



**A G E N D A**  
**REGULAR MEETING OF THE**  
**WALNUT CITY COUNCIL AND**  
**WALNUT HOUSING AUTHORITY**  
**CITY COUNCIL CHAMBERS**  
**21201 La Puente Road, Walnut, CA 91789**

**APRIL 26, 2023**  
**7:00 P.M.**

The April 26, 2023 Walnut City Council/Housing Authority meeting will be conducted in-person.

Remote participation by members of the public will also be available in the following ways:

- 1) You may participate in the meeting by joining from a PC, Mac, iPad, iPhone or Android device:  
Please click on this URL to join:

<https://us06web.zoom.us/j/89325040398?pwd=bXBSeDBrVGVRa1FNaEpLTWVtTHpaQT09>

**Password: 574861**

- 2) To join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 669 900 7799 or +1 719 359 4580 or +1 253 205 0468

**Webinar ID: 893 2504 0398**

**Password: 574861**

International numbers available: <https://us06web.zoom.us/j/89325040398?pwd=bXBSeDBrVGVRa1FNaEpLTWVtTHpaQT09>

- 3) You can email public comments to the City Clerk at [tdedios@cityofwalnut.org](mailto:tdedios@cityofwalnut.org) before the meeting to be read during that portion of the meeting. Lengthy public comment may be summarized in the interest of time.

# WALNUT CITY COUNCIL MEETING

**CALL TO ORDER:** Mayor Wu

**PLEDGE OF ALLEGIANCE:** M/Wu

**ROLL CALL:** M/Wu, MPT/Tragarz, C/Cajulis, C/Ching, C/Freedman

**INVOCATION:**

*In permitting a nonsectarian invocation, the City does not intend to proselytize, advance, or disparage any faith or belief. Neither the City nor the City Council endorses any particular belief or form of invocation.*

**PRESENTATIONS:**

- Water Awareness Month Proclamation - Walnut Valley Water District
- Mt. SAC Campus Updates – Jill Dolan, Public Affairs Director

**ORAL COMMUNICATIONS FOR THE CITY COUNCIL:**

Under Government Code Section 54954.3, any person wishing to address any item or issue not on the agenda or any item on the Consent Calendar may do so under Oral Communications. There will also be an opportunity to speak on Discussion or Public Hearing items when the items are scheduled for consideration.

The Council may listen but may not act on items that are not already on the agenda.

Speakers are asked to limit their comments to three minutes and to present them in a constructive manner. The Council, City staff, and other citizens present have the right to be treated with respect, courtesy and openness. In return, the members of the Council and Staff commit to conduct themselves at all times with civility and courtesy.

**MINUTES**

1. [Approval of the April 12, 2023 Study Session](#)
2. [Approval of the April 12, 2023 City Council Session](#)

**PUBLIC HEARINGS:**

3. [Ordinance No. 22-09 - Development Agreement \(DA\): Reddy Mixed-Use Project on Valley](#)

**Recommendation:** That the City Council reintroduce Ordinance No. 22-09, approving the DA for the Reddy Mixed-Use Project and adopt Ordinance No. 22-09 at the next regularly scheduled meeting on May 10, 2023.

4. [Resolution No. 23-20 – Public Nuisance Abatement: Declaration of Public Nuisance for a Substandard Property located at 558 Tri Net Court \(APN: 8709-016-021\)](#)

**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; and
5. Close the Public Hearing and Adopt Resolution No. 23-20 and Declare 558 Tri Net Court (APN: 8709-016-021) as a Public Nuisance.

**ORDINANCE:** None.

**COUNCIL CONSENT CALENDAR:** The Consent Calendar items listed below are considered and acted upon under one motion unless an individual item or items are removed by a Councilmember for further consideration or explanation.

There will be no dialogue/debate unless a Council Member requests otherwise on the following matters:

5. [Resolution No. 23-21 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \\$1,283,629.86 Demand No. 166233 through No. 166301, Both Inclusive Fiscal Year 2022-23](#)

**Recommendation:** That the City Council adopt Resolution No. 23-21.

6. [The City of Walnut’s Participation in the San Gabriel Valley Regional Vehicle Miles Traveled \(VMT\) Analysis Model: Amendment 2 to the Memorandum of Agreement \(MOA\)](#)

**Recommendation:** That the City Council:

1. Authorize the City Manager to execute the Amendment 2 to the MOA with the San Gabriel Valley Council of Governments (SGVCOG), for an amount not to exceed \$15,000, to draft and implement the San Gabriel Valley Regional VMT Analysis Model; and

2. Appropriate \$15,000 from the Measure “M” Reserves into Account 21-6102-6227 (Measure “M”, Contractual Services) for the VMT Analysis Model project.

7. [Approval of a Three-Year Contract with Animal Pest Management, Inc. for Rodent Control in Lighting and Open Space Maintenance District \(LOSMD\) Zones 1,2,3,4,5,6,7,8,9 and 12, Parks, and City Owned Areas](#)

**Recommendation:** That the City Council:

1. Approve a three (3) year contract with Animal Pest Management, Inc. (APM) for pest control services in LOSMD Zones 1,2,3,4,5,6,7,8,9 and 12, parks and City owned areas; and
2. Authorize the City Manager to sign the contract on behalf of the City in substantially the form attached and in such final form as approved by the City Attorney.

8. [Award of Bid – 2022-2023 Maintenance Area 2 Slurry Seal Project](#)

**Recommendation:** That the City Council:

1. Award a construction contract for the 2022-2023 Maintenance Area 2 Slurry Seal Project to Doug Martin Contracting Company, Inc. in the amount of \$995,700.10;
2. Reject all other bids;
3. Authorize staff to issue a Purchase Order to Doug Martin Contracting Company, Inc. in the amount of \$995,700.10;
4. Authorize staff to issue change orders not to exceed ten percent (10%) of the contract award amount (\$99,570.01) to Doug Martin Contracting Company, Inc.; and
5. Approve a Purchase Order to RKA Consulting Group in the amount of \$80,000.

**COUNCIL DISCUSSION/TRANSACTION ITEMS:**

9. [Reflective Street Name Signs Design Discussion](#)

**Recommendation:** That the City Council discuss and select a design option for replacement street name signs City-wide from:

- (a) Option 1 – Brown background with street name only.
- (b) Option 2 – Brown background with logo and street name.
- (c) Option 3 – Green background with street name.
- (d) Option 4 – Green background with logo and street name.

**ANNOUNCEMENTS (COUNCIL MEMBERS AND STAFF):**

- A. Councilmembers' report on meetings attended at the expense of the local agency
- B. Individual Members' comments and updates

**COUNCIL LATE BUSINESS:** No action shall be taken on any item not appearing on the posted agenda except upon a determination by four-fifths of the Council Members that an emergency exists.

**COUNCIL ADJOURNS TO WALNUT HOUSING AUTHORITY**



**CALL TO ORDER:** Authority Chair Wu

**ORAL COMMUNICATIONS FOR HOUSING AUTHORITY:**

Under Government Code Section 54954.3, any person wishing to address any item or issue not on the agenda or any item on the Consent Calendar may do so under Oral Communications. There will also be an opportunity to speak on Discussion or Public Hearing items when the items are scheduled for consideration.

The Authority may listen but may not act on items that are not already on the agenda.

Speakers are asked to limit their comments to three minutes and to present them in a constructive manner. The Authority, City staff, and other citizens present have the right to be treated with respect, courtesy and openness. In return, the members of the Authority and Staff commit to conduct themselves at all times with civility and courtesy.

**AUTHORITY PUBLIC HEARINGS:**

**10. [Sale of the Affordable Housing Unit at 21533 Magnolia Street](#)**

**Recommendation:** That the Walnut Housing Authority:

1. Adopt Resolution No. 23-05, A Resolution of the Walnut Housing Authority finding that Certain Real Property Located in the City of Walnut, County of Los Angeles, Identified as APN 8709-089-905 is “Exempt Surplus Land” under the California Surplus Land Act (Attachment 1)

2. Approve and Authorize the Authority Executive Director to Execute the Agreement and Escrow Instructions for the Purchase and Sales of Real Property and the Affordable Housing Loan Agreement with Affordability and Resale Restrictions and Option to Purchase and any attachments thereto (the “Agreements”) for the sale of 21533 Magnolia Street as an Affordable Housing Unit, in Substantially the Form Attached to the Report (Attachments 2 and 3) and in Such Final Form as Approved by the Authority Attorney.
3. Authorize the Authority Executive Director, or designee, to execute any other documents and administer all actions necessary to implement, complete and memorialize the transaction contemplated in the Agreements, including, but not limited to executing the Grant Deed, any escrow instructions, and any other documents contemplated by the Agreements subject to approval as to form by the Authority Attorney.
4. Find that the Agreements do not constitute a project under California Environmental Quality Act (CEQA) and Section 15301 of the CEQA Guidelines in that it consists of the conveyance of an existing single family dwelling unit, involving no change or expansion of use.

**AUTHORITY CONSENT CALENDAR:** The Consent Calendar items listed below are considered and acted upon under one motion unless an individual item or items are removed by an Authority Member for further consideration or explanation.

There will be no dialogue/debate unless an Authority Member requests otherwise on the following matters:

11. [\*\*Resolution No. 23-04 WHA - A Resolution of the Walnut Housing Authority Allowing Certain Claims and Demands in the Amount of \\$31,770.82 Demand No. 100431 through No. 100431, Both Inclusive Fiscal Year 2022-23\*\*](#)

**Recommendation:** That the Authority adopt Resolution No. 23-04 WHA.

**AUTHORITY DISCUSSION/TRANSACTION ITEMS:**

**AUTHORITY LATE BUSINESS:** No action shall be taken on any item not appearing on the posted agenda except upon a determination by four-fifths of the Authority Members that an emergency exists.

**AUTHORITY ADJOURNS TO CITY COUNCIL MEETING**

**CLOSED SESSION:** None scheduled.

**ADJOURNMENT:** The next regular meeting of the City Council is scheduled on Wednesday, May 10, 2023, at 7:00 p.m., in the Council Chambers, 21201 La Puente Road, Walnut, California.

**NOTIFICATIONS:**

**AMERICANS WITH DISABILITIES:** It is the intention of the City of Walnut to comply with the Americans with Disabilities Act (ADA) in all respects. If as an attendee or a participant at this meeting and you need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (909) 348-0710 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

**AGENDA POSTING:** The agenda for this meeting was posted in the following listed sites before the close of business at 6:00 p.m. on the Thursday preceding the meeting:

1. Walnut City Hall 21201 La Puente Road, Walnut, CA
2. United States Post Office, 280 S. Lemon Avenue, Walnut, CA
3. Public Library, Walnut Branch, 21155 La Puente Road, Walnut, CA
4. Walnut Senior Center, 21215 La Puente Road, Walnut, CA
5. Internet: [www.cityofwalnut.org/agendas](http://www.cityofwalnut.org/agendas) (staff reports included)

**The Agenda and all related reports are also available for inspection at City Hall at 21201 La Puente Road on the Monday prior to each meeting. In compliance with Government Code section 54957.5, any writings distributed within 72 hours of the meeting will be made available to the public at the time it is distributed to the City Council.**

**CITY COUNCIL MEETINGS ON WCTV:** This meeting is being recorded for rebroadcast on Charter Channel 3 and Verizon Channel 21. By remaining in the City Council Chambers, you are giving your permission to be videotaped.

**WCTV CHANNEL 3 REBROADCAST:** Recorded City Council meetings air at 7:00 a.m., 2:00 p.m., 7:00 p.m., and 10:00 p.m. for a week following each City Council meeting on Channel 3 (Charter Subscribers) and Channel 21 (Verizon Subscribers).

**PLEASE SWITCH YOUR CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES INTO THE SILENT OR OFF POSITION WHILE THE MEETING IS IN SESSION. THANK YOU IN ADVANCE FOR YOUR COOPERATION.**