CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 16, 2026

1. CALL TO ORDER

Mayor Man called the City Council Regular Meeting to order at 7:06 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, Administrative Services Director Kung, Community Development Director Reimers, Parks and Recreation Director Matsumoto, and City Clerk Kuo |

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

4. PLEDGE OF ALLEGIANCE – Mayor Pro Tem Chen lead the pledge of allegiance.

5. CEREMONIAL MATTERS – PRESENTATION

A. INTRODUCTION OF SISTER CITY STUDENTS GOING TO HAWKESBURY, AUSTRALIA

Nancy Terry and Judy Hsieh, Temple City Sister City, announced that they will be retiring and that Janet Smith will take over to assist with the program.

The high school student ambassadors traveling to Hawkesbury Australia introduced themselves to the City Council.

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

City Clerk Kuo announced that City Council received a written public comment and a copy has been distributed to the City Council, City Manager, and the City Attorney.

7. CONSENT CALENDAR

Councilmember Chavez made a motion to approve the Consent Calendar Items. Seconded by Councilmember Yu 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 Special Joint Meeting of City Council and Planning Commission of May 28, 2026;

2. Minutes of the City Council Budget Study Session of June 3, 2026; and
3. Minutes of the Regular City Council Meeting of June 3, 2026.

Action: Approved the Minutes of the City Council Meeting.

Attachments: May 28, 2026 Special Joint Meeting Minutes
June 3, 2026 Budget Study Session Minutes
June 3, 2026 Regular Meeting Minutes

B. PARKS AND RECREATION COMMISSION ACTIONS - MEETING OF May 20, 2026

The City Council is requested to receive and file the Parks and Recreation Commission Actions from their meeting on May 20, 2026.

Action: Received and filed the Parks and Recreation Commission meeting actions.

Attachment: Staff Report

C. ADOPT RESOLUTIONS CONFIRMING APPOINTMENT OF CITY COMMISSIONERS

The City Council is requested to adopt resolutions confirming the appointment of city commissioners.

Actions:

1. Adopted Resolution No. 26-5884 confirming appointment of Serge Haddad and Tom O'Leary to the Planning Commission with term ending June 30, 2028 (Attachment "A");

2. Adopted Resolution No. 26-5885 confirming appointment of Jose Tarin and Kristel Haddad to the Parks and Recreation Commission with term ending June 30, 2028 (Attachment "B");

3. Adopted Resolution No. 26-5886 confirming appointment of Ousama Nimri and Sunny Lo to the Transportation and Public Safety Commission with term ending June 30, 2028 (Attachment "C"); and

4. Directed the City Clerk to arrange for all appointees to receive their official Oath of Office at the next Council meeting.

Attachment: Staff Report

D. SECOND READING AND ADOPTION 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 is requested to adopt an ordinance amending various sections of the Temple City Municipal Code (TCMC) related to subdivision and condominium conversion regulations.

Action: Adopted 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.

Attachment: Staff Report

E. APPROVAL OF AGREEMENT WITH THE INLAND VALLEY HUMANE SOCIETY & S.P.C.A. FOR ANIMAL CONTROL, SHELTERING, AND PET LICENSING SERVICES

The City Council is requested to approve an agreement for animal control, sheltering, and pet license services.

Action:

1. Approved a new agreement between the City of Temple City and the Inland Valley Humane Society & S.P.C.A. (IVHS) for animal control, sheltering, and pet licensing services for Fiscal Years (FY) 2026-2027 and 2027-2028 (Attachment "A"); and

2. Authorized the City Manager to execute the agreement.

Attachment: Staff Report

F. APPROVAL OF A CONSULTANT SERVICES AGREEMENT WITH LEAD TECH ENVIRONMENTAL TO PROVIDE ASBESTOS AND LEAD-BASED PAINT TESTING SERVICES FOR THE CITY'S HOME IMPROVEMENT PROGRAMS

The City council is requested to approve a consultant services agreement to provide asbestos and lead-based paint testing services for the City's Home Improvement Programs.

Action:

1. Reviewed and approved a consultant services agreement (Attachment "A") with Lead Tech Environmental (Lead Tech) to provide asbestos, lead, and mold consulting services for an initial three-year term, with one optional one-year extension, for a total compensation not to exceed $45,000 during the initial term;

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 exercise the optional one-year extension if compensation for the extension year does not exceed $15,000.

Attachment: Staff Report

G. PURCHASE AND INSTALLATION OF BLADE SIGNS FOR THE LAS TUNAS DRIVE STREETSCAPE PROJECT

The City Council is requested to authorize the City manager to execute a contract for the purchase and installation of blade signs for participating businesses in the Las Tunas Drive Streetscape Project.

Action:

1. Authorized the City Manager to execute a contract and/or purchase order with ASI Sign Systems, Inc. (ASI), through the State of California Multiple Award Schedules (CMAS) Program, for the purchase and installation of blade signs for participating businesses in the Las Tunas Drive Streetscape Project, in an amount not to exceed $33,912.05, which includes a 10 percent contingency for unforeseen issues;

2. Authorized the City Manager to approve related non-substantive changes and execute any documents necessary to implement the purchase and installation; and

3. Waived fees related to building plan check, building permit, and encroachment permits.

Attachment: Staff Report

H. FIRST AMENDMENT TO AGREEMENT WITH ULTIMATE MAINTENANCE SERVICE, INC. FOR CITYWIDE JANITORIAL SERVICES

The City Council is requested to authorize the City Manager to execute a first amendment to the agreement with Ultimate Maintenance Services, Inc. extending the term of the agreement by three months (July 1, 2026 to September 30, 2026) in order to conduct a Request for Proposals for janitorial services.

Action: Authorized the City Manager to execute a first amendment to the agreement with Ultimate Maintenance Services, Inc., extending the term of agreement by three months, for citywide janitorial services.

Attachment: Staff Report

I. APPROVE THE AGREEMENT FOR INFORMATION TECHNOLOGY SUPPORT SERVICES WITH THE CITY OF BREA/BREAIT FOR FISCAL YEAR 2026-2027

The City Council is requested to approve the agreement for information technology support services for Fiscal Year 2026-2027.

Action:

1. Approve the Agreement for Services with the City of Brea/BreaIT for information technology support for the period of July 1, 2026 to June 30, 2027; and

2. Authorize the City Manager to execute the Agreement.

Attachment: Staff Report

J. APPROVAL OF SECOND AMENDMENT TO THE AGREEMENT WITH CLIFTONLARSONALLEN, LLP FOR PROFESSIONAL AUDIT SERVICES

The City Council is requested to approve a second amendment to the agreement for professional audit services.

Action:

1. Approved a Second Amendment to the agreement with CliftonLarsonAllen, LLP (Attachment "A") for a final one-year term extension for professional audit services; and

2. Authorized the City Manager to sign and execute the Agreement.

Attachment: Staff Report

K. APPROVAL OF A SERVICES AGREEMENT WITH GERALD A. JAMBAZIAN FOR PHOTOGRAPHY SERVICES AND TEMPLECITYPHOTOS.COM WEBSITE MAINTENANCE

The City Council is requested to approve a services agreement for photography services and its website maintenance.

Action:

1. Approved a one-year Services Agreement with Gerald A. Jambazian (Attachment "A") in an amount not to exceed $17,500, covering the period of July 5, 2026, through July 5, 2027, for professional photography services and maintenance of the TempleCityPhotos.com website; and

2. Authorized the City Manager to execute the Services Agreement.

Attachment: Staff Report

L. APPROVAL OF ANNUAL PROFESSIONAL SERVICE AGREEMENT WITH THE TEMPLE CITY CHAMBER OF COMMERCE

The City Council is requested to approve an annual professional service agreement with the Temple City Chamber of Commerce.

Action:

1. Approved a Professional Services Agreement with the Temple City Chamber of Commerce for business promotion and public information services (Attachment "A") in the amount of $62,500 for the period of July 1, 2026, through June 30, 2027; and

2. Authorized the City Manager to sign and execute the agreement.

Attachment: Staff Report

M. FINAL SUBDIVISION MAP APPROVAL FOR PARCEL MAP NO. 84038, A three-unit condominium SUBDIVISION AT 5935 Kauffman Avenue

The City Council is requested to approve the final map which will allow the property owner to record the subdivision.

Action:

1. Reviewed and approved the final subdivision map for Parcel Map No. 84038 (Attachment "A"); and

2. Authorized the City Clerk to certify Parcel Map No. 84038.

Attachment: Staff Report

N. SECOND AMENDMENT TO LEGAL SERVICES AGREEMENT WITH BURKE, WILLIAMS & SORENSEN, LLP

The City Council is requested to approve the second amendment to the city's legal services agreement.

Action:

1. Approved a Second Amendment to Legal Services Agreement between the City and Burke,

Williams & Sorenson, LLP ("Burke"), modernizing the rate structure, eliminating the tiered partner rate schedule, and establishing an automatic annual Consumer Price Index (CPI-U) adjustment mechanism effective July 1, 2026; and

2. Authorized the City Manager to execute the Second Amendment to the Service Agreement.

Attachment: Staff Report

O. THIRD AMENDMENT TO AGREEMENT FOR SERVICES WITH DAPEER, ROSENBILT & LITVAK, LLP

The City Council is requested to approve a third amendment to the service agreement for code enforcement attorneys.

Action:

1. Approved a Third Amendment to Agreement for Services between the City and Dapeer, Rosenbilt & Litvak, LLP , updating the rate structure into a single hourly rate of $295.00, introducing a rate provision for matters outside of regular code enforcement, and establishing an automatic annual Consumer Price Index (CPI) adjustment mechanism not to exceed 3% per year, effective July 1, 2026.

2. Authorized the City Manager to execute the Third Amendment to the Agreement for Services.

Attachment: Staff Report

P. ADOPTION OF RESOLUTION NO. 26-5880 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5880 authorizing the payment of bills for fiscal year 2025-26.

Action: Adopted Resolution No. 26-5880 authorizing the payment of bills for fiscal year 2025-26.

Attachment: Staff Report

City Manager Cook introduced the CEO of Inland Valley Humane Society and stated that they will return to a future council meeting with more information and upcoming events.

8. PUBLIC HEARING

A. ADOPTION OF RESOLUTION NO. 26-5881 APPROVING THE MASTER FEES AND FINES SCHEDULE FOR FISCAL YEAR 2026-2027

The City Council is requested to approve the Master Fees and Fines Schedule for Fiscal Year 2026-2027.

City Manager Cook provided an introduction and overview of the City's fees and fines schedule.

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

City Council made final comments regarding the proposed Master Fees and Fines Schedule for the next fiscal year.

Mayor Pro Chen expressed concern that more Temple City families wish to participate in City's recreation program than the city is currently able to accommodate. The City Council directed staff to bring back at a future meeting, a discussion of the city's recreation programs and options for how better to meet the needs of the residents.

Councilmember Sternquist made a motion to adopt Resolution No. 26-5881 approving the Master Fees and Fines Schedule for Fiscal Year 2026-2027. Seconded by Councilmember Chavez 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 |

Attachment: Staff Report

B. ADOPTION OF RESOLUTION NO 26-5882 ADOPTING THE PROPOSED CITY BUDGET FOR FISCAL YEAR 2026-2027

The City Council is requested to adopt the proposed City Budget for Fiscal year 2026-2027.

City Manager Cook provided an introduction and overview of the City's proposed budget. He stated that staff will bring back an amendment to the City Budget to address road projects and overall multi-year maintenance program at a future City Council meeting.

Administrative Services Director Kung gave a summary of the proposed FY 2026-2027 City Budget with focus on economic development, use of Measure W funds, beautification of Rosemead Boulevard Gateway railroad bridge, Measure TC project identification and transparency, Measure TC project signage, and leadership training and Succession planning.

City Council made comments and asked questions regarding the proposed city budget.

Mayor Man opened public hearing.

Jerry Jambazian, Temple City business owner, recommended creation of a citizen's oversight committee to monitor and report on the use of the Measure TC fund.

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

City Council made final comments.

Councilmember Chavez made a motion to adopt Resolution No. 26-5882 approving the budget and appropriations for the City of Temple City for the fiscal year commencing July 1, 2026 and ending June 30, 2027 with the amendment to add $40,000 to the City Budget for lobbying services and clerical change to the title of Recreation Supervisor to Parks and Recreation Supervisor. Seconded by Mayor Councilmember Yu 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 |

Attachment: Staff Report

C. ADOPTION OF RESOLUTION NO. 26-5883 ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR (FY) 2026-2027

The City Council is requested to adopt the Annual Appropriations Limit for Fiscal year 2026-2027.

City Manager Cook provided an introduction and overview of the city's annual appropriation limit.

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

Mayor Pro Tem Chen made a motion to adopt Resolution No. 26-5883 adopting the annual Appropriations Limit for FY 2026-2027. Seconded by Councilmember Chavez 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 |

Attachment: Staff Report

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS – None

11. UPDATE FROM CITY MANAGER – announced the upcoming Neighborhood Watch meeting next Thursday at 5:30 p.m. in the City Hall Community Room and the Concerts in the Park every Wednesday at 7 p.m. He shared that Measure G committee initiated by the County has asked for input from city managers throughout San Gabriel Valley.

12. UPDATE FROM CITY ATTORNEY – no report.

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

Mayor Man and Councilmember Yu reported that the standing committee met on June 12 to discuss strategies for the development of the City's Pavement Management Plan and long-term street maintenance program.

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.

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

A. COUNCILMEMBER CHAVEZ – commented on the Concert in the Park.

B. COUNCILMEMBER STERNQUIST – shared that the Mosquito and Vector District received $500,000 back from the County to reimburse the cost the district incurred during the Eaton fire when many properties had standing water in pools on vacant/evacuated properties. The district also had to hire extra staff to inspect and test those pools and ensure they were properly treated.

C. COUNCILMEMBER YU – no report.

D. MAYOR PRO TEM CHEN – no report.

E. MAYOR MAN – announced the upcoming Neighborhood Watch, the Council's monthly meeting with law enforcement, and the upcoming Chamber's Summer Night Bite. He also shared that he will be the next keynote speaker for the Chamber's Legislative Luncheon.

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

City Council recessed to the Closed Session at 8:15 p.m.

16. CLOSED SESSION

City Attorney Murphy

A.

| | |
|---|---|
| Purpose: | Potential Initiation of Litigation |
| Potential Cases: | One (1) |
| Authority: | Government Code Section 54956.9(d)(4) |
| Representatives: | City Attorney |

City Council reconvened the regular City Council meeting with four members present at 8:49 p.m.

CLOSED SESSION STATEMENT

City Attorney Murphy reported that Mayor Pro Tem Chen departed at approximately 8:17 p.m., recusing himself because of a potential conflict of interest. The City Council met in Closed Session at 8:18 p.m. and was briefed on Item A, "Potential Initiation of Litigation". No reportable action was taken.

Closed Session ended at 8:49 p.m.

17. ADJOURNMENT

The City Council Regular Meeting was adjourned at 8:50 p.m.

William Man, Mayor

ATTEST:

Peggy Kuo, City Clerk