACT ON BEHALF OF THE CITY TO OBTAIN EMERGENCY FINANCIAL ASSISTANCE

Resolution No. 2026-13-3724, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE DESIGNATING AUTHORIZED AGENTS TO ACT ON BEHALF OF THE CITY TO OBTAIN STATE AND FEDERAL FINANCIAL ASSISTANCE, AND APPROVE CAL OES FORM 130, 'DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES'", was adopted.

ITEM NO. 19E

WAIVE FORMAL BIDDING PROCEDURES AND AUTHORIZE THE ISSUANCE OF A PURCHASE ORDER WITH LIBRARIA FOR THE IRWINDALE PUBLIC LIBRARY OPENING DAY BOOK COLLECTION

Resolution No. 2026-14-3725, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, WAIVING FORMAL BIDDING PROCEDURES PURSUANT TO IRWINDALE MUNICIPAL CODE SECTION 3.44.080(H), AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO LIBRARIA FOR THE CHILDREN, TEEN, AND ADULT OPENING DAY BOOK COLLECTION FOR THE IRWINDALE PUBLIC LIBRARY," was adopted.

END OF CONSENT CALENDAR

**SPONTANEOUS
COMMUNICATIONS**

There were no speakers.

NEW BUSINESS

ITEM NO. 21A

SYSERCO ENERGY SOLUTIONS – ENERGY ASSESSMENT REVIEW

Assistant to the City Manager Espino introduced the item, followed by a PowerPoint presentation by Scott Meinzen, Vice President & General Manager of Syserco.

Responding to several questions from Councilmember Burrola, Mr. Meinzen advised that: 1) the solar array does not require much maintenance and that the contract includes a budget for someone to inspect the system connections and wash the panels once per year; 2) solar panels degrade efficiency at approximately ½ to 1 percent per year, and that the modules have a 30 year warranty while the inverters have a 15 year policy. He also explained financing terms and scenarios.

In response to a question from Mayor Pro Tem Ambriz, Mr. Meinzen indicated that the project cost is about \$3.2 million, though the project is self-funding and would not cost the City any more than it is already paying for electricity. He added that the proposal would save the City \$8,700 in the first year.

Responding to a question from Mayor Ortiz, Mr. Meinzen advised that the system is modeled with solar equipment lasting 30 years, though some components may last longer. Mayor Ortiz

also asked which cities have purchased similar systems from Syserco, to which Mr. Meinzen advised that his company has done projects for La Puente, Norwalk, Gilroy, Morgan Hill, Mountain View, Daly City, and Walnut Creek, among others.

Pat Gonzales asked where the battery for this system would be stored, to which Mr. Meinzen advised that the current proposal does not include a battery. The system is modeled so that electricity production is fed back to the meter, and no energy would be stored.

Councilmember Burrola requested that staff look into costs of adding solar to all City facilities, with particular interest in the Senior Center and the Community Center, and for the information to be presented at the next Council meeting.

Responding to a question by Mayor Ortiz, Mr. Meinzen advised that the proforma presented to the City includes solar at the Community and Senior Centers as well as an array for the City Hall and Police Department lots. Mr. Meinzen then discussed next steps.

Mayor Ortiz asked whether the City is already being charged for the work that has been done up to this point, to which Mr. Meinzen indicated that there has been no charge to the City to date.

City Manager Miranda stated that staff could benefit from receiving clear and specific guidance from the Council about this matter and stated that staff would likely need more time to prepare information to be presented to the Council.

Responding to a comment by Councilmember Burrola, Director Rodriguez stated that Syserco has already conducted an extensive evaluation of all City buildings, which is why the only recommendation for the installation was at the Dan Diaz Recreation Center, and noted that it was not feasible to install solar at the other City facilities.

Tarin from Syserco discussed the design elements of the proposed project.

Councilmember Burrola reiterated that he would like to see solar at the Dan Diaz Recreation Center and the Police Department.

Director Rodriguez suggested that the Council give clear direction to staff as to how to proceed or allow staff to make recommendations. She also noted the need to make renovations at the Dan Diaz Recreation Center, after which the solar panels could be installed.

Councilmember Burrola stated that he does not want to miss out on the 30% discount being offered.

Mr. Meinzen advised that the current project does not include solar at the Dan Diaz Recreation Center; it only includes the Senior Center, Community Center, the Police Department, and City Hall, and went on to explain how the City could potentially add Dan Diaz Recreation Center later and still qualify for the discount.

Tarin with Syserco indicated that the proposal would allow the City up to four years from July 3, 2026, to construct and receive the credit.

Mr. Meinzen added that the Dan Diaz Recreation Center could be added to the contract, though no construction at this site would occur until the building is renovated.

Responding to questions by Councilmember Burrola, Tarin advised that the City Hall and Police Department use about 200,000 kwh and the Recreation Department uses about 100,000.

Mayor Ortiz asked when the Dan Diaz Recreation Center would be renovated, to which City Manager Miranda advised that Assistant City Manager Olivares and Director Rodriguez have worked together to secure \$850,000 in funding from the federal government, though this amount only equates to about 10% of the total amount needed for the project.

Assistant City Manager Olivares added that the funding received helps to retain a consultant to prepare the plans and specifications for the remodel, which would likely cost over \$1 million. The actual construction would probably cost over \$10 million.

Director Rodriguez indicated that staff could work with the consultant to determine a course of action, with the carports as priority, after which it would be returned to the Council for refinement and final recommendation.

Consensus was reached by the Council to have staff obtain the requested information and report back to the Council at its April 8 meeting: Councilmembers Breceda and Garcia absent.

The City Council recessed for a short break at :56 p.m.

The City Council reconvened from recess at 8:02 p.m.

ITEM NO. 21B

BUILDING PLAN CHECK FEE WAIVER REQUEST BY SAINT CYRIL OF ALEXANDRIA
COPTIC ORTHODOX CHURCH

At 8:03 p.m., City Manager Miranda declared a potential conflict of interest and left the Council Chambers.

As requested by Councilmember Burrola, Assistant City Manager Olivares advised that the waiver shown in the staff report for Coory's Kitchen was from the year 2000, and that the most recent waiver was for Our Lady of Guadalupe ("OLG") Church in 2015.

Suzanne Gomez spoke in support of approving the waiver as presented and to consider any other waiver separately.

Councilmember Burrola suggested waiving half the fees.

Mayor Pro Tem Ambriz agreed that half the required fees be waived.

Mayor Ortiz concurred.

Responding to a question from City Attorney Guerra, Assistant City Manager Olivares advised that half of the requested fees ascend to \$7,962.91.

Resolution No. 2026-11-3722, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, FINDING THAT A PUBLIC PURPOSE WOULD BE SERVED BY APPROVING A FEE WAIVER TO SAINT CYRIL OF ALEXANDRIA COPTIC ORTHODOCX CHURCH FOR BUILDING PLAN CHECK FEES OF \$7,962.91," was adopted as updated, on the motion of Councilmember Burrola, seconded by Mayor Pro Tem Ambriz, and unanimously approved; Councilmembers Breceda and Garcia absent.

City Manager Miranda returned to the Council Chambers at 8:11 p.m.

ITEM NO. 21C

1ST READING OF ORDINANCE NO. 815 – REORGANIZATION OF THE CITY COUNCIL

Chief Deputy City Clerk Nieto presented the staff report.

Ordinance No. 815, entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING SECTION 2.04.050 OF THE CITY OF IRWINDALE MUNICIPAL CODE TO UPDATE THE OCCASIONS OF THE CITY COUNCIL REORGANIZATION," was introduced for first reading, reading by title only and waiving further reading thereof, on the motion of Mayor Pro Tem Ambriz, seconded by Councilmember Burrola, and unanimously approved; Councilmembers Breceda and Garcia absent.

ITEM NO. 21D

DISCUSSION AND DIRECTION ON PROPOSED INVOCATION POLICY

Chief Deputy City Clerk Nieto presented the staff report.

Councilmember Burrola asked what would occur should an individual advance a religion over others or exceed the three-minute length during an invocation, to which City Attorney Guerra stated that the general invocation rules stipulate that you cannot endorse one religion over others or disparage any other religion, and that the Council could simply encourage participating individuals to avoid doing so. However, should it occur, it would be appropriate for the Mayor or the City Attorney to remind the individual to be respectful. Staff would usually communicate beforehand with the individual who wishes to recite the invocation to ensure that they are aware of the policy and understand the guidelines.

Mayor Pro Tem Ambriz stated that his community is based on the Christian religion and its core values and that the City's customary practice has been to utilize invocations based on those beliefs. He noted that this issue came about since a Hindu pastor requested that the Mayor recite an invocation without mentioning Jesus Christ or God. He stated that, since this is a Christian community, he does not see why the Mayor should grant the request. He spoke against changing the community's Christian beliefs and values and questioned the need to adopt an invocation policy. He spoke in support of continuing the current invocation practices.

Mayor Ortiz concurred and agreed that the City does not need an invocation policy. He added that he welcomes individuals that wish to recite the invocation as long as they do not disrespect the Council or Christ.

City Attorney Guerra noted that, regardless of whether the Council adopts the proposed policy, the City is governed by constitutional law governing religion: generally speaking, the City could prohibit a speaker from advancing one religion over another, and speakers cannot use an

invocation to disparage another religion. The City cannot preclude any religion or belief system from being allowed to give an invocation, and any procedures the City adopts to govern invocations should treat all religions the same way. He stated that the City needs to remain neutral and that the person giving invocations should also remain neutral.

Mayor Pro Tem Ambriz stated that he disagreed that the Council cannot say “Almighty God Father”, “Christ”, or “our Lord and Savior” during the invocations. He expressed opposition to others coming to Irwindale to try to tell the Council how they cannot say the things that belong to their core Christian values.

Councilmember Burrola stated that the policy would not preclude the Council from conducting the invocation and that it does not dictate what people must say. He spoke on the need to avoid discrimination.

City Attorney Guerra added that the Supreme Court has found that prayer at legislative meetings can be constitutional if they are conducted within narrow guidelines and remain neutral.

Mayor Pro Tem Ambriz disagreed with the City Attorney and stated that individuals cannot tell the Council how to recite invocations based on the community’s strong Christian core values.

Mayor Ortiz reiterated that an invocation policy is not needed at this time and that he welcomes individuals who want to do their invocations.

A motion was made by Mayor Ortiz, seconded by Mayor Pro Tem Ambriz, to decline the recommended Invocation Policy. The motion was approved; Councilmember Burrola opposed and Councilmembers Breceda & Garcia absent.

ITEM NO. 21E

MID-YEAR FINANCIAL REVIEW AND ADJUSTMENTS TO THE FY 2025-2026 BUDGET

Director Borhani presented the report.

Responding to a question from Mayor Ortiz, Assistant City Manager Olivares advised that one of the properties was acquired by Athens and the other would have been used to expand iHealth; however, the owner has decided to move in a different direction.

Resolution No. 2026-15-3726, entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING ADJUSTMENTS TO THE BUDGET AND AUTHORIZING BUDGET AMENDMENT TO THE FY 2025-2026 ADOPTED BYDGET BY APPROPRIATING ADDITIONAL \$424,170 FROM THE GENERAL FUND RESERVE FOR THE PROPOSED MID-YEAR EXPENDITURES,” was adopted, on the motion of Councilmember Burrola, seconded by Mayor Pro Tem Ambriz, and unanimously approved; Councilmembers Breceda and Garcia absent.

PUBLIC HEARINGS

ITEM NO. 22A

PUBLIC HEARING AND 2ND READING OF ADOPTION OF ORDINANCE NO. 817

Director Chan presented the report.

At 9:06 p.m., Mayor Ortiz opened the public hearing.

There being no speakers, Mayor Ortiz closed the public hearing at 9:06 p.m.

Ordinance No. 817, entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING TITLE 15 OF THE IRWINDALE MUNICIPAL CODE BY ADDING CHAPTER 15.05 – EXISTING BUILDING CODE AND ADOPTING BY REFERENCE THE LOS ANGELES COUNTY BUILDING CODE (2026 EDITION) WITH IRWINDALE AMENDMENTS, LOS ANGELES COUNTY ELECTRICAL CODE (2026 EDITION), LOS ANGELES COUNTY PLUMBING CODE (2026 EDITION), LOS ANGELES COUNTY MECHANICAL CODE (2026 EDITION), LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE (2026 EDITION), LOS ANGELES COUNTY RESIDENTIAL CODE (2026 EDITION), EXISTING BUILDING CODE (2026 EDITION), AND ADOPTING LOCAL AMENDMENTS THERETO REPEALING ALL OTHER ORDINANCES OR PORTIONS OF ORDINANCES IN CONFLICT THEREWITH, PURSUANT TO GOVERNMENT CODE SECTION 50022.2 ET SEQ.", was passed, approved, and adopted on second reading, reading by title only and waiving further reading thereof, and the Engineering Department was directed to file the adopted ordinance with the City amendments along with the findings and justifications with the State Building Standards Commission, on the motion of Mayor Pro Tem Ambriz, seconded by Mayor Ortiz, and unanimously approved; Councilmembers Breceda and Garcia absent.

CITY MANAGER'S REPORT

City Manager Miranda presented the following report:

- 1) The City of Irwindale has been awarded \$850,000 for the Dan Diaz Recreation Center Improvement Project. Staff will hire a consultant to prepare the plans and specifications for the seismic retrofitting and other improvements at the site.
- 2) The Community Development Department is updating its Hazard Mitigation Plan and is soliciting community input.
- 3) The Council and Commissioners toured the new Public Library this week. He also provided details about the project's progress.
- 4) He then provided details on upcoming Aquatics and Senior Center activities.

REQUESTS FOR AGENDA ITEMS BY CITY COUNCIL

None.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:10 p.m., in memory of Paul Tapia Jr.

Laura M. Nieto, MMC
Chief Deputy City Clerk

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

**MARCH 11, 2026
WEDNESDAY
5:06 P.M.**

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

ROLL CALL:

Present: Council/Board members Mark A. Breceda, Larry G. Burrola, Manuel R. Garcia; Mayor Pro Tem/Vice Chair Albert F. Ambriz; Mayor/Chair H. Manuel Ortiz

Also Present: Julian A. Miranda, City Manager/Executive Director; Adrian Guerra, City Attorney/General Counsel; Theresa Olivares, Assistant City Manager/Assistant Executive Director; and Laura Nieto, Chief Deputy City Clerk/ Chief Assistant Authority Secretary

AB 2449 DISCLOSURES

None.

SPONTANEOUS COMMUNICATIONS

There were no speakers.

RECESS TO CLOSED SESSION

At 5:08 p.m., the City Council met in Closed Session to discuss the following:

ITEM NO. 5A

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8

Property: 16166 Arrow Highway (APN 8417-029-059)

Agency Negotiator: Fernando Lopez, Housing Coordinator

Negotiating Parties: Ramiro Torres Trust / Torres Family Trust

Under Negotiation: Price and terms of payment

ACTION: Update provided, direction provided to staff; no reportable action (Board Member Breceda recused himself due to a conflict of interest).

Property: 16359 Arrow Highway

Agency Negotiator: Julian A. Miranda, City Manager

Negotiating Parties: 39 Dalton Financial Ltd. Partnership

Under Negotiation: Acquisition of Property

ACTION: Update provided to Council, no direction provided nor any action taken.

ITEM NO. 5B

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation (Pursuant to Government Code Section 54956.9 (d)(4))

Number of Cases: One

ACTION: Update provided, no reportable action nor direction provided.

ITEM NO. 5C

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 a 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 discussed.

Number of Cases: One (1)

ACTION: Update provided, no direction provided, no reportable action taken.

ITEM NO. 5D

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

Name of Case: Luz Aguilar v. City of Irwindale

Case Number: 24STCV04897

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

RECONVENE IN OPEN SESSION

At 6:09 p.m., the City Council Authority reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:11 p.m.

Laura M. Nieto, MMC
Chief Deputy City Clerk

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

ROLL CALL:

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

City Manager Miranda noted that Item No. 17B would be moved to a future meeting.

COUNCILMEMBER TRAVEL REPORTS

Councilmember Garcia reported on his attendance at a recent conference in Santa Barbara and requested that his absence at the previous Council meeting be excused.

City Attorney Guerra indicated that the request could be placed on a future agenda if the Council would like to act on Councilmember Garcia's request.

COUNCILMEMBER COMMENTS

None.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS

None.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

ITEM NO. 17A

VALLEY COUNTY WATER DISTRICT PRESENTATION ON ITS 100TH ANNIVERSARY AND UPCOMING PROGRAMS AND EVENTS

The presentation was made.

ITEM NO. 17B

RECOGNITION OF NORTHVIEW HIGH SCHOOL COMPETITION CHEER TEAM

This item was continued to a future meeting.

CONSENT CALENDAR

A motion was made by Mayor Pro Tem Ambriz, seconded by Councilmember Breceda, to approve the Consent Calendar. The motion was unanimously approved.

ITEM NO. 18A

MINUTES OF THE MEETINGS HELD DECEMBER 3, 2025, AND JANUARY 14, 2026

The minutes of the meetings held December 3, 2025, and January 14, 2026, were approved as presented.

ITEM NO. 18B

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 18C

2ND READING OF ORDINANCE NO. 815 – REORGANIZATION OF THE CITY COUNCIL

Ordinance No. 815, entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AMENDING SECTION 2.04.050 OF THE CITY OF IRWINDALE MUNICIPAL CODE TO UPDATE THE OCCASIONS OF THE CITY COUNCIL REORGANIZATION,” was passed, approved, and adopted on second reading, reading by title only and waiving further reading thereof.

ITEM NO. 18D

FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF IRWINDALE AND THE IRWINDALE POLICE OFFICERS’ ASSOCIATION (IPOA) FOR THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2027

The City Council approved the First Amendment to the Memorandum of Understanding (MOU) between the City of Irwindale and the Irwindale Police Officers’ Association (IPOA) for the period of July 1, 2024m, through June 30, 2027.

ITEM NO. 18E

WAIVE THE FORMAL BIDDING PROCESS AND APPROVE A THREE-YEAR RENEWAL WITH MONARCH FOR THE VERKADA VIDEO SURVEILLANCE AND ACCESS CONTROL SYSTEMS

Resolution No. 2026-18-3729, entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, WAIVING FORMAL BIDDING PROCEDURES PURSUANT TO IRWINDALE MUNICIPAL CODE SECTION 3.44.080(E), AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO MONARCH FOR THE CONTINUED LICENSING, SUPPORT, AND MAINTENANCE OF THE VERKADA SECURITY AND ACCESS CONTROL SYSTEMS,” was adopted.

ITEM NO. 18F

OUT OF STATE TRAVEL TO THE INSTITUTE OF MUSEUM AND LIBRARY SERVICES (IMLS) IN PHOENIX, ARIZONA FOR CITY STAFF

Resolution No. 2026-17-3728, entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE OUT-OF-STATE TRAVEL TO THE INSTITUTE OF MUSEUM AND LIBRARY SERVICES CONVENING 250: TELLING AMERICA’S STORY IN PHOENIX, ARIZONA FOR ONE STAFF MEMBER,” was adopted.

ITEM NO. 18G

ADOPT RESOLUTIONS OF INTENT TO AMEND THE CONTRACT BETWEEN CALPERS AND THE CITY OF IRWINDALE TO IMPLEMENT A PENSION COST SHARE PROVISION

Resolution No. 2026-17-3728, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE RELATING TO CALPERS RETIREMENT COST-SHARING UNDER GOVERNMENT CODE SECTION 20516 BY UNREPRESENTED EXECUTIVE EMPLOYEES," and

Resolution No. 2026-18-3729, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE RELATING TO CALPERS RETIREMENT COST-SHARING UNDER GOVERNMENT CODE SECTION 20516 BY UNREPRESENTED MANAGEMENT EMPLOYEES," were adopted.

ITEM NO. 18H

FOURTH AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT TO EXTEND TERM

In accordance with Senate Bill 1436, City Attorney Guerra reported a summary of the recommended compensation created with approval of the subject amendment.

Resolution No. 2026-19-3730, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE FOURTH AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF IRWINDALE AND JULIAN A. MIRANDA," was adopted.

END OF CONSENT CALENDAR

**SPONTANEOUS
COMMUNICATIONS**

There were no speakers.

NEW BUSINESS

None.

PUBLIC HEARINGS

None.

CITY MANAGER'S REPORT

City Manager Miranda presented the following report:

- 1) The 5th grade children at Merwin Elementary will participate in this year's Youth in Government program, scheduled for March 16. Chief Deputy City Clerk Nieto noted that invitations were also extended to Manzanita and Las Palmas schools, though they were unable to participate, presumably due to difficulties in arranging for transportation for the students.
- 2) Applications for Memorial Pavers are currently being accepted.
- 3) The City is seeking input in order to update its Hazard Mitigation Plan.
- 4) The City welcomed seven new businesses in February.

- 5) Applications are being accepted online for the 2026 Summer Youth Program.
- 6) He also provided details on upcoming Library, Senior Center, and Recreation Division programs.

REQUESTS FOR AGENDA ITEMS BY CITY COUNCIL

None.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:39 p.m.

Laura M. Nieto, MMC
Chief Deputy City Clerk

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

**MARCH 25, 2026
WEDNESDAY
5:02 P.M.**

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

ROLL CALL:

Present: Councilmembers Mark A. Breceda, Larry G. Burrola, Manuel R. Garcia (arrived at 5:05 p.m.); Mayor Pro Tem Albert F. Ambriz; Mayor 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 5:05 p.m., the City Council met in Closed Session to discuss the following:

ITEM NO. 5A

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Pursuant to California Government Code Section 54956.8

Property: 16359 Arrow Highway
Agency Negotiator: Julian A. Miranda, City Manager
Negotiating Parties: 39 Dalton Financial Ltd. Partnership
Under negotiation: Acquisition of Property

ACTION: Update provided by staff, direction provided by Council; no reportable action.

Property: Olive Pit (APN 8415-001-906, 908)
Agency Negotiators: Julian A. Miranda, City Manager, and Eddie Chan, Director of Engineering / Building Official
Negotiating Parties: United Rock Products Corp.
Under negotiation: Sublease Price and Terms

ACTION: Update provided by staff, direction provided by Council; no reportable action.

Property: 5059 Allen Drive (APN 8417-030-004)
Agency Negotiator: Theresa Olivares, Assistant City Manager
Negotiating Parties: HH and TJY Investment Company
Under Negotiation: Price and terms

ACTION: Update provided to Council; no reportable action (Councilmember Breceda recused himself due to a potential conflict of interest).

ITEM NO. 5B

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54955.5(c), 54956.9(d)(1)

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

Los Angeles County Superior Court Case Number: 22STCV01394

Court of Appeal (Second Appellate District) Case Numbers: B337162, B339591

ACTION: Update provided to Council; no reportable action (Councilmember Breceda recused himself due to a potential conflict of interest).

Name of Case: Luz Aguilar v. City of Irwindale

Case Number: 24STCV04897

ACTION: Update provided by staff, no direction provided nor action taken.

RECONVENE IN OPEN SESSION

At 6:11 p.m., the City Council Authority reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:13 p.m.

Laura M. Nieto, MMC
Chief Deputy City Clerk

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

ROLL CALL:

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

Councilmember Breceda requested that the meeting be adjourned in memory of Nancy Guadarrama and Robert Chico Sr.

INTRODUCTION OF NEW EMPLOYEES / PROMOTIONS

None.

PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS

None.

CONSENT CALENDAR

A motion was made by Councilmember Burrola, seconded by Councilmember Breceda, to approve the Consent Calendar. The motion was unanimously approved.

ITEM NO. 17A

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

ITEM NO. 17B

2025 GENERAL PLAN ANNUAL PROGRESS REPORT

The 2025 Annual General Plan Progress Report for Submittal to the Governor's Office of Land Use and Climate Innovation (LCI) and the State Department of Housing and Community Development (HCD) was received and filed.

ITEM NO. 17C

2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

Resolution No. 2026-24-3735, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE, CALIFORNIA, RECEIVING AND APPROVING THE ANNUAL HOUSING ELEMENT PROGRESS REPORT AND AUTHORIZING STAFF TO SUBMIT THE HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE 2025 CALENDAR YEAR TO THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION (LCI) AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)", was adopted.

ITEM NO. 17D

LEASE OF CITY'S WATER PRODUCTION RIGHTS FOR FY 2025/2026

The City Manager was authorized to sign the approved second extension for the Temporary Assignment or Lease of Water Rights with Valley County Water District for Fiscal Year 2025/2026.

ITEM NO. 17E

APPROVE THE PURCHASE OF A BUS AND WAIVE FORMAL BIDDING PROCEDURE

Resolution No. 2026-23-3734, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE WAIVING THE FORMAL BIDDING PROCEDURES PURSUANT TO IRWINDALE MUNICIPAL CODE SECTION 3.44.080(E), AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT FOR THE PURCHASE OF A FORD F-650 CHASSIS 32-PASSENGER BUS FOR IRWINDALE RECREATION," was adopted.

ITEM NO. 17F

AWARD OF CONTRACT TO DUDEK FOR PREPARATION OF OPEN SPACE ELEMENT IN THE GENERAL PLAN AS MANDATED BY SENATE BILL 1245

A contract was awarded to Dudek for the preparation of the Open Space Element in the General Plan and the City Manager was authorized to execute same, subject to City Attorney approval as to form.

ITEM NO. 17G

APPROVE THE PURCHASE OF NEW POLICE DEPARTMENT DUTY HANDGUNS AND SURPLUS OLD DUTY HANDGUNS

Resolution No. 2026-20-3731, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE DECLARING USED POLICE DEPARTMENT SERVICE WEAPONS AS SURPLUS AND AUTHORIZING DISPOSITION OF THE SURPLUS", and **Resolution No. 2026-21-3732**, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING THE PURCHASE OF THIRTY-FIVE (35) HANDGUNS, (35) OPTICS & ACCESSORIES, (35) LIGHTS, AND (35) HOLSTERS TOTALING \$35,610.93 AND WAIVING FORMAL BIDDING PROCEDURES PER IRWINDALE MUNICIPAL CODE SECTION 3.44.080(C)," were adopted.

ITEM NO. 17H

RESOLUTION TO EXCUSE COUNCILMEMBER MANUEL R. GARCIA FROM THE REGULAR MEETING OF FEBRUARY 25, 2026

Resolution No. 2026-25-3736, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE EXCUSING THE ABSENCE OF COUNCILMEMBER MANUEL R. GARCIA FROM THE REGULAR CITY COUNCIL MEETING HELD FEBRUARY 25, 2026," was adopted.

END OF CONSENT CALENDAR

**SPONTANEOUS
COMMUNICATIONS**

Miguel Virgen voiced concerns over the negative impacts the construction of the new Library have had on those living across the street from the site. He also complained about damage to his home which he alleged was caused by the project construction and requested an investigation.

City Manager Miranda advised that staff would look into the concerns and report back.

Director Chan stated that staff have issued notices of violations to the project contractor and that staff are awaiting their response.

Chief Deputy City Clerk Nieto read an email submitted anonymously which contained allegations that work was conducted on the Mayor's roof without the proper permits and requested that the allegation be investigated.

City Attorney Guerra noted that the issue mentioned in the email is a private matter involving the Mayor and does not involve City funds, resources, or property, and as such, is not a matter for the City Council to consider.

Suzanne Gomez thanked the Council for the availability of the swimming pool and stated that it is absurd for a resident to "call out" another resident regarding code enforcement issues.

NEW BUSINESS

ITEM NO. 19A

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2025, and

ITEM NO. 19B

AUDIT REPORT ON THE FEDERAL AWARDS FOR THE YEAR ENDED JUNE 30, 2025,

Were considered simultaneously, with Director Borhani having presented both the reports.

A motion was made by Mayor Pro Tem Ambriz, seconded by Councilmember Breceda, to receive and file the Annual Comprehensive Financial Report and Supplemental Audit Letters for the Fiscal Year ended June 30, 2025, and the Audit Report on the Federal Awards for the Year ended June 30, 2025. The motion was unanimously approved.

ITEM NO. 19C

JUNE 30, 2025, ACTUARIAL STUDY OF THE CITY OF IRWINDALE RETIREE HEALTH LIABILITIES FOR THE FISCAL YEAR 2025-2026

Director Borhani presented the report with additional information presented by Will Kane from Foster & Foster.

A motion was made by Mayor Pro Tem Ambriz, seconded by Councilmember Breceda, to receive and file the June 30, 2025, actuarial study of the City of Irwindale Retiree Health Liabilities for the Fiscal Year 2025-2026. The motion was unanimously approved.

ITEM NO. 19C

JUNE 30, 2025, ACTUARIAL STUDY OF THE CITY OF IRWINDALE RETIREE HEALTH LIABILITIES FOR THE FISCAL YEAR 2025-2026

Director Borhani presented the staff report.

A motion was made by Mayor Pro Tem Ambriz, seconded by Councilmember Breceda, to receive and file the June 30, 2025, actuarial study of the City of Irwindale Retiree Health liabilities for the Fiscal Year 2025-2026. The motion was unanimously approved.

ITEM NO. 19D

SYSERCO ENERGY SOLUTIONS – ENERGY ASSESSMENT REVIEW – VERBAL REPORT

Wesley Lerg from Syserco made a PowerPoint presentation, followed by an additional presentation by Director Rodriguez.

Responding to several questions from Councilmember Burrola, Mr. Lerg indicated that, to avail itself of a grant opportunity, the solar project would have to achieve “permission to operate” status by the end of 2027. He added that his staff would be happy to see whether other grants were available.

Director Rodriguez noted that staff have met with the developer regarding the scope of work and to determine priorities. The project previously consisted of solar for the Police Department parking lot and a new carport for the Senior Center and the Community Center, though a new scope of work includes new rooftop panels for City Hall. The City Hall roof will be examined to determine whether it could support the weight of solar panels and related equipment. She also touched on other aspects of the scope of work, noted that the project is exempt from CEQA, and elaborated on project costs and financing.

Discussion was held regarding financing and budgeting options.

Councilmember Burrola stated his preference in paying for the project at once. Councilmember Breceda agreed and stated that he would prefer to avoid interest rates or penalties. Mayor Pro Tem Ambriz concurred.

Responding to a question from Mayor Ortiz, City Manager Miranda stated that funds could be borrowed from the Development Impact Fund and that the City could restructure a repayment plan.

In response to a question from Mayor Ortiz, City Manager Miranda further clarified funding options. Mayor Ortiz expressed his preference for borrowing from the Development Impact Fund and taking advantage of no interest from option 4.

Councilmember Breceda suggested saving funds from the Development Impact Fund for other unforeseen events that could occur in the future and suggested paying off the entire amount for this project at one time.

Councilmember Burrola also suggested using General Fund money to pay off the project.

Mayor Pro Tem Ambriz agreed to pay off the entire amount but suggested using Development Impact funds.

Further discussion was held on project incentives. It was also noted that the project construction would take about a year.

Responding to a question from Councilmember Garcia, a representative of Syserco indicated that a data-acquisition system will be included in the project that will specify the amount of energy being produced and which portion of that will be supplied to Southern California Edison.

A motion was made by Mayor Pro Tem Ambriz, seconded by Councilmember Breceda, to pay cash using General Fund reserves to pay for the project.

Pat Gonzales asked whether the City would still need to pay Edison after the installation of the solar panels, to which the representative from Syserco indicated that the project would reduce the amount of energy obtained from Edison and that Syserco does not claim that the City would have a zero bill from Edison.

The above-mentioned motion was unanimously approved.

At 7:38 p.m., the Council took a short recess.

The City Council reconvened at 7:44 p.m. with all members present.

PUBLIC HEARINGS

None.

CITY MANAGER'S REPORT

City Manager Miranda presented the following report:

- 1) City offices will be closed on March 31 in observance of a state holiday.
- 2) Applications for memorial pavers are being accepted through March 31.
- 3) The City is seeking community input to update the Hazard Mitigation Plan.
- 4) The Library's Annual Spring Book Festival is scheduled for March 28.
- 5) Applications are being accepted through April 5 for the Summer Youth Program.
- 6) He also provided details on upcoming Recreation and Senior Center events.

REQUESTS FOR AGENDA ITEMS BY CITY COUNCIL

Councilmember Garcia requested that staff prepare a report on the electrical infrastructure at city facilities such as City Hall and the Dan Diaz Recreation Center, to which City Manager Miranda indicated that staff would prepare the requested report.

Responding to questions from Councilmember Breceda, City Manager Miranda advised that Irwindale is part of the North San Gabriel Valley Working Group, along with the cities of Azusa and Duarte, and all three cities work together to address homelessness issues. As part of the collaboration, the three entities would enter into a joint powers agreement, which is currently being drafted. Irwindale representatives had questions and concerns on some of the provisions of the agreement, which were discussed at a meeting held today. The meeting was successful and the three entities seem to have agreed on some of the pertinent issues, and as such, the agreement is now being analyzed by the City Attorney. Staff are hopeful that the agreement could be executed soon.

Mayor Pro Tem Ambriz spoke on the great working relationship that exists between the participants of the Working Group.

Councilmember Burrola requested that this matter be placed on the Closed Session agenda for additional discussion at a future meeting, to which City Manager Miranda advised that updates will be provided in the future.

ADJOURNMENT

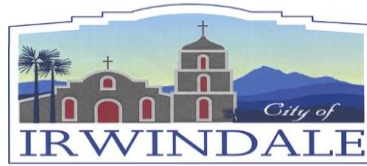
There being no further business to conduct, the meeting was adjourned at 7:56 p.m., in memory of Nancy Guadarrama and Robert Chico Sr.

Laura M. Nieto, MMC
Chief Deputy City Clerk

Electronic Payments

April 2026

April 1 - 30, 2026



Number	Vendor Name	Date	Amount
WFB - 95	CJPIA Excess Pool	4/6/2026	19,526.52
ACH	US Bank	4/9/2026	35,263.19
		Report Total:	<u>54,789.71</u>

CITY OF IRWINDALE
PAYROLL WARRANT REGISTER
April 2026

Payroll Batch DATE OF ISSUE 4/2/26	428.04.2026,401.04.2026 DEPARTMENT	AMOUNT
	11 City Council	1,731.15
	13 City Administrative Office	65,600.80
	14 Finance Department	28,789.92
	35 Police Department	253,886.31
	40 Recreation Department	36,728.03
	41 Aquatics Department	11,239.95
	42 Senior Citizens' Center	20,102.58
	44 Library	21,992.22
	51 Planning & Community Development	33,961.19
	52 Public Works - Engineering	31,598.73
	57 Public Works - Services	61,153.37
	Gross Payroll	566,784.25
	Required Deductions	(167,134.74)
	Voluntary Deductions	(27,654.29)
	Net Payroll	371,995.22

Payroll Batch DATE OF ISSUE 4/16/2026	411.04.2026, 416.04.2026, 417.04.2026,418.04.2026,419.04.2025 DEPARTMENT	AMOUNT
	11 City Council	5,618.67
	13 City Administrative Office	65,725.08
	14 Finance Department	30,106.29
	35 Police Department	232,949.66
	40 Recreation Department	36,051.40
	41 Aquatics Department	11,207.27
	42 Senior Citizens' Center	20,034.54
	44 Library	20,045.05
	51 Planning & Community Development	33,785.65
	52 Public Works - Engineering	31,598.73
	57 Public Works - Services	61,349.96
	Gross Payroll	548,472.30
	Required Deductions	(157,174.05)
	Voluntary Deductions	(29,119.81)
	Net Payroll	362,178.44

Payroll Batch DATE OF ISSUE 4/20/26	420.04.2026 DEPARTMENT	AMOUNT
	40 Recreation Department	238.56
	41 Aquatics Department	-
	42 Senior Citizens' Center	-
	44 Library	-
	51 Planning & Community Development	-
	52 Public Works - Engineering	-
	57 Public Works - Services	-
	Gross Payroll	238.56
	Required Deductions	(24.45)
	Voluntary Deductions	-
	Net Payroll	214.11

Payroll Batch DATE OF ISSUE 4/30/2026	425.04.2026 DEPARTMENT	AMOUNT
	11 City Council	1,731.15
	13 City Administrative Office	65,600.82
	14 Finance Department	28,867.29
	35 Police Department	244,977.02
	40 Recreation Department	37,065.48
	41 Aquatics Department	12,218.43
	42 Senior Citizens' Center	20,182.22
	44 Library	22,297.89
	51 Planning & Community Development	33,953.08
	52 Public Works - Engineering	31,824.74
	57 Public Works - Services	61,805.88
	Gross Payroll	560,524.00
	Required Deductions	(157,209.65)
	Voluntary Deductions	(8,210.46)
	Net Payroll	395,103.89

Accounts Payable

Checks by Date - Summary by Check Number

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Check No	Vendor No	Vendor Name	Check Date	Check Amount
108079	CALIFO56	California State Disbursement Unit	04/16/2026	604.15
108080	CALIFO57	California State Disbursement Unit	04/16/2026	143.07
108081	CALIFO58	California State Disbursement Unit	04/16/2026	100.00
108082	CITY01	City of Hope	04/16/2026	34.00
108083	FRANC06	Franchise Tax Board	04/16/2026	150.00
108084	ICEA	Irwindale City Employee Assoc.	04/16/2026	1,014.00
108085	IMEA	Irwindale Mgmt Employee Assoc.	04/16/2026	580.00
108086	IRWIND02	Irwindale Police Officers Assoc.	04/16/2026	3,358.00
108087	LOSANG31	Los Angeles County Sheriff's Dept.	04/16/2026	84.54
108088	ACOSTA01	Carol Acosta	04/16/2026	75.00
108089	ALESHIRE	Aleshire & Wynder, LLP	04/16/2026	49,426.50
108090	AMAZON1	Amazon Capital Services, Inc.	04/16/2026	2,635.05
108091	AMERIFID	American Fidelity Assurance	04/16/2026	12,694.26
108092	AMERIC34	American Fidelity Assurance Co	04/16/2026	6,109.74
108093	ARAICA01	Byron Araica	04/16/2026	290.93
108094	AVI10	Desiree Avila	04/16/2026	75.00
108095	BALLI01	Shayna Balli	04/16/2026	565.83
108096	MIJACA	Bay Alarm Company	04/16/2026	409.00
108097	ALVARA04	Aundrea Butler	04/16/2026	75.00
108098	SANGAB11	California Newspapers Partnership	04/16/2026	1,917.33
108099	CHICO05	Robert Chico	04/16/2026	75.00
108100	CINTAS	Cintas Corporation #693	04/16/2026	134.33
108101	DIVISI01	Division of the State Architect	04/16/2026	101.60
108102	ESPINO05	Ernesto Espino	04/16/2026	400.00
108103	ESTRE01	Eddie Estrella	04/16/2026	75.00
108104	FEDEX	FedEx	04/16/2026	17.97
108105	FILLG01	Fill Good Landscaping	04/16/2026	415.00
108106	FRAIJO02	John Fraijo	04/16/2026	75.00
108107	FRO22	Jessica Frolli	04/16/2026	75.00
108108	GARCIA05	Yolanda Garcia	04/16/2026	75.00
108109	GUT12	Rocio Gutierrez	04/16/2026	75.00
108110	HINDER	Hinderliter, De Llamas & Assoc	04/16/2026	900.00
108111	HINDER	Hinderliter, De Llamas & Assoc	04/16/2026	103.68
108112	KINOS01	Yvonne Kinoshita	04/16/2026	5.00
108113	LAWN01	Lawn Mower Corner West Covina	04/16/2026	75.69
108114	LEON25	Ronat Leon	04/16/2026	5.00
108115	MELL01	April Mellem	04/16/2026	10.00
108116	MIRAN20	Ricardo Miranda	04/16/2026	200.00
108117	NEAR10	John Near	04/16/2026	369.85
108118	NESS01	Monique Nessman	04/16/2026	75.00
108119	NUNE25	Cesar Nunez	04/16/2026	78.02
108120	OFFICE03	ODP Business Solutions, LLC	04/16/2026	375.31
108121	OPTUM01	OptumRx, Inc.	04/16/2026	45,929.88
108122	PERE13	Adriana Perez	04/16/2026	75.00
108123	PERE15	Miguel Perez	04/16/2026	75.00
108124	LEGAL03	Pre-Paid Legal Services, Inc.	04/16/2026	110.65

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Check No	Vendor No	Vendor Name	Check Date	Check Amount
108125	QUINO01	Mariana Quinones	04/16/2026	229.11
108126	RODRIG17	Iris Rodriguez	04/16/2026	203.48
108127	RODRIG11	Jenny Rodriguez	04/16/2026	75.00
108128	RODRIG14	Pedro Rodriguez	04/16/2026	219.04
108129	SANC20	Faviola Sanchez	04/16/2026	75.00
108130	SCFUELS	SC Fuels	04/16/2026	9,648.29
108131	SECT01	Sectran Security Inc.	04/16/2026	220.20
108132	SEMA02	SEMA INC	04/16/2026	3,653.09
108133	SCE02	Southern California Edison	04/16/2026	24,003.37
108134	CONTRO02	State Controller's Office	04/16/2026	3,491.10
108135	SUAR10	Darlene Suarez	04/16/2026	75.00
108136	SUBOH01	Subodh Thatte (Sam Thatte)	04/16/2026	4,975.00
108137	TEXAS01	Texas Life Insurance Co.	04/16/2026	4,436.82
108138	TORRE10	Amanda Torres	04/16/2026	75.00
108139	TREASU01	Treasurer - Tax Collector	04/16/2026	74.00
108140	TUTOR01	Tutor.com	04/16/2026	2,100.00
108141	UNITED15	United Refrigeration Inc	04/16/2026	778.71
108142	UNITED11	United Site Services of CA Inc	04/16/2026	734.70
108143	verizonw	Verizon Wireless	04/16/2026	2,834.51
108144	verizonw	Verizon Wireless	04/16/2026	772.57
108145	WESTCO05	West Coast Arborists, Inc.	04/16/2026	318.75
108146	ZAR01	Gorge Zarza	04/16/2026	300.00
108147	ESPINO10	Iris Espino	04/20/2026	606.81
108148	ALLCI01	All City Management Services, Inc	04/23/2026	1,121.70
108149	ALLIAN	Alliant Insurance Services, Inc.	04/23/2026	2,669.00
108150	ALLIAN02	Alliant Insurance Svcs, Inc.- Irvine Main	04/23/2026	198.00
108151	ALVA22	Monica Alvarado	04/23/2026	75.00
108152	AMAZON1	Amazon Capital Services, Inc.	04/23/2026	2,211.79
108153	AMBRIZ05	Albert Ambriz	04/23/2026	150.80
108154	AT&T06	AT & T	04/23/2026	1,735.82
108155	AT&T08	AT & T	04/23/2026	1,209.66
108156	CINGULAR	AT & T Mobility	04/23/2026	2,123.23
108157	AZUSALW	Azusa Light & Water	04/23/2026	666.84
108158	AZUSAP01	Azusa Plumbing Supply	04/23/2026	102.16
108159	BILLST	Bill's Truck Repair, Inc.	04/23/2026	915.38
108160	BURROL08	Larry Burrola	04/23/2026	192.85
108161	CANYON01	Canyon Auto Services LLC	04/23/2026	579.43
108162	CAPE01	CAPE	04/23/2026	500.00
108163	CHARTE01	Charter Communications	04/23/2026	100.00
108164	CHARTE04	Charter Communicatons	04/23/2026	193.15
108165	CINTAS	Cintas Corporation #693	04/23/2026	139.94
108166	BALDWI02	City of Baldwin Park	04/23/2026	2,100.00
108167	CONCE01	Concentra	04/23/2026	842.00
108168	COSTA01	Costar Realty Information, Inc.	04/23/2026	460.41
108169	PMIDEN	Delta Dental Insurance Company	04/23/2026	703.39
108170	FIFTH01	Debt Book Fifth Asset, Inc.	04/23/2026	8,500.00

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Check No	Vendor No	Vendor Name	Check Date	Check Amount
108171	FLORE01	Karla Flores	04/23/2026	540.00
108173	FRONT01	Frontier Communications	04/23/2026	1,679.35
108174	GAMEZ01	Pablo Gamez	04/23/2026	151.85
108175	GARDEN	Garden View	04/23/2026	195.72
108176	GONZA10	Leslie Gonzalez	04/23/2026	75.00
108177	GRIJAL05	Daniel M. Grijalva	04/23/2026	208.78
108178	IRWIND21	Irwindale Hand Wash & Auto Detail	04/23/2026	1,612.86
108179	JOHNS01	Glen Johnsen	04/23/2026	259.77
108180	LAWEO1	Law Enforcement Medical Services, Inc.	04/23/2026	925.00
108181	LEDEZMA	Erica Ledezma	04/23/2026	700.00
108182	LEXIS01	Lexis Nexis Risk Data Management LLC	04/23/2026	303.76
108183	LIEBERT	Liebert Cassidy Whitmore	04/23/2026	11,696.30
108184	LINCOL03	Lincoln Aquatics	04/23/2026	287.46
108185	PRAXAI	Linde Gas & Equipment Inc	04/23/2026	164.56
108186	LOPEZR	Robert Lopez	04/23/2026	350.19
108187	MAINTE01	Maintex	04/23/2026	266.54
108188	PADILLAM	Melissa Marez	04/23/2026	239.16
108189	OFFICE03	ODP Business Solutions, LLC	04/23/2026	551.04
108190	OLAG11	Gerardo Olague	04/23/2026	145.50
108191	PEER01	INFOBIP VOICE INC	04/23/2026	2,826.70
108192	PETTYC05	City of Irwindale-Admin Petty Cash	04/23/2026	316.84
108193	PROPRINT	Pro Printing, Inc.	04/23/2026	112.97
108194	RAMO10	Jenny Ramos	04/23/2026	300.00
108195	SCFUELS	SC Fuels	04/23/2026	8,040.66
108196	SMART&	Smart & Final	04/23/2026	1,183.28
108197	SCE02	Southern California Edison	04/23/2026	1,195.59
108198	SPANGL01	Dan Spangler	04/23/2026	65.00
108199	TEDJOH	Ted Johnson Propane	04/23/2026	52.58
108200	UNITED15	United Refrigeration Inc	04/23/2026	14.10
108201	VILLA03	Dante Villa	04/23/2026	75.00
108202	WAGN02	Jeanette Wagner	04/23/2026	600.00
108203	WILLDAN	Willdan Financial Services	04/23/2026	2,911.50
108204	CALIFO56	California State Disbursement Unit	04/30/2026	604.15
108205	CALIFO57	California State Disbursement Unit	04/30/2026	143.07
108206	FRANC06	Franchise Tax Board	04/30/2026	150.00
108207	LOSANG31	Los Angeles County Sheriff's Dept.	04/30/2026	99.24
108208	911WP01	911 Wellness Project	04/30/2026	450.00
108209	ACOSTA06	Albert Acosta	04/30/2026	1,088.27
108210	ALLCI01	All City Management Services, Inc	04/30/2026	560.85
108211	ALLK01	All Kinds of BBQ	04/30/2026	1,384.37
108212	AMBRIZ05	Albert Ambriz	04/30/2026	162.40
108213	AMERIFID	American Fidelity Assurance	04/30/2026	12,943.12
108214	AMERIC34	American Fidelity Assurance Co	04/30/2026	6,109.74
108215	ARAICA01	Byron Araica	04/30/2026	250.00
108216	AZUSALW	Azusa Light & Water	04/30/2026	193.60
108217	BURRO01	Burro Canyon Ent. Inc.	04/30/2026	600.00

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Check No	Vendor No	Vendor Name	Check Date	Check Amount
108218	BURROL08	Larry Burrola	04/30/2026	1,088.27
108219	CALDERAM	Margie Caldera	04/30/2026	1,105.56
108220	CERTIFIX	Certifix Live Scan	04/30/2026	270.00
108221	CHARTE01	Charter Communications	04/30/2026	1,167.26
108222	CHICOR	Richard Chico	04/30/2026	1,088.27
108223	CINTAS	Cintas Corporation #693	04/30/2026	419.82
108224	CONCE01	Concentra	04/30/2026	254.00
108225	DeptJust	Dept of Justice	04/30/2026	256.00
108226	ENER01	R & D Tax Savers Energy Tax Savers, Inc.	04/30/2026	1,000.00
108227	EWINGI	Ewing Irrigation Products, Inc.	04/30/2026	199.75
108228	FELD01	Amber Feldmeth	04/30/2026	30.00
108229	FILLG01	Fill Good Landscaping	04/30/2026	415.00
108230	FIVE02	Five Points Towing LLC	04/30/2026	5,860.00
108231	FRAIJO02	John Fraijo	04/30/2026	236.34
108232	FRAIJO01	Paula Fraijo	04/30/2026	1,036.41
108233	FRYMARKM	Maricela Frymark	04/30/2026	1,105.56
108234	GUZMAN04	Diana Guzman	04/30/2026	300.00
108235	HAZZAR01	Hazzard Backflow Inc	04/30/2026	715.00
108236	HDLCOR	HdL Coren & Cone	04/30/2026	1,766.00
108237	KELLY03	Justin Kelly	04/30/2026	1,088.27
108238	LEDEZMA	Erica Ledezma	04/30/2026	2,520.00
108239	MAINTE01	Maintex	04/30/2026	554.07
108240	CRAFT02	Isabel Marin	04/30/2026	400.00
108241	MART28	Erika Martinez	04/30/2026	462.00
108242	MICH10	Eva Michel	04/30/2026	1,036.41
108243	MIRAND26	Casey J. Miranda	04/30/2026	1,105.56
108244	MIRAN10	Julian A. Miranda	04/30/2026	779.64
108245	NAN01	Nancy K Bohl Inc	04/30/2026	160.00
108246	NATION40	Nationwide Fleet Installations	04/30/2026	400.00
108247	OFFICE03	ODP Business Solutions, LLC	04/30/2026	412.15
108248	OLIVAR01	Theresa Olivares	04/30/2026	154.28
108249	ORKINP	Orkin Pest Control	04/30/2026	150.79
108250	ORTIZH	H. Manuel Ortiz	04/30/2026	745.07
108251	PERF03	Performance Elevator Contractors, Inc.	04/30/2026	402.00
108252	PONCE04	Delicia Ponce	04/30/2026	1,403.28
108253	PROPRINT	Pro Printing, Inc.	04/30/2026	1,825.96
108254	ROMANC	Carmen M. Roman	04/30/2026	1,105.56
108255	ROMERO05	Natanael Romero	04/30/2026	1,105.56
108256	CENTRO01	Safeguard Business Systems, Inc.	04/30/2026	717.90
108257	SCFUELS	SC Fuels	04/30/2026	10,389.08
108258	SEMA02	SEMA INC	04/30/2026	3,450.46
108259	GASCOM	SoCalGas	04/30/2026	4,143.76
108260	SCE02	Southern California Edison	04/30/2026	20,832.41
108261	ULINE01	Uline	04/30/2026	33.81
108262	V&V01	V & V Manufacturing, Inc.	04/30/2026	695.07
108263	VALLEY01	Valley County Water District	04/30/2026	13,179.00

Accounts Payable

Checks by Date - Summary by Check Number

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Check No	Vendor No	Vendor Name	Check Date	Check Amount
108264	HDSUP01	WHITE CAP, L.P.	04/30/2026	150.29
108265	AARDVA	Aardvark	05/13/2026	11,285.59
108266	ACCO01	ACCO Engineered Systems	05/13/2026	2,556.00
108267	ADLERH	Adlerhorst International Inc.	05/13/2026	26,680.29
108268	BAKER10	Bakers Man Production	05/13/2026	5,770.00
108269	DEPTOF02	County of LA Dept of Animal Care & Control	05/13/2026	2,437.64
108270	DANA10	Dana Safety Supply	05/13/2026	3,794.74
108271	DOOLEY	Dooley Enterprises, Inc.	05/13/2026	4,646.72
108272	DUDEK01	Dudek	05/13/2026	19,140.00
108273	ELD01	ELD Monarch LLC	05/13/2026	65,848.96
108274	ELECN01	Elecnor Belco Electric, Inc.	05/13/2026	278,167.25
108275	FCG01	FCG Consultants Inc.	05/13/2026	16,517.00
108276	FLOCK01	Flock Group, Inc	05/13/2026	41,500.00
108277	GEO20	Geo-Advantec , Inc.	05/13/2026	4,528.00
108278	GRAN10	Granite Construction Company	05/13/2026	1,491.75
108279	JOEAGO	Joe A. Gonsalves & Son	05/13/2026	2,375.00
108280	LAWN01	Lawn Mower Corner West Covina	05/13/2026	1,098.56
108281	LOSANG09	Los Angeles County	05/13/2026	17,576.14
108282	MAINTE01	Maintex	05/13/2026	791.75
108283	MIDAS	Manuel C Muratalla	05/13/2026	1,518.06
108284	MARXBR	Marx Bros Fire Extinguisher Co	05/13/2026	4,926.48
108285	MATA02	Francisco Mata	05/13/2026	2,740.87
108286	NORMAN02	Norman A. Traub Associates	05/13/2026	6,459.41
108287	PROPRINT	Pro Printing, Inc.	05/13/2026	6,967.25
108288	RIGHT01	Right of Way, Inc.	05/13/2026	3,747.91
108289	SIERRM01	Marcos Sierra	05/13/2026	1,302.10
108290	South22	Southern California Ergonomics	05/13/2026	1,453.90
108291	SUNBEL02	Sunbelt Rentals	05/13/2026	549.06
108292	AIPART	100 Hundred House The Event Rental Compar	05/13/2026	1,178.30
108293	TRAN01	Transtech Engineers, Inc.	05/13/2026	86,857.47
108294	UNION10	Union Pacific Receivables, Inc	05/13/2026	4,953.41
108295	VALLEY01	Valley County Water District	05/13/2026	265.93
108296	WESTCO05	West Coast Arborists, Inc.	05/13/2026	5,009.60

Report Total (217 checks): 1,002,275.11

Item #9.C.

City of
IRWINDALE
AGENDA REPORT

Date: May 13, 2026
To: Honorable Mayor and Members of the City Council
From: Julian A. Miranda, City Manager
Issue: PlaceWorks Contract Amendment No. 1

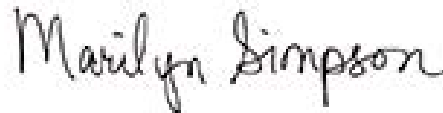
City Manager's Recommendation:

That the City Council approve contract Amendment No. 1 with PlaceWorks, Inc. for the preparation of an Environmental Impact Report and applicable studies to be prepared in association with land use entitlement applications for property located at 15801 First Street, Irwindale, CA 91706.

Administrative Action:

Submitted by:

Marilyn Simpson, Community Development Director



Prepared by:

Brandi Jones, Senior Planner



Reviewed by:

Adrian R. Guerra, City Attorney

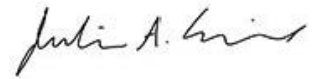


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

On October 22, 2025, the City Council approved an Agreement for Professional Contract Services with Placeworks, Inc. ("Contract") for the preparation of CEQA documents (Initial Study and Environmental Impact Report) for a proposed project at 15801 First Street. The project includes a request to create a Specific Plan that includes the construction of a warehouse distribution center/industrial park totaling up to $\pm 3,000,000$ square feet and $\pm 12,000$ square feet of commercial/retail space, both with associated parking, and on-site grading activities.

The Contract stated that the Consultant shall commence the service upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance", in no event to exceed August 2026. However, due to the multiple factors such as additional analyses for transportation, air quality/GHG, noise, Specific Plan revisions, site plan revisions, and additional cumulative project analysis, the timeline to complete the project has been delayed and the term of the contract needs to be extended in order for the Consultant to complete its services under the Contract.

A revised Term and Schedule of Performance has been included in Amendment No. 1 as Exhibit "D", with an expected completion date in November 2026.

In addition to the time extension, the contract amount requires amendment to complete additional tasks that are beyond the original contract scope:

- Updates and revisions to the Administrative EIR including text, graphic and analysis changes related to project description changes (Specific Plan updates including commercial site plan and bike path), multiple updates of applicant consultants prepared technical studies during EIR process, additional noise analyses for biological resources consultant, and unanticipated level of applicant review comments.
- Preparation of additional Project Alternative – Importing Fill by Rail.
- Additional project management efforts related to an extended project schedule and ongoing project changes.
- Analysis for the material transport by rail project alternative including quantified analysis for Air Quality and Greenhouse Gas emissions and qualitative assessment of relative health risks and energy impacts.
- Update the Transportation Impact Study (TIS) to include new commercial site plan, update Irwindale Municipal Code references for Travel Demand Measures, Update VMT significance findings, and add a Mitigation Measure for employee surveys after operation.

- Conduct travel demand modeling for truck VMT and prepare a technical memorandum (as requested by applicant but not required per City VMT Guidelines).

The original contract was approved for \$445,780.00. The additional costs for the above noted tasks is \$107,259.00, for a new contract total of \$553,039.00.

Fiscal Impact:

The entire cost for this consultant's work will be covered by the Applicant/Developer. The City's General Fund will not be impacted. Pursuant to the Reimbursement Agreement with the Applicant, the Applicant has agreed to reimburse the City of all costs and expenses incurred by the City related to the services agreed to in the Agreement for Contract Services with PlaceWorks, Inc.

Attachments:

1.	15801 First Street Contract Svcs Agmt - Placeworks Amendment No. 1
----	--

AMENDMENT NO. 1 TO AGREEMENT FOR CONTRACT SERVICES BETWEEN THE CITY OF IRWINDALE AND PLACEWORKS, INC.

THIS AGREEMENT NO. 1 FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 13th day of May 2026, by and between the City of Irwindale, a California municipal corporation ("City"), and PlaceWorks, Inc., a California corporation ("Consultant" or "PlaceWorks, Inc."). City and Consultant are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties".

RECITALS

A. The City and Consultant entered into that certain Contract Services Agreement (herein "Agreement") dated November 5, 2025, for the preparation of CEQA documents (Initial Study and Environmental Impact Report) for the future buildout of up to 3,000,000 square feet of new industrial/business park uses and 12,000 square feet of commercial uses, as those terms are defined in the Agreement.

B. The Agreement established a Contract Sum of FOUR HUNDRED AND FORTY-FIVE THOUSAND AND SEVEN HUNDRED AND EIGHTY DOLLARS AND NO CENTS (\$445,780.00).

C. Pursuant to Section 1.9 of the Agreement, any increase in compensation up to ten percent (10%) of the Contract Sum or \$25,000 may be approved by the Contract Officer. Any increase in compensation exceeding \$25,000 must be approved by the City Council. The City Council has approved this amendment to the Agreement pursuant to Section 1.9.

D. By this Amendment No. 1, City and Consultant desire to amend the Agreement in accordance with the provisions of Section 2.1 of the Agreement to increase in the Contract Sum from \$445,780.00 to \$553,039.00.

E. By this Amendment No. 1, City and Consultant desire to amend the Agreement in accordance with the provisions of Section 3.2 of the Agreement to account for a revised Schedule of Performance.

F. By this Amendment No. 1, City and Consultant desire to amend the Agreement in accordance with the provisions of Section 3.4 of the Agreement to account for a revised Term.

NOW, THEREFORE, the parties hereto agree as follows:

1. Section 2.1 of the Agreement, entitled "Contract Sum" shall be amended to read in its entirety as follows (added text shown in ***bold italics***, deleted text shown in ~~strikethrough~~):

“2.1 Contract Sum. Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the “Schedule of Compensation” attached hereto as Exhibit “C” and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ~~FOUR HUNDRED AND FORTY-FIVE THOUSAND AND SEVEN HUNDRED AND EIGHTY DOLLARS AND NO CENTS (\$445,780.00)~~ **FIVE HUNDRED AND FIFTY-THREE THOUSAND AND THIRTY-NINE DOLLARS AND NO CENTS** (the “Contract Sum”), unless additional compensation is approved pursuant to Section 1.9.”

2. Section 3.2 of the Agreement is hereby amended to read in its entirety as follows (added text shown in ***bold italics***, deleted text shown in ~~strikethrough~~):

“3.2 Schedule of Performance. Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the “Schedule of Performance” attached hereto as Exhibit “D”, ***dated April 26, 2026*** and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the “Schedule of Performance” may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.”

3. Section 3.4 of the Agreement is hereby amended to read its entirety as follows (added text shown in ***bold italics***, and deleted text shown in ~~strikethrough~~):

“3.4 Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ~~one (1)~~ ***two (2)*** years from the date hereof, except as otherwise provided in the “Schedule of Performance” (Exhibit “D”).

4. Exhibit “A” to the Agreement is hereby amended to incorporate Amendment No. 1 to the Scope of Services, attached hereto as Exhibit “A.” Whenever the term “Scope of Services” appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1 to the Scope of Services.

5. Exhibit “B” to the Agreement entitled “Special Requirements” shall remain unchanged.

6. Exhibit “C” of the Agreement entitled “Schedule of Compensation” shall be substituted and superseded in its entirety with the “Schedule of Compensation contained in Exhibit “C” attached hereto.

7. Exhibit “D” of the Agreement entitled “Schedule of Performance/Timeline” shall be substituted and superseded in its entirety by the “Schedule of Performance/Timeline” dated November 20, 2023, contained in Exhibit “D” attached hereto.

8. Full Force and Effect. Except as expressly modified herein, all other provisions of the Agreement shall remain unmodified and in full force and effect. From and after the date of this Amendment No. 1, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by Amendment No. 1.

9. Corporate Authority. The persons executing this Amendment No. 1 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 1 on behalf of said party, (iii) by so executing this Amendment No. 1, such party is formally bound to the provisions of this Amendment No. 1, and (iv) entering into this Amendment No. 1 does not violate any provision of any other agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF IRWINDALE, a municipal corporation

H. Manuel Ortiz, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Adrian R. Guerra, City Attorney

CONSULTANT:

PLACEWORKS, INC., a California corporation

By:_____
Name: Brian Judd
Title: CEO
Address: 3 MacArthur Place,
Suite 1100
Santa Ana, CA 92707

By:_____
Name: Randal W. Jackson
Title: President
Address: 3 MacArthur Place,
Suite 1100
Santa Ana, CA 92707

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____ before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR

☐ OTHER _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____ before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐

OTHER _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

EXHIBIT "A"

SCOPE OF SERVICES

- I. **Consultant will perform an environmental assessment for a request to create a specific plan that includes the construction of a warehouse distribution center/industrial park totaling up to ±3,000,000 square feet with associated standard vehicle and trailer parking, ± 12,000 square feet of commercial, and on-site grading and reclamation activities for property located at 15801 First Street ((APNS 8533-009-025, 8533-009-026, 8533-009-027, 8533-009-028 & 8533-009-029) ("Project"), including, but not limited to, the following (herein after referred to collectively as "Services"):**



Scope of Work

The following scope of work details the additional work covered in this contract amendment and is organized per the tasks in our original approved contract with the City dated November 5, 2025 (proposal updated November 3, 2025).

TASK 1. CEQA DOCUMENTATION & PROCESS

Task 1.1 Project Initiation

This task, including the initial Project Description, has been completed and no additional fees are requested.

Task 1.2 Notice Of Preparation And Scoping Meeting

This task was completed by the UES team. PlaceWorks will incorporate the documentation and CEQA related NOP comments in the EIR. The cost for this effort is included in Task 1.3, *Draft EIR*.

TASK 1.3 DRAFT EIR

Task 1.3.1 Administrative DEIR

With the exception of the *Executive Summary* and updates to the *Project Alternatives* to incorporate a full analysis of the *Importing Fill by Rail* alternative, the Administrative DEIR has been completed and posted to the project's One Drive for City and applicant review. The remaining chapters (Alternatives and Executive Summary) will be updated in conjunction with the revisions and updates required for the Screencheck DEIR (see Task 1.3.2) and analysis pending from the Urban Crossroads' analyses as included in this contract amendment. The Screencheck EIR will also reflect the project description updates. No additional fees are requested for this task.

Task 1.3.2 Screencheck DEIR - UPDATED

Additional fees are requested to address the following project description and report updates in the EIR:

- **Project Description updates.** The Specific Plan and project description were updated during our preparation of the EIR requiring text, graphic and analyses revisions to our first draft of the document. The most recent version of the Specific Plan was provided this month (April 2026). Changes include an updated conceptual plan to reflect a greater setback for the northernmost building, a new conceptual plan for the commercial site, and the addition of bike paths along Irwindale Avenue and First Street. In addition to new text and figures, plan changes affected the base plan for numerous completed figures for the plan throughout the EIR.
- **Project Alternatives.** After completion of the draft Project Alternatives section, it was determined that adequate substantiation to conclude that the *Importing Infill by Rail* alternative could not reduce



significant impacts was not available from previous applicant reviews of this option. For defensibility, a decision was made to fully analyze this project alternative in the EIR.

- **Updated Technical Reports from Applicant.** EIR text, graphics, and analysis updates are required to reflect updates to several applicant consultant-prepared technical studies that were made subsequent to our completion of the respective EIR sections for these topics. Studies updated during EIR preparation include:
 - » Phase 1 report (reports dated 12/16/24, 2/4/26)
 - » IDEFO (update February 2026)
 - » Sewer Report (updated versions December 2025, January 2026, and March 2026)
 - » Hydrology/LID (updated version December 2025 and March 2026).
- **Updated Technical Reports – PlaceWorks’ Subconsultants.** Additional work will be needed to incorporate the updated information and analysis included in the LLG and Urban Crossroads as described under Task 3, *Subconsultants Technical Studies*.
- **Extent of City and Applicant Team Administrative Draft EIR Review Comments.** The Administrative Draft EIR has undergone a comprehensive review by both the applicant team and City staff, including legal counsel for both the City and the applicant. We appreciate that the City has consolidated their comments with the applicant team’s comments. Our scope of work, however, anticipated one set of consolidated comments from the City (no applicant comments) and our original budget is not sufficient to address all the comments. The hours estimated to respond to review comments has been supplemented with this amendment request.

Task 1.3.3 Public Review EIR

This task has not been initiated, and no scope or cost estimate changes are proposed.

TASK 1.4. FINAL EIR, MMRP, FINDINGS/SOC, AND NOD

This task has not been initiated, and no scope or cost estimate changes are proposed.

Task 1.5. City Staff Coordination Meetings, Community Meeting, and Public Hearings - UPDATED

Our approved scope of work included 15 City/applicant coordination meetings, one community meeting and up to 4 four public hearings. There have been no charges to the community meeting or public hearing tasks. The budget, however, for the coordination meetings is almost depleted. Although the team (City/Applicant/PlaceWorks) periodic meetings originally anticipated as weekly were limited to monthly scheduled meetings, we have attended and prepared for several other meetings, including topical meetings requested by the applicant to address noise (particularly biological-related impacts), GHG (significance threshold), and transportation (VMT and sidewalk issues). The additional budget requested for

March 16, 2026/Updated April 23, 2026
| Page 3



coordination meetings is based on accommodating up to 5 future meetings, as needed to coordinate team review to successfully complete and distribute the public review EIR and to discuss issues that may arise for the Final EIR, and preparation for the Public Hearings.

We have not modified the original scope or cost estimate for a Community Meeting and Public Hearings.

Task 1.6. Project Management UPDATED

This task covers the efforts to manage the PlaceWorks project team; manage the EIR preparation effort; and maintain constant, close communication between the City, and the broader EIR technical team. Our original cost estimate was based on the estimated schedule (approximately 10 months including Planning Commission and City Council Public Hearings and anticipated project approval end of July 2026). This schedule has been extended due to circumstances beyond the PlaceWorks' team control (including City/legal document review, unanticipated project changes/issues, and additional technical study requirements). At this time, the schedule is anticipated to be extended by approximately three months beyond the original projection. The original schedule anticipated project approval at the end of July 2026 and the updated schedule, including 3-4 weeks for updated traffic and AQ/GHG/HRA/Energy studies, anticipated project approval early November. The additional fees for the Project Management task reflect the extra effort required.

Task 2. PlaceWorks Technical Studies

Task 2.1 Noise and Vibration UPDATED

Additional coordination and analysis were required to address the potential indirect noise impacts on biological resources within the adjacent Santa Fe Recreation Area. Additional fees for noise impact related meetings are included in Task 1.5, *Coordination Meetings*, above. As requested by the applicant and project biological consultant, Helix, our noise team conducted additional SoundPlan noise modeling, prepared construction noise contour mapping and provided individual receptor noise level measurements updated graphics. As of April, 2026, the City has also requested that PlaceWorks provide recommendations for a custom noise significance threshold for impacts to the Santa Fe Recreation Area that will be included in the Specific Plan.

Task 3. Subconsultant Technical Studies

Task 3.1 Cultural and Paleontological Resources Assessment Report (Cogstone)

Cogstone has added the commercial stie plan to their original reports. No additional fees are requested for this update.

Task 3.2 Transportation (LLG) UPDATED

LLG has submitted a contract amendment request to address the following tasks that are beyond their approved scope of work. These tasks have been added as Task No's 3.2.5 and 3.2.6.

Task 3.3.5 Updated Transportation Impact Study (TIS)

LLG will update the transportation impact study to incorporate the following:

- An updated conceptual site plan for the Specific Plan (Figure 2-2 of the TIS) and a conceptual commercial area site plan for Planning Area 2 (Figure 2-3 of the TIS);
- Updated City of Irwindale Municipal Code references to reflect Chapter 17.41 for the Trip Reduction and Travel Demand Measures (formerly Section 17.66);
- Updated finding that the Specific Plan project VMT impact would be considered potentially significant and unavoidable, based on conclusions that the effectiveness of the recommended mitigation measures cannot be guaranteed to achieve the targeted VMT and trip reduction;
- Addition of a mitigation measure for future tenants to conduct employee surveys one year after operation to determine actual commute travel modes.

Task 3.2.7 Travel Demand Modeling (for Truck VMT)

This task consists of project-specific VMT analysis using the 2016/2045 Southern California Association of Governments (SCAG) Activity-Based Model (ABM), and will include the following *(Note that this task is not required for the EIR and can be completed after the Draft EIR is released for Public Review)*:

- Determine the forecast truck VMT for the Specific Plan for Baseline Year 2016 and Cumulative Year 2045 conditions.
- Prepare a truck VMT analysis technical memorandum which will be suitably documented with appropriate text and tables/graphics. Transmit the technical memorandum to the project team for review and use.

Task 3.3 Air Quality and Greenhouse Gas Emissions Analysis (Urban Crossroads) UPDATED

Urban Crossroads contract amendment will cover technical analyses of a quarry infill material transport by rail project alternative. Their original scope was based on our team's assumption that alternatives analyses could be qualitative but determined upon further review that a significance conclusion regarding whether this alternative could reduce impacts could not be made without technical analyses.

- Review the material transport by rail information.
- Quantify air quality (regional) and greenhouse gas (annual) emissions associated with the material transport by rail.
- Determine if the transport by rail option would result in fewer emissions than the transport by truck option that is currently evaluated.
- Qualitatively determine if the transport by rail option would result in increased health risks from toxic air contaminants or increased energy impacts.
- Summarize the results in a brief technical memorandum summarizing the air quality and greenhouse gas emissions totals.

Task 3.4 Health Risk Assessments

Task 3.3 includes a qualitative assessment of the infill material import by rail alternative for health risk.

**Task 3.5 Energy**

Task 3.3 includes a qualitative assessment of the infill material import by rail alternative for energy impacts.

Task 4. Peer-Review and EIR Support**Task 4.1 Peer Review – Hydrology Report (PlaceWorks)**

There is no change to this task.

Task 4.2 Peer-Review of the Sewer Study and Water Supply Assessment (PlaceWorks)

There is no change to this task.

Task 4.3 Peer-Review of Biological Resources Reports (Cadre Environmental)

There is no change to this task.

Task 4.4 Peer-Review of the Phase I Environmental Site Assessment and Geotechnical Study (Benchmark Resources/ENGEO)

There is no change to this task.

Task 4.5 CEQA Support – Mining/Backfill Information & EIR Review (Benchmark Resources)

There is no change to this task.

Schedule UPDATED

As noted under the Project Management task, the schedule for EIR preparation has extended beyond the schedule included in our original proposal. The original schedule projected that the Draft EIR would be released for public review in mid-March 2026, and that the project would be scheduled for public hearings starting in early July 2026. This schedule has been extended due to circumstances beyond the PlaceWorks' team control (including City/legal document review, unanticipated project changes/issues and additional technical study requirements). At this time, the schedule is anticipated to be extended approximately three months beyond the original projection. Based on quick approval of this amendment request and an estimated 3-4 weeks for the preparation of additional technical studies (LLG and Urban Crossroads), as well as the original schedule for Final EIR preparation and review, the project could be scheduled for public hearings for early October 2026. Note that this would be dependent on a reasonable level of comment on the Draft EIR without the requirement for extensive new technical analyses, and efficient document review and revisions by all parties.

- II. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.**

EXHIBIT "B"
SPECIAL REQUIREMENTS

THERE ARE NO SPECIAL REQUIREMENTS FOR THIS CONTRACT.

EXHIBIT "C"
SCHEDULE OF COMPENSATION/BUDGET

- I. **Consultant's proposed budget for services related to the EIR is as follows:**



Table 1 - Cost Estimate **UPDATED***

TASK	ORIGINAL CONTRACT	ADD'L FEES REQUESTED	TOTAL COST W/AMENDMENT
TASK 1. CEQA DOCUMENTATION & PROCESS			
1.1 Project Initiation			
1.1.1 Kickoff Meeting	\$0	\$0	\$0
1.1.2 Project Description	\$8,520	\$0	\$8,520
Task 1.1 Subtotal	\$8,520	\$0	\$8,520
1.2 Notice of Preparation and Scoping			
	\$0	\$0	\$0
1.3 Draft EIR			
1.3.1 Admin DEIR (subtotal)	\$109,137	\$0	\$109,137
1.3.2 Screencheck DEIR Updated	\$16,336	\$57,904	\$74,240
1.3.3 Public Review EIR	\$8,797	\$0	\$8,797
Task 1.3 Subtotal	\$134,270	\$57,904	\$192,174
1.4 Final EIR, MMRP, Findings/SOC, and NOD			
1.4.1 Admin FEIR	\$22,597	\$0	\$22,597
1.4.2 Screencheck FEIR	\$3,456	\$0	\$3,456
1.4.3 MMRP	\$1,414	\$0	\$1,414
1.4.4 Facts/Findings and SOC	\$4,297	\$0	\$4,297
1.4.5 Notice of Determination	\$567	\$0	\$567
Task 1.4 Subtotal	\$32,330	\$0	\$32,330
1.5 City Staff Coord. Mtgs, Community Meeting, and Public Hearings			
City Coord. Mtgs (for Amndmt, 5 add'l 1-hr mtgs + 1hr/prep) Updated	\$12,765	\$4,000	\$16,765
Community Meeting	\$3,714	\$0	\$3,714
Up to 4 Public Hearings	\$33,860	\$0	\$33,860
Task 1.5 Subtotal	\$50,339	\$4,000	\$54,339
1.6 Project Management Updated	\$28,720	\$8,475	\$37,195
Task 1. Subtotal	\$254,180	\$70,379	\$324,559
TASK 2. PLACEWORKS TECHNICAL STUDIES			
2.1 Noise Updated	\$16,038	\$3,880	\$19,918
Task 2. Subtotal	\$16,038	\$3,880	\$19,918
TASK 3. SUBCONSULTANT TECHNICAL STUDIES			
3.1 Cultural & Paleontological Resources (Cogstone)			
3.1.1 Task Management and Communication	\$2,167	\$0	\$2,167
3.1.2 Cultural Resources Assessment	\$24,978	\$0	\$24,978
3.1.3 Paleontological Assessment	\$7,038	\$0	\$7,038
3.2 Traffic Impact Analysis (LLG)**			
3.2.1 DEIR Alternatives	\$7,128	\$0	\$7,128

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TASK	ORIGINAL CONTRACT	ADD'L FEES REQUESTED	TOTAL COST W/AMENDMENT
3.2.2 DEIR Consultation	\$5,380	\$0	\$5,380
3.2.3 RTC/Final EIR support	\$5,984	\$0	\$5,984
3.2.4 Meetings/Conference Calls	\$1,572	\$0	\$1,572
3.2.5 Public Hearings	\$8,384	\$0	\$8,384
3.2.6 Updated TIA (Revisions/Update) Updated	-	\$10,450	\$10,450
3.2.7 Truck Demand Modeling (VMT) Updated	-	\$10,670	\$10,670
3.3 Air Quality and GHG Analyses (Urban Crossroads)* *(additional fees includes HRA and Energy updates) Updated	\$45,650	\$11,880	\$57,530
3.4 Health Risk Assessments (Urban Crossroads)	\$16,060	\$0	\$16,060
3.5 Energy (Urban Crossroads)	\$7,920	\$0	\$7,920
Task 3. Subtotal	\$132,261	\$33,000	\$165,261
TASK 4. PEER REVIEW AND ADVISORY			
4.1 Peer Review of Hydrology Report (PlaceWorks)	\$2,156	\$0	\$2,156
4.2 Peer Review of Sewer Study & WSA (PlaceWorks)	\$5,390	\$0	\$5,390
4.3 Peer Review of Biological Resources Reports (Cadre)		\$0	
4.3.1 Peer Review Bio Report & Tech Support Docs	\$3,300	\$0	\$3,300
4.3.2 Documentation (memo)	\$2,200	\$0	\$2,200
4.4 Peer Review (Phase 1) & Geotech (Benchmark/ENGEO)	\$16,500	\$0	\$16,500
4.5 Mining/Backfill Info & EIR (Benchmark)	\$5,500	\$0	\$5,500
Task 4. Subtotal	\$35,046	\$0	\$35,046
TOTAL LABOR COST	\$437,525	\$107,259	\$544,784
REIMBURSABLE EXPENSES			
Subconsultants Reimbursable Expenses	\$1,455	\$0	\$1,455
PlaceWorks Reimbursable Expenses	\$6,800	\$0	\$6,800
REIMBURSABLE EXPENSES TOTAL	\$8,255	\$0	\$8,255
GRAND TOTAL	\$445,780	\$107,259	\$553,039

*Note: Total discrepancies (within \$1) due to rounding.

**Additional fee includes 10% mark-up for subconsultants.

We appreciate your consideration of this requested contract amendment. Please let us know if you need any additional information to assist you in expediting this request.

Sincerely,

PLACEWORKS

JoAnn C. Hadfield
Principal, Environmental Services

March 16, 2026/Updated April 23, 2026
| Page 8



PlaceWorks – Standard Fee Schedule

STAFF LEVEL	HOURLY BILL RATE
Principal	\$210-\$345
Associate Principal	\$195-\$295
Senior Associate II	\$170-\$280
Senior Associate I	\$160-\$240
Associate II	\$135-\$210
Associate I	\$125-\$195
Project Planner	\$105-\$185
Planner	\$90-\$165
Graphics Specialist	\$90-\$175
Administrator	\$145-\$250
Clerical/Word Processing/Technical Editor	\$45-\$175
Intern	\$80-\$135

Subconsultants are billed at cost plus 10%.

Mileage reimbursement rate is the standard IRS-approved rate.

Possible Yearly Increase of 5% on bill rates.

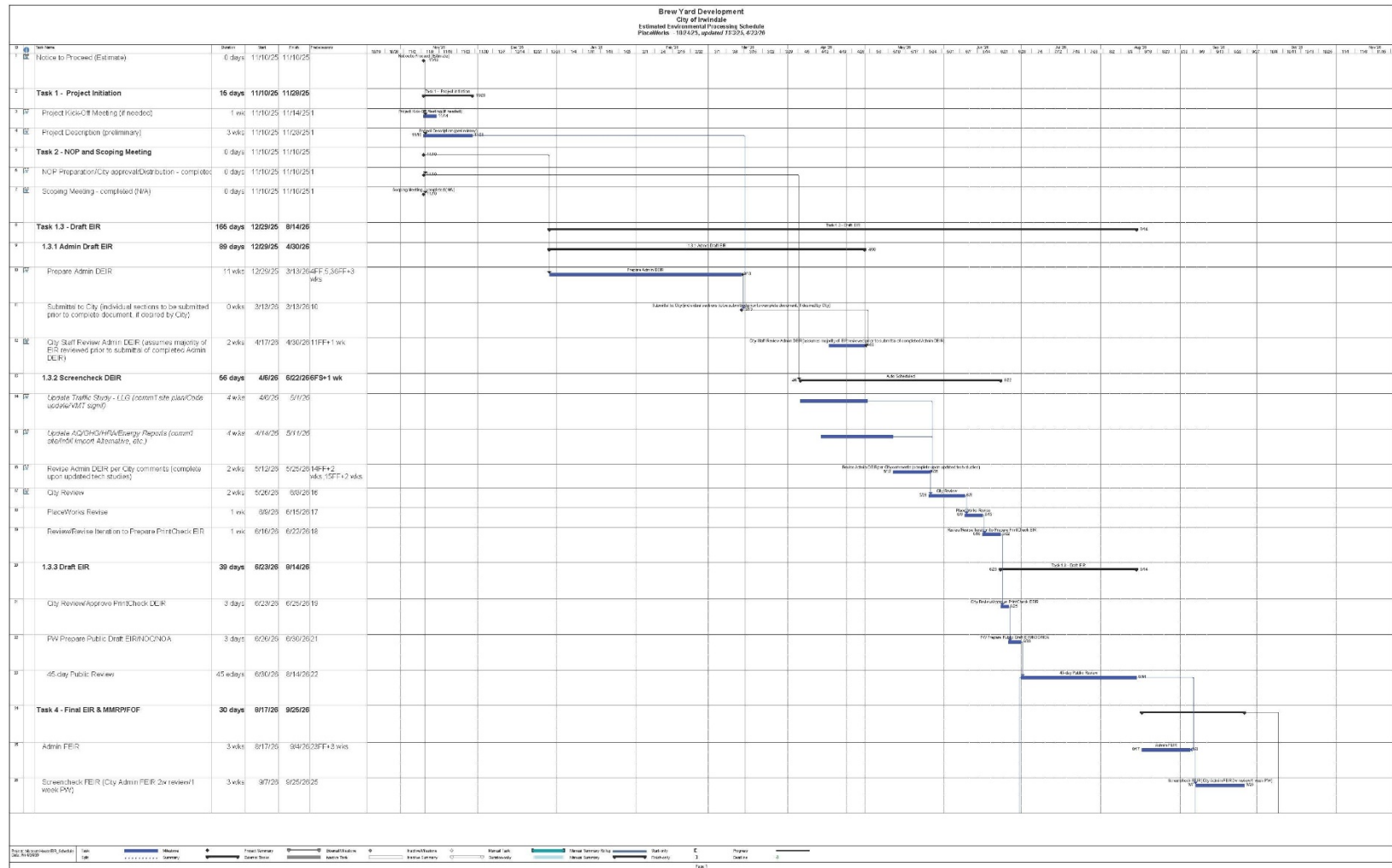
- II. The compensation for the Services shall not exceed the Contract Sum and total compensation for all Services during the Term of this Agreement shall not exceed the Contract Sum, as provided in Section 2.1 of this Agreement.**
- III. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:**
- a. Line items for all the work performed, the number of hours worked, and the hourly rate.
 - b. Line items for all materials and equipment properly charged to the Services.
 - c. Line items for all other approved reimbursable expenses claimed, with supporting documentation.
 - d. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.
- IV. The compensation for the Services shall not exceed the Contract Sum and total compensation for all Services during the Term of this Agreement shall not exceed the Contract Sum, as provided in Section 2.1 of this Agreement.**

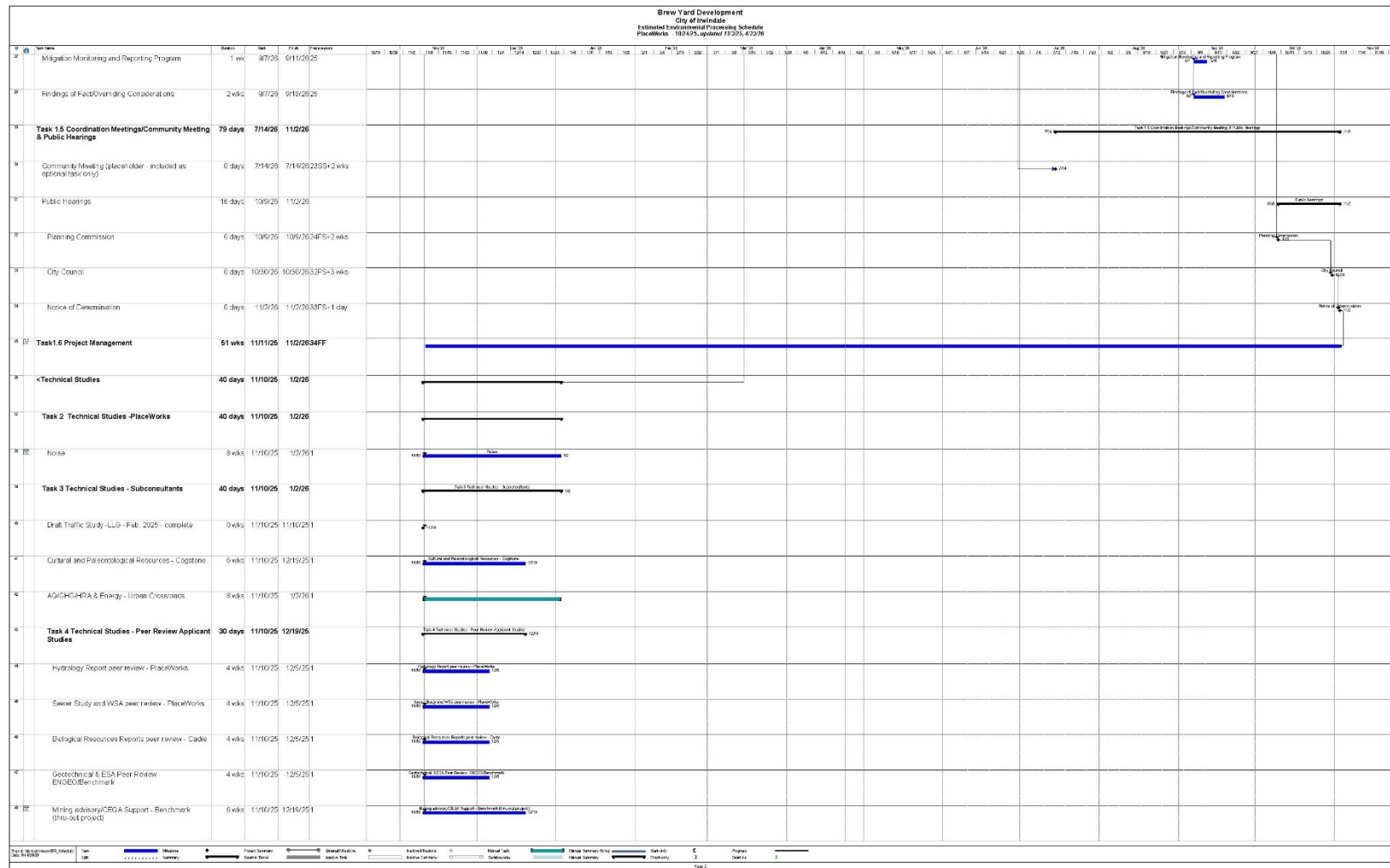
EXHIBIT "D"

SCHEDULE OF PERFORMANCE/TIMELINE

- I. Consultant shall perform the Services and deliver the tangible work products, in accordance with the schedules below:**
- II. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the Services but not exceeding two (2) years from the date hereof,**
- III. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.**

EIR SCHEDULE





City of
IRWINDALE
AGENDA REPORT

Date: May 13, 2026
To: Honorable Mayor and Members of the City Council
From: Julian A. Miranda, City Manager
Issue: Claim Rejection Epifanio Ruiz - v. City of Irwindale

City Manager's Recommendation:

Staff recommends City Council (1) Reject the claim of Epifanio Ruiz vs. City of Irwindale; and (2) Direct staff to send a letter of rejection.

Administrative Action:

Submitted by:

Theresa Olivares, Assistant City Manager



Prepared by:

Laura Nieto, Chief Deputy City Clerk



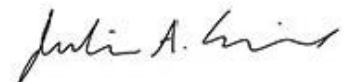
Reviewed by:

Adrian R. Guerra, City Attorney



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

On January 27, 2026, the City received a claim for damages from claimant Epifanio Ruiz. Claimant Ruiz alleges that his vehicle sustained damage when traveling over a street hose protector on northbound Irwindale Avenue near Salvatierra Street. The contact subsequently caused his vehicle to strike the ground leading to the bumper and license plate falling off.

The claim was reviewed by the City's claims adjuster, Carl Warren & Co., who has recommended rejection of the claim. Their recommendation is made on the basis that the City was not working at that location where the damages occurred and that the area in question was under the control of the Los Angeles County Sanitation District. Accordingly, staff is recommending that the City Council reject the claim and direct staff to send a standard letter of rejection. Alternatively, the City Council may direct the City Manager to negotiate resolution of the claim.

Fiscal Impact:

None

Attachments:

1.	Epifanio Ruiz - 2026-01-23_Redacted
2.	CJP-3055887 Recommendation to Reject



CITY OF IRWINDALE

CLAIM FOR DAMAGES TO PERSON OR PROPERTY

INSTRUCTIONS

1. Claims for death, injury to person or to personal property must be filed not later than 6 months after the occurrence.
2. Claims for damages to real property must be filed not later than 1 year after occurrence.
3. Read entire claim before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim for must be signed on page 2 at bottom.
6. Attach separate sheets if necessary to give full details. Sign each sheet.
7. File with City Clerk, 5050 N. Irwindale Ave., Irwindale, CA 91706

RECEIVED

JAN 27 2025

**CITY OF IRWINDALE
CITY CLERKS DEPT.**

Clerk's Official
Filing Stamp

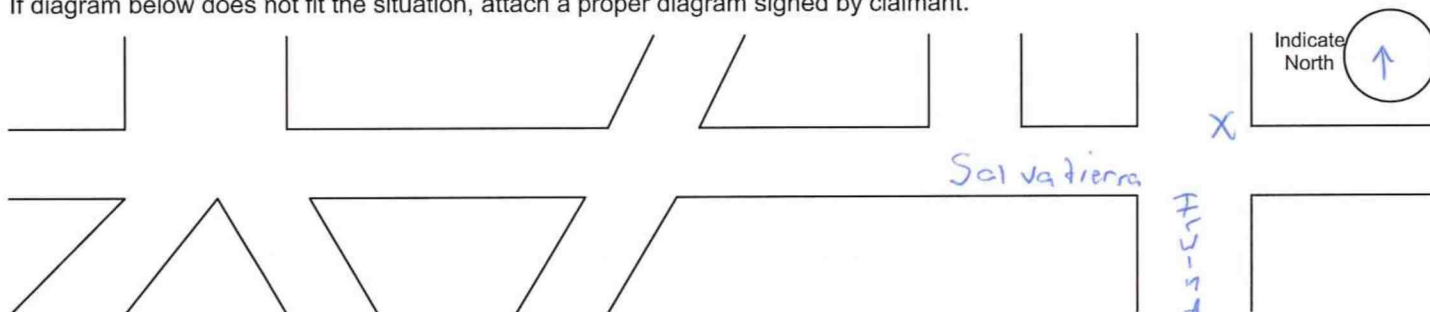
To: City of Irwindale		Claimant's Date of Birth
Name of Claimant <u>Epifania Ruiz</u>		Claimant's Occupation <u>no</u>
Home Address of Claimant <u>71111</u>		Home Telephone Number
Business Address of Claimant <u>no</u>		Business Telephone Number <u>no</u>
Name and address to which you desire notices or communications to be sent regarding this claim: <u>Epifania Ruiz</u>		
Date: <u>1/23/26</u> Time: <u>10:00 Am</u> If claim is for Equitable Indemnity, give date claimant served with complaint: _____		Names of any City employees involved in INJURY or DAMAGE <u>no</u>
Where did DAMAGE or INJURY occur? Describe in full detail and locate on diagram on page 2. Where appropriate, give street names, addresses, and measurements from landmarks: <u>Northbound on Irwindale Avenue near Salvatierra St.</u>		
Describe in detail how the DAMAGE or INJURY occurred. <u>Vehicle sustained damage when traveling over a street hose protector. Vehicle struck the ground when traveling over it, causing the bumper and license plate to fall off.</u>		
Why do you claim the City of Irwindale is responsible? <u>City should have blocked the street lane to prevent this type of damage</u>		
What DAMAGE or INJURIES do you claim resulted? Give full extent of injuries or damage claimed. <u>loose bumper and loss of front license plate.</u>		

Claimant's Name: <u>Epifania Ruiz</u>		
State the amount which you are claiming as of the date of presentation of this claim. Give basis of computation. <u>\$2,000 to repair the bumper.</u>		
Give estimated amount of future losses due to INJURY or DAMAGE: <u>NO</u>		
Was damage and/or injury investigated by the police? <u>NO</u> If yes, what City? <u>N/A</u>		
Were paramedics or ambulance called? <u>NO</u> If yes, name City or ambulance <u>N/A</u>		
If injured, give name and address of your doctor and the date and time of your first visit: <u>N/A</u>		
Doctors and Hospitals:		
Doctor _____	Address _____	Date Hospitalized _____
Hospital _____	Address _____	Date Hospitalized _____
Hospital _____	Address _____	Date Hospitalized _____
Witnesses to DAMAGE or INJURY: List all persons and addresses of persons known to have information:		
Name <u>None</u>	Address _____	Phone _____
Name _____	Address _____	Phone _____

READ CAREFULLY

For all accident claims, indicate on the diagram street names, including North, East, South, and West. Indicate place of accident with an "X". Indicate house numbers or distances to street corners.

If a City vehicle was involved, designate with an "A" the location of the City vehicle when you first saw it, and with "B" the location of yourself or your vehicle when you first saw the City vehicle. Indicate location of City vehicle at the time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1". Mark the point of impact with an "X". Note: If diagram below does not fit the situation, attach a proper diagram signed by claimant.



Signature of Claimant (if other than claimant, indicate relationship) <u>Epifania Ruiz</u>	Typed Name <u>Epifania Ruiz</u>	Date <u>1/27/26</u>
---	------------------------------------	------------------------

Note: Claims must be filed with the City Clerk. **Presentation of a false claim is a felony (Penal Code Section 72)**

May 6, 2026

TO: City of Irwindale

ATTENTION: Laura Nieto, Mary Hull

RECOMMENDATION TO REJECT

RE:

Claimant:	Epifanio Ruiz
Our Client:	City of Irwindale
Date of Loss:	01-23-2026
Our File Number:	CJP-3055887

Please allow this correspondence to acknowledge receipt of the captioned claim. Please take the following action:

❖ **CLAIM REJECTION:** Send a standard rejection letter to the claimant.

Please include proof of mailing with your rejection notice to the claimant. Please provide us with a copy of the city's notice of rejection and a copy of the proof of mailing. If you have any questions, please feel free to contact the assigned adjuster or the undersigned claims specialist.

Janice Bartlett

Janice Bartlett

Claims Examiner II Property & Casualty

Athens Program Insurance Services, LLC

p: 714.912.0242 | f: 1714.464.4465

e: jbartlett@athensadmin.com | w: www.athensadmin.com

Athens Program Insurance Services CA License No.: 2L60159

City of
IRWINDALE
AGENDA REPORT

Date: May 13, 2026
To: Honorable Mayor and Members of the City Council
From: Julian A. Miranda, City Manager
Issue: Claim Rejection - Teresa Ortiz v. City of Irwindale

City Manager's Recommendation:

Staff recommends City Council (1) Reject the claim of Teresa Ortiz vs. City of Irwindale; and (2) Direct staff to send a letter of rejection.

Administrative Action:

Submitted by:

Theresa Olivares, Assistant City Manager



Prepared by:

Laura Nieto, Chief Deputy City Clerk



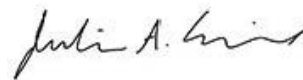
Reviewed by:

Adrian R. Guerra, City Attorney



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

On April 1, 2026, the City received a claim for damages from claimant Teresa Ortiz. Claimant Ortiz was walking northbound on the west side of Irwindale Avenue, south of Tapia Street when she slipped and fell due to fallen berries from a tree.

The claim was reviewed by the City's claims adjuster, Carl Warren & Co., who has recommended

rejection of the claim. Their recommendation is made on the basis that the property owner, not the City, is responsible for maintenance of the sidewalk. Accordingly, staff is recommending that the City Council reject the claim and direct staff to send a standard letter of rejection. Alternatively, the City Council may direct the City Manager to negotiate resolution of the claim.

Fiscal Impact:

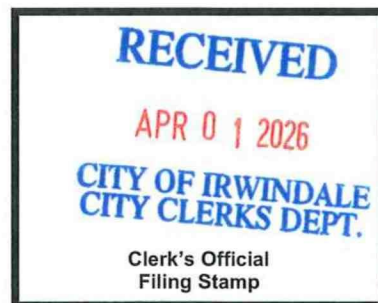
None

Attachments:

1.	Claim for Damages - Teresa Ortiz - 2026-03-31
2.	Request for rejection claim CJP-3056388 Teresa Ortiz



CITY OF IRWINDALE
**CLAIM FOR DAMAGES
TO PERSON OR PROPERTY**



INSTRUCTIONS

1. Claims for death, injury to person or to personal property must be filed not later than 6 months after the occurrence.
2. Claims for damages to real property must be filed not later than 1 year after occurrence.
3. Read entire claim before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim for must be signed on page 2 at bottom.
6. Attach separate sheets if necessary to give full details. Sign each sheet.
7. File with City Clerk, 5050 N. Irwindale Ave., Irwindale, CA 91706

To: City of Irwindale		Claimant's Date of Birth
Name of Claimant Teresa Ortiz		Claimant's Occupation Patient
Home Address of Claimant A		Home Telephone Number
Business Address of Claimant		Business Telephone Number
Name and address to which you desire notices or communications to be sent regarding this claim:		
When did DAMAGE or INJURY occur? Date: 03/31/26 Time: 7:15 a.m. If claim is for Equitable Indemnity, give date claimant served with complaint: _____	Names of any City employees involved in INJURY or DAMAGE	
Where did DAMAGE or INJURY occur? Describe in full detail and locate on diagram on page 2. Where appropriate, give street names, addresses, and measurements from landmarks: It occurred on Irwindale Ave. Northbound on the west side curb. In front of businesses where trees drop berries. And where the sidewalk pavement is uneven.		
Describe in detail how the DAMAGE or INJURY occurred. I was walking N/B on Irwindale Ave just S/O Tapia St/Ave and there is a section of the curb where berries of some kind drop on the sidewalk. I slipped on a few of them, managed to catch my fall but then fell down on the sidewalk, on a portion of the uneven pavement.		
Why do you claim the City of Irwindale is responsible? I think the City of Irwindale is responsible for not keeping the area clean of hazards. i.e. uneven pavement or objects falling from the trees that are not cleaned up. The curb is uneven and caused me to fall injuring my back. If the sidewalk/pavement was clean and free from debris or even, I would not have injured myself from		
What DAMAGE or INJURIES do you claim resulted? Give full extent of injuries or damage claimed. I injured my back. I went to the urgent care, and my provider/Dr. on duty gave me instructions to keep ice on my back to help with swelling and to do an X-Ray once the swelling goes down and if the pain persists. No prescription was given, however he said to take tylenol to help with the pain. He also gave me specific instructions to follow up with my primary care physician.		

Claimant's Name:	Teresa Ortiz		
State the amount which you are claiming as of the date of presentation of this claim. Give basis of computation. Unknown at this time. Pending medical evaluation results.			
Give estimated amount of future losses due to INJURY or DAMAGE: Unknown at this time. Pending medical evaluation results.			
Was damage and/or injury investigated by the police? <u>No</u> If yes, what City? _____			
Were paramedics or ambulance called? <u>No</u> If yes, name City or ambulance _____			
If injured, give name and address of your doctor and the date and time of your first visit: Dr. Edward Tai Chang DO - Address: 1011 Baldwin Park Blvd, Hospital Building, 1st Floor			
Doctors and Hospitals:			
Doctor	Edward Tai Chang	Address	1011 Baldwin Park Blvd, Baldwin Park, CA 91706
		Date Hospitalized	_____
Hospital	_____	Address	_____
		Date Hospitalized	_____
Hospital	_____	Address	_____
		Date Hospitalized	_____
Witnesses to DAMAGE or INJURY: List all persons and addresses of persons known to have information:			
Name	N/A	Address	_____
		Phone	_____
Name	_____	Address	_____
		Phone	_____

READ CAREFULLY

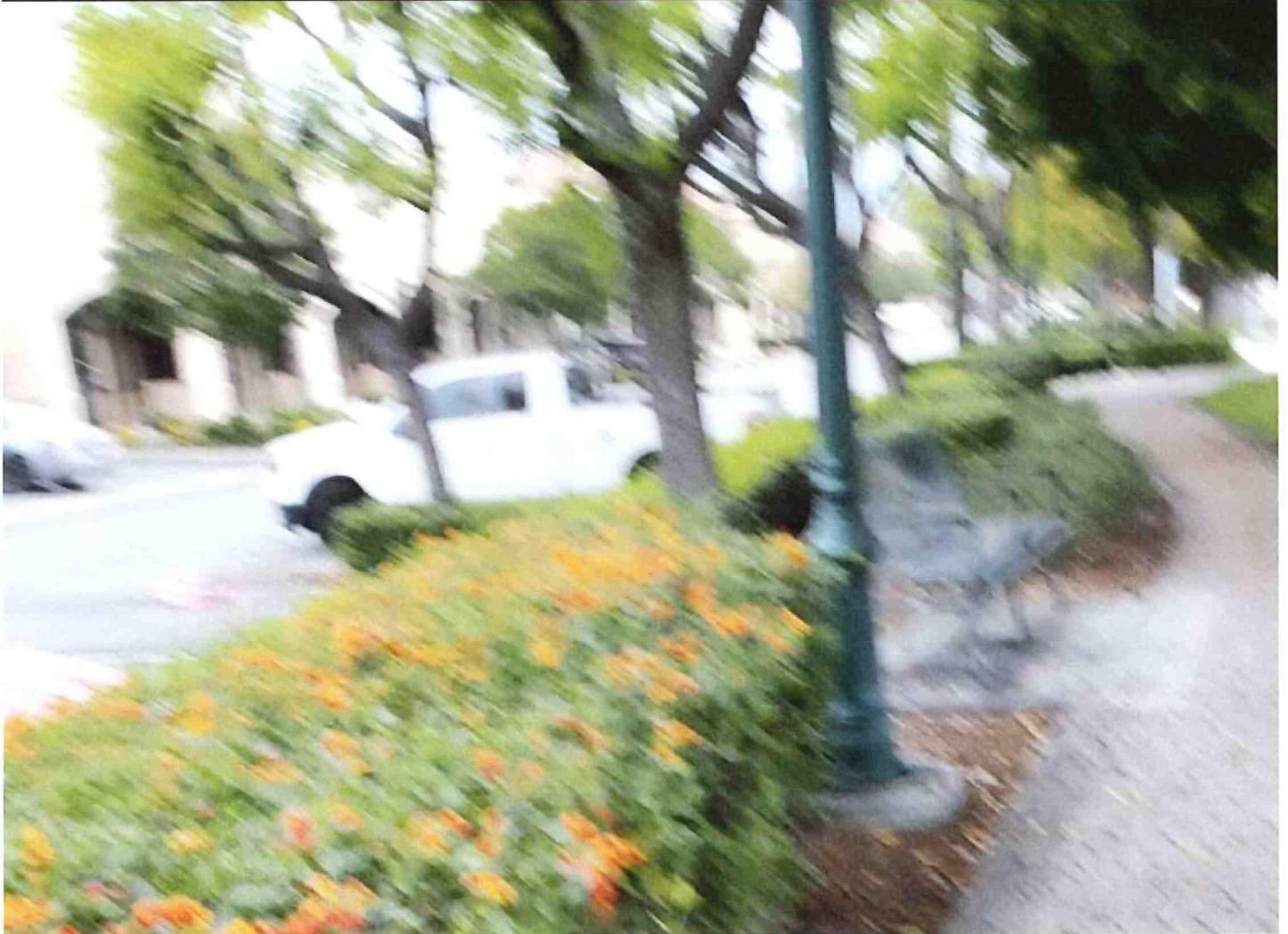
For all accident claims, indicate on the diagram street names, including North, East, South, and West. Indicate place of accident with an "X". Indicate house numbers or distances to street corners.

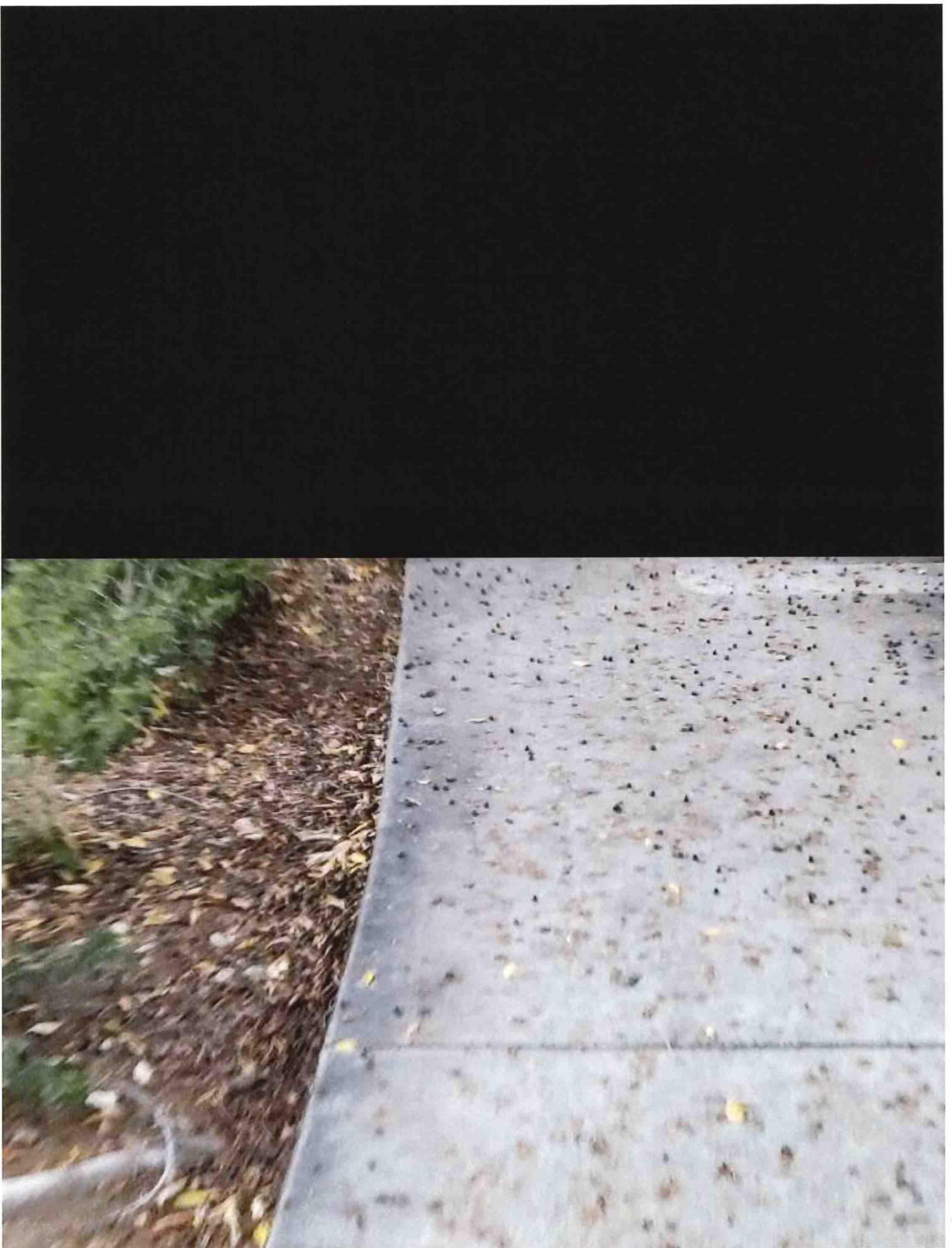
If a City vehicle was involved, designate with an "A" the location of the City vehicle when you first saw it, and with "B" the location of yourself or your vehicle when you first saw the City vehicle. Indicate location of City vehicle at the time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1". Mark the point of impact with an "X". Note: If diagram below does not fit the situation, attach a proper diagram signed by claimant.

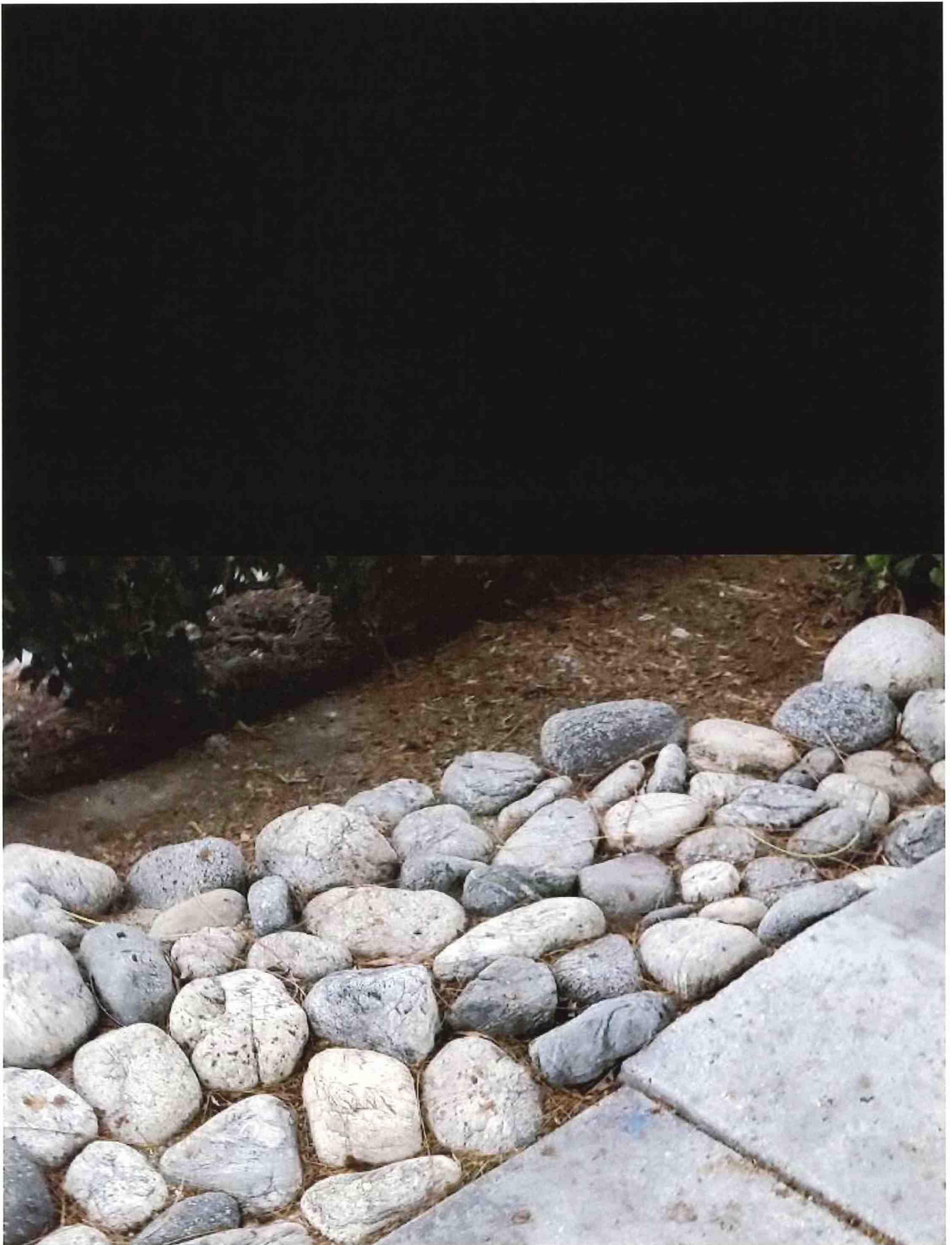
Signature of Claimant (if other than claimant, indicate relationship) 	Typed Name Teresa Ortiz	Date 3/31/26
---	----------------------------	-----------------

Note: Claims must be filed with the City Clerk. Presentation of a false claim is a felony (Penal Code Section 72)











April 29, 2026

TO: Laura Nieto

ATTENTION: Laura Nieto

RE: Claim : (Ortiz Vs city of Irwindale)
Claimant : Teresa Ortiz
Member : City of Irwindale
Date Rec'd by Mbr : 04/01/2026
Date of Event : 03/31/2026
CW File Number : CJP-3056388

Please allow this correspondence to acknowledge receipt of the captioned claim. Please take the following action: The school isn't owned and maintained by the city.

- **CLAIM REJECTION: Send a standard rejection letter to the claimant.**

Teresa Ortiz
4623 Nora Avenue
Irwindale, CA 91709

Please include Proof of Mailing with your rejection notice to the claimant. An exemplar copy of Proof of Mailing is attached. Please provide us with a copy of the Notice of Rejection and copy of the Proof of Mailing. If you have any questions, feel free to contact the assigned adjuster or the undersigned claims specialist.

Very Truly Yours,

Athens Administrators.

Laurie Stroud

Senior Claims Adjuster

City of
IRWINDALE
AGENDA REPORT

Date: May 13, 2026

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Irwindale Business Center Sewer and Streetlight Maintenance Assessment Districts
Engineer's Report and Notice of Intent to Levy

City Manager's Recommendation:

(1) **Adopt Resolution No. 2026-32-3843 entitled:** "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AN ENGINEER'S REPORT FOR FISCAL YEAR 2026/2027 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 2026/2027; AND GIVING NOTICE OF A DAY AND TIME FOR A VIRTUAL PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS"; (2) **Adopt Resolution No. 2026-33-3844 entitled:** "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AN ENGINEER'S REPORT FOR FISCAL YEAR 2026/2027 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 2026/2027; AND GIVING NOTICE OF A DAY AND TIME FOR A VIRTUAL PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS"; and (3) Set the Public Hearing for June 10, 2026, to consider setting assessments for the two above-mentioned Assessment Districts.

Administrative Action:

Submitted/Reviewed by:

Kambiz Borhani, Finance Director / City Treasurer



Prepared by:

Jeanette Duran, Finance Manager



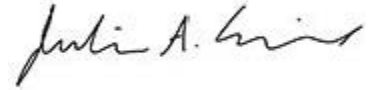
Reviewed by:

Adrian R. Guerra, City Attorney



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

On or about June 28, 2001, in the Fiscal Year 2001/2002, the City Council of the City of Irwindale ("City Council") adopted the Sewer Maintenance District (Irwindale Business Center) and established a sewer maintenance charge for the Sewer Maintenance District for the manner of levying such charge and maximum amounts to be charged for the fiscal year pursuant to the Improvement Act of 1911 (Streets & Highways Code § 5000 et seq.) ("Act");

Furthermore, in Fiscal Year 2001/2002, the City of Irwindale ("City") formed the Street Lighting Maintenance District (Irwindale Business Center) Resolution Number 2001-42-1762, to generate revenue and finance the cost of providing maintenance for the existing public street lighting system within the Irwindale Business Center. The Irwindale Business Center is a 116-acre private industrial development and the improvements to be maintained within the Street Lighting Maintenance District are appurtenant thereto within and benefiting all assessable parcels of land within the Street Lighting Maintenance District.

In order to maintain the Sewer Assessment District and the Street Lighting Assessment District, both located within the Irwindale Business Center, (each, "Assessment District" and collectively, "Assessment Districts") and to establish the charge rate for the Fiscal Year 2026/2027 assessments, the City retained a professional engineering consulting firm for the preparation of the Engineer's Report for each Assessment District. The Engineer's Report for the Irwindale Business Center Sanitation and Sewage System is prepared in accordance with the methodology stated in Section 5473 of the Health and Safety Code. The Engineer's Report for the Irwindale Business Center Street Lighting Maintenance District is prepared in accordance with the methodology stated in Article 4, Chapter 1, Part 2, Division 15 of the Streets and Highways Code, beginning with section 22565 et seq.

1. The proposed assessments will defray the City's costs in the administration of the Assessment Districts. The property owners will have an opportunity to address the City Council concerning the assessment district during the public hearing scheduled to be held during the virtual City Council Meeting on June 10, 2026. Following the completion of the public hearing, the City Council will vote on the property assessments for the street lighting and sewer maintenance

charges for Fiscal Year 2026/2027 and instruct the County Assessor's office for the collection through tax bills.

2. Copies of the two draft Engineer's Reports are included with the Resolution for each Assessment District.

a. The Sewer Maintenance District's anticipated assessment levy is \$1,608.62 per Benefit Unit for Fiscal Year 2026/2027, which is based on the estimated cost of operations, maintenance, and future lift station replacement for that year.

b. The Street Lighting Maintenance District assessment to be levied is based upon each parcel within the boundaries of the District and the assessment was based solely on the benefit received from the street light maintenance. The Assessment per Benefit Unit is \$179.06.

Fiscal Impact:

All costs for the maintenance and administration of the two Assessment Districts are budgeted and accounted for in the City's Irwindale Business Center Assessment District Funds 44 and 45. There is no impact to General Fund expenditures, and there is nominal revenue reimbursed to the General Fund as administrative overhead for staff time allocated to the two assessment districts.

Attachments:

1.	Resolution No. 2026-32-3843 - SMD
2.	Exhibit A - SMD FY 2026-27 Engineer's Report
3.	Resolution No. 2026-33-3844 - SLMD
4.	Exhibit B - SLMD FY 2026-27 Engineer's Report

RESOLUTION NO. 2026-32-3843

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AN ENGINEER'S REPORT FOR FISCAL YEAR 2026/2027 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 2026/2027; AND GIVING NOTICE OF A DAY AND TIME FOR A VIRTUAL PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS

WHEREAS, on or about June 28, 2001, in the Fiscal Year 2001/2002, the City Council of the City of Irwindale ("City Council") adopted the Sewer Maintenance District ("District") and established a sewer maintenance charge for the District for the manner of levying such charge and maximum amounts to be charged for the fiscal year pursuant to the Improvement Act of 1911 (Streets & Highways Code § 5000 et seq.) ("Act"); and

WHEREAS, pursuant to Government Code sections 53750 et seq. (Proposition 218), in adopting the sewer and maintenance charge for the Fiscal Year 2001/2002, the City complied with the notice, protest, and hearing requirements; and

WHEREAS, the City has requested Willdan Financial Services to prepare and file with the City Clerk an Engineer's Report establishing Fiscal Year 2026/2027 assessments for the District ("Engineer's Report"); and

WHEREAS, an Engineer's Report entitled "Sewer Maintenance District (Irwindale Business Center), 2026/2027 Engineer's Annual Levy Report", made part hereof as Exhibit A, has been prepared and filed with the City Clerk and all interested persons are referred to the Engineer's Report for a full and detailed description of the sewer fees and charges (collectively "Sewer Maintenance Charge") and boundaries thereof, the work and the proposed amount and parcels within the boundaries subject to such the Sewer Maintenance District; and

WHEREAS, the Engineer's Report included in this resolution has been presented to the City Council; and

WHEREAS, the Engineer's Report does not provide any increase in the assessment methodology or any formula or range of assessments which will increase the assessments, rather the assessment for Fiscal Year 2026/2027 is proposed to increase based on the methodology approved by the City Council for the Fiscal Year 2001/2002 and as such, under Government Code section 53753.5, the City need not further comply with the notice, protest and hearing requirements of section 53753; and

WHEREAS, pursuant to Government Code Section 53753.5, a public agency that has complied with the notice, protest, and hearing requirements of Section 53753 in establishing an assessment, need not follow those requirements in subsequent fiscal

years where the assessment methodology is not changed to increase the assessment or the amount of the assessment proposed does not exceed an assessment formula or range of assessments adopted in accordance with Government Code Section 53750 et. seq. (Proposition 218); and

WHEREAS, the City Council has duly examined, inspected and considered each and every part of the Engineer's Report and is satisfied that the assessments have been spread in accordance with the benefits received from the services as set forth in the Engineer's Report; and

WHEREAS, the adoption of this Resolution, among other things, is required in order to levy the proposed assessments for Fiscal Year 2026/2027 for the District.

THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council hereby finds that each and every part of the Engineer's Report is sufficient, and the City Council hereby approves, passes on and adopts the Engineer's Report as submitted to the City Council and filed with the Deputy City Clerk. The report as may be amended at or prior to the public hearing shall stand as the Engineer's Report for the purposes of all subsequent proceedings pursuant to this Resolution.

SECTION 3. The public interest and convenience require, and it is the intention of the City Council to levy and collect assessments within the District ("Sewer Maintenance District"), generally described as including, but not limited to, maintenance of the sanitation and sewerage system appurtenant thereto within and benefiting assessable parcels of land within the District.

SECTION 4. The District shall provide for the installation, construction or maintenance of any authorized improvements under the Act, including, but not limited to, sanitation and sewerage systems and facilities which are appurtenant thereto. Reference is made to the Engineer's Report on file in the office of the Deputy City Clerk for a more detailed description of the work to be done, the amount of the proposed assessments and the method of assessment.

SECTION 5. The City of Irwindale provides sewer services to the properties described in the Engineer's Report and the City will incur expenses for operation and maintenance of the sanitation and sewerage system. The City Council does hereby determine that the public interest, convenience and necessity require that the Sewer Maintenance Charge, as proposed, be imposed upon all real properties located within the District and be collected by placing the same on the tax bills issued pursuant to rolls for

collection. Passage of this Resolution shall constitute the imposition of the Sewer Maintenance Charge for the fiscal year referred to in the Engineer's Report.

SECTION 6. Time and Place of Public Hearing. NOTICE IS HEREBY GIVEN THAT ON THE 10th DAY OF JUNE 2026, AT THE HOUR OF 6:00 PM, OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD, IN THE COUNCIL CHAMBERS OF THE CITY COUNCIL IN THE CITY HALL, AT 5050 N. IRWINDALE AVENUE, IRWINDALE, CALIFORNIA, ANY AND ALL PERSONS SHALL BE AFFORDED THE OPPORTUNITY TO HEAR AND BE HEARD, AND THE CITY COUNCIL SHALL CONSIDER ALL ORAL STATEMENTS AND WRITTEN PROTESTS MADE OR FILED BY ANY INTERESTED PERSON REGARDING THE WORK PROPOSED TO BE DONE OR CARRIED OUT, OR WHY SAID ASSESSMENTS SHOULD NOT BE LEVIED IN ACCORDANCE WITH THIS RESOLUTION OF INTENTION. WRITTEN PROTESTS MUST BE FILED WITH THE DEPUTY CITY CLERK PRIOR AT THE CONCLUSION OF THE PUBLIC HEARING.

The Chief Deputy City Clerk is hereby directed to give notice of such public hearing by causing this resolution to be published and posted at least ten (10) days prior to the date set for public hearing.

SECTION 7. The Chief Deputy City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED, this 13th day of May, 2026.

H. Manuel Ortiz, Mayor

ATTEST:

Laura Nieto
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2026-32-3843 was adopted at a regular meeting of the City Council of the City of Irwindale held on May 13th, 2026, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura Nieto
Chief Deputy City Clerk



City of Irwindale

Sewer Maintenance District (Irwindale Business Center)

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 13, 2026

Public Hearing: June 10, 2026

27368 Via Industria
Suite 200

Temecula, CA 92590

T 951.587.3500 | 800.755.6864

F 951.587.3510 | 888.326.6864

Property Tax Information Line
T. 866.807.6864

www.willdan.com



ENGINEER'S REPORT AFFIDAVIT
Establishment of Sewer Maintenance District for the:

Irwindale Business Center

City of Irwindale
Los Angeles County, State of California

This Report identifies the parcels within the District, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Irwindale

By: _____
Chonney Gano
Project Manager, District Administration Services

By: _____
Tyrone Peter
P. E. # C 81888

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached was filed with me on the ____ day of _____, 2026.

By: _____
City Clerk, City of Irwindale
Los Angeles County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Irwindale, California, on the ____ day of _____, 2026.

By: _____
City Clerk, City of Irwindale
Los Angeles County, California

Table of Contents

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II.	Description of the Improvements	1
III.	Estimate of Cost.....	2
IV.	Method of Apportionment and Rate Calculator	3
V.	District Assessment Diagram	4
VI.	2026/2027 Assessment Roll	5

I. Introduction

To establish a revenue source based on benefit to property for funding the maintenance of public sewer facilities in the 116-acre private development, Irwindale Business Center, the Irwindale City Council (the “City Council”) directed the City Engineer to facilitate the formation of the Sewer Maintenance District (Irwindale Business Center) (the “District”) under the Health and Safety Code (“H&SC”), Sections 5470 et. seq., entitled “Sanitation and Sewerage Systems,” which provides a method for collecting funds for the maintenance of sewer facilities on the property tax bills. The funding supported the maintenance of a sewer system and a lift station and the future replacement of the lift station (estimated for the year 2027) in the area known as the Irwindale Business Center.

In Fiscal Year 2001/2002, the City Council of the City of Irwindale (the “City”) established the District. The noticing and balloting requirements and other applicable provisions of Article XIID of the California State Constitution were followed with respect to the formation of the Sewer Charge. It was determined that the sewer maintenance charge was a property-related charge and should be levied upon each parcel within the boundaries of the Irwindale Business Center. A maximum charge rate of \$829.38 per Benefit Unit was established for Fiscal Year 2001/2002.

The rate imposed each year will be based on the estimated cost of operations, maintenance, and future lift station replacement for that year. For any year in which all other rates imposed under the Sewer Charge are adjusted by the change in the Consumer Price Index (“CPI”), the maximum rate will also be adjusted by the CPI.

Section 5473 of the H&SC requires this Engineer's Report (the “Report”) to be prepared and filed with the City Clerk each year for the purpose of establishing the charge rate. The charge rate for Fiscal Year 2026/2027 is presented herein in accordance with the methodology as set forth below.

Following approval of this Report, the City Council will hold a public hearing to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution confirming the levy of the charge as proposed or as modified.

II. Description of the Improvements

The City's existing sewer system facilities in the Irwindale Business Center include approximately 7,500 L.F. of 8" to 12" VCP gravity public sewer main and a sewer lift station, (3'-6" X 14", 1400 GPM, 75 HP dry well pumps and a 12,000 gallon wet well) built to capacity for the project.

III. Estimate of Cost

The cost of operation, maintenance, servicing of the improvements and the replacement of the lift station for Fiscal Year 2026/2027, as described above, are summarized herein and described in the table below.

SEWER MAINTENANCE COST ESTIMATE FOR FISCAL YEAR 2026/2027	
Beginning Fund Balances (07/01/2026)	
Lift Station Replacement Fund Balance	<u>\$465,745</u>
Total Beginning Fund Balances	\$465,745
Budget Items	
Annual Maintenance Cost (Sewer)	\$14,110
Annual Maintenance Cost (Lift Station)	10,000
City Administration	25,580
District Administration	2,341
Public Notice Publication	620
Legal Fees	170
LA County Assessor's – Admin Fee	<u>56</u>
Maintenance & Administration Costs	\$52,877
Replace Lift Station / Bypass System ⁽¹⁾	\$125,000
Balance to Levy ⁽²⁾	\$177,876
Total BU	110.58
Levy per BU FY 2025/2026	\$1,608.62
Max Rate per BU FY 2025/2026 ⁽³⁾	\$1,608.6230
Estimated Ending Fund Balances (06/30/2027)	
Lift Station Replacement Fund Balance ⁽¹⁾	<u>\$590,745</u>
Total Ending Fund Balances	\$590,745

(1) Annual cost for the replacement of the lift station at the end of its useful life estimated to occur in the year 2016. This cost was estimated to be \$750,000 in 2000. Due to increased equipment, material, and labor costs in 2007 the Los Angeles County Maintenance Division recommended a 30% increase to this estimate to a cost of replacement of \$975,000. In addition, in 2014 the Los Angeles County Maintenance Division recommended construction of a bypass system to allow for continuous operation while routine maintenance continues to be performed on the gravity sewer main. Furthermore, the replacement of the station sewer piping shall use stainless steel pipes instead of ductile iron pipes. This increased the cost from \$975,000 to \$1,325,000. The replacement of the gravity sewer main was scheduled to begin in Fiscal Year 2014/2015 and was estimated to be completed in 2-3 years. As such, the total amount to collect became \$1,325,000 - \$825,000 (Collected through Fiscal Year 2013/2014) = \$500,000 over the next 6 years starting Fiscal Year 2014/2015. Annual charge starting Fiscal Year 2014/2015 = \$500,000/6 years = \$83,333.33 per year. However, the City unexpectedly did emergency repair and replacement in Fiscal Year 2014/2015, as explained below, which depleted the funds. The City will continue to collect toward the Lift Station replacement to the maximum capacity allowed in order to replenish the fund.

(2) The net amount to be assessed upon assessable lands within the District being the total operating, maintaining, and servicing costs. Actual levy to the Los Angeles County will vary due to rounding.

(3) April 2026 CPI has not yet been released as of the date of this Report. The Max Rate listed is of Fiscal Year 2025/2026.

IV. Method of Apportionment and Rate Calculator

The land use for all the parcels within the boundaries of the Sewer Maintenance District area as the area fully develops will be industrial. It has been determined that the sewer maintenance charge is a property related charge, and that a charge based on parcel acreage is a reasonable method for apportioning the maintenance costs. The special benefit will be expressed as a Benefit Unit ("BU"). For every parcel, one (1.00) BU will be assigned per acre.

- Developed and undeveloped parcels will be assessed one (1.00) BU per acre.
- Exempt from the assessment would be the areas of public streets, public easements and rights-of-ways. Also exempt from assessment would be utility rights-of-way, common areas, and sliver parcels not developable, as these parcels do not benefit from the improvements.

The sewer lift station located on parcel 8417-036-900, the storm water detention basin on parcel 8417-027-094 which later became parcel 8417-027-908, and the utility easement to Valley County Water District on parcel 8417-035-900 do not benefit from the sewer system and are exempt from the maintenance charge.

Southern California Edison has purchased parcel 8417-036-002 which became 8417-036-800. This parcel is not exempt from the Sewer Maintenance District and is assessed as parcel 9014-800-001 (State Board of Equalization ("SBE") assigned parcel number).

	Parcels	Acreage	Benefit Units
Developed and Undeveloped	23	110.58	110.58
Exempt	3	0.00	0.00
Total	26	110.58	110.58

The CPI for April 2026 has not been released as of the date of this Report, so the Maximum Allowable Assessment rate for Fiscal Year 2026/2027 has not yet been determined. The Maximum Allowable Assessment rate for Fiscal Year 2025/2026 is \$1,608.6230. This rate is calculated by adjusting the maximum rate established for Fiscal Year 2001/02 of \$829.38 per BU by the CPI for All Items, All Urban Consumers for the Los Angeles-Long Beach-Anaheim, Area for the prior year (CPI April 2024 = 332.572, CPI April 2025 = 342.565, increase of 93.978% cumulatively).

Sewer Maintenance Total Costs: \$177,876

Sewer Maintenance District Rate Fiscal Year 2025/2026:

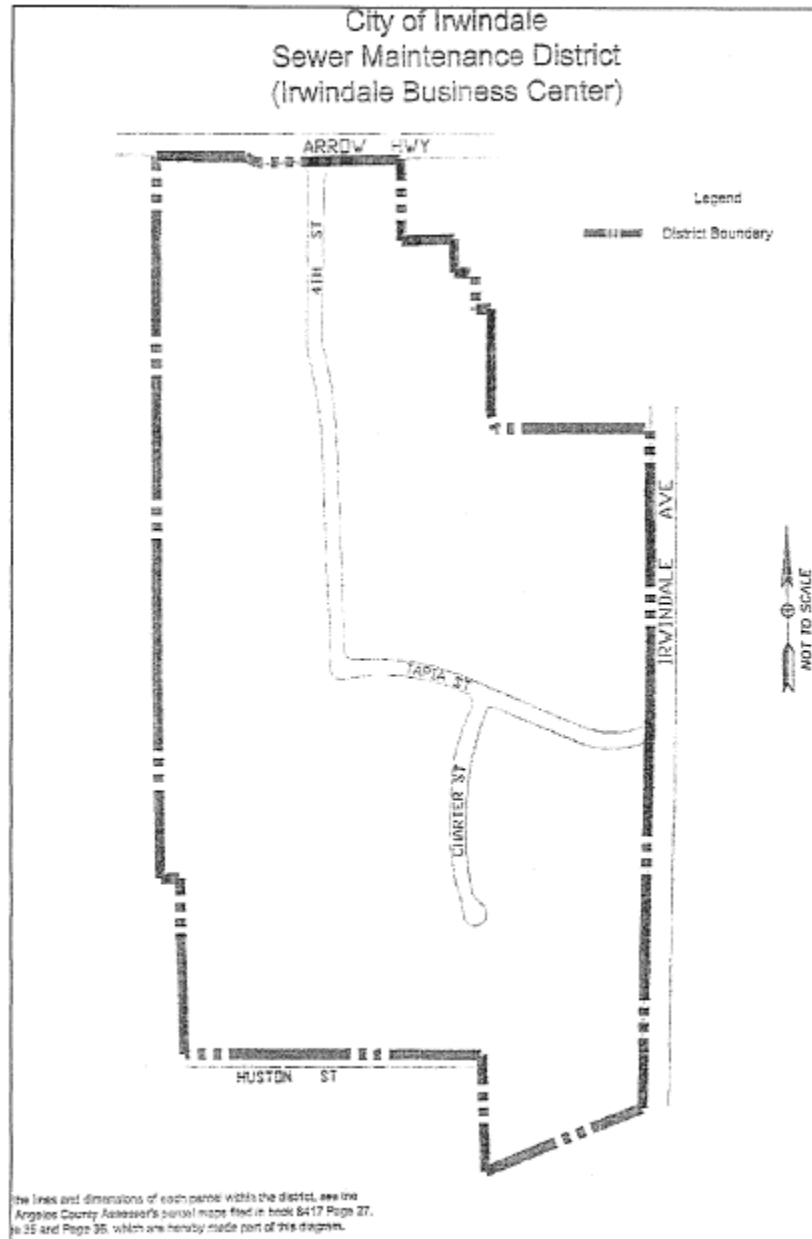
$\$177,876.38 \div 110.58 \text{ Total BU} = \$1,608.62/\text{BU}$

Maximum Sewer Maintenance District Rate: \$1,608.6230/BU

This maximum rate reflects the April 2024 to April 2025 CPI increase of 3.00% over the maximum rate of \$1,561.6977 for Fiscal Year 2024/2025.

V. District Assessment Diagram

The lines and dimensions of each lot or parcel within the Sewer Maintenance District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles and are incorporated by reference herein and made part of this Report.



VI. 2026/2027 Assessment Roll

The proposed Fiscal Year 2026/2027 charges apportioned to each parcel, as shown on the latest roll of the Assessor's Office, are below. The description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are by reference made part of this Report.

**City of Irwindale
Sewer Maintenance District (Irwindale Business Center)
Fiscal Year 2026/2027 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs	Address	Taxable Acreage	Benefit Unit Factor	EBU	Charge
8417-027-088	4775	IRWINDALE AVE	5.41	1.00	5.41	\$8,702.63
8417-027-089	15800	TAPIA ST	3.87	1.00	3.87	6,225.36
8417-027-090	4821	CHARTER ST	6.49	1.00	6.49	10,439.94
8417-027-091	4889	4TH ST	10.73	1.00	10.73	17,260.49
8417-027-092	4821	4TH ST	3.03	1.00	3.03	4,874.12
8417-027-093	4818	4TH ST	4.77	1.00	4.77	7,673.12
8417-035-006	5091	4TH ST	15.01	1.00	15.01	24,145.39
8417-035-007	4981	4TH ST	8.03	1.00	8.03	12,917.22
8417-035-008	4982	4TH ST	2.02	1.00	2.02	3,249.41
8417-035-009	5012	4TH ST	2.14	1.00	2.14	3,442.45
8417-035-010	5082	4TH ST	5.82	1.00	5.82	9,362.17
8417-035-011	5086	4TH ST	4.66	1.00	4.66	7,496.17
8417-035-012	15751	TAPIA ST	4.17	1.00	4.17	6,707.95
8417-035-013	15761	TAPIA ST	8.68	1.00	8.68	13,962.82
8417-035-014	5027	IRWINDALE AVE	1.79	1.00	1.79	2,879.43
8417-035-015	4981	IRWINDALE AVE	1.98	1.00	1.98	3,185.07
8417-035-024	15662	ARROW HWY	0.72	1.00	0.72	1,150.16
8417-035-028	15700	ARROW HWY	1.18	1.00	1.18	1,898.17
8417-035-029	15716	ARROW HWY	0.46	1.00	0.46	738.36
8417-035-034	15612	ARROW HWY	0.50	0.00	0.50	804.31
8417-035-035	15642	ARROW HWY	2.22	0.00	2.22	3,577.57
8417-036-001	4781	IRWINDALE AVE	9.92	1.00	9.92	15,960.73
8417-036-800 ⁽¹⁾	4777	IRWINDALE AVE	6.98	1.00	6.98	11,223.34
Total:			110.58		110.58	\$177,876.38
Parcel Count:						23

⁽¹⁾ Assessment for Southern California Edison's parcel was submitted under the company's SBE account 9014-800-001.

RESOLUTION NO. 2026-33-3844

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING AN ENGINEER'S REPORT FOR FISCAL YEAR 2026/2027 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 2026/2027; AND GIVING NOTICE OF A DAY AND TIME FOR A VIRTUAL PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENTS

WHEREAS, on June 28, 2001, the City Council previously adopted Resolution 2001-42-1762 forming the Street Lighting Maintenance District located within the Irwindale Business Center ("District") pursuant to the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the Streets and Highways Code, to levy and collect assessments therein as set forth in an engineer's report adopted by the City Council and prepared for Fiscal Year 2001/2002; and

WHEREAS, the improvements to be maintained within the existing District are generally described as including, but not limited to, street lighting and facilities which are appurtenant thereto within and benefiting assessable parcels of land within the District; and

WHEREAS, pursuant to Government Code sections 53750 et seq. (Proposition 218), in adopting Engineer's Report and declaring its intent to levy and collect assessments for the District for the Fiscal Year 2001/2002, the City complied with the notice, protest, and hearing requirements; and

WHEREAS, the City has requested Willdan Financial Services to prepare and file with the City Clerk an Engineer's Report establishing Fiscal Year 2026/2027 assessments for the District ("Engineer's Report"); and

WHEREAS, in accordance with Section 4 of Article XIII D of the California Constitution and the Act (collectively the "Assessment Law"), the Engineer's Report for Fiscal Year 2026/2027, made part hereof as Exhibit A, has been prepared and filed with the Deputy City Clerk and all interested persons are referred to the Engineer's Report for a full and detailed description of the boundaries of the District, the work and the proposed assessments upon the assessable lots and parcels of land within the District; and

WHEREAS, the Engineer's Report does not provide any increase in the assessment methodology or any formula or range of assessments which will increase the assessments, rather the assessment for Fiscal Year 2026/2027 is proposed to increase based on the methodology approved by the City Council for the Fiscal Year 2001/2002 and as such, under Government Code section 53753.5, the City need not further comply with the notice, protest and hearing requirements of section 53753; and

WHEREAS, in accordance with the Act, the Engineer's Report included in this resolution has been presented to the City Council; and

WHEREAS, pursuant to Government Code Section 53753.5, a public agency that has complied with the notice, protest, and hearing requirements of Section 53753 in establishing an assessment, need not follow those requirements in subsequent fiscal years where the assessment methodology is not changed to increase the assessment or the amount of the assessment proposed does not exceed an assessment formula or range of assessments adopted in accordance with Government Code Section 53750 et. seq. (Proposition 218); and

WHEREAS, the City Council has duly examined, inspected and considered each and every part of the Engineer's Report and is satisfied that the assessments have been spread in accordance with the benefits received from the services as set forth in the Engineer's Report; and

WHEREAS, the adoption of this Resolution, among other things, is required in order to levy the proposed assessments for Fiscal Year 2026/2027 for the District.

THE CITY COUNCIL OF THE CITY OF IRVINDALE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. Engineer's Report. The City Council hereby finds that each and every part of the Engineer's Report is sufficient, and the City Council hereby approves, passes on and adopts the Engineer's Report as submitted to the City Council and filed with the Deputy City Clerk. The report as may be amended at or prior to the public hearing shall stand as the Engineer's Report for the purposes of all subsequent proceedings pursuant to this Resolution of Intention.

SECTION 3. Statement of Intention. The public interest and convenience require, and it is the intention of the City Council, to levy and collect assessments within the District, generally described as including, but not limited to, street lighting and facilities which are appurtenant thereto within and benefiting assessable parcels of land within the District, for the Fiscal Year 2026/2027.

SECTION 4. Description of Work. The District shall provide for the installation, construction or maintenance of any authorized improvements under the Act, including, but not limited to, street lighting and facilities which are appurtenant thereto. Reference is made to the Engineer's Report on file in the office of the Deputy City Clerk for a more detailed description of the work to be done, the amount of the proposed assessments and the method of assessment.

SECTION 5. Description of Street Lighting and Maintenance District. The contemplated work, in the opinion of the City Council, is of special benefit to, and the City Council hereby makes the expense of said work chargeable upon, all the property within the District, which is more particularly described on a map on file in the office of the Deputy City Clerk, entitled "Irwindale Business Center Street Lighting and Maintenance District."

SECTION 6. Time and Place of Public Hearing. NOTICE IS HEREBY GIVEN THAT ON THE 10th DAY OF JUNE, 2026, AT THE HOUR OF 6:00 PM, OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD, IN THE COUNCIL CHAMBERS OF THE CITY COUNCIL IN THE CITY HALL, AT 5050 N. IRWINDALE AVENUE, IRWINDALE, CALIFORNIA, ANY AND ALL PERSONS SHALL BE AFFORDED THE OPPORTUNITY TO HEAR AND BE HEARD, AND THE CITY COUNCIL SHALL CONSIDER ALL ORAL STATEMENTS AND WRITTEN PROTESTS MADE OR FILED BY ANY INTERESTED PERSON REGARDING THE WORK PROPOSED TO BE DONE OR CARRIED OUT, OR WHY SAID ASSESSMENTS SHOULD NOT BE LEVIED IN ACCORDANCE WITH THIS RESOLUTION OF INTENTION. WRITTEN PROTESTS MUST BE FILED WITH THE DEPUTY CITY CLERK PRIOR TO THE CONCLUSION OF THE PUBLIC HEARING.

The Chief Deputy City Clerk is hereby directed to give notice of such public hearing by causing this resolution to be published and posted at least ten (10) days prior to the date set for public hearing.

SECTION 7. Street Lighting and Maintenance. All work proposed shall be done in accordance with the Act.

SECTION 8. Certification. The Chief Deputy City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED, this 13th day of May, 2026.

H. Manuel Ortiz, Mayor

ATTEST:

Laura Nieto
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2026-33-3844 was adopted at a regular meeting of the City Council of the City of Irwindale held on May 13th, 2026, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto
Chief Deputy City Clerk



City of Irwindale

Street Lighting Maintenance District (Irwindale Business Center)

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 13, 2026

Public Hearing: June 10, 2026

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Property Tax Information Line
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ENGINEER'S REPORT AFFIDAVIT
Establishment of Annual Assessments for the:
Street Lighting Maintenance District
(Irwindale Business Center)

City of Irwindale
Los Angeles County, State of California

This Report describes the Street Lighting Maintenance District including the improvements, budget, parcels, and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Irwindale

By: _____
Chonney Gano
Project Manager, District Administration Services

By: _____
Tyrone Peter
P. E. # C 81888

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached was filed with me on the ____ day of _____, 2026.

By: _____
City Clerk, City of Irwindale
Los Angeles County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Irwindale, California, on the ____ day of _____, 2026.

By: _____
City Clerk, City of Irwindale
Los Angeles County, California

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I. Introduction

This Engineer's Report (the "Report") has been prepared pursuant to and in compliance with the requirements of Article 4, Chapter 1, of the Landscaping and Lighting Act of 1972 (the "1972 Act") which is Part 2, Division 15 of the California Streets and Highways Code and Article XIID of the Constitution of the State of California ("Article XIID"). In Fiscal Year 2001/2002, the City of Irwindale (the "City") formed the Street Lighting Maintenance District (Irwindale Business Center) (the "District") to generate revenue and finance the cost of providing maintenance for the existing public street lighting system within the Irwindale Business Center. The Irwindale Business Center is a 116-acre private industrial development and the improvements to be maintained within the District are appurtenant thereto within and benefiting all assessable parcels of land within the District.

Noticing and balloting requirements and other applicable provisions of Article XIID were followed with respect to the formation of the District. The assessment to be levied upon each parcel within the boundaries of the District and the assessment was based solely on the benefit received from street light maintenance. A maximum assessment rate of \$97.29 per Benefit Unit ("BU") was established for Fiscal Year 2001/2002. For any year in which all other rates imposed under the District are adjusted by the change in the Consumer Price Index ("CPI"), the maximum rate will also be adjusted by the CPI.

II. Facilities Maintained by the District

A) Street Lighting

The public street lighting system within the proposed District boundaries is owned by the Southern California Edison Company and currently consists of 22 lights, as shown below:

No. of Lights	Size in Lumens	Type of Light
22	16,000	High Pressure Sodium Vapor Lamps

III. Plans and Specifications

A) Improvements Authorized by the 1972 Act

As applicable or may be applicable to the District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the Report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5;
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "maintain" or "maintenance" to mean the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

The improvements are the operation, maintenance, rehabilitation and servicing of lighting and appurtenant facilities. The facilities and improvements are described as follows:

B) Lighting and Appurtenant Facilities

Street lighting improvements include but are not limited to: poles, fixtures, bulbs, conduits, and conductors; equipment including guys, anchors, posts and pedestals; metering devices; and appurtenant facilities as required to provide safety lighting and traffic signals in public rights-of-way and dedicated easements within the boundaries of the District.

The public lighting system will be maintained to provide adequate illumination. Power for streetlights will be furnished by the Southern California Edison Company, or such agency as determined by the City.

C) Operation

Operation includes, but is not limited to, the furnishing of personnel, electrical energy, materials, contracting services, administration, and other items and functions necessary for the satisfactory operation of the public lighting facilities and appurtenant facilities.

D) Maintenance

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the public lighting facilities and appurtenant facilities.

E) Rehabilitation

Rehabilitation means the repair, removal, or replacement of all or part of any of the public lighting facilities or appurtenant facilities as required for their intended function.

F) Servicing

Servicing means the maintenance of any of the public lighting facilities or appurtenant facilities, and the furnishing of electric current or energy, gas or other illuminating agent for the public lighting facilities or appurtenant facilities.

The plans and specifications for the improvements are on file in the office of the City Engineer and are by reference herein made a part of this Report.

IV. Estimate of Cost

The cost of the operation, maintenance, rehabilitation, and servicing of the improvements for Fiscal Year 2026/2027, as described in Part III, are summarized herein and described in the table below.

STREET LIGHTING MAINTENANCE COST ESTIMATE FOR FY 2026/2027	
REVENUE	
Beginning Fund Balance (7/01/2026) ⁽¹⁾	\$24,916
Assessments (FY 2026/2027) ⁽²⁾	19,787
Total Revenue	\$44,704
EXPENDITURES ⁽³⁾	
Utilities	
22 Street Lights (16,000 lumens)	
High Pressure Sodium Vapor Lamps	\$3,700
Energy Charge Per Lamp	1,100
City Administration	11,800
District Administration	2,341
Legal Fees	190
LA County Assessor's – Admin Fee	56
Public Notice Publication	600
Total Expenditures	\$19,787
Estimated Fund Balance (6/30/2027)	\$24,917
Assessment per Benefit Unit	\$179.06
Maximum Assessment per Benefit Unit	\$188.6987
Max Rate Per BU FY 2025/2026 ⁽⁴⁾	\$188.6987
Levy per BU FY 2026/2027	\$179.06
BU	110.51

Revenues

- (1) The amount of any surplus or deficit in the improvement fund to be carried over from a previous Fiscal Year.
- (2) The net amount to be assessed upon assessable lands within the District being the total operation, maintenance, and servicing costs. Actual levy to the County of Los Angeles will vary slightly due to rounding.

Expenditures

- (3) The total costs for improvements to be made for the year, being the total costs of operation, maintenance, and servicing all existing improvements, including all incidental expenses.

Max Rate

- (4) April 2026 CPI has not yet been released as of the date of this Report. The Max Rate listed is as of Fiscal Year 2025/2026.

V. Method of Apportionment of Assessment

A) General

The 1972 Act permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include operation, maintenance, rehabilitation, and servicing of streetlights.

The 1972 Act requires that maintenance assessments be levied according to benefit rather than according to assessed value. Section 22573 provides that:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits.

B) Proposition 218 Benefit Analysis

In conjunction with the provisions of the 1972 Act, Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2(d) defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2(i) defines Special benefit as follows:

“‘Special benefit’ means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute ‘special benefit.’”

Article XIID Section 4(a) defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment are based on the premise that the assessments will be used to construct and install street lighting improvements within the existing District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District of which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the street lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit."

C) Apportionment by Parcel Size

Acreage has been selected as the principal unit for calculating the special benefit conferred upon the parcels by the street lighting improvements and for apportioning the total assessment. The special benefit will be expressed as Benefit Unit (BU). Every parcel will be assigned one benefit unit (1.0 BU) per acre.

- **All developed and undeveloped parcels.** All parcels will be assessed one (1) benefit unit per acre.
- **Exempt.** Exempt from the assessment would be the areas of public streets, public easements, and rights-of-ways. Also exempt from assessment would be utility rights-of-way, common areas, and sliver parcels not developable, as these parcels do not benefit from the improvements. The storm water detention basin on parcel 8417-027-094, which became 8417-027-908, and the utility easement to Valley County Water District on parcel 8417-035-900 do not benefit from the lighting system and are exempt from the lighting assessment.

Southern California Edison has purchased parcel 8417-036-002, which became 8417-036-800. This parcel is not exempt from the lighting assessment and is assessed as State Board of Equalization ("SBE") parcel 9014-800-001.

The sewer lift station located on parcel 8417-036-900 benefits; therefore, it is not exempt and is included in the lighting assessment.

A summary of Benefit Unit (BU) rates is shown in the table below:

<u>Land-Use Category</u>	<u>Basic Unit</u>		<u>BU Factor</u>		<u>BU Rates</u>
Exempt	0 acres	X	0.0	=	0.0 BU/Acre
All other	1 acres	X	1.0	=	1.0 BU/Acre

D) Special Benefit Determination

Street Lighting: Proper maintenance and operation of the street lighting system benefits all properties by enhancing overall safety, mitigating crime, alleviating the fear of crime, and promoting business and industry.

Street lighting provides special and direct benefit to all properties within the District as these lighting benefits are directly related to the positive enhancement of the area and therefore increase property desirability.

E) Assessment Rate Calculation

The CPI for April 2026 has not been released as of the date of this Report, so the Maximum Allowable Assessment rate for Fiscal Year 2026/2027 has not yet been determined. The Maximum Allowable Assessment rate for Fiscal Year 2025/2026 is \$188.6987. This rate is calculated by adjusting the maximum rate established for Fiscal Year 2001/2002 of \$97.2900 per Benefit Unit by the CPI for All Items, All Urban Consumers for the Los Angeles-Long Beach-Anaheim Area. The maximum rate reflects the April 2024 to April 2025 CPI increase of 3.00% over the maximum rate of \$183.1942 for Fiscal Year 2024/2025.

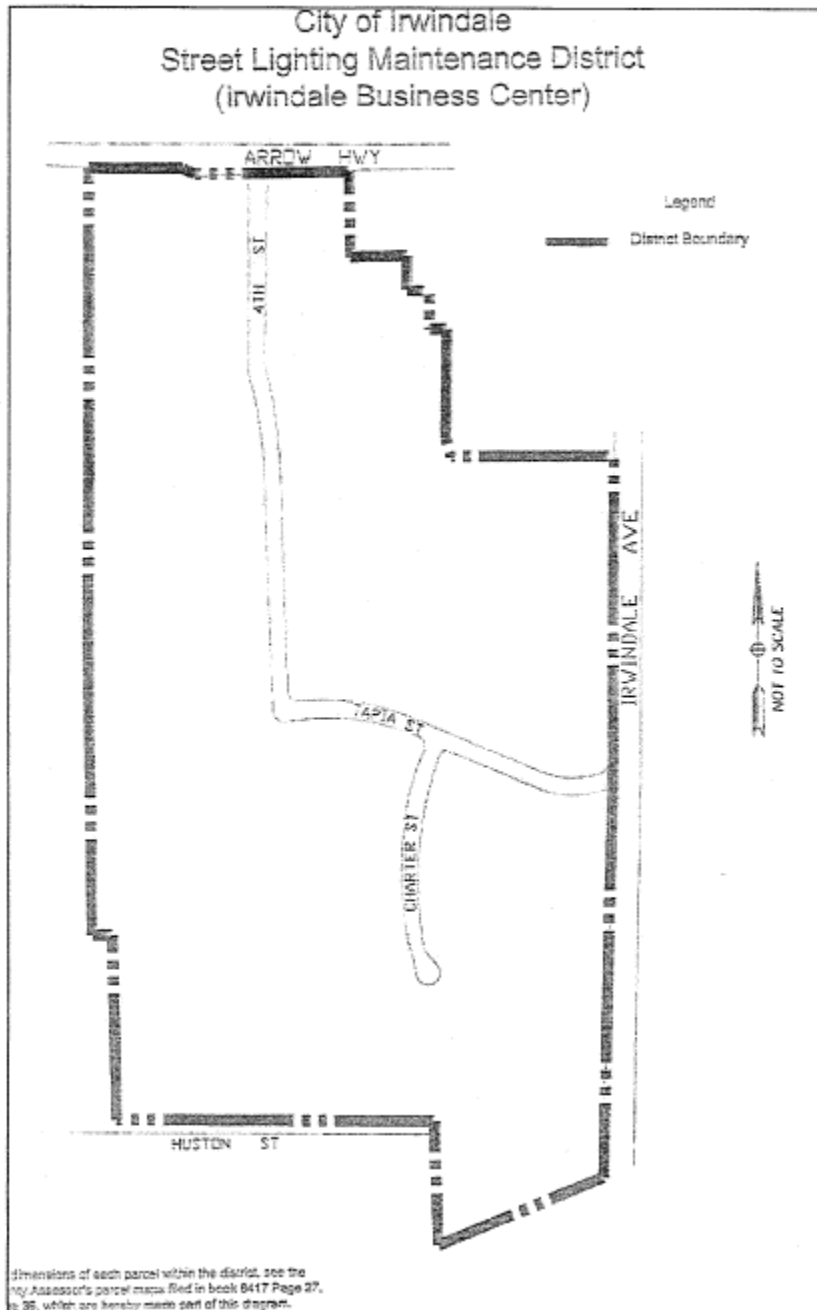
Land Use	Parcels	Acreage	Benefit Units
All Developed and Undeveloped	24	110.51	110.51
Exempt	2	0.00	0.00
Total:	26	110.51	110.51

As shown in the budget in section IV, the assessment rate for Fiscal Year 2026/2027 is \$179.06 per BU.

Each year, as the City maintains the existing street lighting improvements, the rate per BU will be calculated according to the current year's operations and maintenance budget.

VI. Boundary Map

The lines and dimensions of each lot or parcel within the Street Lighting Maintenance District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles and are incorporated by reference herein and made part of this Report.



VII. Assessment Roll

The proposed Fiscal Year 2026/2027 charges apportioned to each parcel, as shown on the latest roll of the Assessor's Office, are shown below. The description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are by reference made part of this Report.

**City of Irwindale
Street Lighting and Maintenance District (Irwindale Business Center)
Fiscal Year 2026/2027
Preliminary Assessment Roll**

Assessor's Parcel Number	Situs	Address	Taxable Acreage	Benefit Unit Factor	EBU	Charge
8417-027-088	4775	IRWINDALE AVE	5.41	1.00	5.41	\$968.71
8417-027-089	15800	TAPIA ST	3.87	1.00	3.87	692.96
8417-027-090	4821	CHARTER ST	6.49	1.00	6.49	1,162.10
8417-027-091	4889	4TH ST	10.73	1.00	10.73	1,921.31
8417-027-092	4821	4TH ST	3.03	1.00	3.03	542.55
8417-027-093	4818	4TH ST	4.77	1.00	4.77	854.12
8417-035-006	5091	4TH ST	15.01	1.00	15.01	2,687.69
8417-035-007	4981	4TH ST	8.03	1.00	8.03	1,437.85
8417-035-008	4982	4TH ST	2.02	1.00	2.02	361.70
8417-035-009	5012	4TH ST	2.14	1.00	2.14	383.19
8417-035-010	5082	4TH ST	5.82	1.00	5.82	1,042.13
8417-035-011	5086	4TH ST	4.66	1.00	4.66	834.42
8417-035-012	15751	TAPIA ST	4.17	1.00	4.17	746.68
8417-035-013	15761	TAPIA ST	8.68	1.00	8.68	1,554.24
8417-035-014	5027	IRWINDALE AVE	1.79	1.00	1.79	320.52
8417-035-015	4981	IRWINDALE AVE	1.98	1.00	1.98	354.54
8417-035-024	15662	ARROW HWY	0.72	1.00	0.72	128.03
8417-035-028	15700	ARROW HWY	1.18	1.00	1.18	211.29
8417-035-029	15716	ARROW HWY	0.46	1.00	0.46	82.19
8417-035-034	15612	ARROW HWY	0.50	1.00	0.50	89.53
8417-035-035	15642	ARROW HWY	1.95	1.00	1.95	349.17
8417-036-001	4781	IRWINDALE AVE	9.92	1.00	9.92	1,776.63
8417-036-900	NO	SITUS AVAILABLE	0.20	1.00	0.20	35.81
8417-036-800 ⁽¹⁾	4777	IRWINDALE AVE	6.98	1.00	6.98	1,249.84
Total:			110.51		110.51	\$19,787.20
Parcel Count:						24

⁽¹⁾ Assessment for Southern California Edison's parcel is submitted under the company's SBE account 9014-800-001.

Note: Totals may not foot and total Balance to Levy differs slightly from assessment roll due to rounding.

Item #9.G.

City of
IRWINDALE
AGENDA REPORT

Date: May 13, 2026

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: Waive Formal Bidding and Award a Contract to Ireland Sound Systems, Inc. for a Facility-Wide Audio System and Public Address (PA) System Upgrade at the Dan Diaz Recreation Center and Irwindale Senior Center via a Cooperative Purchasing Process

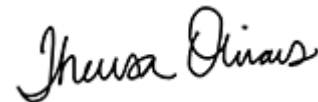
City Manager's Recommendation:

Adopt Resolution No. 2026-38-3849, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE WAIVING FORMAL BIDDING PROCEDURES PURSUANT TO IRWINDALE MUNICIPAL CODE SECTION 3.44.080(E), AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH IRELAND SOUND SYSTEMS, INC. FOR THE PURCHASE AND INSTALLATION OF FACILITY-WIDE AUDIO SYSTEM AND PUBLIC ADDRESS SYSTEM FOR THE DAN DIAZ RECREATION CENTER AND IRWINDALE SENIOR CENTER".

Administrative Action:

Submitted by:

Theresa Olivares, Assistant City Manager



Prepared by:

Jeff Wagner, IT Manager

Electronically Approved

Reviewed by:

Adrian R. Guerra, City Attorney

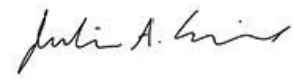


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

The Dan Diaz Recreation Center and the Irwindale Senior Center serve as primary community gathering spaces, supporting a wide range of programs, classes, and special events for residents of all ages. Both facilities experience consistent daily use and host numerous City-sponsored activities throughout the year.

Currently, neither facility is equipped with a comprehensive, facility-wide public address (PA) system. The existing audio systems at both locations have not received any significant updates or upgrades in nearly twenty (20) years and are outdated, damaged, and nonfunctional. As a result, the current audio infrastructure is limited, outdated, and unreliable, restricting staff's ability to communicate effectively with patrons. The absence of a dependable, centralized PA system presents operational challenges during events, multi-room programming, and situations requiring timely announcements or emergency notifications.

To address these deficiencies, City staff is proposing the installation of new, modern facility-wide audio and PA systems at both locations. The proposed systems will incorporate multi-zone control capabilities, allowing staff to make targeted or facility-wide announcements, broadcast background music, and support a variety of programming needs. This functionality will enable more efficient communication, improved coordination of activities, and greater flexibility in how spaces are utilized.

In addition to operational benefits, the upgraded systems are expected to significantly enhance the overall visitor experience by providing clear, consistent audio throughout each facility. Improved sound quality and system reliability will better support classes, events, and public gatherings, while also contributing to a safer environment through enhanced emergency communication capabilities.

Two separate proposals were received from Ireland Sound Systems, Inc., each tailored to the specific layout, size, and operational needs of the respective facilities. This approach ensures that each system is appropriately designed to maximize coverage, performance, and long-term functionality.

This procurement will be conducted through an authorized cooperative purchasing agreement, ensuring competitive pricing while expediting delivery and installation. Irwindale Municipal Code Section 3.44.080(E), outlines that bidding may be dispensed with when, through cooperative purchasing with the state, the county, and other public agencies, the advantages of large-scale buying may be obtained. The quote provided by Ireland Sound Systems, Inc. meets this requirement of the municipal code section. The California Multiple Award Schedule (CMAS) contract provides for the purchase, hardware, software, warranty, and installation of hardware for CMAS members using the contract. Ireland Sound Systems, Inc. is an authorized dealer and provided the quotes under the CMAS contract number 3-25-08-1028.

Fiscal Impact:

Sufficient is available in the current budget for this project. No additional money is being requested.

Attachments:

1.	Resolution No. 2026-38-3849
2.	Exhibit "A": Proposal - PR-1570 - Dan Diaz Recreation Center
3.	Exhibit "B": Proposal - PR-1567 - Irwindale Senior Center
4.	DGS CMAS #3-25-08-1028

RESOLUTION NO. 2026-38-3849

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE
WAIVING FORMAL BIDDING PROCEDURES PURSUANT TO IRWINDALE
MUNICIPAL CODE SECTION 3.44.080(E), AUTHORIZING THE CITY
MANAGER TO ENTER INTO AN AGREEMENT WITH IRELAND SOUND
SYSTEMS, INC. FOR THE PURCHASE AND INSTALLATION OF FACILITY-
WIDE AUDIO SYSTEM AND PUBLIC ADDRESS SYSTEM FOR THE DAN
DIAZ RECREATION CENTER AND IRWINDALE SENIOR CENTER.**

WHEREAS, the existing audio and public address systems at the Dan Diaz Recreation Center and the Irwindale Senior Center have not been upgraded or replaced in nearly twenty (20) years, and are currently outdated, unreliable, and inoperable in critical areas; and

WHEREAS, the replacement of these obsolete systems with modern, integrated audio and public address technology will significantly improve functionality, reliability, and sound quality, while enhancing the overall experience for community members and staff; and

WHEREAS, a comprehensive, facility-wide audio and public address system is necessary to support recreational programming, public events, emergency notifications, and day-to-day operations at both facilities; and

WHEREAS, Irwindale Municipal Code Section 3.44.080(E), outlines that bidding may be dispensed with when through cooperative purchasing with the state, the county, and other public agencies, the advantages of large-scale buying may be obtained. The quotes received for the facility-wide audio system and public address system, meet this requirement of the municipal code section; and

WHEREAS, California Multiple Award Schedule (CMAS) offers a Dealer Program that provides select resellers the ability to sell to CMAS members using the DGS CMAS #3-25-08-1028 contract. Ireland Sound Systems, Inc. is an authorized dealer and provided quotes under DGS CMAS #3-25-08-1028 contract.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds the Recitals above true and correct and incorporates them herein by this reference.

SECTION 2. This City Council hereby waives the formal bidding process and finds that a cooperative purchase through CMAS is authorized pursuant to Irwindale Municipal Code Section 3.44.080(E), and authorizes the City Manager to enter into an agreement with Ireland Sound Systems, Inc. for the purchase and installation of facility-wide audio system and public address system for the Dan Diaz Recreation Center for the amount of \$24,787.46 (Exhibit "A") plus 5%

contingency, and for the Irwindale Senior Center for the amount of \$21,963.33 (Exhibit "B") plus 5% contingency, totaling \$49,088.33 for both facilities.

SECTION 3. If any section, subsection, sentence, clause, phase, or portion of this Resolution, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the application of any other section, subsection, sentence, clause, phrase, or portion of this Resolution, and to this end the invalid or unconstitutional section, subsection, sentence, clause, phrase of this Resolution are declared to be severable. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 4. This Resolution shall take effect immediately and the Chief Deputy City Clerk shall attest to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 13th day of May 2026.

H. Manuel Ortiz, Mayor

ATTEST:

Laura M. Nieto, MMC
Chief Deputy City Clerk

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

I, Laura M. Nieto, Chief Deputy City Clerk of the City of Irwindale, do hereby certify that the foregoing Resolution No. 2026-38-3849 duly adopted by the City Council of the City of Irwindale, at a special meeting held on the 13th day of May 2026, by the following vote:

YES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Laura M. Nieto, MMC
Chief Deputy City Clerk

Ireland Sound Systems Inc.

1232 Monte Vista, Suite 7

Upland CA, 91786

Office: 909-982-2907

CSLB #: 744332 C-7, C-10, B

CMAS: #3-25-08-1028

DIR#: 1000002122

Point of Contact: Brian Ireland

Mobile: (213) 870-5225

Email: proposals@irelandsoundsystems.com

Client Name:

City of Irwindale

Project Site:

Irwindale Recreation Building REV 1

(Dan Diaz Rec Center)

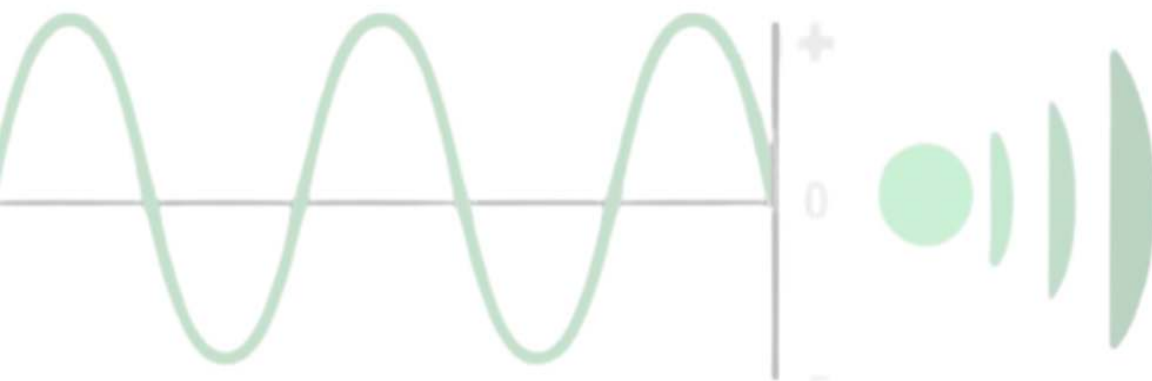
Project Description:

Audio Update

Project Contact:

Jeff Wagner

jwagner@irwindaleca.gov



Project Address: 16053 Calle De Paseo, Irwindale, CA 91706

Project Summary:

Ireland Sound Systems will perform a full inspection and refresh of the audio system at the Dan Diaz Recreation Center. This includes verifying all existing cabling, testing each speaker zone, and upgrading the system with new QSC processing/amplification, AtlasIED hard-lid and T-Bar ceiling speakers in the peripheral rooms and the library, and a wall-mount speaker in the workout room and on the balcony. This amounts to four (4) zones specified by the client. The new system is designed to improve clarity, reliability, and zone control throughout the facility. Once installed, the system will be managed through Wiim Pro for music streaming and QSC's mobile app and software for simple, user-friendly control of each area.

Scope of Work:

1. System Inspection & Testing

- **Cable Testing:** Use a cable tester to confirm continuity and resistance for each speaker run.
- **Speaker Verification:** Test all existing speakers across hard lid and T-Bar ceilings for functional output, tone, and consistency.

2. Equipment Installation & System Upgrades

- **Rack & Core System**
 - **QSC MP-A80V 8-Channel Amplifier:** High-efficiency FlexAmp power for multiple zones.
 - **QSC MP-M80 Processor:** Source routing, DSP, and zone control with app-based management.

Speaker Upgrades

- **AtlasIED SD72W-KIT Speakers (T-Bar Ceiling):** Install new speakers where T-grid ceilings are present.
- **AtlasIED SD72WV Speakers (Hard Lid):** Install in drywall/solid-ceiling areas using appropriate hardware.
- **Wall-Mounted Speaker (Workout Room & Balcony):** Install a surface-mount speaker to provide direct coverage in the fitness area.

- **Cabling**

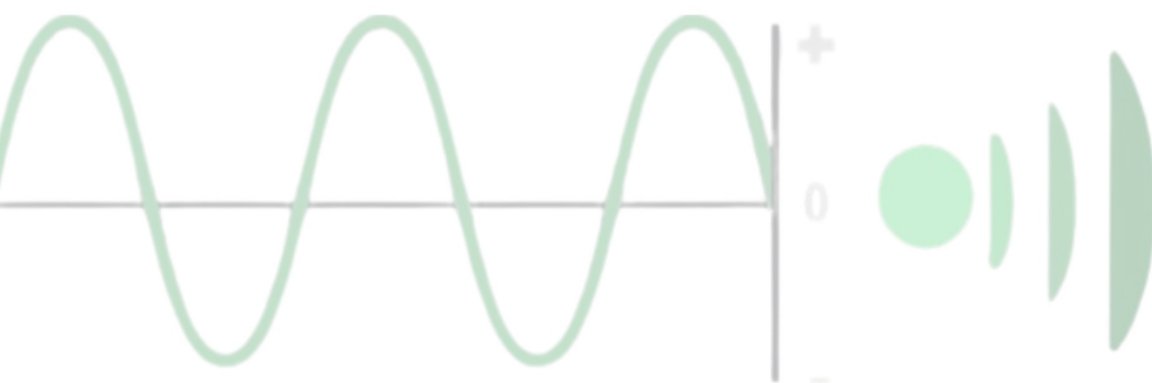
- **18/2 (in-ceiling & wall mount speakers) and 12/2 (gym speakers) Audio Cable (Allstar Products):** Pull and terminate new cable runs as required to support added or replaced speakers.
- **Cable Management:** Organize, secure, and route cables to maintain clean pathways and hazard-free access.

- **Network & Connectivity**

- Utilize existing connectivity where suitable; add terminations as necessary for amplifier/processor integration.

3. System Control (App & Software)

- Provide system configuration enabling user control via:
 - **QSC MP-Manage Mobile App** (iOS/Android)
 - **QSC MP-Install Software** (PC/Mac)
 - Allows facility staff to adjust **zone volumes**, **sources**, and **presets** from a phone, tablet, or computer.



Technical Description

S.No.	Make and Model	Description
1	Netgear NET-GS108PE-300NAS	PROSAFE 8PORT GB PLUS SWITCH; WITH 4PORT POE
2	QSC MP-M80	16 input 8 output digital business music zone mixer / processor for music and paging applications with wired and wireless control capability.
3	QSC MP-A80V	1600W FlexAmp technology Hi-Z / Lo-Z amplifier, 8 x 200W into 4?, 8?, 70V and 100V, Highpass filter per channel, GPIO for Remote Standby and Amp Status.
4	AtlasIED SM63T-WH - Cardio Room	6.5" 2-Way All Weather Speaker with 32-Watt 70V/100V Transformer (White)
5	AtlasIED SM42T-WH - Balcony	4" 2-Way All Weather Speaker with 16-Watt 70V/100V Transformer (White)
6	AtlasIED SD72W-KIT	SD72 Speaker, 62-8 Baffle, CS95-8 Back Box, and 81-8R T-Bar Bridge Kit
7	AtlasIED SD72W	8" Dual Cone In-Ceiling Speaker with 25V/70V 5-Watt Transformer and 62-8 Baffle
8	Renkus-Heinz UBRKT/CT121MB	Single U-Bracket (Weather Resistant) for the CA121M & CX121M. For white replace "B" with "W"
9	JLG Scissor Lift	19FT ELECTRIC SCISSOR LIFT
10	Middle Atlantic BRK8	8SP(14)RACK, 18DEEP
11	Miscellaneous Parts	Miscellaneous parts (cables, connectors, hardware. etc.).
12	Allstar Cable Products 0218B2-B1-8	18/2 STRD PVC CL2/CMR GRY
13	Allstar Cable Products 1412B2-B5-9	12/2 AUDIO CABLE CL3/CM WHT
14	Renkus-Heinz CX121W	Loudspeaker, 2-Way, Passive, Full Range, 90D H x 40D V, White

S.No.	Make and Model	Description
15	WiiM WiiM Pro	WiiM Pro AirPlay 2 Receiver, Google Cast Audio, WiFi Multiroom Streamer, Compatible with Alexa, Siri and Google Assistant, Stream Hi-Res Audio from Spotify, Amazon Music, Tidal and More

Rooms & Items

IDF & Perriferal Rooms

S.No.	Image	Make and Model	Qty
1		Middle Atlantic BRK8	1
2		WiiM WiiM Pro	1
3		QSC MP-A80V	1
4		QSC MP-M80	1
5		Netgear NET-GS108PE-300NAS	1
6		AtlasIED SM42T-WH - Balcony	2
7		AtlasIED SM63T-WH - Cardio Room	1
8		AtlasIED SD72W-KIT	6
9		AtlasIED SD72W	2
10		Allstar Cable Products 0218B2-B1-8	1000
11		Miscellaneous Parts	1

Total Price : \$5,485.47

Basketball Gym

S.No.	Image	Make and Model	Qty
1		Renkus-Heinz CX121W	2
2		Renkus-Heinz UBRKT/CT121MB	2
3		Allstar Cable Products 1412B2-B5-9	400
4		JLG Scissor Lift	1

Total Price : \$3,432.90

Library

S.No.	Image	Make and Model	Qty
1		AtlasIED SD72W	3
2		Allstar Cable Products 0218B2-B1-8	1550
			Total Price : \$666.53

Pricing Breakdown

DESCRIPTION	PRICE
Equipment	\$9,584.90
Equipment Tax	\$1,030.38
Labor	\$14,172.18
<i>Installation</i>	\$11,567.25
<i>Project Management</i>	\$948.18
<i>Configuration</i>	\$1,157.75
<i>Commissioning</i>	\$499.00
Shipping	\$0.00
Estimated Total	\$24,787.46

Ireland care

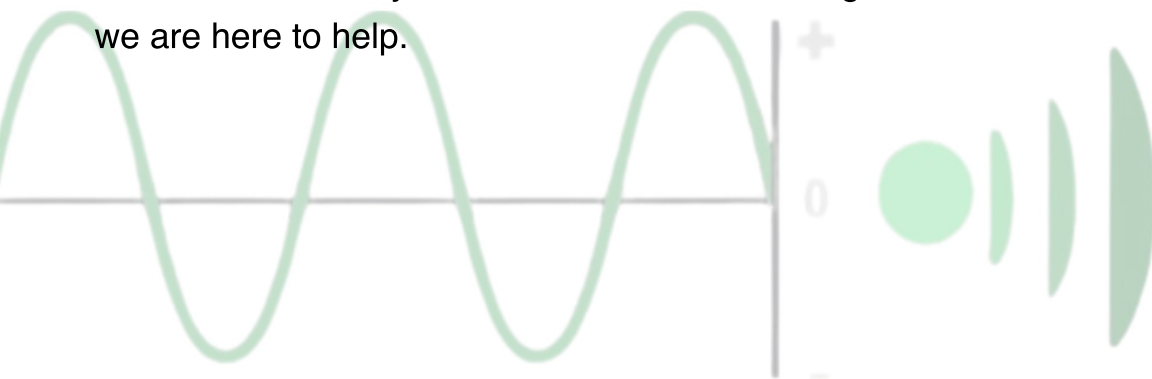


At Ireland Sound Systems, we understand the value of your investment in equipment and technology. That's why we provide ongoing, prompt, and reliable support to help you resolve any issues that may arise. Each Ireland Sound Systems installation comes with a one-year service package, but we also offer extended plans to ensure your system continues to perform as expected. These plans offer 3 different levels of support to help you find the best fit for your individualized needs.

When your installation is complete, we begin the next stage of our relationship: Ireland Care. This comprehensive service offers both remote and on-site support to keep your equipment and technology running smoothly, now and in the future.

Our service plans are designed to cover everything, including system integrations, programming, software, networks, and internet connectivity. We handle diagnosing, troubleshooting, monitoring, updating, and maintaining your systems, so you never have to worry. In addition, we schedule periodic wellness visits to calibrate, update, and run performance checks on your equipment and systems.

With Ireland Care, you can rest assured knowing that if an issue arises with your system, we are here to help.



Ireland Sound Systems Inc.

1232 Monte Vista, Suite 7

Upland CA, 91786

Office: 909-982-2907

CSLB #: 744332 C-7, C-10, B,

CMAS: #3-25-08-1028

DIR#: 1000002122

Point of Contact: Brian Ireland

Mobile: 213-870-5225

Email: proposals@irelandsoundsystems.com

Client Name:

City of Irwindale

Project Site:

Irwindale Senior Center Audio Update

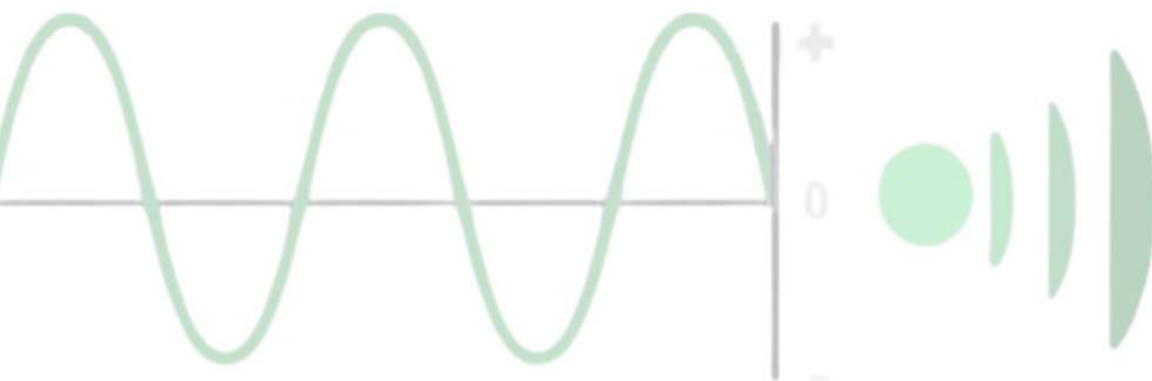
Project Description:

PA & Music Control REV 2

Project Contact:

Jeff Wagner

jwagner@irwindaleca.gov



Project Address: 16116 Arrow Hwy, Irwindale, CA 91706

Summary:

Ireland Sound Systems will perform a complete inspection, testing, and refresh of the Senior Center's PA system. This includes verifying the integrity and performance of existing cabling and replacing anything necessary, testing all audio zones, and upgrading hardware controlled by the QSC MP app and web-based QSC software. The system will support eight in-ceiling speaker zones, powered and processed through new QSC equipment, with updated wiring (where necessary) and connectivity for clean, consistent performance throughout the facility.

Scope of Work:

1. System Inspection & Testing

- **Visual Inspection:** Examine all existing speaker cabling, connections, and hardware for signs of wear, corrosion, or loose terminations.
- **Cable Testing:** Use a cable tester to confirm continuity and resistance of each speaker run.
- **Signal Flow Verification:** Confirm proper audio routing to each zone and speaker.
- **Speaker Testing:** Check each ceiling speaker for consistent output, tone balance, and clarity.

2. Equipment Installation & Integration

- **Mixer Processor:** Install a **QSC MP-M80** mixer for centralized zone control and processing.
- **Amplifier:** Add a **QSC MP-A80V** 8-channel amplifier to power all eight speaker zones.
- **Network Switch:** Install a **Netgear GS108PE-300NAS** PoE network switch to support connected devices.
- **Speakers:** Provide and install **AtlasIED** ceiling & wall mount speakers into hard lid, drop ceiling, and one wall mount for lobby to as additional or replacement for existing units as needed.
- **Cabling:** Pull and terminate **Allstar 18/2 PVC CL2/CMR** cable for speaker runs as required.
- **Cable Management:** Route and secure new and existing cabling for clean, serviceable access.

System Control:

- The QSC MP-M80 and MP-A80V allow configuration and zone control through **QSC's MP-Manage mobile app** and **MP-Install software**, providing flexible, user-friendly access from smartphones, tablets, or PCs.

• **Wiring:** See included schematic for wiring and cable management details.

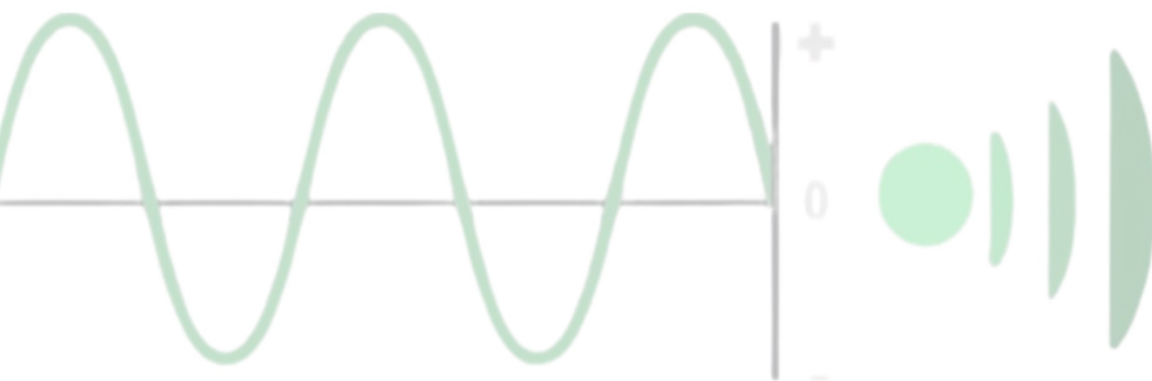
Expected Outcomes:

- Restored and optimized audio coverage across all zones.
- Verified and labeled infrastructure for easier maintenance.
- Reliable operation of the PA system with improved performance and reduced service calls.

Note On Pathways & Cable Routes: *To help reduce overall project cost, this proposal assumes that all existing conduit, pathways, and cabling routes are clear, accessible, and in functional condition. If during installation we encounter pathways that are blocked, compromised, or unusable and additional work is required to reroute, repair, or create new cable path, those conditions would fall outside the scope of this revised pricing. Any necessary corrective work would be communicated and approved prior to proceeding.*

Other Notes:

- ISS CMAS #: 3-25-08-1028
- All labor costs are based on current prevailing wage standards.
- All pricing is compliant with, and is available at **GSA Advantage!**



Technical Description

S.No.	Make and Model	Description
1	WiiM WiiM Pro	WiiM Pro AirPlay 2 Receiver, Google Cast Audio, WiFi Multiroom Streamer, Compatible with Alexa, Siri and Google Assistant, Stream Hi-Res Audio from Spotify, Amazon Music, Tidal and More
2	AtlasIED SD72WV-KIT	SD72 Speaker, 62-8 Baffle with Volume Control, CS95-8 Back Box, and 81-8R T-Bar Bridge Kit
3	AtlasIED SD72WV - Vol Cont	8" Dual Cone In-Ceiling Speaker with 25V/70V 5-Watt Transformer and 62-8 Baffle with Volume Control
4	AtlasIED SD72W	8" Dual Cone In-Ceiling Speaker with 25V/70V 5-Watt Transformer and 62-8 Baffle
5	Allstar Cable Products 1412B2-B5-9	12/2 AUDIO CABLE CL3/CM WHT
6	Juice Goose SQ 1500	Fifteen amp sequenced power for single rack systems.
7	Miscellaneous Parts	Miscellaneous parts (cables, connectors, hardware. etc.).
8	QSC MP-M80	Music and Paging Mixer
9	Netgear NET-GS108PE-300NAS	PROSAFE 8PORT GB PLUS SWITCH; WITH 4PORT POE
10	QSC MP-A80V	80W amplifier, 8 channels, built-in Bluetooth, compact, professional audio performance.
11	Allstar Cable Products 0218B2-B1-8	18/2 STRD PVC CL2/CMR GRY
12	AtlasIED SM63T-WH	6.5-inches 2-Way All Weather Speaker with 32-Watt 70V/100V Transformer (White)

Rooms & Items

In-Ceiling Speakers: 8 Zones

S.No.	Image	Make and Model	Qty
1		QSC MP-M80	1
2		QSC MP-A80V	1
3		Netgear NET-GS108PE-300NAS	1
4		Juice Goose SQ 1500	1
5		WiiM WiiM Pro	1
6		AtlasIED SD72W	9
7		AtlasIED SD72WV - Vol Cont	4
8		AtlasIED SD72WV-KIT	4
9		Allstar Cable Products 0218B2-B1-8	1000
10		Miscellaneous Parts	1

Total Price : \$7,879.53

Senior Center Lobby

S.No.	Image	Make and Model	Qty
1		AtlasIED SM63T-WH	1
2		Allstar Cable Products 1412B2-B5-9	100

Total Price : \$379.01

Pricing Breakdown

DESCRIPTION	PRICE
Equipment	\$8,258.54
Equipment Tax	\$887.79
Labor	\$12,817.00
<i>Installation</i>	\$9,486.00
<i>Project Mgmt</i>	\$477.00
<i>Configuration</i>	\$2,105.00
<i>Commissioning</i>	\$749.00
Shipping	\$0.00
Estimated Total	\$21,963.33

Ireland care

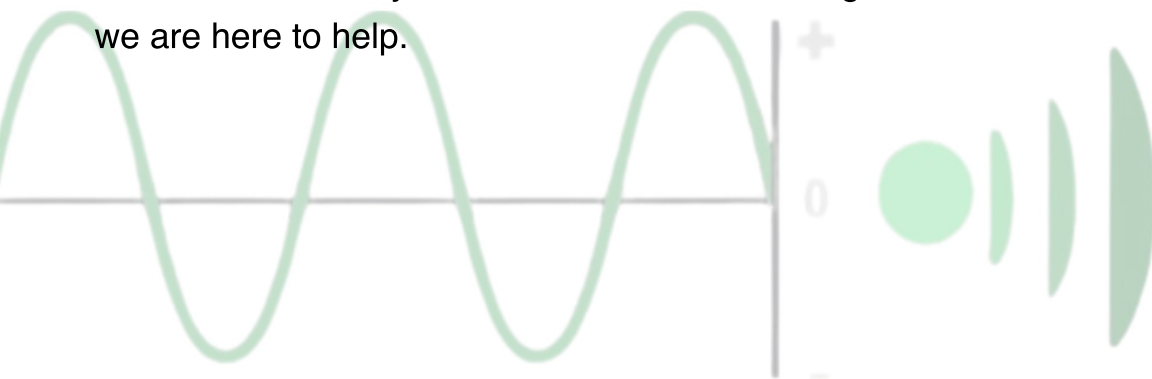


At Ireland Sound Systems, we understand the value of your investment in equipment and technology. That's why we provide ongoing, prompt, and reliable support to help you resolve any issues that may arise. Each Ireland Sound Systems installation comes with a one-year service package, but we also offer extended plans to ensure your system continues to perform as expected. These plans offer 3 different levels of support to help you find the best fit for your individualized needs.

When your installation is complete, we begin the next stage of our relationship: Ireland Care. This comprehensive service offers both remote and on-site support to keep your equipment and technology running smoothly, now and in the future.

Our service plans are designed to cover everything, including system integrations, programming, software, networks, and internet connectivity. We handle diagnosing, troubleshooting, monitoring, updating, and maintaining your systems, so you never have to worry. In addition, we schedule periodic wellness visits to calibrate, update, and run performance checks on your equipment and systems.

With Ireland Care, you can rest assured knowing that if an issue arises with your system, we are here to help.



State of California

MULTIPLE AWARD SCHEDULE

NON-MANDATORY

Ireland Sound Systems, Inc.

CMAS NUMBER:	3-25-08-1028
CMAS TERM DATES:	08/25/2025 through 09/26/2029
EFFECTIVE DATE:	08/25/2025
CMAS CATEGORY:	Information Technology – General Provisions Cloud Computing Services and Non-Cloud Goods & Services
APPLICABLE STATE OF CALIFORNIA GENERAL PROVISIONS:	IT Non-Cloud February 20, 2025 IT Cloud February 20, 2025
APPLICABLE CMAS SPECIAL PROVISIONS:	January 2, 2025
MAXIMUM ORDER LIMIT:	State Agencies: See Purchasing Authority Dollar Threshold provision Local Government Agencies: Unlimited
FOR USE BY:	State & Local Government Agencies
BASE SCHEDULE #:	47QTCA19D00MM
BASE SCHEDULE HOLDER:	TD SYNEX Corporation
PROGRAM ANALYST	John Dickinson John.Dickinson@dgs.ca.gov

This California Multiple Award Schedule (CMAS) provides for the purchase, warranty, and installation of hardware, hardware maintenance and repair services, software, software maintenance as a product, Infrastructure as a Service (IaaS), Software as a Service (SaaS), and other cloud computing services. (See page 4 for the restrictions applicable to this CMAS.)

CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)
IRELAND SOUND SYSTEMS, INC.
CMAS NUMBER 3-25-08-1028

NOTICE: Products and/or services on this CMAS may be available on a Mandatory State Contract. If this is the case, the use of this CMAS is restricted unless the State agency has an approved exemption as explained in the State Contract User Instructions. Information regarding State Contracts can be obtained at the: [State Contracts Index Listing](#). This requirement is not applicable to local government agencies.

Any reference to a specific manufacturer's or publisher's warranty or terms and conditions as shown in the base schedule are not applicable to this CMAS.

Buyers must verify that the CMAS contractor has a letter of authorization from the manufacturer or an authorized distributor for the sale of the products covered by this CMAS. Service specific letters of authorization from the manufacturer are required if the CMAS contractor is providing installation, maintenance, and repair services.

The services provided under this CMAS are only available in support of the products covered by this CMAS.

The most current Ordering Instructions, General Provisions, CMAS Special Provisions, and products and/or services are included herein. All purchase orders issued by State agencies shall incorporate these Ordering Instructions, General Provisions, and CMAS Special Provisions.

Agency non-compliance with the requirements may result in the loss of CMAS program delegated purchasing authority.

CMAS contractor non-compliance with the requirements may result in termination.

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CMAS PRODUCT & SERVICE CODES

Product & Service Codes listed below are for marketing purposes only. Review the base schedule for the products and/or services available.

Brand-Crestron
Brand-Da-Lite
Brand-Samsung
Brand-Sony
Audio/Video-Switching Systems
Projection-Projector
Projection-Screen
Public Address-Accessories
Public Address-System
Recording Equip-Digital Audio
Service-Hardware Installation
Service-On Site Support
Service-Technical Support
Video Equip-Digital Camera
Video Equipment-Audio
Video Equipment-Camera
Video Equipment-Professional
Video-Projection
Video-Surveillance Camera
Wire-Cable (Various)

AVAILABLE PRODUCTS AND/OR SERVICES

This CMAS provides for the purchase, warranty, and installation of hardware, hardware maintenance and repair services, software, software maintenance as a product, Infrastructure as a Service (IaaS), Software as a Service (SaaS), and other cloud computing services.

The ordering agency must verify all products and/or services are currently available on the base General Services Administration (GSA) schedule.

FIND BASE SCHEDULE PRICING

Once on the Contractor Information page for a specific GSA schedule, the pricelist can be found either in the Contractor Terms & Conditions (T&Cs)/Pricelist document or at GSA Advantage. The Contractor T&Cs/Pricelist document is provided by the contractor as a requirement of GSA and can be found under the Contractor T&Cs/Pricelist heading by clicking on the page icon.

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If the contractor has products/services available for ordering on GSA Advantage, a 'GSA Advantage' icon will be displayed. By clicking this image link, this will execute a search against GSA Advantage. Depending on the category, whether product or service related, will return either:

- 1) If products, a listing of all products available for the contractor under this contract
- 2) If services, the same document provided under the column Contractor T&Cs/Pricelist by clicking View Contractor Information and then View Contractor Catalog.

EXCLUDED PRODUCTS AND/OR SERVICES

The purchase of non-Information Technology products, software maintenance as a service, consulting services, training courses, and order-level materials are not available under this CMAS.

ISSUE PURCHASE ORDER TO

Agency purchase orders must be sent to the following:

**Ireland Sound Systems, Inc.
1232 Monte Vista Avenue, Suite 7
Upland, CA 91786
Attn: Patrick Ireland**

E-mail: pat@irelandsoundsystems.com

Agencies with questions regarding products and/or services may contact the CMAS contractor as follows:

**Contact: Patrick Ireland
Phone: (909) 518-4649
E-mail: pat@irelandsoundsystems.com
Website: <https://www.irelandsoundsystems.com/>**

TOP 500 DELINQUENT TAXPAYERS

In accordance with Public Contract Code (PCC) 10295.4, and prior to placing an order for IT goods and/or services, **agencies must verify** with the Franchise Tax Board and the California Department of Tax and Fee Administration that this CMAS contractor's name does not appear on either list of the 500 largest tax delinquencies pursuant to Revenue and Taxation Code 7063 or 19195. The Franchise Tax Board's list of Top 500 Delinquent Taxpayers is available at their website. The California Department of Tax and Fee Administration's list of Top 500 Sales & Use Tax Delinquencies in California is available at their website.

CALIFORNIA SELLER'S PERMIT

The CMAS contractor's California Seller's Permit Number is 023-722841. Prior to placing an order with this company, agencies must verify that this permit is still valid at the California Department of Tax and Fee Administration website.

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MINIMUM ORDER LIMITATION

There is no minimum dollar value limitation on orders placed under this CMAS.

CMAS PRICES

The maximum prices allowed for the products and/or services available are those set forth in the base schedule.

The ordering agency is encouraged to seek prices lower than those in the base schedule. When responding to an agency's Request for Offer (RFO), the CMAS contractor can offer lower prices to be competitive.

PRICE DISCOUNTS

This CMAS contains dollar volume and prompt payment discounts. See the base schedule for the specific discount percentage.

ACQUISITION OF IAAS AND/OR PAAS

If using this CMAS for the purpose of acquiring Infrastructure as a Service (IaaS) and/or Platform as a Service (PaaS), State agencies must first obtain approval to use this CMAS from the California Department of Technology (CDT) in accordance with TL 17-06. State agencies must document CDT's approval and maintain in the procurement file. Contact CDT for all questions related to the acquisition of IaaS and PaaS and TL 17-06.

IRAN CERTIFICATION

This CMAS contractor has certified compliance with the Iran Contracting Act, per PCC 2001-2008. It is the agency's responsibility to verify that the contractor has an Iran Contracting Act Certification on file.

CALIFORNIA CIVIL RIGHTS LAW CERTIFICATION

Pursuant to PCC 2010 applicants must certify their compliance with the California Civil Rights laws and Employer Discriminatory Policies (Civil Code 51, GC 12960). It is the agency's responsibility to verify that the contractor has a California Civil Rights Law Certification on file.

WARRANTY

For warranties, see the base schedule and the CMAS Warranty provision in the CMAS Special Provisions.

DELIVERY

30 days after receipt of order or as negotiated between agency and CMAS contractor and included in the purchase order.

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LIQUIDATED DAMAGES FOR LATE DELIVERY

The value of the liquidated damages cannot be a penalty, must be mutually agreed upon by agency and contractor and included in the purchase order to be applicable.

SHIPPING INSTRUCTIONS

F.O.B. (Free On Board) Destination. Seller pays the freight charges.

PURCHASING AUTHORITY DOLLAR THRESHOLD

Order limits for the purchase of goods and/or services is determined by the individual agency purchasing authority threshold.

No CMAS order may be executed by a State agency that exceeds that agency's purchasing authority threshold, unless an exemption is granted by the Department of General Services (DGS) Purchasing Authority Unit (PAU). State agencies with approved purchasing authority, along with their dollar thresholds can be obtained at the List of State Departments with Approved Purchasing Authority website.

HOW TO USE CMAS

State agencies must adhere to the requirements in the State Contracting Manual (SCM) Volume 2, Chapter 1600 and CMAS Ordering Instructions and Special Provisions when using CMAS.

- Develop an RFO, which includes a Scope of Work (SOW) and Bidder Declaration form. For information on the Bidder Declaration requirements see SCM, Volume 2, Sections 305 and 1202.
- Clearly defined Tasks (what needs to be done) and Deliverables (outcome of each task, i.e., reports, procedures manual, etc.) must be included in the State's SOW.
- A Work Order Authorization (WOA) may be used to document completion of pre-determined tasks, but only if the tasks are clearly defined in the SOW. The WOA may be used to approve release for the next phase of the agreement but cannot be used to identify any tasks other than the ones called out in the SOW. The WOA will be signed by all parties and may be submitted for progress payments under the award.
- Projects can be performed on a Fixed Price Per Deliverable (FP/D). Fixed Price; FP/D: A defined service, or set of services, performed by Contractor in response to a defined task, or set of tasks, at a specific fixed price, and delivered per a specific schedule. Note: When using FP/D the Statement of Work must describe in detail the particular project and the work that the selected Qualified Contractor will be required to perform.
- For Consulting or Personal services, do not include any labor categories/job titles or number of hours limit in RFO Requirements or the SOW. The CMAS Contractor provides this information in their Attachment B Cost Worksheet. The State does not have the expertise to make this decision (GC 19130(b)).
- Search for potential CMAS contractors on the CMAS website and select "Find a CMAS Contractor."

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- Request offers from a minimum of 3 CMAS contractors including one small business (SB) and/or Disabled Veteran Business Enterprise (DVBE), if available, who are authorized to sell the products and/or able to perform the services needed. (Government Code 14846(b)).
- A valid attempt must be made to secure offers from viable CMAS contractors who are able to supply the goods and/or provide the services. Neither a lack of sufficient CMAS contractors nor the use of restrictive requirements meets the intent for obtaining offers (SCM Volume 2, Section 1670.2).
- If requesting offers from a certified DVBE, include the Disabled Veteran Business Enterprise Declarations form (Standard 843) in the RFO. This declaration must be completed by the DVBE prime contractor and/or any DVBE subcontractors and submitted with the offer (SCM Volume 2, Section 1201).
- This is not a bid transaction, so the small business preference, DVBE incentives, protest language, intent to award, evaluation criteria, advertising, Administrative and Technical Requirements, etc. are not applicable. (SCM Volume 2, Section 1603).
- If less than 3 offers are received, State agencies must document their file with the reasons why the other suppliers did not respond with an offer. The reason must come from the CMAS contractor.
- Assess the offers received using best value criteria including cost as one of the criteria (SCM Volume 2, Section 1603).
- Issue a Purchase Order to the selected CMAS contractor.
- For CMAS transactions under \$10,000, only one offer is required if the State agency can establish and document that the price is fair and reasonable. The fair and reasonable method can only be used for non-customizable purchases. See SCM Volume 2, Section 1510 for Fair and Reason criteria.

Local agencies must follow their own procurement regulations. For more information see the [Local Agency packet](#) available online.

AGENCY RESPONSIBILITY

Each agency is responsible for its own contracting program and purchasing decisions, including use of the CMAS program and associated outcomes. This responsibility includes, but is not limited to, ensuring the necessity of the services, securing appropriate funding, complying with laws and policies, preparing the purchase order in a manner that safeguards the State's best interests, obtaining required approvals, and documenting compliance with GC 19130.b(3) for outsourcing services.

It is the responsibility of each agency to consult with their legal staff and contracting offices for advice depending upon the scope or complexity of the purchase order. If legal services are not available within your agency, DGS Office of Legal Services is available to provide services.

CONFLICT OF INTEREST

Agencies must evaluate the proposed purchase order to determine if there are any potential conflict of interest issues. See the CMAS Special Provisions, Conflict of Interest, for more information.

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SPLITTING ORDERS

Splitting orders to avoid any monetary limitations is prohibited. Do not circumvent normal procurement methods by splitting purchases into a series of delegated purchase orders per PCC 10329. Splitting a project into small projects to avoid either fiscal or procedural controls is prohibited per State Administrative Manual (SAM) 4819.34.

This provision does not apply to local government agencies.

ORDERING PROCEDURES

1. Purchase Orders

All Ordering Agency purchase order documents executed under this CMAS must contain the applicable CMAS number as show on page 1.

a. State Departments:

Standard 65 Purchase Documents – State departments not transacting in FISCal must use the Purchasing Authority Purchase Order (Standard 65) for purchase execution. An electronic version of the Standard 65 is available at the Department of General Services (DGS), Procurement Division (PD) website, select Standard (STD) Forms.

FISCAL Purchase Documents – State departments transacting in FISCal will follow the FISCal procurement and contracting procedures.

b. Local Government Agencies:

Local government agencies may use their own purchase order document for purchase execution.

The agency is required to complete and distribute the purchase order. For services, the agency shall modify the information contained on the order to include the service period (start and end date), the monthly cost (or other intermittent cost), and any other information pertinent to the services. The cost for each line item must be included in the order, not just system totals.

The contractor must immediately reject purchase orders that are not accurate. Discrepancies are to be negotiated and incorporated into the purchase order prior to product delivery and service implementation.

2. Service and Delivery after CMAS Expiration

The purchase order must be issued before the CMAS expires. However, delivery of the products or completion of the services may be after the CMAS expires (unless otherwise specifically stated in the purchase order). Amending the purchase order to add quantity, time, or money is not possible if the CMAS expired.

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3. Multiple CMAS Agreements on a Single Purchase Order

State agencies wishing to include multiple CMAS agreements on a single FISCal purchase order must adhere to the following guidelines:

- All CMAS must be for the same CMAS contractor.
- The purchase order must go to one contractor location.
- Enter the word “CMAS” in the space reserved for the Leveraged Procurement Agreement (LPA) number. The word “CMAS” signifies that the purchase order contains items from multiple CMAS agreements. The purchasing agency may only use one bill code.
- For each individual CMAS, the agency must identify and group together the CMAS number with the line items and subtotal per CMAS number (do not include tax in the subtotal), and sequentially identify each individual CMAS as Sub #1, Sub #2, Sub #3, etc. This facilitates accurate billing of administrative fees by the Procurement Division.
- The total of all items on the purchase order must not exceed the State agency’s purchasing authority dollar threshold granted by DGS PAU.
- Do not combine items from IT and non-IT CMAS agreements. An Information Technology CMAS begins with the number “3” and a non-IT CMAS begins with the number “4.” The purchase order limits are different for these CMAS agreements.

4. Amendments to State Agency's Purchase Orders

Agency purchase orders cannot be amended if the CMAS has expired.

SCM, Volume 2, Section 1605 provides the following directions regarding amendments to all types of LPA purchase orders:

Original orders, which include options for changes (e.g., quantity or time), that were assessed and considered in the selection for award during the RFO process, may be amended consistent with the terms of the original order, provided that the original order allowed for amendments. If the original order did not evaluate options, then amendments are not allowed unless a Non-Competitively Bid is approved for those amendments.

Amendments unique to Non-IT Services:

If the original contract permitted amendments, but did not specify the changes, (e.g., quantity or time), it may be amended. Per PCC 10335 (d)(1), a contract may only be amended once under this exemption. The time shall not exceed one year, or add not more than 30 percent of the original order value and may not exceed \$250,000. If the original contract did not have language permitting amendments, the Non-Competitively Bid process must be followed.

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CMAS CONTRACTOR OWNERSHIP INFORMATION

The CMAS contractor is a certified SB enterprise. Their Office of Small Business and DVBE Services (OSDS) certification number 1784260 expires on 01/31/2027.

If this certification has expired, the current expiration date should be verified at [Cal eProcure](#). The OSDS contact information can be found on the [OSDS website](#). Note that some companies have been assigned a new certification number, so use the company name and/or certification number when checking status on-line.

SMALL BUSINESS MUST BE CONSIDERED

Prior to placing orders under the CMAS program, State agencies must first consider offers from small businesses that have established CMAS agreements (GC 14846(b)). NOTE: DGS auditors will request substantiation of compliance with this requirement when agency files are reviewed.

[CMAS Small Business and Disabled Veteran Partners](#) can be found on the CMAS website by selecting "Find a CMAS Contractor".

In response to our commitment to increase participation by small businesses, the Department of General Services waives the administrative fee (charged to customer agencies to support the CMAS program) for orders to California certified small business enterprises.

SMALL BUSINESS/DVBE - TRACKING

State agencies are able to claim subcontracting dollars towards their SB or DVBE goals whenever the CMAS contractor subcontracts a commercially useful function to a certified SB or DVBE. The CMAS contractor will provide the ordering agency with the name of the SB or DVBE used and the dollar amount the ordering agency can apply towards its SB or DVBE goal.

SMALL BUSINESS/DVBE - SUBCONTRACTING

1. The amount an ordering agency can claim towards achieving its SB or DVBE goals is the dollar amount of the subcontract award made by the CMAS contractor to each SB or DVBE.
2. The CMAS contractor will provide an ordering agency with the following information at the time the order is quoted:
 - a. The CMAS contractor will state that, as the prime contractor, it shall be responsible for the overall execution of the fulfillment of the order.
 - b. The CMAS contractor will indicate to the ordering agency how the order meets the SB or DVBE goal, as follows:
 - i. List the name of each company that is certified by the Office of Small Business and DVBE Services that it intends to subcontract a commercially useful function to; and
 - ii. Include the SB or DVBE certification number of each company listed and attach a copy of each certification; and

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- iii. Indicate the dollar amount of each subcontract with a SB or DVBE that may be claimed by the ordering agency towards the SB or DVBE goal; and
 - iv. Indicate what commercially useful function the SB or DVBE subcontractor will be providing towards fulfillment of the order.
3. The ordering agency's purchase order must be addressed to the prime contractor, and the purchase order must reference the information provided by the prime contractor as outlined above.

CONTRACTORS ACTING AS FISCAL AGENTS ARE PROHIBITED

When a subcontractor ultimately provides all of the products or performs all of the services that a CMAS contractor has agreed to provide, and the prime contractor only handles the invoicing of expenditures, then the prime contractor's role becomes that of a fiscal agent because it is merely administrative in nature and does not provide a Commercially Useful Function. It is unacceptable to use fiscal agents in this manner because the agency is paying unnecessary administrative costs.

WITHHOLD LANGUAGE (SB588)

Upon delivery or completion of ordered goods or services for which the Contractor committed to DVBE subcontractor participation, state departments must require the Contractor to certify all the following:

- 1. The amount and percentage of work the Contractor committed to provide to one or more DVBEs under the requirements of the contract and the amount each DVBE received from the Contractor.
- 2. That all payments under the contract have been made to the DVBE. Upon request, the Contractor must provide proof of payment for the work.

In accordance with the Military and Veterans Code 999.7, state departments shall withhold \$10,000 from the final payment, or the full final payment if less than \$10,000, if the Contractor fails to meet the certification requirements identified above. State departments shall notify the Contractor of their failure to meet the certification requirements and give the Contractor an opportunity to comply with the certification requirements. If after 30 calendar days from the date of notice, the Contractor refuses to comply with the certification requirements, the state department shall permanently deduct \$10,000 from the final payment or the full payment if less than \$10,000.

PRODUCT SUBSTITUTIONS

Substitution of Deliverables may not be tendered without advance written consent of the Buyer. The Contractor must offer an equivalent or newer model of the product from the same manufacturer at the same or lower price. Contractor cannot use any specification in lieu of those contained in the Contract without written consent from the Buyer.

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NEW EQUIPMENT REQUIRED

The State will procure new equipment. All equipment must be new (or warranted as newly manufactured) and the latest model in current production. Used, shopworn, demonstrator, prototype, or discontinued models are not acceptable.

Where Federal Energy Management Program (FEMP) standards are available, all State agencies shall purchase only those products that meet the recommended standards. All products displaying the Energy Star label meet the FEMP standards.

SPECIAL MANUFACTURED GOODS

Any CMAS for goods to be manufactured by the CMAS contractor specifically for the State and not suitable for sale to others may require progress payments.

TRADE-IN EQUIPMENT

Trade-ins at open market price may be considered. The product description and trade-in allowance must be identified on the purchase order.

Agencies are required to adhere to SAM 3520 through 3520.6, Disposal of Personal Property and Surplus Personal Property, as applicable, when trade-ins are considered. A Property Survey Report, Standard 152, must be submitted for approval prior to disposition of any State owned personal property, including general office furniture regardless of the acquisition value, or if the property was recorded or capitalized for accounting purposes.

STATE AGENCY BUY RECYCLED CAMPAIGN

State ordering agencies are required to report purchases made within the eleven product categories in the California Department of Resources Recycling and Recovery's State Agency Buy Recycled Campaign per PCC 12200 through 12217.

Contractor will be required to complete and return a Recycled-Content Certification form upon request by the state ordering agency.

ACCEPTANCE TESTING CRITERIA

If the agency wants to include acceptance testing for all newly installed technology systems, individual equipment, and machines which are added or field modified (modification of a machine from one model to another) after a successful performance period, the test criteria must be included in the purchase order to be applicable.

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ELECTRONIC WASTE RECYCLING

State agencies are required to recycle state owned surplus electronic equipment that has no useful life remaining (E-Waste) to the maximum extent possible. State agencies shall dispose of E-Waste using the services of the California Prison Industry Authority (CALPIA), unless the agency meets the pickup quantity and location exemption criteria detailed in SAM 3520.10. Electronic equipment that is usable and still retains value is not considered E-Waste and must be reutilized through DGS, Office of Fleet and Asset Management (OFAM) Surplus Personal Property Warehouse.

State agencies shall determine which equipment meets the definition of E-Waste or reusable Electronic Equipment per the definitions provided in the SAM Management Memo (MM) 17-06. OFAM will validate that equipment meets the appropriate definition when reviewing the submitted Property Survey Report (Standard 152).

The electronic waste recycling fee must be shown as a line item on the agency purchase order before the CMAS contractor can include it on their invoice.

See SAM 3520.10 for more information on this policy.

Information for submitting a Standard 152 can be found on the [DGS OFAM surplus property website](#).

Information on the [E-Waste - CALPIA Store and the E-Waste Exemption Request Form EWR-F400](#) can be found at the CALPIA website.

PRODUCTIVE USE REQUIREMENTS

The customer in-use requirement applies to all procurements of information technology equipment and software, per Statewide Information Management Manual Section 195.

Each equipment or software component must be in current operation for a paying customer and the paying customer must be external to the contractor's organization (not owned by the contractor and not owning the contractor).

To substantiate compliance with the Productive Use Requirements, the CMAS contractor must provide upon request the name and address of a customer installation and the name and telephone number of a contact person.

The elapsed time such equipment or software must have been in operation is based upon the importance of the equipment or software for system operation and its cost. The following designates product categories and the required period of time for equipment or software operation prior to approval of the replacement item on CMAS.

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Category 1 - Critical Software: Critical software is software that is required to control the overall operation of a computer system or peripheral equipment. Included in this category are operating systems, data base management systems, language interpreters, assemblers and compilers, communications software, and other essential system software.

Cost	Installation	Final Bid Submission
More than \$100,000	8 months	6 months
\$10,000 up to \$100,000	4 months	3 months
Less than \$10,000	1 month	1 month

Category 2 - All Information Technology Equipment and Non-Critical Software: Information technology equipment is defined in SAM 4819.2.

Cost	Installation	Final Bid Submission
More than \$100,000	6 months	4 months
\$10,000 up to \$100,000	4 months	3 months
Less than \$10,000	1 month	1 month

PRODUCT INSTALLATION

The CMAS contractor is fully responsible for all installation services performed under the CMAS. Product installations must be performed by manufacturer authorized personnel and meet manufacturer documented specifications.

The prime contractor, as well as any subcontractors, must hold any certifications and/or licenses required for the project.

PUBLIC WORKS (INSTALLATION SERVICES ONLY)

A public works contract is defined as an agreement for “the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind” in accordance with PCC 1101. State agencies planning these types of projects need to review SCM, Volume 1, Chapters 10 and 11 for applicable guidelines and regulations. Visit the DGS, [Real Estate Services Division \(RESA\) website](#) if you have questions about public works transactions.

Agency CMAS purchase orders may allow for public works installation only when it is in support of the products covered by this CMAS.

Agencies are to ensure that the applicable laws and codes pertaining to the contractor and subcontractor licensing, prevailing wage rates, bonding, labor code requirements, etc. are adhered to by the prime contractor as well as any subcontractor during performance under the CMAS purchase order.

The bond amount for public works is not less than 100% of the purchase order price.

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NOTE: In accordance with Labor Code (LC) 1773.2, the ordering agency is responsible for determining the appropriate craft, classification or type of worker needed for any contract for public works. Also, the agency is to specify the applicable prevailing wage rates as determined by the Director of the Department of Industrial Relations (DIR). In lieu of specifying the prevailing wage rates, the agency may include a statement on the order that the prevailing wage rates are on file at the agency's office and will be made available upon request. The prevailing wage rates are available from DIR at www.dir.ca.gov (select Statistics & Research).

Bonds: For guidelines, see CMAS, Special Provisions, Public Works Requirements.

State Contractor's License: Public works services can be obtained through CMAS only if incidental to the overall purchase order. If incidental public works services are included in the purchase order, prior to issuing the order agencies should visit the State Contractor's License Board website to verify that the Contractor's License shown below is still active and in good standing.

The CMAS contractor's California Contractor's License number is 744332. This is a Class C-7 - Low Voltage Systems, B - General Building, and C10 - Electrical license that is valid through 01/31/2026.

Cable and Wire: Cable and wire products that are purchased under this CMAS must be for information technology projects only (computers, telecommunications, and security systems) and cannot be used for general purpose installations.

Purchase orders for cable and wire installation services only are prohibited.

Cable and wire installations under this CMAS must be installed and tested to EIA/TIA Standards.

Agency questions regarding the purchase and/or installation of cable and wire for computers and/or telecommunications may be directed to the California Department of Technology, Statewide Telecommunications and Network Division.

NOT SPECIFICALLY PRICED ITEMS

The only time that open market/incidental, non-schedule items may be included in a CMAS order is when they fall under the parameters of the Not Specifically Priced (NSP) Items provision.

CMAS contractors must be authorized providers of the hardware, software and/or services they offer under the NSP Items provision.

Agency and CMAS contractor use of the NSP provision is subject to the following requirements:

1. Purchase orders containing only NSP items are prohibited.
2. A purchase order containing NSP items may be issued only if it results in the lowest overall alternative to the State.

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3. NSP items shall be clearly identified in the order. Any product or service already specifically priced and included in the base schedule may not be identified as an NSP item.
4. NSP Installation Services: The CMAS contractor is fully responsible for all installation services performed under the CMAS. Product installations must be performed by manufacturer authorized personnel and meet manufacturer documented specifications. The prime contractor, as well as any subcontractors, must hold any certifications and/or licenses required for the project. The total dollar value of all installation services included in the purchase order cannot exceed the dollar value of the products included in the purchase order, nor can they exceed the NSP Maximum Order Limitation.
5. Maximum Order Limitation: For orders \$250,000, or less, the total dollar value of all NSP items included in a purchase order shall not exceed \$5,000. For orders exceeding \$250,000, and at the option of the contractor, the total dollar value of all NSP items in a purchase order shall not exceed 5% of the total cost of the order or \$25,000 whichever is lower.
6. An NSP item included in an order issued against this CMAS is subject to all of the terms and conditions set forth in the CMAS.
7. Trade-ins, upgrades, involving the swapping of boards, are permissible, where the contract makes specific provisions for this action. In those instances, where it is permitted, the purchase order must include the replacement item and a notation that the purchase involves the swapping of a board.

The following NSP items **are specifically excluded** from any order issued under this CMAS:

1. Items not intended for use in direct support of the priced items included in the same order. An NSP item must be subordinate to the specifically priced item that it is supporting. For example, a cable, which is not otherwise specifically priced in the base schedule, is subordinate to a specifically priced printer and is eligible to be an NSP item subject to that cable meeting the remaining NSP requirements. However, a printer that is not otherwise specifically priced in the base schedule, is not subordinate to a specifically priced cable and is not eligible to be an NSP item.
2. Supply type items, except for the minimum amount necessary to provide initial support to the priced items included in the same order.
3. Items that do not meet the Productive Use Requirements for information technology products, per Statewide Information Management Manual Section 195.
4. Any other item or class of items specifically excluded from the scope of this CMAS.
5. Public Works and other services NOT in support of the products covered by this CMAS.

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6. Products or services the CMAS contractor is NOT factory authorized or otherwise certified or trained to provide.
7. Follow-on consultant services that were previously recommended or suggested by the same CMAS contractor.

The CMAS contractor is required to reject purchase orders containing NSP items that do not comply with the above requirements. The CMAS contractor will promptly notify the agency issuing the noncompliant order of its rejection and the reasons for its rejection.

STATE AND LOCAL GOVERNMENTS CAN USE CMAS

State and local government agency use of CMAS is optional. A local government is any city, county, city and county, district, or other local governmental body or corporation, including Universities of California, California State Universities, K-12 schools, and community colleges empowered to expend public funds. While the State makes this CMAS available, each local government agency should make its own determination whether the CMAS program is consistent with its procurement policies and regulations.

PCC 10298 allows any city, county, city and county, district, or other local governmental body or corporation empowered to expend public funds to contract with suppliers awarded CMAS without further competitive bidding. See complete [PCC 10298](#) language at the California Legislative Information website.

PCC 10299 allows any school district empowered to expend public funds to utilize CMAS without further competitive bidding. See complete [PCC 10299](#) language at the California Legislative Information website.

SELF-DELETING BASE SCHEDULE TERMS AND CONDITIONS

Instructions or terms and conditions that appear in the Special Items or other provisions of the base schedule and apply to the purchase, license, or rental (as applicable) of products or services by the US Government in the United States and/or to any overseas location shall be self-deleting. (Example: "Examinations of Records" provision).

Federal regulations and standards, such as Federal Acquisition Regulation, Federal Information Resources Management Regulation, Federal Information Processing Standards, General Services Administration Regulation, or Federal Installment Payment Agreement shall be self-deleting. Federal blanket orders and small order procedures are not applicable.

ORDER OF PRECEDENCE

The CMAS Special Provisions take precedence if there is a conflict between the terms and conditions of the contractor's base schedule, packaging, invoices, catalogs, brochures, technical data sheets, or other documents (see CMAS Special Provisions, CONFLICT OF TERMS).

CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)
IRELAND SOUND SYSTEMS, INC.
CMAS NUMBER 3-25-08-1028

APPLICABLE CODES, POLICIES AND GUIDELINES

All California codes, policies, and guidelines are applicable. The use of CMAS does not relieve state agencies of their responsibility to meet statewide requirements regarding contracting or the procurement of goods or services. Most procurement and contract codes, policies, and guidelines are incorporated into CMAS agreements; however, there is no guarantee that every requirement that pertains to all State processes has been included.

PAYMENTS AND INVOICES

This CMAS contains prompt payment discounts. See the base schedule for the specific discount percentage.

1. Payment Terms

Payment terms for this CMAS are net 45 days.

Payment will be made in accordance with the provisions of the California Prompt Payment Act, GC 927. Unless expressly exempted by statute, the Act requires State agencies to pay properly submitted, undisputed invoices not more than 45 days after (1) the date of acceptance of goods or performance of services; or (2) receipt of an undisputed invoice, whichever is later.

2. Payee Data Record (Standard 204)

State Agencies must obtain a copy of the Payee Data Record (Standard 204) in order to process payments. State Ordering Agencies must forward a copy of the Standard 204 to their accounting offices. Without the Standard 204, payment may be unnecessarily delayed. State Agencies should contact the CMAS contractor for copies of the Payee Data Record.

3. DGS Administrative and Incentive Fees

Orders from State Agencies:

DGS will bill each State agency directly an administrative fee for use of CMAS. The administrative fee should NOT be included in the order total or remitted before an invoice is received from DGS. This administrative fee is waived for CMAS purchase orders issued to California certified small businesses.

Orders from Local Government Agencies:

CMAS contractors, who are not California certified small businesses, are required to remit to DGS an incentive fee equal to a percentage of the total of all local government agency orders (excluding sales tax and shipping) placed against their CMAS.

The incentive fee is waived for CMAS purchase orders issued to California certified small businesses.

For more information on the incentive fees see the [CMAS Management Guide](#).

CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)
IRELAND SOUND SYSTEMS, INC.
CMAS NUMBER 3-25-08-1028

4. Contractor Invoices

Unless otherwise stipulated, the CMAS contractor must send their invoices to the agency address set forth in the purchase order. Invoices shall be submitted in triplicate and shall include the following:

- CMAS number
- Agency purchase order number
- Agency Bill Code (State Only)
- Line item number
- Unit price
- Extended line item price
- Invoice total

State sales tax and/or use tax shall be itemized separately and added to each invoice as applicable.

The company name on the CMAS, purchase order and invoice must match, or the State Controller's Office will not approve payment.

5. Advance Payments

Advance payment is allowed for services only under limited, narrowly defined circumstances, i.e., between specific departments and certain types of non-profit organizations, or when paying another government agency (GC 11256 through 11263 and 11019).

It is NOT acceptable to pay in advance, except software maintenance and license fees, which are considered a subscription and may be paid in advance if a provision addressing payment in advance is included in the purchase order.

Software warranty upgrades and extensions may also be paid for in advance, one time.

6. Credit Card

The CMAS contractor does not accept the State of California credit card (VISA CAL-Card).

7. Leasing/Financing

California State Agencies should use the Golden State Financial Marketplace (GS SMarT) program for all financing and leasing needs. California Local Government Agencies (counties, cities, K-12 school districts, community colleges, California State Universities, Universities of California, etc.) may utilize the GS SMarT program for financing and leasing according to PCC 14937. The minimum dollar amount for Local Government Agency financing and leasing is \$100,000.

CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)
IRELAND SOUND SYSTEMS, INC.
CMAS NUMBER 3-25-08-1028

8. Lease/Purchase Analysis

California State agencies must complete a Lease/Purchase Analysis (LPA) to determine best value when contemplating a lease/rental and retain a copy for future audit purposes (SAM 3710).

For short-term rental equipment, the lease/purchase analysis must be approved by DGS Office of Legal Services.

The lease/purchase analysis for all other purchases must be approved by the Department of General Services, GS SMar State Financial Marketplace. Buyers may contact the GS SMar Unit via e-mail at SFM@dgs.ca.gov for further information.

9. Leasing

The State reserves the right to select the form of payment for all procurements, whether it is an outright purchase with payment rendered directly by the State, or a financing/lease-purchase or operating lease via the State Financial Marketplace (GS SMar and/or Lease SMar). If payment is via the financial marketplace, the CMAS contractor will invoice the State and the State will approve the invoice. The selected Lender/Lessor for all product listed on the State's procurement document will pay the supplier on behalf of the State. Buyers may contact the GS SMar Unit via e-mail at SFM@dgs.ca.gov for further information.

10. Maintenance Tax

The California Department of Tax and Fee Administration has ruled that in accordance with Section 1546 of the Sales and Use Tax Regulations of the Business Taxes Law Guide, whenever optional maintenance contracts include consumable supplies, such supplies are subject to sales tax.

Generally, the State has two options:

1. For agreements that provide for only maintenance services (i.e., the furnishing of labor and parts necessary to maintain equipment), the charges for the provision of maintenance services are not taxable.
2. For agreements that provide for both maintenance services and consumable supply items (e.g., toner, developer, staples), the provision of the consumable supplies is considered a taxable sale of tangible personal property. Therefore, State agencies awarding optional maintenance contracts are responsible for paying the applicable sales tax on the consumable supplies used during the performance period of the maintenance contract.

The Contractor will be required to itemize the taxable consumables for State accounting purposes.

**CALIFORNIA MULTIPLE AWARD SCHEDULE (CMAS)
IRELAND SOUND SYSTEMS, INC.
CMAS NUMBER 3-25-08-1028**

OBTAINING COPY OF CMAS

A copy of this CMAS can be obtained at [Cal eProcure](#). Links to the CMAS Special Provisions conditions and base schedule are available on the front page of this CMAS agreement.

It is important for the agency to confirm that the required products, services, and prices are included in the CMAS and are at or below base schedule rates. To streamline verification that the needed items are in the base schedule, the agencies should ask the CMAS contractor to identify the specific location in the base schedule that include the required products, services, and prices. Once verified, agencies should save the information for their file documentation.

FEDERAL DEBARMENT

When federal funds are expended, the agency is required to obtain (retain in file) a signed “[Federal Debarment](#)” certification from the CMAS contractor before the purchase order is issued. This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 29 CFR Part 98, Section 98.510, Participants; responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211).

CONTRACTOR TRAVEL

The Travel provision is not applicable to this CMAS.

AMERICANS WITH DISABILITY ACT

To view the [DGS Accessibility Policy](#), please visit the DGS website.

City of
IRWINDALE
AGENDA REPORT

Date: May 13, 2026

To: Honorable Mayor and Members of the City Council

From: Julian A. Miranda, City Manager

Issue: City of Irwindale Parks and Recreation Commission Request for the Irwindale City Council to Consider Conducting a Holiday Street Decorating Contest

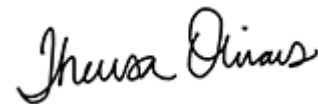
City Manager's Recommendation:

That the City Council of the City of Irwindale provide direction to staff.

Administrative Action:

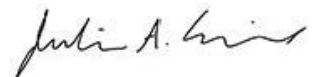
Submitted/Prepared by:

Theresa Olivares, Assistant City Manager



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

The Parks and Recreation Commission has requested that the City Council consider a holiday street decorating contest. Since 2020, the Parks and Recreation Division has encouraged Irwindale residents to bring cheer to the community by decorating their residence and entering a contest during Halloween and Christmas. It is the Commission's desire to extend the Christmas holiday decorating contest from single residences to the entire street. Staff is requesting the City Council to consider the following options and provide direction to staff:

1. Continue with the current holiday decorating contest. Individuals desiring to decorate their residence enter into the contest and notify the Parks and Recreation Division by contest deadline. The entries are judged by an impartial panel and yard signs are distributed to the winners.
2. Research Holiday Decorating Contests conducted by other agencies. Staff will research decorating contests conducted by other agencies and provide this information at the June 10th regularly scheduled City Council meeting.

3. Other direction as provided by the City Council.
4. Receive and file.

Fiscal Impact:

There is no fiscal impact related to this report.

Attachments:

None

City of
IRWINDALE
AGENDA REPORT

Date: May 13, 2026
To: Honorable Mayor and Members of the City Council
From: Julian A. Miranda, City Manager
Issue: City of Irwindale Parks and Recreation Commisison's Request to Reinstate the Irwindale's Heroes Program

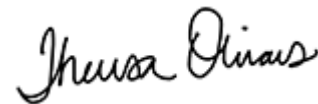
City Manager's Recommendation:

That the Irwindale City Council provide direction to staff regarding the Irwindale's Heroes Program.

Administrative Action:

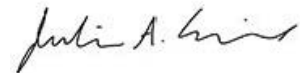
Submitted/Prepared by:

Theresa Olivares, Assistant City Manager



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

The City of Irwindale Parks and Recreation Commission has requested that the City Council consider reinstating the Irwindale's Heroes Program. The Irwindale Heroes Program ("Program") was adopted by the City Council on September 26, 2007, for the purpose of recognizing active duty members serving the United States Armed Forces and Coast Guard against the War on Terrorism following the September 11, 2001 attacks on the United States. The Program was made available to current Irwindale residents, immediate family members of current Irwindale residents, and employees or immediate family members of a business located in the City of Irwindale. In 2015, the City Manager authorized removal of the banners, as the City had no knowledge of the honoree's military status, the banners were tethered and unsightly after several years of being exposed to the elements, and the banners were displayed on Southern California Edison poles which the City is only authorized to use on a temporary basis.

The City Council may consider the following options regarding the reinstatement of the Irwindale's Heroes Program:

1. Reinstate the Irwindale's Heroes Program as adopted on September 26, 2007.
2. Direct staff to update the Irwindale's Heroes Program. Staff will research 1) the use of the Southern California Edison utility poles, 2) the length of time a banner may be displayed, 3) cost of the banner and brackets, and 4) best practices utilized by surrounding agencies for similar programs. The results of staff's research would be presented to the City Council at the June 10th City Council Meeting.
3. Other direction as provided by the City Council.
4. Receive and file.

Fiscal Impact:

There is no fiscal impact related to this report.

Attachments:

1.	Irwindale's Heroes Program Policy
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City of Irwindale

Irwindale's Heroes Program

Approved: September 26, 2007

City of Irwindale
Military Recognition Program
Irwindale's Heroes

PURPOSE

The purpose of the Military Recognition Program "Irwindale's Heroes" is to recognize and support the brave men and women who are proudly serving in the United States Armed Forces and Coast Guard against the War on Terrorism following the September 11, 2001 attacks on the United States.

POLICY

Irwindale's Heroes will be honored with a street banner to be hung on utility and light poles located within the City of Irwindale. The banner will include the individuals name and branch of service.

1. Eligibility

1.1. To qualify, the serviceperson must meet the following requirements:

- A. An active duty member of the United States Armed Forces or Coast Guard fighting the War on Terrorism; and
- B. Irwindale Resident
 - (1) Current Irwindale Resident; or
 - (2) Immediate Family Member* of a current Irwindale Resident; or
- C. An employee or Immediate Family Member* of a business located within the City of Irwindale.

*Immediate Family Member = parent, grandparent, spouse, sibling, or child

1.2. The serviceperson does not have to be stationed in Iraq, Afghanistan or anywhere overseas to qualify.

1.3. The Irwindale's Heroes application must be completed, including the active duty service person's name and branch of service

1.4. There is a limit of one banner per serviceperson.

1.5. All servicepersons will receive a Blue Star Window Display, to be displayed at the serviceperson's residence or place of business.

1.6. Individuals who have lost their lives while serving our country and who were on active duty at the time of their death from September 11, 2001 until the present are eligible for a gold star banner recognizing their sacrifice.

1.7. As an ongoing program, applications will be accepted at any time.

1.8. Administration of this policy is under the authority of the City Manager/or designee.

2. Irwindale Resident

2.1. Servicepersons under this category will be provided with a street banner and Blue Star Window Display from the City at no charge.

2.2. To qualify as a Category B (1), Irwindale Resident, the Irwindale's Hero application must include a copy of a valid Irwindale Resident Identification Card.

2.3. To qualify as a Category B (2), Immediate Family Member, the serviceperson must provide documentation supporting the immediate family relationship to the current Irwindale Resident. In addition, the current Irwindale Resident must submit a copy of a valid Irwindale Resident Identification Card.

3. Employee or Immediate Family Member of a Irwindale Business

3.1. Servicepersons under this category will be provided with a Blue Star Window Display from the City at no charge. The business or family of the serviceman or servicewoman may sponsor a street banner in honor of the service individual. The cost to sponsor a banner will be \$169.

3.2. To qualify as a Category C, Employee or Immediate Family Member of a Irwindale Business, documentation must be provided on business letterhead, indicating the following:

3.2.1. Business address located within the City of Irwindale; and

3.2.2. Serviceperson is employed by the business; or

3.2.3. Serviceperson is an immediate family member of an individual who is employed by a business that is located within the City of Irwindale.

3.2.4. The documentation is to be signed by an individual within the organization that is legally eligible to do so.

4. Installation of Banners

- 4.1. The Irwindale's Hero banner shall be flown on designated utility and light poles located on Irwindale Avenue and Arrow Highway. Once these areas are filled, the City Manager/or designee will choose other streets throughout the City to display the banners.
- 4.2. The banners will be installed by the City's Public Works Department and removed under the conditions stated in Section 5 or when the banner is damaged. The City will not be responsible for replacing banners that are stolen, damaged or destroyed due to sun, weather, age, vandalism or any act of nature beyond our control such as high winds or damage from vehicles.
- 4.3. The first banners to be installed will be displayed at the City of Irwindale's 1st Annual Veteran's Monument Memorial on November 11, 2007. Any resident or business desiring to have a serviceperson recognized at the November 11, 2007 ceremony, must submit a completed Irwindale's Hero application by October 18, 2007.
- 4.4. Irwindale's Hero applications will be accepted on an on-going basis and banners will be installed at the direction of the City Manager/or designee. Serviceperson's who qualify to receive a Blue Star Window Display and street banner after the November 11, 2007 ceremony will receive a letter from the Irwindale City Council informing him/her of the flag's location.

5. Removal of Banners

- 5.1. The banners are to be displayed until:
 - 5.1.1. The serviceperson has been discharged (the serviceperson may request to have his/her banner displayed until the War on Terrorism has ended); or
 - 5.1.2. The War on Terrorism has ended; or
 - 5.1.3. At the City's discretion
- 5.2. The Public Works staff will remove the banner and forward the banner to the City Clerk's Office for presentation at a regularly scheduled City Council Meeting. The Agenda will be prepared by the City Clerk's Office and will list those servicepersons to be recognized under PROCLAMATIONS/PRESENTATIONS/COMMENDATIONS.

6. Special Recognitions

- 6.1. Serviceperson's who are no longer on "Active Duty", and during their Active Duty status were deployed to serve the War on Terrorism may be eligible to receive a street banner. In order to qualify, the individual must submit the following:
 - 6.1.1. Honorable discharge notice from United States Armed Forces or Coast Guard; and
 - 6.1.2. Verification that the individual served in the War on Terrorism, which began on September 11, 2001.
- 6.2. The street banners installed under this section will be removed under the conditions stated under Section 5.

Item #12.A.

City of
IRWINDALE
AGENDA REPORT

Date: May 13, 2026
To: Honorable Mayor and Members of the City Council
From: Julian A. Miranda, City Manager
Issue: Report on Job Vacancies and Recruitment and Retention Efforts in Calendar Year 2025

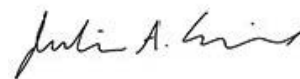
Executive Director's Recommendation:

Receive and file.

Administrative Action:

Submitted by:

Julian A. Miranda, City Manager



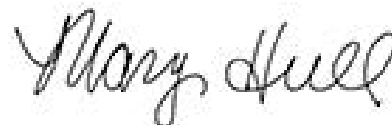
Prepared by:

Sandra Leon, Benefits Administrator

Electronically Approved

Reviewed by:

Mary Hull, Human Resources/Risk Manager



Adrian R. Guerra, City Attorney

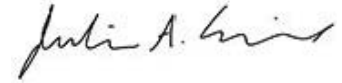


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, City Manager



Background and Analysis:

Background

Assembly Bill (AB) 2561, codified under Government Code Section 3502.3, was enacted by the California Legislature and signed into law on September 22, 2024. It became effective on January 1, 2025. AB 2561 addresses the growing concern over job vacancies in local government, citing their negative impact on public service delivery and employee relations. The law mandates that public agencies annually assess and present information regarding workforce vacancies during a public hearing. This is intended to support transparency, improve staffing conditions, and strengthen labor relations.

Annual Reporting Requirements

In accordance with AB 2561, the following information must be reported publicly at least once per fiscal year:

- Current status of vacancies
- Recruitment and retention efforts
- Identification of any policy or procedural barriers affecting hiring

If a single bargaining unit has a vacancy rate of 20% or higher, additional details must be disclosed:

- Total number of vacancies in that unit
- Total number of applicants for those vacancies
- Average number of applicants for those vacancies
- Opportunities to improve compensation and working conditions

Although none of our bargaining units are at a vacancy rate of 20% or higher, we would like to share a detailed account of what our vacancy rates, recruitment, and retention efforts were like for calendar year 2025.

Workforce Overview

As of December 31, 2025, the City had a total of 112 budgeted full-time equivalent (FTE) positions and 48 budgeted permanent part-time and part-time (PPT & PT) positions, distributed as follows:

Bargaining Group	Budgeted FTE
Irwindale City Employees Association (ICEA)	41
Irwindale Management Employees Association (IMEA)	31
Irwindale Police Officers Association (IPOA)	33
Unrepresented Group – City Manager & Unclassified Management	7
Unrepresented Group – Permanent Part-Time & Part-Time Employees	41
Total FTE	112

Vacancies in 2025

A total of 31 vacancies were created in calendar year 2025 due to various factors including new position approvals, internal promotions, separations, and retirements:

Source of Vacancy	Number
Newly Budgeted Positions	5
Internal Promotions	6
Voluntary/Involuntary Separations	16
Retirements	4
Total	31

There were an additional 13 vacancies carried over from 2024; these positions were quickly filled by April 2025. The City conducted 50 recruitments for vacant positions in 2025, of which 37 were successfully filled. The 2025 total year-end vacancy rate of 8.49% is broken down by group:

Bargaining Group	Vacancy Rate (as of 12/31/2025)	# of Vacancies (as of 12/31/2025)
Irwindale City Employees Association (ICEA)	9.75%	4
Irwindale Management Employees Association (IMEA)	3.2%	1
Irwindale Police Officers Association (IPOA)	3.0%	1
Unrepresented Group – City Manager & Unclassified Management	0%	0
Unrepresented Group – Permanent Part-Time & Part-Time Employees	17.07%	7

Of the 13 vacancies at the end of 2025 listed above , the following 11 positions were filled between January and May 2026:

Position	Month Filled	Bargaining Group
Intern - Community Development	February 2026	Unrepresented
Library Aide	February 2026	Unrepresented
Maintenance Aide	January 2026	ICEA
Office Specialist (2 FTE)	January 2026	ICEA
Police Officer (Academy Trained or Lateral)	March 2026	IPOA
Recreation Aide (5 PTE for 2026 Seasonal/PT)	April & May 2026	Unrepresented

Recruitment and Hiring Metrics for 2025

- **New Hire Orientation:** Conducted for 38 full-time/part-time employees and 16 seasonal Summer Youth Workers in 2025.
- **Average Time to Hire:** About 112 calendar days, this period of time was calculated by using the date the recruitment was opened to the date the employee was hired. Extended timelines are primarily due to the Police Department's rigorous background requirements in compliance with POST standards. There was also a recruitment that was posted in 2025 with the sole intention of hiring candidates in 2026 for Recreation programming.
- **Number of Applications Received:** 1,697 applications were received and reviewed by the Human Resources department.
- **Job Advertising:** Vacancies were posted on GovernmentJobs.com, industry-specific sites, and mailed to all City residents.

The City provides a highly competitive compensation package. According to the most recent classification and compensation study, the City's total compensation exceeds the market median—primarily due to its exceptional health benefits. The City covers 100% of health, dental, and vision insurance premiums for employees and their eligible dependents. While base salaries are maintained at the market median, the overall value of the compensation package is significantly higher. However, many job seekers tend to focus only on base salary when evaluating opportunities. To better communicate the full value of employment with the City, more targeted recruitment messaging has been implemented to emphasize total compensation and benefits.

The City will also continue to implement targeted recruitment strategies, including community outreach efforts, and streamlining hiring processes to address staffing needs effectively. In an effort to streamline the onboarding process for new hires, an online Onboarding page was created to expedite onboarding and provide a positive first impression to new hires.

Recruitment and retention are critical to sustaining high-quality public services. Retention efforts for current City employees include numerous employee appreciation events throughout the year, valuable and job-related training that is offered throughout the year in-person and online, yearly negotiated cost of living increases, flexible scheduling, and engaged leadership that is committed to employee growth. Human Resources continues to conduct exit interviews to help identify any areas of opportunity to improve the employment experience and is committed to fostering an environment of engagement, open communication, commitment, and growth for all employees.

AB 2561 requires identification of any recruitment-related policy or procedural barriers. At this time, no such barriers have been identified. The City will continue to evaluate and refine processes to support efficient and effective hiring.

In a competitive labor market, the City remains committed to hiring and retaining skilled employees who align with its mission and values. The City is committed to continued monitoring, assessment, and enhancement of recruitment and retention strategies to reduce vacancies and support workforce stability.

Fiscal Impact:

None

Attachments:

None

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

**FEBRUARY 25, 2026
WEDNESDAY
9:14 P.M.**

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

ROLL CALL:

Present: Board Members Larry G. Burrola; Vice Chair Albert F. Ambriz; Chair H. Manuel Ortiz

Absent: Board Members Mark A. Breceda and Manuel R. Garcia

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, and Chief Deputy City Clerk

AB 2449 DISCLOSURES

None.

CONSENT CALENDAR

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

ITEM NO. 31A

MINUTES OF THE REGULAR MEETING HELD DECEMBER 10, 2025

The minutes were approved.

SPONTANEOUS COMMUNICATIONS

There were no speakers.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:15 p.m.

Laura M. Nieto, MMC
Chief Assistant Authority Secretary

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

**MARCH 11, 2026
WEDNESDAY
6:40 P.M.**

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

ROLL CALL:

Present: Board Members Mark A. Breceda, Larry G. Burrola, Manuel R. Garcia;
Vice Chair Albert F. Ambriz; Chair 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, and Chief Assistant Authority Secretary

AB 2449 DISCLOSURES

None.

CONSENT CALENDAR

A motion was made by Board Member Breceda, seconded by Board Member Burrola, to approve the Consent Calendar. The motion was unanimously approved.

ITEM NO. 28A

MINUTES OF THE MEETING HELD JANUARY 14, 2026

The minutes were approved as presented.

SPONTANEOUS COMMUNICATIONS

There were no speakers.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:41 p.m.

Laura M. Nieto, MMC
Chief Assistant Authority Secretary

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

**MARCH 25, 2026
WEDNESDAY
7:57 P.M.**

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

ROLL CALL:

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

Also present: Julian A. Miranda, Executive Director; Adrian Guerra, General Counsel; Theresa Olivares, Assistant Executive Director; Christopher Hoffer, 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, and Chief Assistant Authority Secretary

AB 2449 DISCLOSURES

None.

CONSENT CALENDAR

A motion was made by Board Member Breceda, seconded by Vice Chair Ambriz, to approve the Consent Calendar. The motion was unanimously approved.

ITEM NO. 29A

MINUTES OF THE MEETING HELD JANUARY 28, 2026

The minutes were approved as presented.

SPONTANEOUS COMMUNICATIONS

There were no speakers.

NEW BUSINESS

ITEM NO. 31A

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2025

A motion was made by Vice Chair Ambriz, seconded by Board Member Breceda, to receive and file the Annual Comprehensive Financial Report and Supplemental Audit Letters for the Fiscal Year ended June 30, 2025. The motion was unanimously approved.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:57 p.m.

Laura M. Nieto, MMC
Chief Assistant Authority Secretary

Item #18.A.

City of
IRWINDALE
AGENDA REPORT

Date: May 13, 2026
To: Honorable Chair and Members of the Housing Authority Board
From: Julian A. Miranda, Executive Director
Issue: Update on the 10-Acre Site at 5100 Allen Drive

Executive Director's Recommendation:

Receive and File

Administrative Action:

Submitted/Prepared by:

Fernando Lopez, Housing Coordinator



Reviewed by:

Adrian R. Guerra, City Attorney

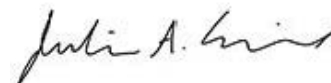


Kambiz Borhani, Finance Director / City Treasurer



Approved by:

Julian A. Miranda, Executive Director



Background and Analysis:

Housing staff has conducted community meetings, surveys and requested direction from the Housing Authority Board on accomplishing their vision for 5100 Allen Drive.

This property is owned by the Housing Authority and identified in Irwindale's Housing Element submitted to the California Department of Housing and Community Development (HCD) for review and certification.

Furthermore, 6 of 10 acres have been identified as land available for the development of moderate and market-rate housing. A Feasibility Analysis was recently conducted by Keyser Marston Associates Inc. to assess the financial feasibility of a range of residential development scenarios including various housing types and income levels.

Consequently, Staff has gathered sufficient information through public meetings and a Feasibility Analysis for the next step which would be preparing a Housing Development RFP. Staff has identified a qualified consultant group, EPS to prepare an RFP for the development of 6 Acres mentioned in Irwindale's Housing Element.

Staff would like to provide the Housing Authority Board an update on action taken to date, propose questions requiring consideration and seek further direction.

Fiscal Impact:

N/A

Attachments:

None