

WALNUT CITY COUNCIL MEETING

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

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

ROLL CALL:

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

Also present: Assistant City Manager Weiner; Assistant City Manager Rooney; Administrative Services Director Ogawa; City Attorney Leibold; Deputy Community Services Director Jensen; Community Services Superintendent Barcelo; City Engineer Gilbertson; Senior Planner Vasquez; City Planner Carlson, Senior Management Analyst Layman; Senior Management Analyst Guerra; Finance Analyst Meza, Associate Planner Chun-Chien; Brashear; Management Analyst Ramos; Public Information Officer Maio; and City Clerk De Dios

INVOCATION – NON-DENOMINATIONAL: Pastor Dennis Liu from Vineyard of Harvest Church led the invocation.

PRESENTATIONS: None scheduled.

ORAL COMMUNICATIONS FOR THE CITY COUNCIL:

Vijay Vakil expressed his appreciation to Mayor Pro Tem Wu, Councilmember Freedman and Councilmember Tragarz for denying the Brookside project.

There being no further input, it was moved by C/Pacheco to close oral communications; seconded by M/Ching. Motion carried.

MINUTES:

1. **Approval of the July 14, 2021 Study Session Meeting**
2. **Approval of the July 14, 2021 City Council Meeting**

MOTION ON ITEMS 1 & 2

MPT/Wu made a motion to approve Items 1 & 2; seconded by C/Pacheco. Motion carried by the following voice vote:

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

PUBLIC HEARINGS:

3. **West Valley Lofts Mixed-Use Project – A proposal to demolish an existing auto repair center and construct a Mixed-Use Project (“Lofts”) consisting of commercial retail, thirty-three (33) to thirty-five (35) residential units, and other related on-site improvements at 20225 Valley Boulevard (APN: 8722-010-050 & 049)**

Recommendation: That the City Council:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Receive testimony from the Applicant and any other members of the public regarding the project;
4. City Council Discussion;
5. Close the Public Hearing; and
6. Adopt Resolution No. 21-40, “A Resolution of the City Council of the City of Walnut, County of Los Angeles, California, approving Vesting Tentative Tract Map (VTTM) 82985 and Site Plan Case – Architectural Review (SPC/AR) 2020-011.”
7. Read by title only and waive further reading and introduce Ordinance No. 21-02, “An Ordinance of the City Council of the City of Walnut, County of Los Angeles, California, approving Development Agreement (DA) 2021-001 for the West Valley Lofts Mixed-Use Project”; and agendaize the Ordinance for adoption at a regularly scheduled City Council meeting of August 11, 2021.

M/Ching opened the public hearing.

ACM/Weiner provided a staff report.

Discussion took place amongst Council and staff regarding the following: reducing the amount of commercial space in the project, traffic and layout components, colors of the project, and parking concerns.

Applicant Feng Xiao provided information on the proposed project.

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Discussion took place amongst Council, staff, and applicant regarding possible colors and signs for the project.

M/Ching asked if there was additional input regarding proposed building colors.

Marc Saunders provided input on the project.

Andrew Rodriguez expressed support for the project.

There being no further input from the public, it was unanimously moved to close the public hearing.

MOTION ON ITEM 3

C/Pacheco made a motion to approve Item 3 with staff's recommendation to reduce commercial space and the addition of a condition of approval that the sign program for the project come back Council; seconded by MPT/Wu. Motion carried by the following voice vote:

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

COUNCIL CONSENT CALENDAR:

Items 8 & 9 were pulled for discussion.

- 4. Resolution No. 21-41 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \$493,926.68, Demand No. 162877 through No. 162911, Both Inclusive Fiscal Year 2020-21**

Recommendation: That the City Council adopt Resolution No. 21-41.

- 5. Resolution No. 21-42 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \$419,635.63, Demand No. 162912 through No. 162930, Both Inclusive Fiscal Year 2021-22**

Recommendation: That the City Council adopt Resolution No. 21-42.

- 6. City of Walnut – West Valley District Sign Program**

Recommendation: That the City Council approve the West Valley District Sign Program for the administrative processing of future signage within the West Valley Specific Plan (WVSP) area.

7. **Approve a Professional Services Agreement with ECORP Consulting, Inc. to Coordinate with State and Federal Agencies for Supplemental Habitat Mitigation and Monitoring Plan (HMMP) for Meadow Pass Road Mitigation Project**

Recommendation: That the City Council:

1. Approve a Professional Services Agreement with ECORP Consulting, Inc. in substantially the form attached and authorize the City Manager to execute the Agreement in such final form approved by the City Attorney; and
2. Authorize staff to issue a Purchase Order to ECORP Consulting, Inc. in the amount of \$79,787.

10. **Mayor's Agency Representatives**

Recommendation: That the City Council receive and file this informational report.

MOTION ON ITEMS 4 – 7, & 10

C/Pacheco made a motion to adopt Items 4 – 7, & 10; seconded by MPT/Wu. Motion carried by the following voice vote:

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

ITEMS PULLED FOR DISCUSSION:

8. **Award of Bid – 2021-2022 Maintenance Area 1 Slurry Seal Project**

Recommendation: That the City Council:

1. Award a construction contract for the 2021-2022 Maintenance Area 1 Slurry Seal Project to American Asphalt South, Inc. in the amount of \$736,375.00;
2. Reject all other bids;
3. Authorize staff to issue a Purchase Order to American Asphalt South, Inc. in the amount of \$736,375.00;
4. Authorize staff to issue change orders not to exceed 10% of the contract award amount (\$73,637.50) to American Asphalt South, Inc.; and
5. Approve a Purchase Order to RKA Consulting Group in the amount of \$80,000.00.

CE/Gilbertson provided a staff report.

Discussion took place amongst staff and Council regarding the start date of the project.

MOTION ON ITEM 8

MPT/Wu made a motion to approve Item 8; seconded by C/Freedman. Motion carried by the following voice vote:

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

9. Preliminary Engineering for the Establishment of a Sewer Reimbursement District for the Castlehill Drive and Slope Drive Neighborhood

Recommendation: That the City Council:

1. Authorize staff to proceed with preliminary engineering services for the establishment of a Sewer Reimbursement District for the Castlehill Drive and Slope Drive neighborhood;
2. Appropriate \$73,896 from ARPA reserves to Castlehill/Slope Sewer project account #08-6164-6227; and
3. Approve a Purchase Order to RKA Consulting Group in the amount of \$73,896.

CE/Gilbertson provided a staff report.

Discussion took place amongst staff and Council regarding the proposed sewer reimbursement district.

C/Tragarz recommended that the item be discussed at a study session agenda.

MOTION ON ITEM 9

MPT/Wu made a motion to approve Item 9; seconded by C/Pacheco. Motion carried by the following voice vote:

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

COUNCIL DISCUSSION/TRANSACTION ITEMS:

11. Return to in Person Public Meetings

Recommendation: That the City Council discuss the information provided in this report and determine whether to return to in-person public meetings, return in a hybrid format, or remain in a virtual format.

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M/Ching requested the thoughts of his fellow Councilmembers.

MPT/Wu stated he is fine either way as long as the city follows public health requirements.

C/Pacheco stated he is in favor of continuing distance meetings until the city hears more information from the state and county.

C/Freedman stated she feels the city could move forward with in-person meetings with safety precautions sooner rather than later.

C/Tragarz stated she is in favor of having Council in the chambers with staff.

M/Ching recommended revisiting the matter on a month-to-month basis, though he prefers meetings in person at the earliest convenience.

ANNOUNCEMENTS (COUNCIL MEMBERS AND STAFF):

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

M/Ching stated that he attended the County Sanitation District meeting.

B. Individual Members’ comments and updates

Council shared their thoughts on the Concerts in the Park event and congratulated Junior Olympic medalist Paolo Barredo.

M/Ching invited the community to attend National Night Out at Creekside Park.

COUNCIL LATE BUSINESS: None scheduled.

RECESS CITY COUNCIL TO THE WALNUT HOUSING AUTHORITY MEETING

WALNUT HOUSING AUTHORITY MEETING

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CALL TO ORDER: Authority Chair Ching called the meeting to order at 8:59 p.m.

ORAL COMMUNICATIONS FOR HOUSING AUTHORITY:

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

AUTHORITY PUBLIC HEARINGS: None scheduled.

AUTHORITY CONSENT CALENDAR:

12. **Resolution No. 21-08 WHA - A Resolution of the Walnut Housing Authority Allowing Certain Claims and Demands in the Amount of \$18,937.57, Demand No. 100405 through No. 100405, Both Inclusive**

Recommendation: That the Authority adopt Resolution No. 21-08 WHA.

MOTION ON ITEM 12

AM/Pacheco made a motion to adopt Item 12; seconded by VC/Wu. Motion carried by the following voice vote:

AYES: *COUNCILMEMBERS: Ching, Freedman, Pacheco, Tragarz, Wu*

NOES: *COUNCILMEMBERS: None*

ABSTAIN: *COUNCILMEMBERS: None*

ABSENT: *COUNCILMEMBERS: None*

AUTHORITY DISCUSSION/TRANSACTION ITEMS: None scheduled.

AUTHORITY LATE BUSINESS: None scheduled.

AUTHORITY ADJOURNS TO CITY COUNCIL MEETING

CLOSED SESSION: None scheduled.

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ADJOURNMENT: There being no further business, the City Council adjourned the meeting at 9:01 p.m.

PASSED AND APPROVED this 11th day of August 2021.

Eric Ching, Mayor

ATTEST:

Teresa De Dios, City Clerk

PREPARED BY:

Ray Markel, Administrative Assistant