CITY COUNCIL
TEMPLE CITY, CALIFORNIA

REGULAR MEETING MINUTES
JANUARY 21, 2025

1. CALL TO ORDER

Mayor Chavez 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 –Man, Sternquist, Chavez
ABSENT:	Councilmember – Chen, Yu
ALSO PRESENT:	City Manager Cook, City Attorney Murphy, City Clerk Kuo, Administrative Services Director Kung

Councilmember Sternquist made a motion to excuse Councilmember Chen and Mayor Pro Tem Yu. Seconded by Councilmember Man.

3. INVOCATION – Pastor Kelty, 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

Ihab Beblawi, Mideast Evangelical Church, invited the Council to their upcoming 30 year anniversary celebration in Pasadena.

7. CONSENT CALENDAR

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

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

A. APPROVAL OF MINUTES

The City Council is requested to review and approve the Minutes of the Regular Council Meeting of January 7, 2025.

Action: Approved the Minutes of the City Council Meetings.

B. ADOPTION OF RESOLUTION NO. 25-5794 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2024-25

The City Council is requested to adopt Resolution No. 25-5794 authorizing the payment of bills for fiscal year 2024-25.

Action: Adopted Resolution No. 25-5794 authorizing the payment of bills for fiscal year 2024-25.

8. PUBLIC HEARING

A. ESTABLISH THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAMS AND ALLOCATIONS FOR FISCAL YEAR (FY) 2025-2026

The City Council is requested to approve the CDBG allocations for FY 2025-2026.

City Manager Cook gave an overview of the city's current CDBG programs.

Associate Planner Gulick gave a summary of the staff report.

The City Council made comments and asked questions regarding the allocation of CDBG funds to the city's Housing Rehabilitation Loan and Handyworker Grant Program. They commented on the cost and demands of the rehabilitation projects and asked if there are other source of funding that can also be used to help more residents. They also asked questions regarding the use of CDBG funds versus the Camellia Trust Funds for the youth scholarship.

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

City Council made final comments regarding the city's CDBG funded programs.

Councilmember Man 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; and

2. Adopt Resolution 25-5793 establishing the CDBG-funded programs and allocations below for FY 25-26 (Attachment "A"). The total CDBG Budget for FY 25-26 includes the estimated allocation of $220,808 and unallocated prior years' funds of $49,192 for a total of $270,000:

   i. Housing Rehabilitation Loan and Handyworker Grant Program: $225,000
   ii. Asbestos Testing and Removal Program: $ 35,000

iii.	Youth Scholarship Program ("YSP"):	$ 10,000
	Total FY 25-26 CDBG Budget:	**$270,000**

Seconded by Councilmember Sternquist and approved by the following votes:

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

B. PROGRAMMING OF THE CITY'S YEAR 5 PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDING AND APPROVAL OF PROGRAMS TO ASSIST FAMILIES AND INDIVIDUALS EXPERIENCING OR AT RISK OF HOMELESSNESS

The City Council is requested to approve the City's Year 5 PLHA funding and programs to assist families and individuals experiencing homelessness or at risk of homelessness.

City Manager Cook gave an overview of the city's PLHA funded programs to assist families and individuals experiencing homelessness or at risk of homelessness.

Associate Planner Gulick gave a summary of the staff report and reported on the success of the city's PLHA funded programs.

City Council made comments and asked questions regarding the city's PLHA funded programs. They commented on exploring other sources of funding or programs that can expand the assistance to families and individuals experiencing homelessness or at risk of homelessness in the city.

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

City Council made final comments regarding the city's PLHA funded programs.

Councilmember Sternquist made a motion to:

1. Adopt Resolution 25-5792 establishing two programs utilizing Year 5 PLHA funds assisting families and individuals in Temple City experiencing or at risk of homelessness with (1) case management services and (2) rental and move-in assistance with the following allocations (Attachment "A"):

i.	Case Management Services Program:	$ 29,093
ii.	Rental and Move-In Assistance Program:	$ 71,227
	Total Year 5 PLHA Budget:	**$100,320**

2. Authorize the City Manager to amend PLHA-funded program allocations up to 50

percent of the approved allocation as necessary.

Seconded by Councilmember Man and approved by the following votes:

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

9. **UNFINISHED BUSINESS** – None

10. **NEW BUSINESS** – None

11. **UPDATE FROM CITY MANAGER** – shared that the city declared local emergency last week and announced the upcoming Lunar New Year celebration this Saturday at Temple City Park.

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

Mayor Chavez announced the standing committee's upcoming meeting this Thursday at 4:00 p.m. at City Hall.

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 dissolved the 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 – Absent

B. COUNCILMEMBER MAN – expressed appreciation to staff for clearing the debris caused by the windstorm. He is looking forward to the upcoming Lunar New Year celebration this month and the Camellia Festival in February.

C. COUNCILMEMBER STERNQUIST – Asked the City Manager to report on Senate Bill 450 at the next meeting.

D. MAYOR PRO TEM YU – Absent

E. MAYOR CHAVEZ – commented on resuming the Neighborhood Watch meeting next month, the upcoming Lunar New Year celebration this month and the Camellia Festival in February.

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

16. ADJOURNMENT

The City Council Regular Meeting was adjourned at 8:20 p.m.

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Tom Chavez, Mayor

ATTEST:

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Peggy Kuo, City Clerk