



**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**

**AUGUST 28, 2024**  
**7:00 P.M.**

**CITY COUNCIL**

**Linda Freedman, Mayor**  
**Eric Ching, Mayor Pro Tem**  
**Ritchie Cajulis, Council Member**  
**Nancy Tragarz, Council Member**  
**Dr. Allen Wu, Council Member**

**Tom Weiner, City Manager**  
**Barbara Leibold, City Attorney**

The City of Walnut appreciates your attendance and participation. The comments, input and interests of our residents and other members of the public provide the City Council and Housing Authority with valuable information regarding community issues.

City Council Meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of every month. Housing Authority Meetings are held on the 4<sup>th</sup> Wednesday of every month. City Council and Housing Authority Meetings are conducted in-person in the City Council Chambers.

Remote participation 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/86468326777?pwd=FudkavbxckmthpcrDqlSC5LTphm8P8.1>

Password: **315932**

- 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: **864 6832 6777**

Password: **315932**

International numbers available: <https://us06web.zoom.us/j/86468326777>

- 3) You can email public comments to the City Clerk at [tdedios@cityofwalnut.org](mailto:tdedios@cityofwalnut.org); comments received prior to 3:00 PM the day of the meeting will be distributed to the city council and may be summarized by the City Clerk during the public comment portion of the meeting. In compliance with Government Code section 54957.5, any writings distributed within 72 hours of the meeting will be made available for public inspection at the time they are distributed to the City Council.

## 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.**

**CITY COUNCIL MEETINGS ON WCTV:** This meeting is being recorded for rebroadcast on Charter Channel 3. 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).

**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.**

# WALNUT CITY COUNCIL MEETING

**CALL TO ORDER:** Mayor Freedman

**PLEDGE OF ALLEGIANCE:** MPT/Ching

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

**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:**

- **Introduction of New Program: “Pet of the Month Partnership Introduction with LA County Department of Animal Care and Control”**

**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:** None scheduled.

**PUBLIC HEARINGS/ORDINANCE:**

1. **[Request for Continuance: Ordinance 24-03](#)**

**Recommendation:** That the City Council continue the Item to a regularly scheduled City Council Meeting off calendar.

2. **Alamo Villages Project Located at 750 Nogales Street**
  1. **CEQA Exemption:** The seventy (70) residential units and related site improvements proposed for development at 750 Nogales Street qualify for a CEQA exemption pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.
  2. **Alamo Villages Specific Plan (AVSP) and Zone Change 2024 – 02:** A specific plan to implement the General Plan designation and facilitate the development of the subject property and zone change to implement the AVSP for the site.
  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 seventy (70) residential units and related site improvements (APN: 8735 – 026 – 052).
  4. **Tentative Tract Map (TTM) 83913:** A subdivision of 3.87-acres into seventy (70) townhomes and related site improvements such as site access and utility infrastructure.
  5. **Site Plan Case/Architectural Review (SPC/AR) 2024-063:** Design review of the Alamo Villages Project for the proposed seventy (70) residential units and related site improvements.

**Recommendation:**

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this item; and
4. City Council Discussion; and
5. Close the Public Hearing; and
6. Take the following actions:
  - a) Approve CC Resolution 24-47, 1) finding the project to be exempt from CEQA and 2) approving the project consisting of the AVSP, ZC 2024-02, TTM 83913 and SPC/AR 2024 – 063, subject to the Condition(s) of Approval (COA).
  - b) Introduce by title only and waive further reading of Ordinance No. 24-04, approving Alamo Villages Specific Plan (AVSP) and Zone Change to implement the AVSP for the residential project consisting of seventy (70) townhomes and related site improvements for property located at 750 Nogales Street (APN: 8735-026-052).
  - c) Introduce by title only and waive further reading of Ordinance 24-05, approving (in substantial form) the Development Agreement (DA) for the Alamo Villages Project, and agendaize for adoption at the regularly scheduled City Council meeting of September 11, 2024.

3. **Public Nuisance Abatement: Declaration of Public Nuisance for Substandard Property located at 19436 Conway Springs Lane (APN: 8735-050-013).**

**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. 24-48 and declare the following Property as a Public Nuisance: 19436 Conway Springs Lane (APN: 8735-050-013); and
7. Authorize Staff to begin the “Public Nuisance Abatement” process, as prescribed in Walnut Municipal Code (WMC) Chapter 3.36 (Nuisance).

4. **Public Nuisance Abatement: Declaration of Public Nuisance for Substandard Property located at 1010 Heaton Moor Drive (APN: 8735-048-002)**

**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. 24-49 and declare the following Property as a Public Nuisance: 1010 Heaton Moor Drive (APN: 8735-048-002); and
7. Authorize Staff to begin the “Public Nuisance Abatement” process, as prescribed in Walnut Municipal Code (WMC) Chapter 3.36 (Nuisance).

**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. 24-50 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \$102,977.30 Demand No. 168872 through No. 168882, Both Inclusive Fiscal Year 2023-24**

**Recommendation:** That the City Council adopt Resolution No. 24-50.

6. **Resolution No. 24-51 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \$899,412.02 Demand No. 168883 through No. 168944, Both Inclusive Fiscal Year 2024-25**

**Recommendation:** That the City Council adopt Resolution No. 24-51.

7. [Resolution No. 24-52: Approving the Los Angeles Region Safe, Clean Water Program, Municipal Transfer Agreement with the Los Angeles County Flood Control District](#)

**Recommendation:** That the City Council:

1. Adopt Resolution No. 24-52, Approving the Los Angeles Region Safe, Clean Water Program, Municipal Transfer Agreement with the Los Angeles County Flood Control District; and
2. Authorize the City Manager to sign the Agreement on behalf of the City in substantially the form attached and in such final form as approved by the City Attorney.

8. [Approve Agreement with Tyler Technologies, Inc. for an Enterprise Resource Planning \(ERP\) System](#)

**Recommendation:** That the City Council:

1. Approve the Agreement with Tyler Technologies, Inc. to acquire and implement a new Enterprise Resource Planning (ERP) System;
2. Authorize the City Manager to sign the Agreement on behalf of the City in substantially the form attached and in such final form as approved by the City Attorney; and
3. Authorize Staff to issue a Purchase Order to Tyler Technologies, Inc. in the amount of \$135,424.

9. [2023-24 Year-End Request for Additional Appropriations](#)

**Recommendation:** That the City Council:

1. Appropriate from General Fund (Fund 01) Reserves \$416,000 to Building and Safety Services (01-5100-6233) and \$245,010 to Transfers Out (01-0000-6002); and
2. Appropriate \$3,500 from Traffic Safety (Fund 05) Reserves to Contractual Services (05-8200-6227); and
3. Appropriate \$18,640 from CDBG (Fund 12) Reserves to Contractual Services (12-5218-6227); and
4. Appropriate \$50 from OPEB (Fund 51) Reserves to Health and Life Insurance (51-4200-5105).

10. [Request for Additional Appropriations](#)

**Recommendation:** That the City Council:

1. Appropriate \$137,370 from General Fund (01) Reserves to Environmental Services and Administrative Services; and
2. Appropriate \$650,000 from RMRA (03) Reserves to Slurry Seal Area 3 Streets project; and
3. Appropriate \$167,980 from Park Improvement (06) Reserves to Creekside Park Diversity project; and

4. Appropriate \$1,258,750 from ARPA (08) Reserves to HVAC (City Wide), Indoor LED Lighting Retrofits, Lemon Creek Park, and Sports Field LED Lighting Retrofits;
5. Appropriate \$448,100 from Measure R (16) Reserves to Slurry Seal Area 3 Street and Snow Creek Bridge Reconstruction projects; and
6. Appropriate \$81,190 from Measure M (21) Reserves to City Reflective Street Name Signs project.

11. **Walnut Ranch Park Storm Drain Improvement Project – Final Acceptance**

**Recommendation:** That the City Council:

1. Accept the work performed Perry C. Thomas Construction, Inc. for the Walnut Ranch Park Storm Drain Improvement Project; and
2. Authorize the City Clerk to file the proper “Notice of Completion”.

12. **Snow Creek Bridge Reconstruction Project – Final Acceptance**

**Recommendation:** That the City Council:

1. Accept the work performed by ACE Capital Engineering for the Snow Creek Bridge Reconstruction Project; and
2. Authorize the City Clerk to file the proper “Notice of Completion”.

13. **Notice of Decision – August 21, 2024, Planning Commission Meeting**

**Recommendation:** That the City Council:

1. Receive and File the “Notice of Decision” by the Planning Commission at its August 21, 2024 Meeting for the following Item(s)/Project(s):
  - a. Site Plan Case & Architectural Review (SPC/AR) 2024-020 (Wan/Shen);
  - b. Site Plan Case & Architectural Review (SPC/AR) 2024-056;
  - c. Site Plan Case & Architectural Review (SPC/AR) 2023-123; and
  - d. Site Plan Case & Architectural Review (SPC/AR) 2023-125.

**COUNCIL DISCUSSION/TRANSACTION ITEMS:**

14. **Mt. San Antonio College Development Projects**

**Recommendation:** That the City Council:

1. Approve the Amendment to Grant of Temple Avenue Right-of-Way Easement (July 2020);
2. Approve the Temple Avenue Sidewalk Improvements Maintenance Agreement (October 2022);
3. Approve the Parking Meter Termination Agreement (August 2024);
4. Authorize the City Manager to sign the Amendment to Grant of Temple Avenue Right-of-Way Easement, Temple Avenue Sidewalk Improvements Maintenance Agreement, and the Parking Meter

- Termination Agreement on behalf of the City in such final form as approved by the City Attorney; and
5. Discuss the City of Walnut sign to be installed on Temple Avenue and provide staff with direction.

**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.

**CITY COUNCIL ADJOURNS TO THE WALNUT HOUSING AUTHORITY**

**WALNUT HOUSING AUTHORITY MEETING**

**CALL TO ORDER:** Authority Chair Freedman

**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:** None scheduled.



**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:

15. **Resolution No. 24-08 WHA - A Resolution of the Walnut Housing Authority Allowing Certain Claims and Demands in the Amount of \$5,782.15 Demand No. 100448 through No. 100448, Both Inclusive Fiscal Year 2023-24**

**Recommendation:** That the Authority adopt Resolution No. 24-08 WHA.

16. **Resolution No. 24-09 WHA - A Resolution of the Walnut Housing Authority Allowing Certain Claims and Demands in the Amount of \$111,235.09 Demand No. 100449 through No. 100449, Both Inclusive Fiscal Year 2024-25**

**Recommendation:** That the Authority adopt Resolution No.14-08 WHA.

**AUTHORITY DISCUSSION/TRANSACTION ITEMS:** None scheduled.

**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:**

- A. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**  
Pursuant to Paragraph (1) of subdivision (d) of Section 54956.9.  
In re: National Prescription Opiate Litigation, U.S.D.C. Case No. 1:17-MD-2804
- B. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Gov't Code Section 54956.9: 1 potential case

#### **RECONVENE COUNCIL MEETING AND ANNOUNCE CLOSED SESSION ACTION:**

**ADJOURNMENT:** The next regular meeting of the City Council is scheduled on Wednesday, September 11, 2024, at 7:00 p.m., in the Council Chambers, 21201 La Puente Road, Walnut, California.