

WALNUT CITY COUNCIL MEETING

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

PLEDGE OF ALLEGIANCE: C/Ching 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; Planning and Code Enforcement Manager Guerra; Finance Manager Meza, Finance Analyst Rashad; Public Information Office Maio; Senior Management Analyst Markel; Management Analyst Munoz and City Clerk De Dios.

INVOCATION – NON-DENOMINATIONAL: Pastor Him Djuhana of City Blessing Church led the invocation.

PRESENTATIONS:

- **American Red Cross Month Proclamation**

Council presented a proclamation proclaiming the month of March as American Red Cross Month. Ms. Diana Pineda Ramirez, executive director was present to receive the proclamation.

ORAL COMMUNICATIONS FOR THE CITY COUNCIL:

Resident shared that there are no signs that state “no parking” on Kem Way. She often has to let the students know that they should not park on that street or they will be cited.

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

MINUTES:

1. **Approval of the February 28, 2024 City Council/WHA Meeting**

MOTION ON ITEM 1

C/Ching made a motion to approve Item 1; 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 HEARINGS/ ORDINANCES:

2. **Public Nuisance Abatement: Declaration of Public Nuisance for a Substandard Property located at 1347 Wesleyan Avenue (APN: 8712-015-017)**

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. 24-13 and declare the following property as a Public Nuisance: 1347 Wesleyan Ave (APN: 8712-015-017); and
7. Authorize Staff to begin the “Public Nuisance Abatement” process, as prescribed in Walnut Municipal (WMC) Chapter 3.36 (Nuisance).

M/Tragarz opened the public hearing at 7:21 p.m.

CEO/Morales presented a staff report.

CC/De Dios reported she had received an email dated March 5, 2024, requesting records and due to the voluminous records, she requested a 14-day extension to provide the records by March 29, 2024. She also reported receiving an email dated March 13, 2024, opposing the public hearing from the tenant of 1347 Wesleyan Avenue. Both documents were provided to the City Council members for their review.

CA/Leibold responded that the records requested in the email dated March 5, 2024 were not related to the public nuisance, it was related to the background of staff and the City Council, i.e. Oaths of Office and certificates of training; the document received by email opposing the public hearing devoted to a case in 2018, which has already been settled, did not relate to the present case. She did not recommend a continuance for the reasons explained, but left the decision up to the City Council.

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MPT/Freedman inquired if the tenant was the property owner.

CDD/Vasquez responded he was not aware that the property is a rental.

MPT/Freedman stated she appreciated the thorough work of staff and all the information provided with the staff report.

C/Ching commented that the person should have taken more time to address the issue.

CA/Leibold reported that staff has reiterated that the goal is to make many attempts to resolve the matter with the property owners before bringing it to the City Council for action.

M/Tragarz closed the public hearing at 7:32 p.m.

MOTION ON ITEM 2

C/Ching made a motion to adopt Resolution No. 24-13 declaring the following property 1347 Wesleyan Avenue as a public nuisance and authorize staff to begin the Public Nuisance Abatement process; seconded by C/Cajulis. Motion carried by the following vote:

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

COUNCIL CONSENT CALENDAR:

- 3. Resolution No. 24-14 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \$1,230,771.42 Demand No. 167936 through No. 168021, Both Inclusive**

Recommendation: That the City Council adopt Resolution No. 24-14.

- 4. Resolution No. 24-15 - Directing the Preparation of the Engineer's Report and Filing of Report for Fiscal Year 2024-25 Lighting and Open Space Maintenance District No. 1 (LOSMD) Assessments and Setting the Time and Place for a Public Meeting and Public Hearing**

Recommendation: That the City Council:

1. Adopt Resolution No. 24-15, initiating proceedings for the levy and collection of assessments within the Lighting and Open Space Maintenance District (LOSMD) No. 1 for Fiscal Year 2024-25 and ordering the Engineer to prepare a report in connection therewith;

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2. Direct staff to hold an informal Community Meeting on Monday, March 25, 2024 at 7:00 p.m. at the Walnut City Council Chambers;
 3. Direct staff to set the time and place for the Public Hearing on the matter of levying assessments for Fiscal Year 2024-25 LOSMD assessments at the City Council Meeting on May 8, 2024 at 7:00 p.m.; and
 4. Direct staff to provide notice of the public meetings and Public Hearing in accordance with the law.
5. **Resolution No. 24-16 - Approving a List of Projects for Fiscal Year 2024-25 Funded by Senate Bill (SB) 1: Road Maintenance and Rehabilitation Account Funds (RMRA)**

Recommendation: That the City Council adopt Resolution No. 24-16, approving the Fiscal Year 2024-25 SB 1 RMRA Project List.

6. **Resolution No. 24-17 – Adoption of the CalPERS 457 Plan**

Recommendation: That the City Council adopt Resolution No. 24-17, approving the adoption of CalPERS 457 Plan as an additional deferred compensation plan for the benefit of City Staff.

MOTION ON ITEMS 3 - 6

C/Ching made a motion to approve Items 3 - 6; 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*

ITEMS PULLED FOR DISCUSSION:

7. **First Amendment to Site Lease Agreement with SBA Monarch Towers I, LLC. (Creekside Park)**

Recommendation: That the City Council:

1. Approve the First Amendment to the Site Lease Agreement with SBA Monarch Towers I, LLC (“Tenant”).
2. Authorize the City Manager to execute the First Amendment to the Site Lease Agreement on behalf of the City Council, in substantially the form attached hereto, and in such final form as may be approved by the City Attorney.

C/Wu requested a staff report.

CDD/Vasquez presented a staff report.

Discussion took place amongst Council and staff regarding the agreement.

MOTION ON ITEM 7

C/Wu made a motion to approve Item 7; seconded by C/Ching. 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

C/Wu shared information from a San Gabriel Valley Mosquito and Vector Control meeting.

B. Individual Members’ comments and updates

MPT/Freedman shared information from a conference at Cal Poly Pomona and invited the community to the upcoming Taste of Walnut event.

C/Wu shared that he attended the model home event at The Terraces.

C/Cajulis expressed his appreciation to all staff for their hard work and he is looking forward to the Taste of Walnut event.

COUNCIL LATE BUSINESS: None scheduled.

CLOSED SESSION: The City Attorney announced the closed session and recessed the meeting at 7:43 p.m.

- A. Public Employee Performance Evaluation/Conference With Labor Negotiator (Gov’t Code §§ 54957(B); 54957.6)
Unrepresented Employee: City Manager**

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RECONVENE COUNCIL MEETING AND ANNOUNCE CLOSED SESSION ACTION:

The meeting was reconvened at 9:25 p.m. with no reportable action.

ADJOURNMENT:

There being no further business, the City Council adjourned the regular meeting at 9:26 p.m.

PASSED AND APPROVED this 27th day of March 2024.

Nancy Tragarz, Mayor

ATTEST:

Teresa De Dios, City Clerk