

CITY OF DUARTE

**MINUTES OF THE REGULAR JOINT MEETING OF THE CITY COUNCIL,
THE DUARTE HOUSING AUTHORITY, AND THE DUARTE COMMUNITY
FACILITIES FINANCING AUTHORITY**

TUESDAY, APRIL 23, 2024

6:30 PM – Closed Session

7:00 PM – Regular Session

1. CALL TO ORDER

Mayor Truong called the meeting to order at 6:30 p.m.

ROLL CALL:

Councilmembers Present: Finlay, Kang, Lewis, Schulz, Martin del Campo, Garcia, Truong

Councilmembers Absent: None

Staff Present: Brian Villalobos, City Manager
Kristen Petersen, Assistant City Manager / Director of
Administrative Services
Annette Juarez, City Clerk

2. ADOPTION OF THE AGENDA

Moved by Councilmember Garcia, seconded by Kang, and carried by the following vote of the Council to adopt the agenda.

AYES: FINLAY, KANG, LEWIS, SCHULZ, MARTIN DEL CAMPO, GARCIA,
TRUONG

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

3. PUBLIC COMMENT – CLOSED SESSION ITEMS

None.

4. CLOSED SESSION

The City Council recessed into closed session at 6:35 p.m. to discuss the following:

CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.

AGENCY NEGOTIATOR: Kristen Petersen, Assistant City Manager and Director of Administrative Services; Katy Suttorp, Burke Williams & Sorensen, LLP, Outside Legal Counsel.

EMPLOYEE ORGANIZATION: SEIU Local 721 Management and Professional Employees and General Employee Units.

REGULAR SESSION

5. CALL TO ORDER

Mayor Truong called the open session to order at 7:17 p.m.

ROLL CALL:

Councilmembers Present: Finally, Kang, Lewis, Schulz, Martin Del Campo, Garcia, Truong

Councilmembers Absent: None

Staff Present: Brian Villalobos, City Manager
Thai Viet Phan, City Attorney
Kristen Petersen, Assistant City Manager / Director of
Administrative Services
Craig Hensley, Director of Community Development

Larry Breceda, Director of Public Safety Services
Manuel Enriquez, Director of Parks and Recreation
Jason Golding, Planning Division Manager
Annette Juarez, City Clerk
Andres Rangel, Assistant to the City Manager
Albert Nunez, Management Aide
Frances Jimenez, Deputy City Clerk

6. PLEDGE TO THE FLAG

The flag salute was led by Albert Nunez.

7. CITY ATTORNEY CLOSED SESSION REPORT

City Attorney Phan announced that no reportable action was taken.

8. SPECIAL ITEMS

A. Mayor's Youth Council Update

President Hope Peoples and Vice President Diya Patel gave an update on recent and upcoming Mayor's Youth Council events.

B. Duarte Unified School District Update

Superintendent Amerson provided an overview of the timeline and the decision process regarding the closing of the Andres Duarte School and creation of the Andres Duarte Redevelopment. By unanimous vote, the School Board made the decision to close the school in the spring of 2022 with 300 students enrolled between the grades of K-8th grade. The Board decided to move forward with exploring community enhancements which will provide additional housing, green space, and bring in new families. He explained the plan specifications and identified the developer that will be working with the School District. Steps have been taken to increase transparency and accountability for the community to be informed about the project process, such as creating a community engagement plan, addressing the project on every agenda, and more.

Following questions posed by the City Council, Dr. Amerson clarified that the development will be around 160-170 units with a townhome style no bigger than two to three stories. He also confirmed that there is sufficient space within the School District to accommodate the growth of residents and families.

To answer the questions of City Council, Director of Community Development Hensley shared that the zoning change, general plan amendment and environmental process and other aspects of the development will require going through the Parks and Recreation Commission, the Planning Commission and the City council for final decision.

As a follow up to questions regarding incentivizing individuals to teach within the District, Dr. Amerson described the idea of workforce development housing; shared opportunities to brand and market teaching careers; and emphasized further ways to build up the community. The majority of feedback the District receives is coming from local residents which is being used to inform the School Board and the developer so as to create a collaborative process.

Superintendent Amerson shared the different options the school board considered for the property and ultimately decided to choose a long-term ground lease with a joint occupancy statute. Because of this priority is placed on revitalizing the park first and creating revenue to further create or enhance programs for students and the community. He also reassured that the District would make themselves available to hear any concerns or comments from and remain open minded.

In response to questions made by the City Council, Dr. Amerson explained that resources have been spent on furthering the social and emotional development of students, and programs have been enhanced to balance out enrollment at various sites. Clarification was made on the lease details of the units.

Discussion ensued regarding pedestrian safety on Royal Oaks; per City Council request the school district will follow up with City Manager Villalobos on finding solutions to traffic safety issues.

There was conversation regarding Duarte High School state test results, success rates and ways to elevate student performance. Dr. Amerson clarified Pre-K to first grade have experienced challenges post Covid, whereas eleventh grade students have grown on the smarter balance assessments. The topic was tabled and added to the list of discussion items for the joint meeting between the School Board and the City Council meeting in the near future.

Dr. Amerson confirmed that classrooms are not at capacity and students are not being turned away; informed on the lack of programming and efficiency if Andres Duarte was turned into a middle school again; explained the logistics of the property and the possible use; discussed the basis on the price for lease and target population; shared the relocation of Mount Olive Innovation and Technology High School to the west end of the Duarte High School campus, explained the concept design for Otis Gordon park, and received additional feedback from the council.

Public Comment

Steve Hernandez sought clarity with how each school is paying their fair share; expressed concern with the lack of accountability towards teachers for their students test scores; and shared support for the creation of a science academy to teach students through doing math.

C. Public Safety Update

Director of Public Safety Breceda provided a department update stating that we are in single digits for part 1 crimes and there is a 15.9% overall reduction from 2019. The department is focused on increasing patrols, educating residents, and following up with public safety strategies to mitigate crimes and be proactive instead of just reacting. He also shared that the department has a total of four e-bikes that will be used to increase patrol; per Council suggestion he confirmed that he will look into trailer cameras to increase safety at certain locations; shared a transient success story; and provided a report on the weekly crimes. Breceda gave details on the upcoming project of canvassing for video footage where incidents occur; confirmed that community policing officers can patrol and alert deputies if needed; and assured that they will work on promoting neighborhood watch programs for residents to get involved.

Council shared appreciation for the thorough public safety department updates; asked that public safety updates and achievements be posted on social media; and suggested that staff to look into adding additional cameras for security purposes.

Sergeant Fiedler shared an update on recent crime activity.

9. ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

Joanna Gee, Duarte Library, announced upcoming library events.

City Clerk Juarez announced upcoming city events.

10. ORAL COMMUNICATIONS – ITEMS NOT ON THE AGENDA

None

11. CONSENT CALENDAR

- A. Motion to read all Resolutions and ordinances presented for consideration by Title only and waive further reading. (CC/HA/FA).
- B. Approval of absence(s) of City Councilmember(s) from the City Council meeting.
- C. Approval of Minutes – April 9, 2024. (CC/HA/FA)
- D. Approval of Warrants – April 23, 2024. (CC/HA/FA)
- E. Receive and file the Monthly Financial Update.

F. Receive and file the Public Safety Department Update.

G. Removed from Consent Calendar for Discussion

H. Notice of Completion: Fiscal Year 2023-24 CDBG ADA Curb Ramps Project CDBG Project No. 602643-23 for TVR Construction Engineering LLC

I. Removed from Consent Calendar for Discussion

J. Resolution to approve Fiscal Year 2024-25 SB1 Funding: The Road Repair and Accountability Act of 2017 Project List

Moved by Councilmember Finlay, seconded by Mayor Pro Tem Garcia, and carried by the following vote of the Council to approve Items 11A-11F, 11H, and 11J of the Consent Calendar.

AYES: FINLAY, KANG, LEWIS, SCHULZ, MARTIN DEL CAMPO, GARCIA, TRUONG

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

12. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION

G. 2023 Housing Element Annual Progress Report

Councilmember Finlay thanked the Department for their work in terms of housing.

Moved by Councilmember Schulz, seconded by Councilmember Kang, and carried by the following vote of the Council to approve the report for filing with California Department of Housing and Community Development.

AYES: FINLAY, KANG, LEWIS, SCHULZ, MARTIN DEL CAMPO, GARCIA, TRUONG

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

I. Award of Contract for the Fiscal Year 2023-24 Street Rehabilitation Project No. 24-3

Director of Community Development Hensley clarified that the streets that fall under this project.

Moved by Councilmember Kang, seconded by Mayor Pro Tem Garcia, and carried by the following vote of the Council to 1) approve the award of contract for the FY 2023-24 Street Rehabilitation Project to All American Asphalt in the amount of \$1,199,199.00; and 2) approve a budget amendment to use additional Measure R funds in the amount of \$149,199.00.

AYES: FINLAY, KANG, LEWIS, SCHULZ, MARTIN DEL CAMPO, GARCIA, TRUONG

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

13. PUBLIC HEARINGS

None.

14. **BUSINESS ITEMS**

A. **Freeway Walls and Utility Boxes Arts Ad Hoc Committee Recommendation for Utility Box Art Program Guidelines and 2024 Call for Artists**

Management Aide Nunez shared background information on the Utility Box Art Program, reported the Committee decision to use vinyl wraps instead of paint, and explained the theme for each of the four locations of the boxes.

Planning Manager Golding commended Management Aide Nunez and the Committee members for their contributions. He also provided the logistics of the program guidelines and timeline, shared recommendations made by the Arts Ad Hoc committee; and explained the call for artists' process.

Following questions from City Council, Golding clarified that this initial timeline can be used for future reference or can be adapted for future use depending on this year's feedback and overall results. He also further explained the logistics behind the number of boxes chosen, the call for artists specifications and the overall review process. In response to questions posed by the Council, Golding explained that artists do not need to know how to work with vinyl; they will work with a vendor to bring to life the artist's design.

Discussion ensued regarding the future Ad Hoc Committee options.

Moved by Councilmember Schulz, seconded by Councilmember Kang, and carried by the following vote of the Council to 1) approve the Utility Box Art Program Guidelines and; 2) approve the 2024 Call for Artists and; directed staff to come back with a staff report and an ordinance stating that the Ad Hoc Committee will become a standing commission.

AYES: FINLAY, KANG, LEWIS, SCHULZ, MARTIN DEL CAMPO, GARCIA, TRUONG
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

B. **Award of Contract - Royal Oaks Park Gazebo Replacement - Project 24-9**

Director of Parks and Recreation Enriquez provided an overview with the bid outcome; described the scope of work for the Royal Oaks Gazebo replacement project; and gave the staff recommendation.

In response to questions posed by the Council, he confirmed that staff is in the process of replacing and updating park signage at the Tzeitel Paras-Caracci Park by allocating building supply funds within the FY 24-25 budget.

Moved by Councilmember Finlay seconded by Schulz and carried by the following vote of the Council to award the construction contract for the Royal Oaks Park Gazebo Replacement Project to FS Contractors, Inc., as the lowest responsive and responsible bidder in the amount of \$64,900, in addition to a ten percent contingency, for a total project budget not to exceed \$71,390.

AYES: FINLAY, KANG, LEWIS, SCHULZ, MARTIN DEL CAMPO, GARCIA, TRUONG
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

15. **CONTINUATION OF ORAL COMMUNICATIONS**

None.

16. ITEMS FROM CITY COUNCIL/HOUSING AUTHORITY/FINANCING AUTHORITY MEMBERS AND CITY MANAGER/EXECUTIVE DIRECTOR/REPORTS OF MEETINGS ATTENDED PER GOVERNMENT CODE SECTION 53232.3

Assistant City Manager and Director of Administrative Services Petersen thanked the Council for attending the CIP workshop and reminded the Council about the budget workshop taking place on April 30, 2024 at 5:30 p.m.

City Manager Villalobos reported he attended the North San Gabriel River Working Group; shared the status of the tiny homes construction in Azusa; and reported he also attended the Rio Hondo San Gabriel River Watershed Management Authority.

Councilmember Martin Del Campo stated she attended the Foothill Metro extension and attended the SGVCOG Homelessness Committee meeting as an alternate.

Councilmember Schulz thanked Councilmember Martin Del Campo for attending the SGVCOG Homelessness meeting on her behalf and discussed the upcoming ice cream social event hosted by the Duarte Woman's Club.

Councilmember Finlay shared her experience on the eclipse trip with the Duarte delegation to Dallas, Texas and thanked Director of Community Development Hensley for providing information regarding the Route 66 sign.

Councilmember Lewis shared the reason for his absence during the last council meeting and thanked the Council for checking in on him.

Mayor Pro Tem Garcia provided an update that the light at Lena Valenzuela Park will be lit constantly, additionally when there is motion there will be a brighter light. He also expressed how proud he is to serve with his fellow colleagues and thanked the staff for their hard work.

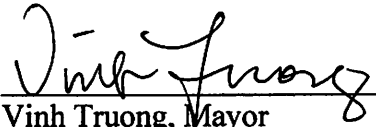
Mayor Truong thanked staff from the Community Development department for their work on the permitting process for local businesses.

17. ADJOURNMENT

At 9:12 p.m., the City Council adjourned the meeting.



Annette Juarez, City Clerk



Vinh Truong, Mayor