CITY COUNCIL
TEMPLE CITY, CALIFORNIA

REGULAR MEETING MINUTES
NOVEMBER 19, 2024

1. CALL TO ORDER

Mayor Chavez called the City Council Regular Meeting to order at 7:30 p.m. in the Temple City Library Community Room located at 5939 Golden West Avenue, Temple City.

2. ROLL CALL

PRESENT: Councilmember – Chen, Man, Sternquist, Yu, Chavez

ABSENT: Councilmember – None

ALSO PRESENT: City Manager Cook, City Attorney Murphy, City Clerk Kuo, Community Development Director Reimers, and Parks and Recreation Director Matsumoto

3. INVOCATION – Pastor Kelty from Community of Christ provided the invocation.

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

5. CEREMONIAL MATTERS – PRESENTATION – None

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

7. CONSENT CALENDAR

City Manage Cook requested to pull Consent Calendar Item B and C and moved them to the next Council meeting.

B. APPROVAL OF CHANGE ORDER TO ADD LIGHT POLE IMPROVEMENTS PROJECT SCOPE TO EXISTING STREETLIGHT RESTORATION SPECIALISTS, INC FOR LAS TUNAS DRIVE STREET FURNITURE AND FIXTURE PAINTING PROJECT

The City Council is requested to approve a change order proposal from Streetlight Restoration Specialists, Inc, to add light pole improvement project scope to their existing contract for the Las Tunas Drive Street Furniture and Fixture Painting Project.

Action: Approved a change order to add light pole improvements project scope to existing Streetlight Restoration Specialists Contract for Las Tunas Drive Street Furniture and Fixture Painting Project (CIP No. P24-06).

C. PURCHASE AND INSTALL OF LIGHT EMITTING DIODE (LED) CONVERSION KITS FOR STREET LIGHT POLE IMPROVEMENTS PROJECT

The City Council is requested to approve purchase and installation of LED conversion kits for street light poles to enhance their visibility and energy efficiency.

Action:

1. Authorized City Manager to execute a contract with Graybar Electric Company, Inc. and TBS Business Solutions USA, Inc. for direct purchase of LED light conversion kits through CMAS

(State of California Multiple Award Schedules Program) in amount of $50,707.86; and

2. Authorized staff to spend funds up to $110,000 for installation of LED light kits.

Councilmember Sternquist made a motion to approve the remainder of the Consent Calendar Items. Seconded by Mayor Pro Tem Yu and approved by the following votes:

AYES:	Councilmember – Chen, Man, Sternquist, Yu, Chavez
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 City Council Meeting of November 6, 2024; and
2. Minutes of the Regular Council Meeting of November 6, 2024.

Action: Approved the Minutes of the City Council Meetings.

D. APPROVAL OF A BUDGET INCREASE FOR LOS ANGELES COUNTY SHERIFF'S DEPARTMENT SERVICES IN FISCAL YEAR 2024-2025

The City Council is requested to approve an increase to the Supplemental Law Enforcement Services budget for additional LASD deputy services to continue addressing community concerns regarding a variety of traffic-related issues.

Action: Approved a budget amendment to increase the Law Enforcement Program budget by $25,000 for Supplemental Law Enforcement Services with the Los Angeles County Sheriff's Department (LASD).

E. ADOPTION OF RESOLUTION NO. 24-5787 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2024-25

The City Council is requested to adopt Resolution No. 24-5787 authorizing the payment of bills for fiscal year 2024-25.

Action: Adopted Resolution No. 24-5787 authorizing the payment of bills for fiscal year 2024-25.

8. PUBLIC HEARING

A. APPROVAL OF A MAJOR SITE PLAN REVIEW, TENTATIVE TRACT MAP, DENSITY BONUS WITH CONCESSIONS AND A WAIVER TO CONSTRUCT AN 18-UNIT CONDOMINIUM DEVELOPMENT AT 6119 TEMPLE CITY BOULEVARD

The City Council is requested to conduct a public hearing for a 18 unit condominium development at 6119 Temple City Boulevard.

City Manager Cook gave an introduction and overview of the condominium development project.

City Attorney Murphy gave a summary of the legislation relating to density bonus project.

Planning Management Analyst Coyne gave a summary of the staff report.

City Council made comments and asked questions regarding the condominium development project and the conditions of approval for the project.

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

City Council made final comments regarding overnight parking permit, the long stretch of wall on the first floor of the condominium.

Alex Lai, project developer, answered City Council's question whether not allowing the residents to purchase an annual overnight parking permit will chill the interest of buyers

Mayor Pro Tem Yu made a motion to adopt the resolution finding the project exempt from CEQA and approve PL 23-4386 subject to the conditions of approval with amendment to Condition #29 to include no monthly parking permit, and further directed staff to work with the developer to soften the north elevation of the first floor.

Seconded by Councilmember Chen and approved by the following votes:

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

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS

A. ADOPTION OF RESOLUTION NO. 24-5788 MAKING AN APPOINTMENT TO THE BOARD OF TRUSTEES FOR THE SAN GABRIEL VALLEY MOSQUITO & VECTOR CONTROL DISTRICT

The City Council is requested to appoint a representative to serve on the San Gabriel Valley Mosquito & Vector Control District Board of Trustees for a two-year term of office ending on December 31, 2026

City Manager Cook gave a summary of the staff report.

City Council had a brief discussion regarding the appointment to the San Gabriel Valley Mosquito & Vector Control District Board of Trustees for a two-years term.

Mayor Chavez opened public comment. Hearing no request to speak, Mayor Chavez closed public comment.

Councilmember Chen made a motion to reappoint Councilmember Sternquist to serve on the San Gabriel Valley Mosquito & Vector Control District Board of Trustees for a two-year term of office ending on December 31, 2026 and instruct the City Clerk to complete the resolution attached to reflect Council's decision. Seconded by Councilmember Man and approved by the following votes:

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

B. FOURTH AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT

The City Council is requested to discuss a Fourth Amendment to the City Manager's Employment Agreement.

City Attorney Murphy gave a summary of the staff report.

City Council did not have any comments regarding the amendment to the City Manager's employment agreement.

Mayor Chavez opened public comment. Hearing no request to speak, Mayor Chavez closed public comment.

City Council did not have any final comment regarding the City Manager's performance and evaluation.

Mayor Pro Tem Yu made a motion to:

1. Approve the Fourth Amendment as presented by the City Council; and

2. Approves the cost-of-living adjustment in the Fourth Amendment and appropriate a total of $12,210 from the reserves of the General Fund for Fiscal Year (FY) 2024-2025.

Seconded by Councilmember Sternquist and approved by the following votes:

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

11. UPDATE FROM CITY MANAGER – thanked City Council for their approval of the fourth amendment to his employment agreement, commented on the Veteran's Day celebration, provided an update on the HVAC and Roof Project for City Hall and the Live Oak Park Playground Project, and progress of the City's property on Sereno Drive.

12. UPDATE FROM CITY ATTORNEY – no report.

13. COUNCIL REPORTS REGARDING AD HOC OR STANDING COMMITTEE MEETINGS

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

No report.

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

No report.

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

No report.

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

No report.

E. FUTURE DEVELOPMENT OF CITY PROPERTY AT 9050 LAS TUNAS DRIVE AD HOC COMMITTEE
(Councilmember Sternquist and Councilmember Man) – Formed 5/17/22
No report.

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

No report.

G. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AD HOC COMMITTEE
(Councilmember Sternquist and Mayor Chavez) – Formed 1/16/2024

Mayor Chavez disband this ad hoc committee.

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

No report.

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

A. COUNCILMEMBER CHEN – no report.

B. COUNCILMEMBER MAN – commented on the Veteran's Day celebration.

C. COUNCILMEMBER STERNQUIST – asked to agendize a discussion to change Council meeting from 7:30 p.m. to 7:00 p.m.

D. MAYOR PRO TEM YU – no report.

E. MAYOR CHAVEZ – invited the public to next Wednesday's Council monthly meeting with law enforcement and thanked the Temple City library for allowing the City to use their community room for the city's public meetings.

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

16. ADJOURNMENT

The City Council Regular Meeting was adjourned at 9:16 p.m.

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Tom Chavez, Mayor

ATTEST:

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Peggy Kuo, City Clerk