CITY OF TEMPLE CITY
CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 3, 2026

1. CALL TO ORDER

Mayor Man called the City Council Regular Meeting to order at 7:30 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT:	Councilmember – Chavez, Sternquist, Yu, Chen, Man
ABSENT:	Councilmember – None
ALSO PRESENT:	City Manager Cook, City Attorney Murphy, Administrative Services Director Kung, Community Development Director Reimers, Parks and Recreation Director Matsumoto, and City Clerk Kuo

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

4. PLEDGE OF ALLEGIANCE – Commander Meza lead the pledge of allegiance.

5. CEREMONIAL MATTERS – PRESENTATION

City Council recognized Commander Meza for the years of service he provided to the community and presented him with a certificate.

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 Mayor Pro Tem Chen and approved by the following votes:

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 May 19, 2026; and

2. Minutes of the Special City Council Meeting of May 27, 2026.

Action: Approved the Minutes of the City Council Meeting.

Attachments: Minutes of May 19, 2026
Minutes of May 27, 2026

B. PLANNING COMMISSION ACTIONS - MEETING OF MAY 12, 2026

The City Council is requested to receive and file the Planning Commission Actions from their meeting on May 12, 2026.

Action: Received and filed the Planning Commission meeting actions.

Attachment: Staff Report

C. ADOPTION OF RESOLUTION NO. 26-5875 APPROVING PARTICIPATION IN THE LOS ANGELES URBAN COUNTY PROGRAM FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS BY AUTHORIZING THE MAYOR, OR HIS DESIGNEE TO SIGN A COOPERATION AGREEMENT WITH THE COUNTY OF LOS ANGELES

The City Council is requested to approve participation in the Los Angeles Urban County Program for CDBG funds.

Action:

1. Adopted Resolution No. 26-5875 (Attachment "A") approving participation in the Los Angeles Urban County Program for CDBG funds; and

2. Authorized the Mayor, or his designee, to sign a cooperation agreement with the County of Los Angeles.

Attachment: Staff Report

D. APPROVAL OF A CONSULTANT SERVICES AGREEMENT WITH SANDRA MEDRANO TO PROVIDE HOUSING SERVICES FOR THE CITY'S HOME IMPROVEMENT PROGRAMS

The City Council is requested to approve a consultant services agreement to provide housing services.

Action:

1. Reviewed and approved a consultant services agreement (Attachment "A") with Sandra Medrano (Medrano) to provide housing services for three years, with two

optional one-year extensions, for a total compensation of $178,971. The total compensation shall not exceed 20 percent of the City's Home Improvement Program's budget;

2. Authorized the City Manager to finalize and execute the consultant services agreement for three years beginning on July 1, 2026; and

3. Authorized the City Manager to amend the consultant services agreement with Medrano for up to two additional years, in one-year increments. The total value of the consultant services agreement for future FYs shall not exceed $59,657 or 20 percent of the City's Home Improvement Program budget in those years, whichever is less.

Attachment: Staff Report

E. ADOPTION OF RESOLUTION NO. 26-5876 TO APPROVE THE ROAD REPAIR AND ACCOUNTABILITY ACT (SB 1) PROJECT LIST FOR FISCAL YEAR 2026-27

The City Council is requested to approve the resolution to designate citywide street resurfacing projects for FY 2026-27 RMRA funding under SB 1.

Action:

1. Adopted Resolution No. 26-5876 (Attachment "A") to approve the resurfacing of various streets citywide as Temple City's designated project for Road Maintenance and Rehabilitation Account (RMRA) funds for Fiscal Year (FY) 2026-27 pursuant to Senate Bill 1, the Road Repair and Accountability Act of 2017 (SB 1);

2. Directed the City Manager to include the corresponding Capital Improvement Projects (CIPs) in the FY 2026-27 City Budget including RMRA funds and the required General Fund maintenance of effort match; and

3. Authorized the City Manager to submit the required documents and information to the California Transportation Commission (CTC) for the City to receive RMRA funds.

Attachment: Staff Report

F. ADOPTION OF RESOLUTION NO. 26-5878 ADOPTING THE STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR (FY) 2026-2027

The City Council is requested to adopt the Statement of Investment Policy for Fiscal Year 2026-2027.

Action: Adopted Resolution No. 26-5878 adopting the Statement of Investment Policy for FY 2026-2027.

Attachment: Staff Report

G. VISA CARD REPORT

The City Council is requested to review, receive, and file the Visa Card Report.

Action: Received and filed

Attachment: Staff Report

H. ADOPTION OF RESOLUTION NO. 26-5879 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5879 authorizing the payment of bills for fiscal year 2025-26.

Action: Adopted Resolution No. 26-5879 authorizing the payment of bills for fiscal year 2025-26.

Attachment: Staff Report

8. PUBLIC HEARING

A. ADOPTION OF RESOLUTION NO. 26-5877 ORDERING THE LEVY OF CITYWIDE LIGHTING AND MAINTENANCE DISTRICT ASSESSMENTS FOR FISCAL YEAR (FY) 2026-2027

The City Council is requested to adopt a resolution approving the ordering of the levy and collection of citywide Lighting and Maintenance District assessments for FY 2026-2027.

City Manager Cook gave an overview of the citywide Lighting and Maintenance District assessments.

City Council made comments regarding the assessment of the Citywide Lighting and Maintenance District.

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

Councilmember Chavez made a motion to adopt Resolution No. 26-5877 ordering the levy and collection of assessments for FY 2026-2027. Seconded by Councilmember Yu and approved by the following votes:

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

ABSTAINED: Councilmember – None
ABSENT: Councilmember – None

Attachment: Staff Report

B. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 26-1088, AMENDING CHAPTERS 9-2 (SUBDIVISION REGULATIONS) AND 9-3 (CONDOMINIUM CONVERSIONS), AND DELETING CHAPTERS 9-4 (CONDOMINIUM CONSTRUCTIONS) AND 9-6 (VESTING TENTATIVE MAPS) OF THE TEMPLE CITY MUNICIPAL CODE

The City Council was requested to adopt an ordinance amending Chapter 9-2, 9-3, and 9-4 of the City's Municipal Code.

City Manager Cook gave a brief introduction to the amendments to the city's municipal code.

Associate Planner Coyne gave a summary of the staff report.

Staff answered City Council questions regarding the municipal code amendments.

City Council made comments and asked questions regarding the proposed amendments to the city's municipal code.

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

Mayor Pro Tem Chen made a motion to:

1. Introduce for first reading by title only and waive further reading of Ordinance No. 26-1088 (Attachment "A"); and

2. Schedule the second reading of Ordinance No. 26-1088 for June 16, 2026.

Seconded by Councilmember Yu and approved by the following votes:

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

Attachment: Staff Report

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS – None

11. UPDATE FROM CITY MANAGER – thanked Captain Meza for his partnership with the city for the last three years, Lieutenant Dave Hernandez will be Acting Captain until one is appointed. Shared that summer concert will begin next week.

12. UPDATE FROM CITY ATTORNEY – reported that legislation passed last year extended Senate Bill 1123-type small-lot subdivision provisions, which previously applied mainly to multifamily lots, to single-family residential zones under specific conditions (e.g., the lot must be vacant and subject to other constraints). He also noted that, in light of this, the city may need to revisit its practice of allowing stand-alone demolition of vacant or unsafe structures, since that can create vacant lots that qualify under these new rules.

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

No report.

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.

H. CITY COMMISSION RECRUITEMNT AD HOC COMMITTEE
(Councilmember Yu and Mayor Pro Tem Chen) - Formed 04/07/2026

Mayor Pro Tem Chen reported that the ad hoc committee reviewed the applications and is recommending that City Council reappoint current commissioners to serve for another 2-year term.

Mayor Man disbanded the ad hoc committee.

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

A. COUNCILMEMBER CHAVEZ – commented on the Temple City High School graduation and Miss Temple City Pageant.

B. COUNCILMEMBER STERNQUIST – commented on the Los Angeles County Sanitation District rate increase.

C. COUNCILMEMBER YU – shared that he and Mayor Man are working with staff on reviewing proposed strategies for the pavement management plan. They have not met as a group but are in the process of reviewing the materials.

D. MAYOR PRO TEM CHEN – commented on the Internation Convention and Shopping Center Conference sessions he attended, reported on the Foothill Transit's election for the cluster representative and the Temple City National Little League Closing Ceremony. Shared that he was selected to the Energy Environment Committee.

E. MAYOR MAN – commented on the Temple City High School graduation and is looking forward to the city volunteer recognition event.

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

City Council recessed to the Closed Session at 8:46 p.m.

City Attorney Murphy stated that, based on a privileged email and his subsequent discussion with Mayor Pro Tem Chen, there is a strong possibility of a conflict of interest for Mayor Pro Tem Chen on closed session item 16B (significant exposure to litigation). As a result, Mayor Pro Tem Chen will recuse himself from that item and, because it is the last closed-session item, he will leave the closed session meeting at that time. City Attorney Murphy stated that he will report the time Mayor Pro Tem Chen departs the closed session meeting in the public report-out so it is reflected in the minutes.

16. CLOSED SESSION

A. Purpose: Potential Initiation of Litigation
Potential Cases: One (1)

	Authority:	Government Code Section 54956.9(d)(4)
	Representatives:	City Attorney
B.	Purpose:	Significant Exposure to Litigation
	Potential Cases:	One (1)
	Matter:	Facts unknown to the potential plaintiff
	Authority:	Government Code Section 54956.9(d)(2), (e)(1)
	Representatives:	City Attorney
C.	Purpose:	Employee Performance Evaluation
	Title:	City Manager
	Authority:	Government Code Section 54957
	Representatives:	City Council

City Council reconvened to the regular City Council meeting with four members present at 10:23 p.m.

CLOSED SESSION STATEMENT

City Attorney Murphy reported that the City Council met in Closed Session regarding Item C "Employee Performance Evaluation. The Council was briefed and there is no reportable action.

Regarding "Item A, "Potential Litigation", the Council was briefed and there is no reportable action. This matter will return to the Council for future consideration.

For Item B "Potential Initiation of Litigation", Mayor Pro Tem Chen recused himself from this discussion at 9:51 p.m. The Council was briefed and no reportable action was taken.

Closed Session ended at 10:24 p.m.

17. ADJOURNMENT

The City Council Regular Meeting was adjourned at 10:24 p.m.

William Man, Mayor

ATTEST:

Peggy Kuo, City Clerk