

WALNUT CITY COUNCIL MEETING

CALL TO ORDER: Mayor Freedman called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: MPT/Ching led the flag salute.

ROLL CALL:

PRESENT: COUNCILMEMBERS: M/Freedman, MPT/Ching, C/Cajulis, C/Tragarz, C/Wu
ABSENT: COUNCILMEMBERS: None

Also present: City Manager Weiner; City Attorney Leibold; Community Development Director Vasquez, Public Works Director Barcelo, Administrative Services Director Carlson; Finance Director Ogawa; Management Analyst Munoz; Senior Management Analyst Markel; Community Relations Officer Maio and City Clerk De Dios.

INVOCATION – NON-DENOMINATIONAL: Pastor Andrew Pan of Agape Institute and Fellowship led the invocation.

PRESENTATIONS:

- **Introduction of New Program: “Pet of the Month Partnership Introduction with LA County Department of Animal Care and Control”**

Council announced a new “Pet of the Month” partnership with the LA County Animal Care and Control that will take place at future Council meetings to help increase pet adoptions. Department rep Bradley Kim provided information on different services provided by the agency.

ORAL COMMUNICATIONS FOR THE CITY COUNCIL:

Rechelle Beams expressed her appreciation on behalf of St. Stephens Baptist Church for allowing them to host a concert in the park and mentioned it was well attended. She thanked Mayor Pro Tem Ching for his sponsorship of the stage and thanked the Community Services and Public Works staff for all their help.

William Harrison acknowledged the Sheriff's Department and the maintenance department for doing an outstanding job in the Creekside area; he would like to have the City Council revisit the term limits; he supports C/Tragarz and C/Freedman and MPT/Ching to do well in their elections; He would like to see more effort in encouraging residents to maintain their properties.

Muoy Li, Walnut Library manager, provided an update on the programs and events at the library she encourages residents to obtain their library card and participate and visit the website for all upcoming events.

Tom Kueshe, who volunteers with different animal shelters, shared that he is happy to see the City becoming more involved and hopes for more cities to become involved to help reduce the numbers in animal shelters.

There being no further person wishing to speak, the City Council closed oral communications.

MINUTES: None scheduled.

PUBLIC HEARINGS/ ORDINANCE:

1. Request for Continuance: Ordinance 24-03

Recommendation: That the City Council continue the Item to a regularly scheduled City Council Meeting off calendar.

PCEM/Guerra provided a staff report stating that staff needed more time to review and refine the language of the ordinance and staff is requesting that the public hearing be opened in case anyone wishes to discuss this evening.

Speaker in the audience inquired what the ordinance was about.

PCEM/Guerra explained that the ordinance was about registering rental properties like a change of occupancy for homeowners in the City.

MOTION ON ITEM 1

C/Tragarz made a motion to continue the ordinance to a regularly scheduled City Council Meeting off calendar and re-notice the public hearing; second by MPT/Ching. Motion carried by the following vote:

AYES:	COUNCILMEMBERS: Ching, Cajulis, Freedman, Tragarz, Wu
NOES:	COUNCILMEMBERS: None
ABSTAIN:	COUNCILMEMBERS: None
ABSENT:	COUNCILMEMBERS: None

2. Alamo Villages Project Located at 750 Nogales Street

1. **CEQA Exemption:** The seventy (70) residential units and related site improvements proposed for development at 750 Nogales Street qualify for a CEQA exemption pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.
2. **Alamo Villages Specific Plan (AVSP) and Zone Change 2024 – 02:** A specific plan to implement the General Plan designation and facilitate the development of the subject property and zone change to implement the AVSP for the site.
3. **Development Agreement (DA):** A request for approval of a DA pursuant to Walnut Municipal Code (WMC) Chapter 6.112 (Development Agreement) and California Government Code Sections 65864 et seq. in connection with the development of seventy (70) residential units and related site improvements (APN: 8735 – 026 – 052).
4. **Tentative Tract Map (TTM) 83913:** A subdivision of 3.87-acres into seventy (70) townhomes and related site improvements such as site access and utility infrastructure.
5. **Site Plan Case/Architectural Review (SPC/AR) 2024-063:** Design review of the Alamo Villages Project for the proposed seventy (70) residential units and related site improvements.

Recommendation:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this item; and
4. City Council Discussion; and
5. Close the Public Hearing; and
6. Take the following actions:
 - a) Approve CC Resolution 24-47, 1) finding the project to be exempt from CEQA and 2) approving the project consisting of the AVSP, ZC 2024-02, TTM 83913 and SPC/AR 2024 – 063, subject to the Condition(s) of Approval (COA).
 - b) Introduce by title only and waive further reading of Ordinance No. 24-04, approving Alamo Villages Specific Plan (AVSP) and Zone Change to implement the AVSP for the residential project consisting of seventy (70) townhomes and related site improvements for property located at 750 Nogales Street (APN: 8735-026-052).
 - c) Introduce by title only and waive further reading of Ordinance 24-05, approving (in substantial form) the Development Agreement (DA) for the Alamo Villages Project, and agendize for adoption at the regularly scheduled City Council meeting of September 11, 2024.

AUGUST 28, 2024 – CC/WHA

M/Freedman opened the public hearing at 7:23 p.m.

CDD/Vasquez provided a staff report and noted that the Planning Commission made recommendations and that the applicant has met the general plan and objective requirements.

Brent Little, applicant representative, provided information on the project and the assistance provided to the businesses in the center.

Dan and Sylvia Gerstner provided information on the project and thanked everyone in the community.

CC/De Dios announced there were 14 letters of support received from the applicant from current business owners on the property and five emails received expressing opposition or concerns regarding the project: Vijay Vakil, Wendy Toy, Andy Lui, Ritu Mahajan, and Alissa Rey.

Borris Teriaho, Kaylee May Law, Joseph Nawala, Steve Ortega, Andrew Castillo, William Harrison, Michael De la Rosa, Richard Magowin, Aziz Amiri, Joshua Lim, Craig Cruz, and Vijay Vakil expressed concerns or opposed the proposed project.

Love Ch Ch owners, Milan Bakini, and a Barbershop owner in the center requested assistance from the city for displaced businesses.

Sarah Klineburg, attorney for the Gershners, addressed CEQA, EIR, and general plan concerns discussed.

Jim Dixon Jr. expressed support for the project.

Greg Bonnet expressed concerns regarding CEQA due to the subdivision map approval.

Discussion took place between Council, staff, and consultant regarding the following: earthwork analysis, compensation to the current businesses in the center for termination, housing requirements from the State, details of the proposed project, development agreement fees, and CEQA details.

C/Wu expressed concerns regarding the soil analysis.

C/Cajulis asked that the notice of termination for businesses in the center be extended, to which Mr. Little stated they should be able to extend it by a couple of months.

Mr. Little addressed statements made during public comment.

C/Tragarz stated that she is empathetic for the businesses but acknowledges that the city must follow the rules and regulations from the State.

M/Freedman closed the public hearing at 9:45pm.

MOTION 1 ON ITEM 2

MPT/Ching made a motion to Approve CC Resolution 24-47, finding the project to be exempt from CEQA and approving the project consisting of the AVSP, ZC 2024-02, TTM 83913 and SPC/AR 2024 – 063, subject to the Condition(s) of Approval (COA); seconded by M/Freedman. Motion carried by the following vote:

AYES: COUNCILMEMBERS: Ching, Cajulis, Freedman, Tragarz
NOES: COUNCILMEMBERS: Wu
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None

MOTION 2 ON ITEM 2

MPT/Ching made a motion to Introduce by title only and waive further reading of Ordinance No. 24-04, approving Alamo Villages Specific Plan (AVSP) and Zone Change to implement the AVSP for the residential project consisting of seventy (70) townhomes and related site improvements for property located at 750 Nogales Street (APN: 8735-026-052)); seconded by M/Freedman. Motion carried by the following vote:

AYES: COUNCILMEMBERS: Ching, Cajulis, Freedman, Tragarz
NOES: COUNCILMEMBERS: Wu
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None

MOTION 3 ON ITEM 2

MPT/Ching made a motion to Introduce by title only and waive further reading of Ordinance 24-05, approving (in substantial form) the Development Agreement (DA) for the Alamo Villages Project, and agendize for adoption at the regularly scheduled City Council meeting of September 11, 2024; seconded by M/Freedman. Motion carried by the following vote:

AYES: COUNCILMEMBERS: Ching, Cajulis, Freedman, Tragarz
NOES: COUNCILMEMBERS: Wu
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None

M/Freedman called for a recess at 9:46pm and resumed the meeting at 9:53pm.

3. **Public Nuisance Abatement: Declaration of Public Nuisance for Substandard Property located at 19436 Conway Springs Lane (APN: 8735-050-013)**

Recommendation: That the City Council:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this item;
4. City Council Discussion;
5. Close the Public Hearing;
6. Adopt Resolution No. 24-48 and declare the following Property as a Public Nuisance: 19436 Conway Springs Lane (APN: 8735-050-013); and
7. Authorize Staff to begin the “Public Nuisance Abatement” process, as prescribed in Walnut Municipal Code (WMC) Chapter 3.36 (Nuisance).

CDD/Vasquez provided a staff report.

William Harrison stated that the property is an eyesore.

Discussion took place between Council and staff regarding the property and staff’s efforts with the owner.

MOTION ON ITEM 3

MPT/Ching made a motion to approve Item 3; seconded by C/Wu. Motion carried by the following vote:

<i>AYES:</i>	<i>COUNCILMEMBERS: Ching, Cajulis, Freedman, Tragarz, Wu</i>
<i>NOES:</i>	<i>COUNCILMEMBERS: None</i>
<i>ABSTAIN:</i>	<i>COUNCILMEMBERS: None</i>
<i>ABSENT:</i>	<i>COUNCILMEMBERS: None</i>

4. Public Nuisance Abatement: Declaration of Public Nuisance for Substandard Property located at 1010 Heaton Moor Drive (APN: 8735-048-002)

Recommendation: That the City Council:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this item;
4. City Council Discussion;
5. Close the Public Hearing;
6. Adopt Resolution No. 24-49 and declare the following Property as a Public Nuisance: 1010 Heaton Moor Drive (APN: 8735-048-002); and
7. Authorize Staff to begin the “Public Nuisance Abatement” process, as prescribed in Walnut Municipal Code (WMC) Chapter 3.36 (Nuisance).

PCDM/Guerra provided a staff report.

William Harrison expressed support for Council to proceed with the public nuisance abatement.

SMA/Markel stated that a letter was received by the owner of the property and was distributed to Council.

Joy Juarez expressed concerns regarding entering the home without permission to which staff stated that the City has not entered the home.

Discussion took place between Council and staff regarding the public nuisance process, the lack of a landscape plan, and issues with the property.

MOTION ON ITEM 4

MPT/Ching made a motion to approve staff's recommendation for Item 4; seconded by C/Wu. Motion carried by the following voice vote:

AYES: COUNCILMEMBERS: Ching, Cajulis, Freedman, Tragarz, Wu
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None

COUNCIL CONSENT CALENDAR:

5. **Resolution No. 24-50 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \$102,977.30 Demand No. 168872 through No. 168882, Both Inclusive Fiscal Year 2023-24**

Recommendation: That the City Council adopt Resolution No. 24-50.

6. **Resolution No. 24-51 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \$899,412.02 Demand No. 168883 through No. 168944, Both Inclusive Fiscal Year 2024-25**

Recommendation: That the City Council adopt Resolution No. 24-51.

7. **Resolution No. 24-52: Approving the Los Angeles Region Safe, Clean Water Program, Municipal Transfer Agreement with the Los Angeles County Flood Control District**

Recommendation: That the City Council:

1. Adopt Resolution No. 24-52, Approving the Los Angeles Region Safe, Clean Water Program, Municipal Transfer Agreement with the Los Angeles County Flood Control District; and
2. Authorize the City Manager to sign the Agreement on behalf of the City in substantially the form attached and in such final form as approved by the City Attorney.

8. **Approve Agreement with Tyler Technologies, Inc. for an Enterprise Resource Planning (ERP) System**

Recommendation: That the City Council:

1. Approve the Agreement with Tyler Technologies, Inc. to acquire and implement a new Enterprise Resource Planning (ERP) System;
2. Authorize the City Manager to sign the Agreement on behalf of the City in substantially the form attached and in such final form as approved by the City Attorney; and
3. Authorize Staff to issue a Purchase Order to Tyler Technologies, Inc. in the amount of \$135,424.

9. 2023-24 Year-End Request for Additional Appropriations

Recommendation: That the City Council:

1. Appropriate from General Fund (Fund 01) Reserves \$416,000 to Building and Safety Services (01-5100-6233) and \$245,010 to Transfers Out (01-0000-6002); and
2. Appropriate \$3,500 from Traffic Safety (Fund 05) Reserves to Contractual Services (05-8200-6227); and
3. Appropriate \$18,640 from CDBG (Fund 12) Reserves to Contractual Services (12-5218-6227); and
4. Appropriate \$50 from OPEB (Fund 51) Reserves to Health and Life Insurance (51-4200-5105).

10. Request for Additional Appropriations

Recommendation: That the City Council:

1. Appropriate \$137,370 from General Fund (01) Reserves to Environmental Services and Administrative Services; and
2. Appropriate \$650,000 from RMRA (03) Reserves to Slurry Seal Area 3 Streets project; and
3. Appropriate \$167,980 from Park Improvement (06) Reserves to Creekside Park Diversity project; and
4. Appropriate \$1,258,750 from ARPA (08) Reserves to HVAC (City Wide), Indoor LED Lighting Retrofits, Lemon Creek Park, and Sports Field LED Lighting Retrofits;
5. Appropriate \$448,100 from Measure R (16) Reserves to Slurry Seal Area 3 Street and Snow Creek Bridge Reconstruction projects; and
6. Appropriate \$81,190 from Measure M (21) Reserves to City Reflective Street Name Signs project.

11. Walnut Ranch Park Storm Drain Improvement Project – Final Acceptance

Recommendation: That the City Council:

1. Accept the work performed Perry C. Thomas Construction, Inc. for the Walnut Ranch Park Storm Drain Improvement Project; and
2. Authorize the City Clerk to file the proper “Notice of Completion”.

12. Snow Creek Bridge Reconstruction Project – Final Acceptance

Recommendation: That the City Council:

1. Accept the work performed by ACE Capital Engineering for the Snow Creek Bridge Reconstruction Project; and
2. Authorize the City Clerk to file the proper “Notice of Completion”.

13. Notice of Decision – August 21, 2024, Planning Commission Meeting

Recommendation: That the City Council:

1. Receive and File the “Notice of Decision” by the Planning Commission at its August 21, 2024 Meeting for the following Item(s)/Project(s):
 - a. Site Plan Case & Architectural Review (SPC/AR) 2024-020 (Wan/Shen);
 - b. Site Plan Case & Architectural Review (SPC/AR) 2024-056;
 - c. Site Plan Case & Architectural Review (SPC/AR) 2023-123; and
 - d. Site Plan Case & Architectural Review (SPC/AR) 2023-125.

MOTION ON ITEMS 5 - 13

MPT/Ching made a motion to approve Items 5 - 13; seconded by C/Wu. Motion carried by the following voice vote:

AYES: COUNCILMEMBERS: Ching, Cajulis, Freedman, Tragarz, Wu
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None

COUNCIL DISCUSSION/TRANSACTION ITEMS:

14. Mt. San Antonio College Development Projects

Recommendation: That the City Council:

1. Approve the Amendment to Grant of Temple Avenue Right-of-Way Easement (July 2020);
2. Approve the Temple Avenue Sidewalk Improvements Maintenance Agreement (October 2022);
3. Approve the Parking Meter Termination Agreement (August 2024);
4. Authorize the City Manager to sign the Amendment to Grant of Temple Avenue Right-of-Way Easement, Temple Avenue Sidewalk Improvements Maintenance Agreement, and the Parking Meter Termination Agreement on behalf of the City in such final form as approved by the City Attorney; and
5. Discuss the City of Walnut sign to be installed on Temple Avenue and provide staff with direction.

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CE/Gilbertson provided a staff report and stated that Mt. SAC has not installed a City of Walnut sign on the pedestrian bridge despite the agreement but they're proposing a median sign in its place.

Discussion took place amongst Council and staff regarding the history of the bridge and the agreement to add the sign.

Council requested a rendering of a proposed sign on the bridge and median.

C/Tragarz expressed concerns regarding a median sign as it could be a safety issue.

CA/Leibold stated that Mt. SAC is under contractual agreement to place a sign on the bridge and that it is reasonable to request the renderings with a deadline.

CM/Weiner stated that staff will take Council's request to Mt. SAC and expedite the request as best they can.

MOTION 1 ON ITEM 14

MPT/Ching made a motion to approve staff's recommendation 1 – 4 on Item 14; seconded by C/Wu. Motion carried by the following voice vote:

<i>AYES:</i>	<i>COUNCILMEMBERS: Ching, Cajulis, Freedman, Tragarz, Wu</i>
<i>NOES:</i>	<i>COUNCILMEMBERS: None</i>
<i>ABSTAIN:</i>	<i>COUNCILMEMBERS: None</i>
<i>ABSENT:</i>	<i>COUNCILMEMBERS: None</i>

MOTION 2 ON ITEM 14

MPT/Ching made a motion to direct staff to bring back sign renderings from Mt. SAC within 30 days; seconded by C/Wu. Motion carried by the following voice vote:

<i>AYES:</i>	<i>COUNCILMEMBERS: Ching, Cajulis, Freedman, Tragarz, Wu</i>
<i>NOES:</i>	<i>COUNCILMEMBERS: None</i>
<i>ABSTAIN:</i>	<i>COUNCILMEMBERS: None</i>
<i>ABSENT:</i>	<i>COUNCILMEMBERS: None</i>

ANNOUNCEMENTS (COUNCIL MEMBERS AND STAFF):

A. Councilmembers' report on meetings attended at the expense of the local agency

M/Freedman, C/Cajulis, and C/Tragarz attended the Contract Cities board meeting

B. Individual Members' comments and updates

C/Wu wished everyone a great Labor Day.

M/Freedman thanked St. Stephens for their event and praised their cleanup of the site. She also spoke on a Walnut Valley Education Foundation event.

C/Tragarz noted that the Walnut High School football team won their first game of the season.

COUNCIL LATE BUSINESS: None scheduled.

COUNCIL ADJOURNS TO WALNUT HOUSING AUTHORITY

WALNUT HOUSING AUTHORITY MEETING

CALL TO ORDER: Authority Chair Freedman called the meeting to order at 10:30p.m.

ORAL COMMUNICATIONS FOR HOUSING AUTHORITY:

There being no one present wishing to speak, it was unanimously moved by the Authority to close oral communications; motion carried.

AUTHORITY PUBLIC HEARINGS: None scheduled.

AUTHORITY CONSENT CALENDAR:

- 15. Resolution No. 24-08 WHA - A Resolution of the Walnut Housing Authority Allowing Certain Claims and Demands in the Amount of \$5,782.15 Demand No. 100448 through No. 100448, Both Inclusive Fiscal Year 2023-24**

Recommendation: That the Authority adopt Resolution No. 24-08 WHA.

- 16. Resolution No. 24-09 WHA - A Resolution of the Walnut Housing Authority Allowing Certain Claims and Demands in the Amount of \$111,235.09 Demand No. 100449 through No. 100449, Both Inclusive Fiscal Year 2024-25**

Recommendation: That the Authority adopt Resolution No.14-08 WHA.

MOTION ON ITEMS 15 & 16

*VC/Ching made a motion to approve Items 15 & 16; seconded by AM/Wu.
Motion carried by the following electronic vote:*

AYES: *AUTHORITYMEMBERS: Cajulis, Ching, Freedman, Tragarz, Wu*
NOES: *AUTHORITYMEMBERS: None*
ABSTAIN: *AUTHORITYMEMBERS: None*
ABSENT: *AUTHORITYMEMBERS: None*

AUTHORITY DISCUSSION/TRANSACTION ITEMS: None scheduled.

AUTHORITY LATE BUSINESS: None scheduled.

AUTHORITY ADJOURNS TO CITY COUNCIL MEETING

CLOSED SESSION:

CA/Leibold stated that given the lateness of the hour, the two closed session items will be postponed to the next regularly scheduled City Council meeting on September 11, 2024.

- A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**
Pursuant to Paragraph (1) of subdivision (d) of Section 54956.9.
In re: National Prescription Opiate Litigation, U.S.D.C. Case No. 1:17-MD-2804
- B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Gov't
Code Section 54956.9: 1 potential case

ADJOURNMENT:

There being no further business, the City Council adjourned the regular meeting at 10:31p.m.

PASSED AND APPROVED this 25th day of September 2024.

Linda Freedman, Mayor

ATTEST:

Teresa De Dios, City Clerk