CITY COUNCIL
REGULAR MEETING MINUTES
APRIL 7, 2026

1. CALL TO ORDER

Mayor Man called the City Council Regular Meeting to order at 7:00 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

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| PRESENT: | Councilmember – Chavez, Sternquist, Yu, Chen, Man |
| ABSENT: | Councilmember – None |
| ALSO PRESENT: | City Manager Cook, City Attorney Murphy, and City Clerk Kuo |

3. INVOCATION – Jerry Jambazian, owner of Wonder Cleaners and Draperies, provided the invocation.

4. PLEDGE OF ALLEGIANCE – Mayor Man lead the pledge of allegiance.

5. CEREMONIAL MATTERS – PRESENTATION

A. Temple City Chinese American Association

City Council recognized the Temple City Chinese American Association (TCCAA) for their help and support of the City's Lunar New Year celebration.

TCCAA members Lucy Liou and Tim Huang thanked the City Council for their support of the event and looked forward to many years of collaboration.

City Council presented a certificate of recognition to the association members.

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

7. CONSENT CALENDAR

Mayor Man pulled Consent Calendar Item 7G for public comment.

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

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| AYES: | Councilmember – Chavez, Sternquist, Yu, Chen, Man |

NOES: Councilmember – None
ABSTAINED: Councilmember – None
ABSENT: Councilmember – None

A. APPROVAL OF MINUTES

The City Council is requested to review and approve the:

1. Minutes of the Regular City Council Meeting of March 17, 2026; and
2. Minutes of the Special City Council Meeting of March 25, 2026.

Action: Approved the Minutes of the City Council Meetings.

B. PLANNING COMMISSION ACTIONS - MEETING OF MARCH 10, 2026

The City Council is requested to receive and file the Planning Commission Actions.

Action: Received and filed.

C. ADOPTION OF RESOLUTION NO. 26-5864 CONFIRMING MAYOR'S APPOINTMENT OF COUNCILMEMBERS TO SERVE AS DELEGATES AND ALTERNATES TO OTHER AGENCIES OR ORGANIZATIONS

The City Council is requested to adopt a resolution confirming Mayor's appointment of Councilmembers to serve as delegates and alternates to other agencies or organizations.

Action: Adopted Resolution No. 26-5864 confirming Mayor's appointment of Councilmembers to serve as delegates and alternates to other agencies or organizations.

D. ADOPTION OF RESOLUTION NO. 26-5859 UPDATING CITY'S RECORDS RETENTION SCHEDULE

The City Council is requested to adopt Resolution No. 26-5859 updating the City's Records Retention Schedule.

Action: Adopted Resolution No. 26-5859 updating the City's Records Retention Schedule.

E. ACCEPTANCE OF LIVE OAK PARK PROJECT, CAPITAL IMPROVEMENT PROJECT (CIP) NO. P23-08

The City Council is requested to accept the completion of Live Oak Park Project.

Action:

1. Accepted project completion for the Live Oak Park project ("Project"), CIP NO. P23-08 as performed by DD Systems, Inc. ("Contractor") for a total amount of $1,715,822.23;

2. Authorized the City Manager to file a project Notice of Completion with the County of Los Angeles Registrar-Recorder; and

3. Authorized the City Manager to release a retention payment of $85,791.11 to DD Systems, Inc. within 35 days following recordation of the Notice of Completion.

F. APPROVAL OF SECOND AMENDMENT TO THE SERVICES AGREEMENT WITH GRETCHEN STERLING TO OPERATE AND MANAGE THE TEMPLE CITY CERTIFIED FARMERS MARKET

The City Council is requested to approve a second amendment to the agreement for operating and managing the City's certified farmers' market.

Action:

1. Approved the Second Amendment to the Services Agreement (Attachment "A") with Gretchen Sterling to operate and manage the Temple City Certified Farmers Market; and

2. Authorized the City Manager to sign and execute the Second Amendment.

H. ADOPTION OF RESOLUTION NO. 26-5856 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5856 authorizing the payment of bills for fiscal year 2025-26.

Action: Adopted Resolution No. 26-5856 authorizing the payment of bills for fiscal year 2025-26.

Mayor Man pulled Consent Calendar Item 7G for public comment.

G. APPROVAL TO WAIVE ENCROACHMENT PERMIT FEES – CONCRETE WALKWAY RECONSTRUCTION AT 5239 BARELA AVENUE

The City Council is requested to consider waving the encroachment permit fees for the reconstruction of a concrete walkway within the public right-of-way adjacent to 5239 Barela Avenue.

Richard Nowak, Temple City resident, made a comment regarding the damage to his private concrete walkway caused by a city tree and asked City Council to waive the encroachment permit fees so he can replace the walkway.

Councilmember Sternquist requested that staff look into implementing a policy to waive permit fees for private walkway or driveway extending into the city's right-of-way that is damaged by a city tree.

Councilmember Yu made a motion to approve the waiver of encroachment permit fees for the reconstruction of a concrete walkway within the public right-of-way adjacent to 5239 Barela Avenue. Seconded by Mayor Pro Tem Chen and approved by the following votes:

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

## 8. PUBLIC HEARING

A. CONTINUATION OF PUBLIC HEARING FOR ORDINANCE NO. 25-1086 TO APRIL 21, 2026

The City Council is requested to receive and file the continuation of the Public Hearing for Ordinance No. 25-1086 to April 21, 2026.

City Manager Cook requested that City Council continue the public hearing since the code amendments include changes to comply with state mandates, improve efficiency, and address aesthetics. Some amendments related to Las Tunas will be part of a broader discussion, and others require further Council review. Members of the public can review the ordinance approved by the Planning Commission on October 14, 2025 (PL254908) in the Planning Commission agenda.

Staff recommends continuing the public hearing to allow for a clearer, more organized discussion of the code changes. The next staff report will present amendments grouped by subject matter.

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

There were no public comments.

Councilmember Yu made a motion to continue the public hearing to April 21, 2026. Seconded by Mayor Pro Tem Chen and approved by the following votes:

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

**9. UNFINISHED BUSINESS** – None

**10. NEW BUSINESS**

A. ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2025

The City Council is requested to consider the recommendation from the Audit Standing Committee to receive and file the Annual Comprehensive Financial Report.

City Manager Cook provided a brief overview of the Annual Comprehensive Financial Report, which presents the City's audited financial condition. The audit was conducted by independent auditors with unfettered access to the City's financial records, as well as to the Audit Ad Hoc Committee (Councilmember Chavez and Councilmember Yu). The auditors also reviewed the City's use of ARPA funds. Over the past several years, the City has used these funds to support public services. Because the City expends more than $750,000 in federal funds within a fiscal year, it is subject to a required independent "single audit," which evaluates compliance with federal requirements for the distribution and use of those funds. The auditors issued an unmodified opinion, also known as a "clean audit," and reported no compliance issues related to internal controls or the single audit. He also noted that the City once again received the 2024 Government Finance Officers Association (GFOA) Award for Excellence in Government Finance.

Administrative Services Director Kung gave a summary of the staff report and reiterated the result of the Annual City Audit for Fiscal Year FY2024-2025 and Single Audit.

City Council made comments regarding the audit and congratulated staff on receiving the 2024 GFOA Award.

Councilmember Yu commented about the city's use of ARPA funding for one-time expenditures instead of ongoing expenditures.

Mayor Man opened public comments. Hearing no request to speak, Mayor Man closed public comments.

City Council made final comments regarding the audit and recognized staff and the Audit Standing Committee for their work with the auditors.

Councilmember Sternquist made a motion to receive and file the:

1. Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2025 (Attachment "A");

2. Independent Auditor's Communication to the City (Attachment "B");

3. Independent Accountants' Report on Applying Agreed-Upon Procedures Related to the Article XIII-B Appropriations Limit Calculation (Gann Limit) (Attachment "C");

4. Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in accordance with *Government Auditing Standards* (Attachment "D"); and

5. Single Audit of Federally Assisted Grant Programs (Attachment "E").

Seconded by Mayor Pro Tem Chen and approved by the following votes:

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

B. FISCAL YEAR 2025-2026 MID-YEAR FINANCIAL REVIEW, TREASURER'S REPORT, REVENUE, EXPENDITURE AND CAPITAL PROJECT SUMMARY REPORTS AND BUDGET AMENDMENTS

The City Council is requested to receive and file the Fiscal Year 2025-2026 Mid-Year Financial Review and related reports.

City Manager Cook stated that the mid-year financial review is being presented to Council after the audit so that the council can review accurate, audited fund balances rather than unaudited mid-year estimates, giving a clearer picture of the agency's financial position going forward. He reported that the budget projections are on target.

Administrative Services Director Kung gave a summary of the staff report including the General Fund Revenue, General Fund Expenditure, and General Fund Fund Balance. He also spoke about the proposed General Fund and Special Fund revenue and expenditure budget adjustments.

City Council made comments and asked questions regarding the city's mid-year financial status. City Council also requested staff explore grant and outside money sources for city projects.

Mayor Man opened public comments. Hearing no request to speak, Mayor Man closed public comments.

City Council did not have any final comments.

Councilmember Yu made a motion to receive and file the:

1. Receive the Fiscal Year 2025-2026 (FY25/26) Mid-Year Financial Review and related reports; and

2. Approve and authorize the proposed General Fund and Special Fund revenue and expenditure budget adjustments as indicated in Attachment "A".

Seconded by Mayor Pro Tem Chen and approved by the following votes:

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

C. ADOPT RESOLUTIONS AUTHORIZING AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION AND RESOLUTION AUTHORIZING EXAMINATION OF TRANSACTIONS AND USE TAX RECORDS, AND APPROVE THE TRANSACTIONS TAX AUDIT & INFORMATION SERVICES AGREEMENT WITH HINDERLITER, DE LLAMAS & ASSOCIATES (HDL)

The City Council is requested to authorize agreements with the California Department of Tax and Fee Administration (CDTFA), authorize examination of Transactions and Use Tax records, and approve an agreement for Transactions Tax Audit and Information Services.

City Manager Cook thanked City Attorney Murphy and his colleague Attorney Robert Khuu for providing the city legal analysis and advice relating to City's Measure TC. He also spoke briefly regarding the process of implementing the sales tax through California Department of Tax and Fees and that the new sales tax rate will go into effect on or about October 1, 2026.

Mayor Pro Tem Chen left the meeting at 8:11 p.m. and returned to the meeting at 8:13 p.m.

Attorney Khuu answered City Council question regarding CDTFA's ongoing and associated cost which pays for the preparation, administration, and collection of the city's sales tax.

Councilmember Yu made comments about Measure TC and the reelection of incumbent Councilmembers.

City Council made final comments regarding Measure TC and shared that Council will have strategic planning sessions to prioritize the funding the city will be receiving.

Councilmember Yu made a motion to:

1. Adopt Resolution No. 26-5866 authorizing the City Manager to Execute Agreements with the California Department of Tax and Fee Administration (CDTFA);

2. Adopt Resolution No. 26-5867 authorizing Examination of Transactions and Use Tax Records; and

3. Approve the Master Services Agreement with Hinderliter, De Llamas & Associates and authorize the City Manager to sign the Agreement, subject to the City Attorney's approval as to form.

Seconded by Mayor Pro Tem Chen and approved by the following votes:

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

11. UPDATE FROM CITY MANAGER – commented on the Easter event and expressed appreciation to the volunteers and community's involvement for city's special events and programming.

12. UPDATE FROM CITY ATTORNEY – commented that as the city start its budget process, the State is deeply involved in its own. He stated that there have been budget trailer bills that tend to have impacts far beyond the budget. The City Attorney's office will be keeping an eye on those bills and report back to Council in a future meeting.

13. COUNCIL REPORTS REGARDING AD HOC OR STANDING COMMITTEE MEETINGS

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

No report.

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

Councilmember Yu stated that he already reported on the March 30 Audit Standing Committee meeting during New Business Item 10A. The auditors issued an unmodified opinion, which is also known as a "Clean Audit." The auditors also announced that there was no material weakness for this fiscal year; no compliance issues with Internal Control; no compliance issues with Single Audit.

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

No report.

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

No report.

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

No report.

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

No report.

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

No report.

Mayor Man established a Commissioner Recruitment Ad Hoc Committee. Mayor Man appointed Councilmember Yu and Mayor Pro Tem Chen.

Councilmember Sternquist shared that she would like Council to consider establishing a Community Beautification Committee. She asked the City Manager to survey surrounding cities for similar committee and report back to City Council at a future meeting.

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

A. COUNCILMEMBER CHAVEZ – commented about resuming Citizen's Academy.

B. COUNCILMEMBER STERNQUIST – shared that she met with a group of residents recently and shared the concerns they brought up regarding Las Tunas Drive (i.e., store vacancies, window signs on the businesses, and the new planters).

C. COUNCILMEMBER YU – thanked former Mayor Sternquist for her leadership this past year, commented on the Mayor's State of the City, congratulated Mayor Man and Mayor Pro Tem Chen for their new role, and commented on the re-election of Councilmember Chavez and is looking forward to serving another term.

D. MAYOR PRO TEM CHEN – spoke in favor of hiring a service to advocate for the city (e.g., a lobbyist or grant-writing consultant) to help secure additional funding sources. He also shared that he attended Congresswoman Judy Chu's Women of Distinction Awards event and a private promotion ceremony for a U.S. Army officer to the rank of Major. He mentioned that he read positive news in the City Manager's report regarding an SCE charging station.

E. MAYOR MAN – Commented about Las Tunas Drive store vacancies and would like to add a discussion regarding this matter on a future Council meeting agenda. He asked staff to explore whether there are factors within the Council's control that may be contributing to these vacancies (e.g., ordinances or regulations that might inadvertently inhibit development or discourage businesses from locating in the city). He noted that each property is unique and subject to different constraints, which may explain why some properties remain vacant longer than others. He also asked the City Manager to report on the history or rationale behind bicycle riding restrictions in city parks at the next meeting.

15. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

Jerry Jambazian, Temple City business owner, announced the next Neighborhood Watch on April 16 at La Rosa Elementary School.

Charles Trevino, Upper San Gabriel Valley Municipal Water District (water district), spoke regarding AI Data Center and its effect on water usage and how the water will be treated. He shared that the water district has plenty of water for the next 2 years.

However, with the extreme climate change, there will be big changes to water supply He also commented on the vacancies along Las Tunas Drive and announced the upcoming Water Festival on May 4 at Santa Anita Park.

16. ADJOURNMENT

The City Council Regular meeting adjourned at 8:59 p.m.

William Man, Mayor

ATTEST:

Peggy Kuo, City Clerk