

CITY OF DUARTE

Minutes of the REGULAR JOINT MEETING OF THE
CITY COUNCIL/HOUSING AUTHORITY/DUARTE COMMUNITY FACILITIES
FINANCING AUTHORITY

Tuesday, September 9, 2025
7:00 PM — Regular Session

7:00 PM OPEN SESSION

1. CALL TO ORDER AND ROLL CALL

Mayor Pro Tem Martin Del Campo called the open session to order at 7:12 p.m.

Councilmembers Present: Finlay, Kang (arrived at 7:24 p.m.), Lewis, Truong, Calderon (arrived at 7:13 p.m.), Martin Del Campo, Garcia (arrived at 7:13 p.m.)

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
Andres Rangel, Assistant to the City Manager
Albert Nuñez, Management Analyst
Frances Jimenez, City Clerk
Gerard Batista, Field Services Manager
Stephanie Sandoval, Public Works Manager

2. ADOPTION OF THE AGENDA

Moved by Councilmember Finlay, seconded by Councilmember Lewis, and carried by the following vote of the City Council to adopt the agenda.

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

3. PLEDGE TO THE FLAG

The flag salute was led by Vicky Ramirez.

4. ORAL COMMUNICATIONS - SPECIAL ITEMS

None.

5. SPECIAL ITEMS

A. Pathway Home Update

Principal Analyst Marco Santana gave an overview of the Pathway Home program; provided a specific update on the Duarte/Monrovia operations; and shared the impact and results of the program to date.

Director Saba Tekle shared the story of participants of the program and provided information on their ongoing progress and successes.

In response to questions posed by the City Council, Marco Santana gave information on the program's length and clarified that the future of the program beyond the contractual terms will be discussed in partnership with the city of Duarte and Monrovia.

The City Council shared their opinion on the program and voiced their concern regarding the effects on the Duarte community.

B. Presentation on the Encanto Park Stormwater Capture Project by the Rio Hondo/San Gabriel River Watershed Management Authority

Stephanie Sandoval, Public Works Manager, provided background information on the Encanto Park Stormwater Project and detailed the city's role.

Traci Gleason and Courtney Semlow provided an update on the Encanto Park Stormwater Capture Project by the Rio Hondo/San Gabriel River Watershed Management Authority; highlighted the purpose of the JPA; detailed the park improvement plan; discussed the timeline of the project and shared its benefits.

Clarification was provided in response to questions made by the City Council regarding the project logistics. The City Council shared appreciation for the educational component that is being addressed in terms of signage.

Further conversation was had regarding pump maintenance efforts that will be handed by the JPA. The City Council shared their opinion on the need to capture stormwater.

C. Community Development Department Update

Community Development Director Hensley shared an update on the development of the Hawthorn Suites Hotel.

Field Services Manager Gerard Batista introduced the newest members of the Field Services team: Maintenance Technicians Rodney Marroquin and Johnny Retamosa. He also introduced Hugo Pulido, Maintenance Technician who recently completed his first year working in the city and Sean McBride, who was recently promoted to Maintenance Lead Worker.

Per Council's request, Director Hensley provided an update on the previously occupied Fresh & Easy location on Huntington Drive, which is currently vacant. He also shared that the previously occupied E-Z Dog Wash, also located on Huntington Drive, has a new property owner who is renovating the building.

D. Parks and Recreation Department Update

The Parks and Recreation department highlighted upcoming community events.

6. ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

Joanna Gee, Duarte Library, announced upcoming library events.

Assistant to the City Manager Rangel announced upcoming city events.

KC Caracci invited residents to the upcoming Route 66 parade; announced Harold Ray Brown would be the Grand Marshall; and highlighted the event sponsors.

The City Council thanked KC Caracci for his volunteer efforts in bringing back the parade.

Anthony Angulo announced upcoming Chamber of Commerce events.

7. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

Wes Reutimann spoke on behalf of Active San Gabriel Valley, shared information on the last Open Streets program the city of Duarte participated in eight years ago; proposed bringing the "Open Streets" program back to Duarte on a smaller scale in conjunction with Arcadia and Monrovia in light of major upcoming events; and shared next steps to kick off the celebrations.

Travis Pattersen expressed opposition to the Crestfield Townhomes Project; urged the City Council to vote no on the rezoning; shared concerns regarding the developer; and detailed his objections to the project.

Samuel Brown-Vazquez requested an interpreter.

City Attorney Phan stated that, per the Brown Act, in order for an interpreter to be present at a Council Meeting, requests need to be made prior to the meeting. The City Council gave the speaker six minutes to provide public comment in Spanish.

Samuel Brown-Vazquez provided his public comment in English and Spanish; expressed opposition to the Crestfield Townhomes LLC development; cited concerns about Brown Act procedures regarding the Planning Commission's public hearing; provided a list of additional objections to the project; shared conflict of interest concerns regarding Councilmember Finlay; and stated his opinion regarding violations of Brown Act, CEQA, the Surplus Land Act, and the Naylor Act.

8. ORAL COMMUNICATIONS - CONSENT CALENDAR

None.

9. CONSENT CALENDAR

A. Motion to read all Resolutions and Ordinances presented for consideration by Title only and waive further reading (CC/HA/FA).

B. Approve absence(s) of City Councilmember(s) from the City Council meeting.

C. Approval of Minutes - August 26, 2025 Regular Meeting (CC/HA/FA).

D. Approval of Warrants - September 9, 2025 (CC/HA/FA).

E. Receive and File the Monthly Financial Report for the month of July 2025.

F. Receive and File the Community Development Department Update

G. Receive and File the Parks and Recreation Department Update

H. Approval of the purchase of new Buena Vista Street banner system from Colonial Flag for \$44,178. Award of the bid for installation to FS Contractors for \$25,750 and approval of a project contingency amount of 10% for a total project cost of \$77,000

I. Approval of purchase of a replacement 2025 BVR 13 Brush Chipper from Morbark.

J. Authorization of a budget amendment of \$22,000 to Account 1610-8100 for the installation of security cameras at the Duarte Senior Center, Fitness Center, and Teen Center and authorization for the City Manager to execute the contract with CORAM/Intelesys in an amount not to exceed \$22,000.

Moved by Councilmember Truong, seconded by Councilmember Finlay, and carried by the following vote of the City Council to approve items 9A - 9J of the Consent Calendar.

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

10. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION

None.

11. PUBLIC HEARINGS - NONE

12. BUSINESS ITEMS - NONE

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

City Manager Villalobos reported he met with the North San Gabriel River Working Group and provided an update on the riverbed clean-up efforts.

Mayor Pro Tem Martin Del Campo reported she attended the Arts Ad Hoc Committee meeting and will be attending the upcoming Foothill Gold Line JPA Meeting.

