

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

**FEBRUARY 10, 2021
WEDNESDAY
6:30 P.M.**

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

ROLL CALL:

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

Present: William Tam, City Manager; Theresa Olivares, Assistant City Manager; Adrian Guerra, City Attorney; Ty Henshaw, Police Chief; Arsanious Hanna, City Engineer; Eva Carreon, Director of Finance; Marilyn Simpson, Community Development Manager; Mary Hull, Human Resources Manager, Elizabeth Rodriguez, Public Works Services Manager; Jeanette Duran, Finance Manager; Jeff Wagner, Information Technology Manager; Iris Espino, Economic Development Coordinator; and Laura Nieto, Chief Deputy City Clerk

**CHANGES TO THE
AGENDA**

None.

**COUNCILMEMBER
TRAVEL REPORTS**

None.

**COUNCILMEMBER
COMMENTS**

**MAYOR PRO TEM
BURROLA**

Mayor Pro Tem Burrola requested that staff look into updating the Zoning Code as soon as possible. He also requested an update on a project by Panattoni.

MAYOR ORTIZ

Mayor Ortiz announced that he has recently attended virtual meetings from organizations such as the San Gabriel Valley Economic Partnership, Contract Cities, and San Gabriel Valley Council of Governments, to discuss matters related to housing and homelessness.

**INTRODUCTION OF
NEW EMPLOYEES /
PROMOTIONS**

None.

**PROCLAMATIONS /
PRESENTATIONS /
COMMENDATIONS**

**PRESENTATION BY
VALLEY COUNTY
WATER DISTRICT
GENERAL MANAGER**

**PRESENTATION BY VALLEY COUNTY WATER DISTRICT
GENERAL MANAGER JOSE MARTINEZ**

The presentation was made, where Mr. Martinez spoke on efforts to

JOSE MARTINEZ improve water quality, bill payment options, water costs, and affordable rate programs.

MAYOR ORTIZ Responding to a question by Mayor Ortiz, Mr. Martinez indicated that the project on Arrow Highway near Morada Street will be completed within the next couple of weeks, and noted that their staff have met with area residents to hear and address their concerns.

Mayor Ortiz thanked the Valley County Water District for implementing a rate delay during the pandemic.

**SPONTANEOUS
COMMUNICATIONS**

JONATHAN HAWES An email from Jonathan Hawes dated February 1 relating to alleged fraud by the City of El Monte was read.

KYLE PATTERSON Kyle Patterson spoke on jobs available through the Southwest Carpenters Union and provided his phone number for interested individuals.

CONSENT CALENDAR

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

**ITEM NO. 1A
MINUTES**

MINUTES

None for approval.

**ITEM NO. 1B
WARRANTS /
DEMANDS /
PAYROLL**

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

**ITEM NO. 1C
REQUEST TO
APPROVE A PROJECT
REIMBURSEMENT
AGREEMENT -
CENTERPOINT
PROPERTIES**

REQUEST TO APPROVE A PROJECT REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND CENTERPOINT PROPERTIES TRUST ("APPLICANT") FOR CEQA AND CITY ATTORNEY COSTS ASSOCIATED WITH A PROPOSED INDUSTRIAL BUILDING TO BE LOCATED AT 5265 4TH STREET (APNS 8619-001-021 AND 8619-001-058)

The Project Reimbursement Agreement with CenterPoint Properties Trust for the reimbursement of costs associated with all CEQA work conducted and all necessary CEQA documents prepared by the CEQA consultant selected by the City as Lead Agency and costs incurred by the City Attorney's Office to process and negotiate

permits, entitlements, and proposed conditions of approval of the Project, was approved.

ITEM NO. 1D
REQUEST TO
APPROVE A
PROFESSIONAL
CONSULTING
CONTRACT WITH EPD
SOLUTIONS, INC. -
PREPARATION OF
CEQA DOCUMENTS

REQUEST TO APPROVE A PROFESSIONAL CONSULTING CONTRACT WITH EPD SOLUTIONS, INC. FOR THE PREPARATION OF CEQA DOCUMENTS (INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION OR ENVIRONMENTAL IMPACT REPORT) FOR THE CONSTRUCTION OF AN APPROXIMATELY 142,078 SQUARE-FOOT LIGHT INDUSTRIAL CONCRETE TILT-UP BUILDING ON AN APPROXIMATELY 8.1 ACRE PROJECT SITE LOCATED AT 5625 4TH STREET (APNS): 8619-001-021 AND 8619-001-058

The contract with EPD Solutions, Inc. for the preparation of an Initial Study and Mitigated Negative Declaration or Environmental Impact Report to be prepared in association with a land use entitlement application for property located at 5625 4th Street, Irwindale, CA 91706, was approved.

ITEM NO. 1E
CONSIDERATION OF
AN APPROPRIATION
TO THE IRWINDALE
BUSINESS CENTER
SEWER
MAINTENANCE
ASSESSMENT
DISTRICT BUDGET
FOR THE
REPLACEMENT OF
A SEWER PUMP

CONSIDERATION OF AN APPROPRIATION TO THE IRWINDALE BUSINESS CENTER SEWER MAINTENANCE ASSESSMENT DISTRICT BUDGET FOR THE REPLACEMENT OF A SEWER PUMP

RESOLUTION NO.
2021-19-3281
ADOPTED

Resolution No. 2021-19-3281, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROPRIATING \$140,000 FROM THE IRWINDALE BUSINESS CENTER SEWER MAINTENANCE ASSESSMENT DISTRICT FUND BALANCE TO FUND THE REPLACEMENT OF A SEWER PUMP," was adopted.

ITEM NO. 1F
ACCEPTANCE OF THE
COMMUNITY CENTER
BUILDING HVAC AND
ROOF REHABILITATION
IMPROVEMENTS
PROJECT; P-1012

ACCEPTANCE OF THE COMMUNITY CENTER BUILDING HVAC AND ROOF REHABILITATION IMPROVEMENTS PROJECT; P-1012

1) The changes to the original scope of work were ratified and the improvements and maintenance responsibilities for construction of the Community Center Building HVAC and Roof Rehabilitation Improvements Project were accepted, 2) the final construction project amount of \$564,116.02 was approved, 3) the City Clerk was authorized to record the Notice of Completion, and 4) the Finance

Director was authorized to release the 5% retention amount for the construction project.

END OF CONSENT CALENDAR

NEW BUSINESS

ITEM NO. 2A

PROPERTY LISTING -
16158 & 16154 ARROW
HIGHWAY, IRWINDALE
CA 91706

PROPERTY LISTING – 16158 & 16154 ARROW HIGHWAY,
IRWINDALE, CA 91706

COUNCILMEMBERS
AMBRIZ AND BRECEDA

Councilmembers Ambriz and Breceda declared a potential conflict of interest, recused themselves from discussing this matter, and exited the Council Chambers at 6:56 p.m.

ECONOMIC
DEVELOPMENT
MANAGER ESPINO

Economic Development Manager Espino presented the staff report.

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola asked whether the site's current price is reasonable, to which Coordinator Espino stated that the price is higher than the going rate.

Mayor Pro Tem Burrola suggested making an offer to purchase the property.

CITY MANAGER TAM

City Manager Tam stated that the Council could also decide to have the site appraised in order to determine the site's fair market value, after which the Council could determine whether to make any efforts to purchase it.

MOTION

A motion was made by Mayor Pro Tem Burrola, seconded by Councilmember Garcia, to have the site appraised to determine the fair market value.

MAYOR PRO TEM
BURROLA

Mayor Pro Tem Burrola suggested re-zoning the site to designate it as a residential site, to which City Manager Tam asked whether the motion was to have the site appraised according to the site's current zoning designation. He also noted that rezoning any area of the city requires a separate process to take place.

Responding to a question by Mayor Pro Tem Burrola, City Manager Tam advised that staff will report to the Council with the status of efforts to complete a comprehensive update of the City's zoning map.

CITY ATTORNEY
GUERRA

City Attorney Guerra advised that the City Council has the authority to amend the City's zoning map, and explained the process by which this could be done.

MAYOR ORTIZ	Responding to a question by Mayor Ortiz, City Manager Tam advised that the appraisal will be conducted based on the site's current zoning designation.
ROLL CALL	The above-mentioned motion was unanimously approved on Roll Call; Councilmembers Ambriz and Breceda absent from this item.
RETURN TO COUNCIL CHAMBERS	Councilmembers Ambriz and Breceda returned to the Council Chambers at 7:07 p.m.
<u>ITEM NO. 2B</u> CRITERIA FOR THE PLACEMENT OF NAMES ON VETERANS' MEMORIAL MONUMENT	CRITERIA FOR THE PLACEMENT OF NAMES ON VETERANS' MEMORIAL MONUMENT
CHIEF DEPUTY CITY CLERK NIETO	Chief Deputy City Clerk Nieto presented the staff report.
COUNCILMEMBER BRECEDA	Councilmember Breceda noted that this matter is before the Council for discussion due to Mr. Joe Vela's request to have his name added to the Veterans' Monument, and spoke of his willingness to have Mr. Vela's name added since, although he is not an Irwindale resident, he previously served as a School Crossing Guard.
COUNCILMEMBER AMBRIZ	Councilmember Ambriz suggested that the criteria be amended to allow for the inclusion of the names of veterans that have made significant contributions to the community.
MAYOR PRO TEM BURROLA	Mayor Pro Tem Burrola spoke on Mr. Vela's contributions and suggested that non-resident veterans that have family living in Irwindale should also have the opportunity to have their names included in the monument.
COUNCILMEMBER BRECEDA	Councilmember Breceda suggested that non-resident veterans' applications should be reviewed by the Council on a case-by-case basis.
CITY MANAGER TAM	City Manager Tam noted the time constraints that would be created should the Council need to review applications, and recommended that the due dates for applications be changed from August to June to permit sufficient time for the suggested process to take place.
COUNCILMEMBER AMBRIZ	Councilmember Ambriz warned that having the Council decide whether an application is approved on a case-by-case basis could create political issues.
CITY ATTORNEY GUERRA	City Attorney Guerra spoke on the ability to verify factual information versus determining whether an applicant has indeed made a significant contribution to the community, and suggested that the

Council have the ultimate decision-making authority with regard to the applications.

MOTION

A motion was made by Councilmember Ambriz, seconded by Councilmember Breceda, to amend the current criteria to include the following: "Any American Veteran, living or deceased, who served in the U.S. Armed Forces, received an honorable discharge, and either lived in Irwindale at some point during his or her lifetime or made a significant contribution to the Irwindale community (such as an employee or volunteer) as determined by the City Council, is eligible to have his or her name on the Irwindale Veterans Monument." The motion was unanimously approved.

MAYOR ORTIZ

Responding to a request by Mayor Ortiz, City Manager Tam advised that staff would contact Mr. Vela regarding the Council's action tonight.

PUBLIC HEARINGS

None.

**CITY MANAGER'S
REPORT**

CITY MANAGER TAM

City Manager Tam introduced Economic Development Coordinator Espino, who provided an update on COVID-19 and stated that staff is working on setting up testing and vaccinations for seniors at the Senior Center.

**COUNCILMEMBER
BRECEDA**

Councilmember Breceda spoke on the need to have vaccines administered locally since some seniors lack transportation.

**MAYOR PRO TEM
BURROLA**

Responding to questions by Mayor Pro Tem Burrola, City Manager Tam advised that Irwindale Police Officers continue to operate within the safety procedures implemented on guidance received by the Los Angeles County Department of Public Health as well as the Centers for Disease Control, and that the Police public counter is open by appointment only, similar to that of City Hall. Additionally, staff has been instructed to wear masks at all times unless they are in private offices with doors and windows closed or when eating. This policy has been in place since March 2020.

**FUTURE AGENDA
ITEMS REQUESTED BY
COUNCILMEMBERS**

**COUNCILMEMBER
AMBRIZ**

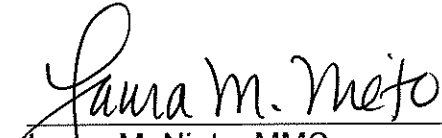
Councilmember Ambriz requested placing an item on the agenda for the first meeting in March to discuss the possibility of designating the Manning Pit land for the development of affordable housing.

MAYOR ORTIZ

Mayor Ortiz asked about updating the City's General Plan, to which City Manager Tam advised that the status of this request would be discussed at the next meeting.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:39 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held February 24, 2021.