

WALNUT CITY COUNCIL MEETING

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

PLEDGE OF ALLEGIANCE: C/Cajulis led the flag salute.

ROLL CALL:

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

Also present: City Manager Weiner; City Attorney Leibold; Community Development Director Vasquez, Community Services Director Barcelo, Deputy Community Services Director Bumia; Administrative Services Director Carlson; Senior Finance Analyst Meza, Finance Analyst Rashad; Management Analyst Markel; and City Clerk De Dios.

INVOCATION – NON-DENOMINATIONAL: Pastor Terrence Shay from the First Chinese Baptist Church led the invocation.

PRESENTATIONS: None scheduled.

ORAL COMMUNICATIONS FOR THE CITY COUNCIL:

A group of attendees voiced their concerns about the current war in Gaza and requested for a cease fire.

William Harrison provided positive feedback on the Veterans Day event held at Senior Center; he complimented the work the maintenance department has done along Creekside; and expressed his opposition of the proposed hotel.

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

MINUTES:

- 1. Approval of the October 11, 2023 City Council Meeting**

MOTION ON ITEM 1

C/Ching made a motion to approve item 1; seconded by M/Tragarz. Motion carried by the following voice vote:

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

2. Approval of the October 25, 2023 City Council/WHA Meeting

MOTION ON ITEM 2

C/Ching made a motion to approve item 2; seconded by MPT/Freedman. 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. Marcon Subdivision

1. **Tentative Tract Map (TTM) 82772:** A subdivision of approximately 2.119 acres of land into five (5), single – family, residential lots at an existing vacant site located on Marcon Drive (APN: 8709-016-004)
2. **Site Plan Case/Architectural Review (SPC/AR) 2019-082:** A proposal to construct five (5) new, single – family residential units ranging in size from 5,555 square – feet to 6,403 square – feet, respectively.
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 a five (5) lot subdivision (APN: 8709-016-004).

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. Discuss amongst the City Council Members;
5. Close the Public Hearing; and
6. Approve the following:
 - a) Ordinance No. 23-07 – Approving the DA in substantial form “An Ordinance of the City Council of the City of Walnut, Approving a Development Agreement for a Residential, Five (5) Lot Subdivision Located on a Vacant Site Off of Marcon Drive (APN: 8709-016-004)” (Exhibit A).

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- b) Resolution No. 23-58 – Approving TTM 82772 and SPC/AR 2019-082, subject to the attached Conditions of Approval (COA) in Exhibit B.

M/Tragarz opened the public hearing at 7:53 p.m.

CDD/Vasquez presented a staff report. He mentioned that there was one correspondence received from a resident on Trinet Court that there was a hawk on the project site and that staff was not aware, but will work closely with the developer to ensure appropriate measures are taken. He mentioned there will be added language on the development agreement to section 5.1 at the request of staff and the applicant; the language is to allow for up to a five-year time extension with one-year increments with fees associated for the developer to pay. Secondly, a revision to the conditions of approval; staff added condition #65 which ties the entitlements together with the development agreement, so if for some unforeseen reason should the development agreement not be approved then the entitlements would not be approved. Staff recommends for the City Council to take two separate actions, first to adopt Resolution No. 23-58 and second to adopt Ordinance 23-07.

Applicant explained that they have been going through the process for a few years and working closely with staff.

Mr. Harrison inquired on the benefits related to this project and recommended that they give back to the community.

CDD/Vasquez explained that the benefit would be the fees deposited to the economic development account and used for park in lieu fees.

There was discussion amongst the City Council, staff, and applicant regarding the following: size of the homes and the extension fee clause.

M/Tragarz closed the public hearing at 8:04 p.m.

MOTION ON ITEM 3(b)

C/Ching made a motion to adopt Resolution No. 23-58 including the additional language adding the condition of approval #65; seconded by C/Cajulis. Motion carried by the following voice vote:

<i>AYES:</i>	<i>COUNCILMEMBERS: Cajulis, Ching, 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 ON ITEM 3(a)

C/Ching made a motion to introduce Ordinance No. 23-07, with the additional language on the development agreement; 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*

4. Public Nuisance Abatement: Declaration of Public Nuisance for a Substandard Property located on a Vacant Parcel (APN: 8722-028-037)

Recommendation: That the City Council:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this Item;
4. Discuss amongst the City Councilmember;
5. Close the Public Hearing; and
6. Adopt Resolution No. 23-59, “A Resolution of the City Council of the City of Walnut, Declaring the Following Real Property as a Public Nuisance: Vacant Parcel (APN: 8722-028-037), Walnut, CA 91789.

C/Wu announced he had a conflict of interest and would remove himself from the discussion.

M/Tragarz opened the public hearing at 8:06 p.m.

CES/Morales presented a staff report.

A resident mentioned that she has seen homeless people go into the vacant property.

MOTION ON ITEM 4

C/Ching made a motion to adopt Resolution No. 23-59; seconded by MPT/Freedman. Motion carried by the following voice vote:

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

C/Wu returned to the meeting at 8:12 p.m.

ORDINANCE: None scheduled.

COUNCIL CONSENT CALENDAR:

- 5. Resolution No. 23-60 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \$1,093,279.51 Demand No. 167346 through No. 167421, Both Inclusive Fiscal Year, 2023-24**

Recommendation: That the City Council adopt Resolution No. 23-60.

- 6. Resolution No. 23-61 – Request by Valley Vista Services for an Annual Rate Adjustment**

Recommendation: That the City Council adopt Resolution No. 23-61:

1. Setting fees for refuse, recycling, green waste and commercial collection within the City of Walnut; and
2. Approving a 2.72% Consumer Price Index (CPI) increase for residential, commercial, and special rates effective on or after February 1, 2024, subject to Valley Vista Services providing all customers with the required 30-day notification.

- 7. SB 1383 Local Assistance Grant Program – SGV Regional Application**

Recommendation: That the City Council Authorize the City Manager to sign a Letter of Authorization to allow the San Gabriel Valley Council of Governments (SGVCOG) to apply for the CalRecycle 1383 Local Assistance Grant Program on behalf of the City of Walnut.

- 8. Approval of Maintenance Vehicle Purchase – GMC Canyon Extended Cab 4x2**

Recommendation: That the City Council:

1. Award a Purchase Contract to Thorson Motor Center for one 2023 GMC Canyon Extended Cab 4x2 Truck in the amount of \$48,544.78; and
2. Authorize the City Manager to sign a Purchase Contract on behalf of the City in such final form as approved by the City Attorney; and
3. Authorize staff to issue a Purchase Order to Thorson Motor Center in the amount of \$48,544.78.

- 9. Special Event Request: Non-Profit Organization – Wanyu Foundation Suicide Prevention 5k Walk/Run at Creekside Park**

Recommendation: That the City Council:

1. Approve the special event request of non-profit organization Wanyu Foundation to host a 5K walk/run for the cause of suicide prevention awareness; and
2. Authorize the Community Services Director to administratively approve final layout, event details, and 5K route based on impacts to the park.

10. FY 2022-2023 Concrete Repair Project – Final Acceptance

Recommendation: That the City Council:

1. Accept the work performed by FS Contractors Inc. for the FY 2022-2023 Concrete Repair Project; and
2. Authorize the City Clerk to file the property “Notice of Completion”.

MOTION ON ITEMS 5 - 10

C/Ching made a motion to approve Items 5 - 10; 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*

COUNCIL DISCUSSION/TRANSACTION ITEMS: None scheduled.

ANNOUNCEMENTS (COUNCIL MEMBERS AND STAFF):

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

None.

B. Individual Members’ comments and updates

MPT/Freedman attended the Veterans day celebration at the Senior Center; Assemblywoman Lisa Calderon’s office awarded the City funding for a Snow Creek park project. She also thanked the Sheriff’s Department for their hard work.

C/Ching commented on Item 8 on tonight’s agenda stating that although the City Managers vehicle is very old, he gave up getting a new car in order for the maintenance department to purchase a service vehicle. He also shared that there needs to be more love in order to resolve conflicts; he shared this after hearing all the comments made this evening.

C/Wu said he had no items and responded to the speakers earlier that they are being heard.

C/Cajulis said he attended the event where Assemblywoman Calderon donated funding to the City; he thanked the veterans for their service and all emergency personnel for their services; and thanked the speakers this evening for voicing their concerns.

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M/Tragarz thanked all the veterans and staff for organizing the event. She also mentioned she will be attending the Veterans Day event this weekend at St. Lorenzo. She thanked staff for the Halloween event. She commented on a program called Care Courts; they provide resources for suicide prevention through the County.

COUNCIL LATE BUSINESS: None scheduled.

CLOSED SESSION: None scheduled.

ADJOURNMENT:

There being no further business, the City Council adjourned the regular meeting at 8:19 p.m. She announced that the next regularly scheduled meeting of November 22, 2023 has been cancelled. The next regular meeting will be held on December 13, 2023 at 7:00 p.m.

PASSED AND APPROVED this 13th day of December 2023.

Nancy Tragarz, Mayor

ATTEST:

Teresa De Dios, City Clerk