

WALNUT CITY COUNCIL MEETING

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

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

ROLL CALL:

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

Also present: City Manager Weiner; Community Development Director Vasquez; Community Services Director Barcelo; Finance Director Ogawa; City Attorney Leibold; Deputy Community Services Director Bumia; Administrative Services Manager Carlson; Planning and Code Enforcement Manager Guerra; Public Information Officer Maio; Senior Finance Analyst Meza; Finance Analyst Rashad; Sheriff Captain Tousey; Management Analyst Ramos; Management Analyst Munoz; Management Analyst Markel; and City Clerk De Dios.

INVOCATION – NON-DENOMINATIONAL: Pastor Dion Kurniadi from City Blessing Church provided the invocation.

PRESENTATIONS:

- **Water Awareness Month Proclamation - Walnut Valley Water District**

Council recognized Water Awareness Month and presented a proclamation to the Walnut Valley Water District board of directors.

- **Mt. SAC Campus Updates – Jill Dolan, Public Affairs Director**

Mt. SAC public affairs director, Jill Dolan provided the Council and community with updates from the campus.

ORAL COMMUNICATIONS FOR THE CITY COUNCIL:

Huynh Nguyen requested that Council designate a cultural diversity day when the diversity plaza project is complete.

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William Harrison expressed concerns regarding releasing prisoners from jails in LA county, gates in the community, and future housing developments in the city.

There being no further input, it was unanimously moved by Council to close oral communications; motion carried.

MINUTES:

- 1. Approval of the April 12, 2023 Study Session**
- 2. Approval of the April 12, 2023 City Council Session**

MOTION ON ITEMS 1 & 2

C/Ching made a motion to adopt Item 1 & 2; seconded by C/Cajulis. Motion carried by the following voice vote:

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

PUBLIC HEARING:

- 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.

M/Wu opened the public hearing.

PCEM/Guerra provided a staff report.

There being no input, it was unanimously moved by Council to close the public hearing.

MOTION ON ITEM 3

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

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

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.

MPT/Tragarz recused herself at 7:32 p.m.

M/Wu opened the public hearing.

CSD/Vasquez provided a staff report.

Valie Khan, Tehmina Khan, Adnan Khan, and William Harrison expressed concerns regarding issues at the property.

The property owner’s representative shared information regarding the property and the eviction process.

Discussion took place amongst Council and staff regarding issues of the property, the eviction process, and public nuisance information.

MOTION ON ITEM 4

C/Ching made a motion to adopt Item 4; seconded by C/Cajulis. Motion carried by the following voice vote:

AYES: *COUNCILMEMBERS: Cajulis, Ching, Freedman, Wu*

NOES: *COUNCILMEMBERS: None*

ABSTAIN: *COUNCILMEMBERS: None*

ABSENT: *COUNCILMEMBERS: Tragarz*

MPT/Tragarz returned to the meeting at 8:20 p.m.

ORDINANCE: None scheduled.

COUNCIL CONSENT CALENDAR:

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.

MOTION ON ITEMS 5 - 8

C/Ching made a motion to adopt Items 5 - 8; seconded by C/Cajulis. Motion carried by the following voice vote:

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

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.

CSDD/Bumia provided a staff report.

Discussion took place regarding the street sign design options.

MPT/Tragarz and C/Cajulis stated that they are in favor of option 4.

M/Wu and C/Ching stated that they are in favor of option 2.

MOTION ON ITEM 9

C/Freedman made a motion to select Option 2; seconded by C/Ching. Motion carried by the following voice vote:

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

ANNOUNCEMENTS (COUNCIL MEMBERS AND STAFF):

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

MPT/Tragarz shared information from a Contract Cities meeting.

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C/Freedman shared information from a Foothill Transit meeting.

M/Wu shared information from a Sanitation District meeting.

B. Individual Members' comments and updates

Council congratulated Father Tony of St. Lorenzo Ruiz Parish on his 50th sacerdotal anniversary and spoke on the sheriff station open house event.

C/Freedman shared information on the Ashley Park ribbon cutting event and the new wellness center at Mt. SAC.

C/Ching and C/Cajulis thanked staff for their efforts at recent city events.

M/Wu announced that the city is now accepting applications for all city commissions with the deadline May 31st. He also invited interested applicants to attend the city's hiring party.

COUNCIL LATE BUSINESS: None.

RECESS CITY COUNCIL TO THE WALNUT HOUSING AUTHORITY MEETING

WALNUT HOUSING AUTHORITY MEETING

CALL TO ORDER: Authority Chair Wu called the meeting to order at 8:42 p.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:

- 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.

C/Wu opened the public hearing.

PCEM/Guerra provided a staff report.

CA/Leibold shared information on updated documents related to the item.

MOTION ON ITEM 10

AM/Ching made a motion to adopt Item 10; seconded by AM/Cajulis. Motion carried by the following vote:

AYES: AUTHORITYMEMBERS: Cajulis, Ching, Freedman, Tragarz, Wu

NOES: AUTHORITYMEMBERS: None

ABSTAIN: AUTHORITYMEMBERS: None

ABSENT: AUTHORITYMEMBERS: None

AUTHORITY CONSENT CALENDAR:

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.

MOTION ON ITEM 11

*AM/Ching made a motion to adopt Item 11; seconded by AM/Freedman.
Motion carried by the following voice 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: None.

ADJOURNMENT:

There being no further business, M/Wu adjourned the regular meeting at 8:47 p.m.

PASSED AND APPROVED this 10th day of May 2023.

Dr. Allen Wu, Mayor

ATTEST:

Teresa De Dios, City Clerk

PREPARED BY:

Ray Markel, Management Analyst