

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

NOVEMBER 8, 2023
WEDNESDAY
5:05 P.M.

The Irwindale **CITY COUNCIL** and **HOUSING AUTHORITY** met in special joint session 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; and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

SPONTANEOUS
COMMUNICATIONS

None.

RECESS TO
CLOSED SESSION

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

Conference with Real Property Negotiator

Pursuant to California Government Code Section 54956.8

Property: 16154 Arrow Highway (APNS 8417-029-024 and 025)

Agency Negotiator: Fernando Lopez, Housing Coordinator, substituting for Marilyn Simpson, Community Development Director

Negotiating Parties: Rudolfo A. Dominguez, Trustee

Under Negotiation: Price and terms of payment

ACTION: Board Member Breceda and Executive Director Miranda did not participate due to potential conflicts of interest. Information provided to the Housing Authority Board, direction provided by the Board; no reportable action taken

Property: Las Casitas (5164 Ayon Avenue)

Parties: Northridge Group & Housing Authority

Under Negotiation: Price and terms

ACTION: Board Member Breceda did not participate due to a potential conflict of interest. Information provided, direction provided to staff; no reportable action taken

Property: 14905 Los Angeles Street, Irwindale, CA (Housing Authority Item)

Agency Negotiator: Julian Miranda, Executive Director

Negotiating Parties: Marianna Diaz

Under Negotiation: Price and terms of payments

ACTION: Information and update provided; no direction or action taken

Conference with Legal Counsel – Anticipated Litigation

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

Number of Cases: One

ACTION: Information provided to the Council; direction provided to staff to further investigate a potential claim and participating in a class action lawsuit

Conference with Legal Counsel – Anticipated Litigation

Significant Exposure to Litigation

Pursuant to Government Code Section 54956.9 (d)(2), (c)(1)

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

ACTION: Two cases. One the first case: information provided to the Council; no direction or action taken. On the second case, information provided to the Council; no action or direction provided.

**RECONVENE IN
OPEN SESSION**

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

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 6:32 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held December 13, 2023.

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

NOVEMBER 8, 2023
WEDNESDAY
6:32 P.M.

The Irwindale **CITY COUNCIL** met in regular session 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

**PLEDGE OF
ALLEGIANCE**

The Pledge of Allegiance was conducted.

AB 2449 DISCLOSURES None.

**CHANGES TO THE
AGENDA**

**CITY MANAGER
MIRANDA**

City Manager Miranda noted that a revised letter from Athens relating
to additional residential waste barrels has been received and was
distributed to the Councilmembers. Additionally, a clean version of
the attachment to Consent Calendar Item 18C has also been
provided.

**COUNCILMEMBER
TRAVEL REPORTS**

**MAYOR PRO TEM
AMBRIZ**

Mayor Pro Tem Ambriz stated that he and others attended the
Mayor's Cup at the Irwindale Speedway on Friday. He also requested
for certificates of recognition to be prepared to acknowledge the hard
work of staff members from all city departments and suggested that
the Council adopt a resolution supporting free speech but
condemning hate speech.

**COUNCILMEMBER
COMMENTS**

**COUNCILMEMBER
BURROLA**

Councilmember Burrola requested that Item No. 19E be pulled for
separate consideration. He also spoke highly of the Recreation
Department's Trunk or Treat activity and noted his attendance at the
Mayor's Cup event at the Irwindale Speedway.

COUNCILMEMBER
BRECEDA

Councilmember Breceda concurred with Mayor Pro Tem Ambriz's suggestion to adopt a resolution opposing hate speech. He also spoke on his attendance at the Mayor's Cup event at the Irwindale Speedway, requested that palm trees along Irwindale Avenue and Arrow Highway be cleaned up, that the lighting at the median islands on Arrow Highway, Lante, and Live Oak be repaired, that the television at the weight room be repaired, and for sanitizer to be made available for patrons at the weight room to wipe down equipment.

CITY MANAGER
MIRANDA

City Manager Miranda advised that staff will reach out to the service provider to clean up the palm trees and to repair median island lighting.

**INTRODUCTION OF
NEW EMPLOYEES /
PROMOTIONS**

INTRODUCTION OF
INCLUSION SPECIALIST
LUANNA ACUNA

INTRODUCTION OF INCLUSION SPECIALIST LUANNA ACUNA
The introduction was made.

**PROCLAMATIONS /
PRESENTATIONS /
COMMENDATIONS**

IRWINDALE CHAMBER
OF COMMERCE
BUSINESS OF THE
MONTH – ATHENS
SERVICES

IRWINDALE CHAMBER OF COMMERCE BUSINESS OF THE
MONTH – ATHENS SERVICES
The presentation was made.

PROCLAMATION -
NOVEMBER AS
FAMILY COURT
AWARENESS MONTH

PROCLAMATION – NOVEMBER AS FAMILY COURT
AWARENESS MONTH
The proclamation was made.

CONSENT CALENDAR

MOTION

A motion was made by Mayor Pro Tem Ambriz, seconded by Councilmember Breceda, to approve the Consent Calendar, with the exception of Item Nos. 18C, 18D, and 18E which were removed for separate consideration. The motion was unanimously approved.

ITEM 18A
MINUTES

MINUTES

The following minutes were approved:

- 1) Special meeting held October 25, 2023
- 2) Regular meeting held October 25, 2023

ITEM 18B
WARRANTS

WARRANTS

The warrant register was approved.

END OF CONSENT CALENDAR

ITEM 18C
AMENDMENT NO. 2
TO THE AGMT. WITH
LSA ASSOCIATES, INC.
FOR THE
PREPARATION OF
CEQA DOCUMENTS

REQUEST TO APPROVE AMENDMENT NO. 2 TO THE AGREEMENT FOR CONTRACT SERVICES WITH LSA ASSOCIATES, INC., FOR THE PREPARATION OF CEQA DOCUMENTS (INITIAL STUDY AND ENVIRONMENTAL IMPACT REPORT) FOR THE CONSTRUCTION OF ELEVEN (11) SPECULATIVE CONCRETE TILT-UP BUILDINGS FOR A TOTAL OF 1.27 MILLION SQUARE FEET OF LIGHT INDUSTRIAL COMMERCIAL BUSINESS PARK USES ON AN APPROXIMATELY 62.7 ACRE PROJECT SITE LOCATED AT 500 SPEEDWAY DRIVE (APNS): 8532-004-022, 8532-004-026, AND 8532-004-025

COUNCILMEMBER
GARCIA

Councilmember Garcia requested that the report be revised and returned for consideration at a future meeting. He expressed his belief that it is presumptuous for the report to state that the CEQA documents are for the construction of eleven speculative concrete tilt-up buildings, since their construction is not a certainty. He expressed his concern over report verbiage that may potentially bind the city to certain actions.

COUNCILMEMBER
BRECEDA

Councilmember Breceda concurred with Councilmember Garcia and expressed concern over possible contamination at the site that may be discovered through the environmental impact report process.

DIRECTOR SIMPSON

Director Simpson made suggestions on how the report could be revised to address the Councilmembers' concerns.

COUNCILMEMBER
BRECEDA

Responding to a question by Councilmember Breceda, Director Simpson advised that a CEQA analysis is taking place at the site, though further engineering may take place to analyze core samples. The preparation of the EIR would include proposed mitigation measures and would provide a more-definitive construction methodology.

DENA ZEPEDA

Dena Zepeda agreed that the report should be revised and suggested that the Planning Commission consider the report before the Council.

CARMEN ROMAN

Carmen Roman agreed that the report should be revised and suggested that the Planning Commission become involved in the process.

CITY MANAGER MIRANDA	Responding to a question by City Manager Miranda, Director Simpson advised that the process is not at the point where it would be considered by the Planning Commission. Rather, staff's recommendation is to approve a contract amendment for the consultant to conduct a CEQA analysis. The project itself will go to the Planning Commission and community meetings would be held to gain input from members of the community.
COUNCILMEMBER BURROLA	Councilmember Burrola requested a verbal report on the processes undertaken by the Planning Department for these types of projects before they are addressed by the Planning Commission.
DIRECTOR SIMPSON	Director Simpson noted that flyers that outline this process are already available but added that staff would be happy to provide the requested information.
COUNCIL CONSENSUS	Council consensus was reached to table this matter to the next meeting.
<u>ITEM 18D</u> AGREEMENT WITH PLANETBIDS, INC. FOR ELECTRONIC PROCUREMENT SOFTWARE	REQUEST TO APPROPRIATE ADDITIONAL FUNDS, WAIVE FORMAL BIDDING AND APPROVE AGREEMENT WITH PLANETBIDS, INC. FOR ELECTRONIC PROCUREMENT SOFTWARE
DIRECTOR BORHANI	Director Borhani presented the staff report.
MAYOR ORTIZ	Mayor Ortiz noted that the proposed agreement would span five years and instead suggested approving it for a one-year term, with the option of approving for the remaining four years after evaluating the software's productivity after the first year.
DIRECTOR BORHANI	Director Borhani advised that the request could be accommodated, though he noted that approving a five-year term would lock-in lower yearly price increases.
MAYOR PRO TEM AMBRIZ	Mayor Pro Tem Ambriz concurred with approving the agreement for a one-year term.
CARMEN ROMAN	Carmen Roman spoke in favor of agreeing to a one-year term.
RESOLUTION NO. 2023-88-3466 ADOPTED	Resolution No. 2023-88-3466 , 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 (C), APPROVING AN APPROPRIATION OF ADDITIONAL FUNDING, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PLANETBIDS, INC. FOR THE

PROCUREMENT (EPROCUREMENT) SOFTWARE SYSTEM," for a period of one year, was passed, approved, and adopted, on the motion of Mayor Ortiz, seconded by Mayor Pro Tem Ambriz, and unanimously approved.

ITEM NO. 18E
RESOLUTION RE
SIDE LETTER WITH
ATHENS ACCEPTING
AN ADDITIONAL 100
RESIDENTIAL BARRELS

ADOPT RESOLUTION NO. 2023-89-3467 ENTITLED: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE CITY MANAGER TO EXECUTE A SIDE LETTER WITH ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, ACCEPTING AN ADDITIONAL 100 RESIDENTIAL BARRELS AT NO ADDITIONAL COST TO THE CITY OR ITS RESIDENTS"

DIRECTOR RODRIGUEZ Director Rodriguez presented the staff report.

COUNCILMEMBER
BURROLA

Responding to several questions by Councilmember Burrola, Director Rodriguez advised that Athens has suggested that residents be encouraged to request either green or blue bins in order to prioritize recycling. However, black bins would also be made available.

Councilmember Burrola expressed concern that the letter does not specifically state that black bins would also be made available.

DENA ZEPEDA

Dena Zepeda spoke on the various types of waste her household produces.

CARMEN ROMAN

Carmen Roman stated that she wants a second black bin and requested that Athens lower their penalty fees.

DIRECTOR RODRIGUEZ Director Rodriguez clarified that penalty fees would be imposed due to non-compliance with sorting requirements and spoke to the authorities behind them.

COUNCILMEMBER
BRECEDA

Responding to a question by Councilmember Breceda, Iso Nakasato, Director of Government Affairs, advised that Athens would be happy to provide residents with the bins that they requested in the surveys they turned in. However, they also encourage residents to work toward diverting waste from landfills and work on filling blue and green bins appropriately.

MAYOR PRO TEM
AMBRIZ

Mayor Pro Tem Ambriz thanked Athens Services and Public Works Services staff for working together to meet the needs of residents.

MAYOR ORTIZ

Mayor Ortiz noted that resident surveys show that approximately 55 black bins had been requested by residents. However, Athens generously agreed to provide 100 if needed, with more potentially being made available through negotiations.

COUNCILMEMBER
BURROLA

Councilmember Burrola requested City Attorney Guerra's input, who advised that staff is recommending adopting the proposed resolution which would authorize the City Manager to execute the side letter with Athens to accept the 100 additional barrels. He added that staff would work on a side letter agreement to incorporate the addition of black barrels, to be considered by the Council at a future meeting.

RESOLUTION NO
2023-89-3467
ADOPTED

Resolution No. 2023-89-3467, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE CITY MANAGER TO EXECUTE A SIDE LETTER WITH ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES, ACCEPTING AN ADDITIONAL 100 RESIDENTIAL BARRELS AT NO ADDITIONAL COST TO THE CITY OR ITS RESIDENTS," was passed, approved, and adopted, to include an updated side letter with Arakelian Enterprises, Inc., dba Athens Services to stipulate that black barrels would be made available along with blue and green barrels, on the motion of Mayor Pro Tem Ambriz, seconded by Councilmember Breceda, and unanimously approved.

**SPONTANEOUS
COMMUNICATIONS**

CARMEN ROMAN

Carmen Roman spoke against the three-minute time limit for residents that speak under Spontaneous Communications.

DENA ZEPEDA

Dena Zepeda spoke against pollution and stated her belief that the Council is ignoring the health of the residents.

FRED BARBOSA

Fred Barbosa spoke against time limits for comments and demanded that the Council allow for members of the public to once again make comments over Zoom.

NEW BUSINESS

ITEM NO. 20A
ADOPT RESOLUTION
RE ATTENDANCE
POLICY

ADOPT RESOLUTION NO. 2023-86-3464 ENTITLED: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING THE ATTENDANCE POLICY FOR PROGRAMS AND/OR CLASSES DUE TO LACK OF ATTENDANCE AT THE IRWINDALE AQUATICS CENTER, DAN DIAZ RECREATION CENTER, AND IRWINDALE SENIOR CENTER

DIRECTOR RODRIGUEZ

Director Rodriguez presented the staff report and corrected the policy to remove a section stating "excluding three excused absences."

DENA ZEPEDA

Dena Zepeda stated that she "agreed with everything."

LINDA MAREZ

Linda Marez encouraged approval of the policy and stated her hope that it would encourage commitment from individuals that sign up.

FRED BARBOSA Fred Barbosa suggested that individuals be made to pay a deposit when signing up and refunding them if they attend the classes.

JOSEPH TAPIA Joseph Tapia asked whether trees would be cut to make way for a new Library and asked about the placement of new housing.

COUNCILMEMBER BURROLA Responding to a question by Councilmember Burrola, Director Rodriguez discussed attendance levels for the KidZone and Tiny Tots programs, as well as maximum occupancy levels for program locations.

MAYOR PRO TEM AMBRIZ Mayor Pro Tem Ambriz asked whether requiring deposits could be incorporated into the policy, to which City Attorney Guerra advised that it would be permissible if it relates to program attendance.

DIRECTOR RODRIGUEZ Director Rodriguez noted that this item only relates to programs and classes, and not trips.

RESOLUTION NO.
2023-86-3464
ADOPTED

Resolution No. 2023-86-3464, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADOPTING THE ATTENDANCE POLICY FOR PROGRAMS AND/OR CLASSES DUE TO LACK OF ATTENDANCE AT THE IRWINDALE AQUATICS CENTER, DAN DIAZ RECREATION CENTER, AND IRWINDALE SENIOR CENTER," was passed, approved, and adopted, including the stipulation that the reference to exclude three excused absences be removed from the policy, on the motion of Mayor Pro Tem Ambriz, seconded by Councilmember Breceda, and unanimously approved.

RECESS At 8:11 p.m., the City Council took a short recess.

RECONVENE At 8:20 p.m., the City Council reconvened with all members present.

PUBLIC HEARINGS

ITEM NO. 21A
ORDINANCE NOS. 773
AND 774 PERTAINING
TO LINKAGE FEES

INTRODUCTION AND FIRST READING OF ORDINANCE NO. 773 PERTAINING TO ADOPTION OF CHAPTER 3.56 OF TITLE 3 OF THE IRWINDALE MUNICIPAL CODE RELATED TO AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE, AND ORDINANCE NO. 774 PERTAINING TO ADOPTION OF CHAPTER 3.58 OF TITLE 3 OF THE IRWINDALE MUNICIPAL CODE RELATED TO AFFORDABLE HOUSING RESIDENTIAL DEVELOPMENT LINKAGE FEE

DIRECTOR BORHANI Director Borhani acknowledged Director Simpson's hard work on this matter and briefly introduced the report.

JAMES EDISON AND CARLOS VILLAREAL James Edison and Carlos Villareal from Wildan Financial Services made a PowerPoint presentation.

OPEN
PUBLIC HEARING

At 8:32 p.m., Mayor Ortiz opened the public hearing.

DENA ZEPEDA

Dena Zepeda opposed linkage fees for residents but suggested that businesses should be taxed.

CARMEN ROMAN

Carmen Roman demanded that housing be provided for future generations of residents and for the city to stop hiring consultants.

TONY NARANJO

Tony Naranjo expressed his understanding that the linkage fees would be applied to incoming businesses so that the income could be used for things like housing, and that the fees would not apply to all residents homes.

DIRECTOR BORHANI

Director Borhani clarified that the fees would be assessed to new developments, both non-residential and potentially some residential. He explained that, since the developers benefit from the city's infrastructure, it would be fair that they pay their share of affordable housing. He indicated that the fee would not ultimately be assessed to existing residents or homeowners or Irwindale businesses.

JOSEPH TAPIA

Joseph Tapia questioned why the City ceased to offer housing programs similar to those of the past and added that he would not be able to afford the purchase of a house.

CLOSE
PUBLIC HEARING

There being no additional speakers, Mayor Ortiz closed the public hearing at 8:45 p.m.

MAYOR PRO TEM
AMBRIZ

Mayor Pro Tem Ambriz stated that the linkage fee would provide necessary revenue in order for programs such as the housing rehabilitation loan could be made available again. He then asked if the linkage fee would be charged to residents and whether it could only be applied to commercial developments, to which Director Borhani indicated that the fees would apply to developers, such as those that develop apartment units. He noted that the fee would be triggered by developments of over 1,500 square feet. He also advised that the ordinance could be drafted in a way to avoid assessing fees to residents, if that is what the Council wishes.

CITY MANAGER
MIRANDA

In reply to a question by City Manager Miranda, Mr. Edison advised that the fee is conceptually structured to apply to commercial and residential developments larger than 1,500 square feet.

MAYOR PRO TEM
AMBRIZ

Mayor Pro Tem Ambriz opposed fees for residents.

COUNCILMEMBER
BURROLA

Councilmember Burrola asked about the availability of housing funds, to which Director Borhani advised that the housing fund currently contains approximately \$6 million.

Councilmember Burrola also asked whether bonds could be issued to generate funds for housing, to which Director Borhani advised that, assuming the proposed ordinance is adopted, funds could be collected, and staff could then research the possibility of issuing a bond.

Councilmember Burrola then asked how long it would take for the linkage fee to generate \$2 million to develop housing, to which Director Borhani advised that it is too early to tell. He noted staff's desire to work expeditiously on this matter in order to meet RHNA housing requirements.

OPEN
PUBLIC HEARING

At 8:59 p.m., Mayor Ortiz opened the public hearing.

CARMEN ROMAN

Carmen Roman alleged theft of housing funds by staff and stated that residents want homes.

DENA ZEPEDA

Dena Zepeda expressed her understanding of developer fees. She also alleged theft of housing funds.

TONY NARANJO

Tony Naranjo agreed that more housing is necessary and indicated that the linkage fee would help bring revenue to build housing. He requested that residents be exempt from the fee since some residents may want to build their own homes, to which City Manager Miranda advised that the Council, at its discretion, may exempt residents from linkage fees.

LINDA MAREZ

Linda Marez noted that she has attended meetings where Irwindale's RHNA requirements were discussed and indicated that developers will build homes in the City, and that this fee is a way the City can generate revenue.

CLOSE
PUBLIC HEARING

There being no further speakers, Mayor Ortiz closed the public hearing at 9:09 p.m.

COUNCILMEMBER
GARCIA

Councilmember Garcia noted that the state has taken away redevelopment funds that were utilized by the City to provide housing programs. He advised that seniors living in subsidized apartments that will depend on the City having funding to continue subsidizing their units. He stated that a developer that builds units would be charged linkage fees. He then asked whether other communities would be able to take the funding raised by the City, to which Mr. Edison confirmed that they would not be able to do so; 100% of the revenue would stay with the City.

MAYOR ORTIZ

In reply to a question by Mayor Ortiz, Mr. Villareal explained how the linkage fees would be calculated. Mayor Ortiz suggested approving linkage fees but exempting residents from them.

- MOTION A motion was made by Councilmember Garcia, seconded by Mayor Pro Tem Ambriz, to approve staff's recommendation with the exception that residents be exempted from linkage fees.
- CITY ATTORNEY GUERRA City Attorney Guerra noted that the text of the proposed ordinance would need to be revised in order to address the recommendation by the Council.
- COUNCILMEMBER GARCIA Councilmember Garcia retracted his motion.
- ORDINANCE NO. 773 INTRODUCED FOR FIRST READING **Ordinance No. 773**, entitled:
"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADDING CHAPTER 3.56 ("AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE") TO TITLE 3 ("REVENUE AND FINANCE") OF THE IRWINDALE MUNICIPAL CODE RELATED TO AN AFFORDABLE HOUSING NON-RESIDENTIAL DEVELOPMENT LINKAGE FEE, AND FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"), PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)," was introduced for first reading, reading by title only and waiving further reading thereof, on the motion of Mayor Pro Tem Ambriz, seconded by Mayor Ortiz, and unanimously approved.
- CITY ATTORNEY GUERRA City Attorney Guerra advised that staff would need direction on the fees themselves, such as how much to actually charge, to which Director Borhani advised that staff would research the matter and return with more details, with the possibility of establishing different tiers and phasing.

**CITY MANAGER'S
REPORT**

- CITY MANAGER MIRANDA City Manager Miranda presented the following report:
- 1) A Veterans Day ceremony will be held on November 11 in front of City Hall.
 - 2) City offices will be closed for Thanksgiving on November 23.
 - 3) Applications are being accepted for commission vacancies.
 - 4) A special Planning Commission meeting will be held on November 13.
 - 5) The Police Department has received a new speed radar and message board with the goal of mitigating speeding motorists.
 - 6) He also discussed upcoming Recreation Department events.
 - 7) He then invited Chief Hofford to provide a verbal report on crime activity in the City during the past six months.

CHIEF HOFFORD

Chief Hofford made a presentation wherein he compared the past six months of crime statistics to last year's statistics. He also discussed national crime trends and future plans of the department.

AGENDA ITEMS
REQUESTED BY
COUNCIL MEMBERS

ITEM NO. 23A
DISCUSSION OF
FLOCK CAMERA
SYSTEM

DISCUSSION OF FLOCK CAMERA SYSTEM (Requested by Mayor Pro Tem Ambriz)

CHIEF HOFFORD

Chief Hofford made a PowerPoint presentation wherein he spoke about flock camera systems, which serve as automated license plate readers. He discussed the different types of cameras available and their features as well as their footprint in the San Gabriel Valley. He recommended that, should they be purchased, they be placed around the perimeter of the City. He cited case studies where such cameras helped solve cases and discussed the system's price.

MAYOR PRO TEM
AMBRIZ

Mayor Pro Tem Ambriz recommended that the Council consider purchasing the system, potentially with the use of mining funds, to which City Manager Miranda indicated that staff would need to research whether mining funds could be used toward the system's purchase.

COUNCILMEMBER
BRECEDA

Councilmember Breceda also recommended looking into purchasing the system.

CHIEF HOFFORD

Chief Hofford stressed that nobody would monitor the cameras. They simply serve as part of an automated system and investigative tool where a database of photos would be compiled and could be produced in response to criminal investigations.

CITY ATTORNEY
GUERRA

City Attorney Guerra suggested placing this matter on a future agenda for specific action.

ITEM NO. 23B
STATUS OF
BUSINESS BUILDING
VACANCIES

STATUS OF BUSINESS BUILDING VACANCIES (Requested by Councilmember Burrola)

ASSISTANT TO THE
CITY MANAGER
ESPINO

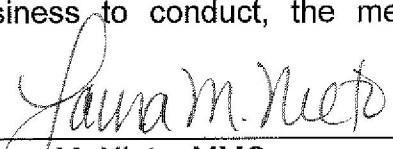
Assistant to the City Manager Espino introduced Tom Santos with CoStar who provided details regarding the amount, types, and analytics for Irwindale businesses.

COUNCILMEMBER
BURROLA

Councilmember Burrola thanked Mr. Santos for the information he provided.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:53 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held December 13, 2023.

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

NOVEMBER 8, 2023
WEDNESDAY
9:53 P.M.

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

ROLL CALL:

Present: Councilmembers Mark A. Breceda, 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; Marilyn Simpson, Community Development Director; Eddie Chan, Director of Engineering / Building Official; Elizabeth Rodriguez, Public Services Director; Mary Hull, Human Resources Manager, and Laura Nieto, Chief Deputy City Clerk

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION

A motion was made by Councilmember Breceda, seconded by Councilmember Burrola, to approve the Consent Calendar. The motion was unanimously approved; Councilmember Garcia abstaining on Item No. 26A1.

ITEM NO. 26A
MINUTES

MINUTES

The following minutes were approved:

- 1) Regular meeting held October 25, 2023

ITEM NO. 26B
WARRANTS

WARRANTS

The warrants were approved.

END OF CONSENT CALENDAR

SPONTANEOUS
COMMUNICATIONS

DENA ZEPEDA

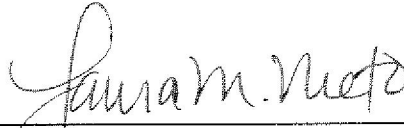
Dena Zepeda requested that the Council look into a letter she received regarding work at Louis Vuitton.

CARMEN ROMAN

Carmen Roman referenced the same letter and requested that the Council look into it.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 10:01 p.m.



Laura M. Nieto, MMC
Chief Deputy City Clerk

Approved as submitted at the meeting held December 13, 2023.

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

NOVEMBER 8, 2023
WEDNESDAY
10:01 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, Chief Assistant Authority Secretary

AB 2449 DISCLOSURES None.

CONSENT CALENDAR

MOTION A motion was made by Board Member Breceda, seconded by Board Member Burrola, to approve the Consent Calendar. The motion was unanimously approved; Board Member Garcia abstaining on Item No. 32A1.

ITEM NO. 32A
MINUTES **MINUTES**

The following minutes were approved:

1) Regular meeting held October 25, 2023

END OF CONSENT CALENDAR

SPONTANEOUS
COMMUNICATIONS There were no speakers.

NEW BUSINESS

ITEM NO. 34A
UPDATE ON 45 YEAR
COVENANT **UPDATE ON 45 YEAR COVENANT (Requested by Board Member Burrola)**

EXECUTIVE DIRECTOR Executive Director Miranda presented the report and made a
MIRANDA PowerPoint presentation wherein he advised that the Community Redevelopment Law required former redevelopment agencies to ensure that all new or substantially rehabilitated housing units developed or otherwise assisted with moneys from the Low- and Moderate-Income Housing Fund remained affordable to, and occupied by, persons and families of low and moderate income for the

longest feasible time, but at least 45 years for owner-occupied units, per Health & Safety Code §33334.3(f)(1). He further discussed controlling statutes, the types of housing programs previously available through the Irwindale Housing Authority, the implementation of the 45-year restriction, and noted that the restrictions cannot be unilaterally removed by either party.

BOARD MEMBER
BURROLA

Board Member Burrola thanked Executive Director Miranda for the presentation.

VICE CHAIR AMBRIZ

Responding to a question by Vice Chair Ambriz, Executive Director Miranda indicated that the regulatory agreements permit homeowners to bequeath their houses to their children, regardless of income levels, and doing so would not cause the 45-year covenant to reset.

GENERAL COUNSEL
GUERRA

General Counsel Guerra agreed that such transfer is permitted.

BOARD MEMBER
BRECEDA

Board Member Breceda stated his understanding that those that are bequeathed homes must meet certain income requirements, to which General Counsel Guerra advised that permitted transfers do not require the family member acquiring the property to meet income requirements. He added that this requirement would be triggered, however, should the homeowner decide to sell the property, in which case the property would need to be sold to an income-qualified buyer.

Board Member Breceda also asked about housing rehabilitation loans and their covenant periods, to which Executive Director Miranda advised that the properties that participated in this program would share the same requirements.

Board Member Breceda suggested holding community workshops to clear up misunderstandings about the housing programs' requirements.

DENA ZEPEDA

Dena Zepeda asked about permitted transfers for those homeowners that do not have children, to which General Counsel Guerra indicated that he would need to conduct research before answering the question.

CARMEN ROMAN

Carmen Roman asked whether properties could be transferred to homeowners' children before they pass away and asked whether the transfer would trigger a new 45-year covenant. She also stated that the Housing Authority should pay for home repairs since the homeowners don't own the properties outright.

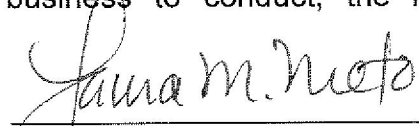
FRED BARBOSA Fred Barbosa requested the elimination of the housing programs' 45-year covenants.

LINDA MAREZ Linda Marez espoused the benefits of the housing programs, noting that many would not be able to perform necessary repairs or even purchase homes without them. She noted that she benefitted from such programs, and thoroughly read the related paperwork before agreeing to participate. She added that past participants who purchased homes under shorter covenants ended up selling their homes and making a profit under these types of programs, which is why the state increased the covenant period to 45 years.

FRED BARBOSA Fred Barbosa accused the city of "shorting" him on funds for house repairs.

BOARD MEMBER
BRECEDA Responding to a comment by Fred Barbosa, Board Member Breceda reiterated that the state imposed the 45-year covenants on housing programs.

ADJOURNMENT There being no further business to conduct, the meeting was adjourned at 10:25 p.m.



Laura M. Nieto, MMC
Chief Assistant Authority Secretary

Approved as submitted at the meeting held December 13, 2023.

