CITY COUNCIL
REGULAR MEETING MINUTES
JANUARY 20, 2026

1. CALL TO ORDER

   Mayor Sternquist called the City Council Regular Meeting to order at 7:03 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT:	Councilmember – Chavez, Chen, Yu, Man, Sternquist
ABSENT:	Councilmember – None
ALSO PRESENT:	City Manager Cook, City Attorney Murphy, Community Development Director Reimers, Associate Planner Gulick, and City Clerk Kuo

3. INVOCATION - Pastor Kelty, Community of Christ, provided the invocation.

4. PLEDGE OF ALLEGIANCE - Cub Scouts Pack 169 lead the pledge of allegiance.

5. CEREMONIAL MATTERS – PRESENTATION

   A. UPDATE FROM FAMILY PROMISE

   Ms. Delmy Batol, Case Manager with Family Promise for Temple City, provided City Council with an update of their work in 2025. She shared that 15 families received help through the rental assistance program.

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA – None

7. CONSENT CALENDAR

   Councilmember Chavez made a motion to approve the Consent Calendar Items. Seconded by Councilmember Chen and approved by the following votes:

AYES:	Councilmember – Chavez, Chen, Yu, Man, Sternquist
NOES:	Councilmember – None
ABSTAINED:	Councilmember – None
ABSENT:	Councilmember – None

   A. APPROVAL OF MINUTES

   The City Council is requested to review and approve the Minutes of the Regular City Council Meeting of January 6, 2026.

Action: Approved the Minutes of the City Council Meetings.

B. ADOPTION OF RESOLUTION NO. 26-5854 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5854 authorizing the payment of bills for fiscal year 2025-26.

Action: Adopted Resolution No. 26-5854 authorizing the payment of bills for fiscal year 2025-26.

8. PUBLIC HEARING

A. ESTABLISH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS AND ALLOCATIONS FOR FISCAL YEAR 2026-2027

The City Council is requested to hold a public hearing regarding the proposed allocation of the Community Development Block Grant (CDBG) funds for Fiscal year 2026-2027.

City Manager Cook gave a brief introduction to the City's Community Development Block Grant Program.

Associate Planner Gulick gave a summary of the staff report including the proposed programs and allocation of the CDBG fund for Fiscal Year (FY) 2026-2027.

City Council made comments and held a discussion regarding the proposed programs and the funds allocated for those programs.

Mayor Sternquist opened public hearing.

Jerry Jambazian, Temple City business owner, asked how someone qualifies for a loan versus grant and what is the total loan amount the city has approved to date.

Hearing no further request to speak, Mayor Sternquist closed public the public hearing.

City Council asked questions regarding how the applicants or projects are prioritized and the terms for the loan. City Council also asked staff to review and bring back options for Council's consideration relating to prioritizing senior applicants and those with extreme safety needs.

Councilmember Chavez made a motion to:

1. Authorize the City Manager to amend CDBG-funded program allocations up to 50 percent of the approved allocation as necessary throughout the FY;

2. Authorize the City Manager to amend the Home Improvement Program Guidelines to increase the loan amount from $35,000 to $40,000 and the grant amount from $10,000 to $15,000; and

3. Adopt Resolution 26-5853 establishing the CDBG-funded programs and allocations below for FY 26-27 (Attachment "A"). The total CDBG Budget for FY 26-27 includes the estimated allocation of $201,149 and unallocated prior years' funds of $96,139 for a total of $297,288.

Housing Rehabilitation Loan and Handyworker Grant Program:	$252,288
Asbestos Testing and Removal Program:	$ 35,000
Youth Scholarship Program ("YSP"):	$ 10,000
Total FY 26-27 CDBG Budget:	$297,288

Seconded by Councilmember Yu and approved by the following votes:

AYES:	Councilmember – Chavez, Chen, Yu, Man, Sternquist
NOES:	Councilmember – None
ABSTAINED:	Councilmember – None
ABSENT:	Councilmember – None

B. CONTINUATION OF PUBLIC HEARING FOR ORDINANCE NO. 25-1086 TO A DATE UNCERATAIN

The City Council is requested to receive and file the continuation of the Public Hearing for Ordinance No. 25-1086 to a date uncertain.

City Council did not have any comments or questions regarding the request to continue this public hearing.

City Council received and filed the request to continue the Public Hearing for Ordinance 25-1086 to a date uncertain.

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS

A. ADOPTION OF RESOLUTION 26-5855 ESTABLISHING PRIORITIES FOR REVENUE GENERATED BY MEASURE TC ON THE MARCH 3, 2026 BALLOT

The City Council is requested to adopt Resolution No. 26-5855 (Attachment "A") outlining the City Council's intended priorities for revenue generated by the proposed Transaction and Use (Sales) Tax (Measure TC) to be considered by voters on the March 3, 2026, ballot.

City Manager Cook gave a summary of the staff report outlining the proposed intended priorities for the revenue generated by Measure TC, which will be voted by the voters on March 3, 2026.

City Council made comments and asked questions regarding the proposed priorities.

Mayor Sternquist opened public comments.

Jerry Jambazian, Temple City business owner, expressed appreciation to City Council for listening to the community about the city's needs and bringing forth a measure for the voter's consideration to address those needs. He asked if the city will provide additional outreach to the community regarding Measure TC.

Hearing no further request to speak, Mayor Sternquist closed public comments.

City Council made final comments regarding the proposed resolution intending to set priorities for the revenue generated by the proposed Measure TC.

Mayor Pro Tem Man made a motion to adopt Resolution No. 26-5855 outlining the City Council's intended priorities for revenue generated by the proposed *Temple City Safety, Roads, City Services Measure* to be considered by voters on the March 3, 2026, ballot. Seconded by Councilmember Chen and approved by the following votes:

AYES:	Councilmember – Chavez, Chen, Yu, Man, Sternquist
NOES:	Councilmember – None
ABSTAINED:	Councilmember – None
ABSENT:	Councilmember – None

11. UPDATE FROM CITY MANAGER – shared that the latest Connect Magazine is available now. He announced that the State of the City has been scheduled for February 24 at the Woman's Club.

12. UPDATE FROM CITY ATTORNEY – provided an update on the e-bike law changes for 2026. Legislators have revised the law to address the mechanics of the vehicles, focusing on aspects that are more relevant to law enforcement rather than allowing local jurisdictions to regulate rider behavior (e.g., age requirements, safety gear, etc.). The law now focuses on regulating vehicles that do not meet the definition of an e-bike (e.g., lack of pedals). He also shared that San Diego County has faced significant challenges with e-bikes, prompting special legislation that allows local jurisdictions within the county to further regulate the behavior of e-bike operators (e.g., age of operator, impoundment of bikes if the rider is not wearing a helmet).

13. COUNCIL REPORTS REGARDING AD HOC OR STANDING COMMITTEE MEETINGS

A. SCHOOL DISTRICT/CITY STANDING COMMITTEE
(Mayor Pro Tem Man and Councilmember Chavez) – Formed 1/3/2012

Councilmember Chavez reported on the standing committee's meeting on January 15, 2026, at City Hall and received updates from staff regarding e-bikes, traffic analysis near Longden Elementary School, and traffic concerns and safety issues near the Temple City High School. He also shared that Councilmember Chen brought to his attention that Oak Avenue Intermediate School has earned the national title of School to Watch. The standing committee's next meeting is scheduled for April 30.

B. AUDIT STANDING COMMITTEE
(Councilmember Yu and Councilmember Chavez) – Formed 7/15/2014

No report.

C. FACILITIES, PUBLIC WORKS, AND INFRASTRUCTURE STANDING COMMITTEE
(Mayor Pro Tem Man and Councilmember Yu) – Formed 4/4/2017

No report.

D. CITY BASED HOMELESS PLAN STANDING COMMITTEE
(Mayor Sternquist and Councilmember Chavez) – Formed 3/16/21

No report.

E. FUTURE DEVELOPMENT OF CITY PROPERTY AT 9050 LAS TUNAS DRIVE AD HOC COMMITTEE
(Mayor Sternquist and Mayor Pro Man) – Formed 5/17/22

No report.

F. LAS TUNAS DRIVE STREETSCAPE AD HOC COMMITTEE
(Councilmember Chen and Councilmember Yu) – Formed 5/16/23

No report.

G. FUTURE DEVELOPMENT OF CITY PROPERTY AT 5003 SERENO DRIVE AD HOC COMMITTEE
(Mayor Sternquist and Mayor Pro Tem Man) – Formed 11/6/22

No report.

H. ARGUMENT IN FAVOR OF THE TRANSACTIONS AND USE (SALES) TAX MEASURE AD HOC COMMITTEE
(Mayor Sternquist and Councilmember Yu) – Formed 11/18/25

Mayor Sternquist dissolved this ad hoc committee.

14. COUNCIL ITEMS SEPARATE FROM THE CITY MANAGER'S REGULAR AGENDA

A. COUNCILMEMBER CHAVEZ – expressed appreciation to Cub Scout 169 for presenting the flag and leading the pledge of allegiance.

B. COUNCILMEMBER CHEN – no report.

C. COUNCILMEMBER YU – no report.

D. MAYOR PRO TEM MAN – no report.

E. MAYOR STERNQUIST – no report.

15. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA -- None

16. ADJOURNMENT

The City Council Regular Meeting was adjourned in memory of former Councilmember Mary Lou Swain at 8:42 p.m.

Cynthia Sternquist, Mayor

ATTEST:

Peggy Kuo, City Clerk