CITY COUNCIL
TEMPLE CITY, CALIFORNIA

REGULAR MEETING MINUTES
MARCH 4, 2025

1. CALL TO ORDER

Mayor Pro Tem Yu called the City Council Regular Meeting to order at 7:33 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT:	Councilmember – Chen, Man, Sternquist, Yu
ABSENT:	Councilmember – Chavez
ALSO PRESENT:	City Manager Cook, City Attorney Murphy, City Clerk Kuo, Deputy City Clerk Flores, Community Development Director Reimers, and Associate Planner Coyne

City Attorney Murphy announced that Councilmember Sternquist is appearing remotely for the first time in the 2025 calendar year, as allowed per AB 2449, invoking the 'Just Cause' to provide caregiving to an immediate family member and is required to participate remotely. All votes will be made by roll call, and she will keep her camera and microphone on for the duration of the meeting.

Councilmember Chen made a motion to accept Councilmember Sternquist's remote attendance due to "just cause" reason. Seconded by Councilmember Man and approved by the following votes:

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

Councilmember Chen made a motion to excuse Mayor Chavez for cause. Seconded by Councilmember Man.

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

3. **INVOCATION** – Pastor Kelty, Community of Christ, provided the invocation. Community of Christ is located at 5851 Temple City Boulevard and services are on Sunday mornings at

10:30 a.m.

4. PLEDGE OF ALLEGIANCE – Deputy Explorer Chaney Gao lead the pledge of allegiance.

5. CEREMONIAL MATTERS – PRESENTATION

A. CERTIFICATE OF RECOGNITION – TEMPLE SHERIFF STATION DEPUTY EXPLORER CHANEY GAO

Deputy Sheriff James Johnson and Lieutenant Hernandez introduced Deputy Explorer Chaney Gao and talked about the Deputy Explorer Program.

Mayor Pro Tem Yu and City Council recognized Deputy Explorer Gao for his service to the community.

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA-

Mayor Pro Tem Yu opened public comment in person and virtually. Hearing none, Mayor Pro Tem Yu closed public comment.

7. CONSENT CALENDAR

Councilmember Chen pulled Consent Calendar Item 7C to make a comment.

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

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

A. APPROVAL OF MINUTES

The City Council is requested to review and approve:

1. The Minutes of the Regular Council Meeting of February 18, 2025;
2. The Minutes of the Special Council Meeting of February 25, 2025; and
3. The Minutes of the Special Council Meeting of February 26, 2025.

Action: Approved the Minutes of the Regular and Special Council Meetings.

B. APPROVAL OF PLANS AND SPECIFICATIONS (BID PACKAGE) AND AUTHORIZATION TO INVITE BIDS FOR STREET POLE INSTALLATION AND

ILLUMINATED ENTRY SIGNS FOR LAS TUNAS DRIVE STREETSCAPE PROJECT (CIP NO. P24-06)

The City Council is requested to approve the bid package and authorize invitation of bids for the Street Pole Installation and Illuminated Entry Sign for Las Tunas Drive Streetscape Project.

Action:

1. Approved plans and specifications (bid package) for installing four new street poles and illuminated entry signs;

2. Authorized staff to advertise the project for bids; and

3. Reallocated funds from the Las Tunas Drive Streetscape grant programs to this project, based on the final bid amount, but not to exceed $148,479.68, with any necessary budget adjustments to be presented for Council approval upon bid award.

D. ACCEPTANCE OF FISCAL YEAR 2023-24 PAVEMENT REHABILITATION PROJECT, CIP NO. P24-02

The City Council is requested to accept project completion for the FY 2023-24 pavement rehabilitation Project.

Action:

1. Accepted project completion for the Fiscal Year 2023-24, Project No. P24-02 as performed by Onyx Paving Company, Inc. for a total amount of $4,410,426.45;

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 $220,521.32 to Onyx Paving Company, Inc. within 35 days following recordation of the Notice of Completion.

E. ADOPTION OF RESOLUTION NO. 25-5802 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2024-25

The City Council is requested to adopt Resolution No. 25-5802 authorizing the payment of bills for fiscal year 2024-25.

Action: Adopted Resolution No. 25-5802 authorizing the payment of bills for fiscal year 2024-25.

Consent Calendar Item 7C was heard out of agenda order. Councilmember Chen pulled the item to make a comment.

C. AUTHORIZATION TO ADOPT PLANS, BID PACKAGES, AND ADVERTISE BIDS FOR THE EMERGENCY GENERATOR REPLACEMENT PROJECT FOR THE EMERGENCY OPERATIONS CENTER (EOC) AND CITY HALL

The City Council is requested to approve the Emergency Generator Replacement project.

Councilmember Chen spoke in support of updating the City's Emergency Operation Center (EOC) Emergency Power Generator and suggested staff look into outside resources to supplement the City's effort to update the EOC.

City Council did not have further comments regarding the Emergency Generator Replacement project.

Councilmember Man made a motion to approve:

1. Provided authorization for the City Manager to adopt the plans and bid packages for the Emergency Generator replacement project ("Project");

2. Provided authorization for the City Manager to advertise the Project;

3. Granted the City Manager the ability to award the Project contract up to $350,000, if needed; and

4. Amended the Fiscal Year 2024-2025 Budget to appropriate $350,000 from General Fund Reserves and increase Capital Outlay in the General Government Buildings Program.

Seconded by Councilmember Chen and approved by the following votes:

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

8. PUBLIC HEARING – None

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS

A. APPROVAL OF PLANS AND AUTHORIZATION TO INVITE BIDS FOR FISCAL YEAR 2024-25 PAVEMENT REHABILITATION PROJECT, CAPITAL IMPROVEMENT PROJECT (CIP NO. P25-01)

The City Council is requested to approve plans and authorize invitation for bids for the proposed FY 2024-25 Street Rehabilitation Project to rehabilitate approximately 2.3 million square feet of Residential Street pavement and Arterial Street pavement areas with mainly Category IV Poor and Category V Very Poor Streets with low Pavement Condition Index (PCI).

City Manager Cook provided an overview of the City's Street Pavement Rehabilitation Program.

Senior Engineer Micheal Lloyd gave a summary of the staff report and answered Council questions.

City Council made comments and asked questions regarding cold-mill overlay and ARAM treatment on city streets and the potential impact this project will have on residents.

Mayor Pro Tem Yu opened public comment in person and virtually.

Jerry Jambazian, Temple City business owner, asked questions about ARAM treatment.

Hearing no additional in person or virtual request to speak, Mayor Pro Tem Yu closed public comment.

City Council made final comments regarding the FY 2024-25 Pavement Rehabilitation Project.

Councilmember Man made a motion to:

1. Approve plans for the Fiscal Year (FY) 2024-25 Pavement Rehabilitation Project, Capital Improvement Project No. P25-01;
2. Authorize staff to advertise the project for bids; and
3. Authorize budget amendment of Prop. C funds of $1.5 million for Santa Anita Ave street rehabilitation.

Seconded by Councilmember Chen and approved by the following votes:

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

B. SELECTION OF PRE-APPROVED ACCESSORY DWELLING UNIT (ADUS) PLANS

The City Council is requested to review the pre-approved ADU plans from the San Gabriel Valley Council of Governments ADU Program and incorporating these plans into the City's pre-approved ADU program.

City Manager Cook gave a brief introduction of the City's ADU program.

Associate Planner Coyne provided an overview of the proposed pre-approved ADU plans from the San Gabriel Valley Council of Governments (SGVCOG) ADU program and gave a summary of the staff report.

City Council made comments and asked questions about San Gabriel Valley Council of Government's ADU Program.

Mayor Pro Tem Yu opened public comment in person and virtually. Hearing no request to speak, Mayor Pro Tem Yu closed public comment.

City Council made final comments about incorporating San Gabriel Valley Council of Government's ADU plans into the City's pre-approved ADU program.

Councilmember Chen made a motion to:

1. Review the proposed pre-approved ADU plans from the San Gabriel Valley Council of Governments (SGVCOG) ADU program; and

2. Direct staff to include the plans in the City's pre-approved ADU program.

Seconded by Councilmember Sternquist and approved by the following votes:

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

11. UPDATE FROM CITY MANAGER– Shared that Camellia festival had a great turnout and announced that the City and the school district will meet jointly to talk about e-bikes, updates on school projects, and updates on city projects.

12. UPDATE FROM CITY ATTORNEY– Shared that new bills were introduced in the Senate; One in California to speed housing production and another in Texas on self-certification on single family and duplex housing projects.

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. FUTURE DEVELOPMENT OF CITY PROPERTY AT 5003 SERENO DRIVE AD HOC COMMITTEE
(Councilmember Sternquist and Mayor Chavez) – Formed 11/6/24

No report.

H. LIVE OAK PARK PLAYGROUND SIGNAGE AD HOC COMMITTEE
(Councilmember Man and Councilmember Sternquist) – Formed 12/3/24

No report.

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

A. COUNCILMEMBER STERNQUIST – Shared that last Friday she attended the Foothill Transit Strategic Plan meeting where the budget for the upcoming 5 years was reviewed.

B. COUNCILMEMBER CHEN – Shared that Read Across America is this week and he read to students at Emperor Elementary.

C. COUNCILMEMBER MAN – Agreed that Camellia festival had a successful turnout and shared he attended the first Neighborhood Watch meeting of the year. He thanked the Mayor for highlighting the City's accomplishments in his State of the City speech. He also shared he attended the State of Public Safety last week hosted by the Chamber of Commerce of Temple City and that Council Reorganization will happen at the next meeting.

D. MAYOR PRO TEM YU – Echoed Councilmember Man's comments and shared that tonight Council passed an item for plans specification of an illuminated entry sign for the Las Tunas Streetscape Project.

E. MAYOR CHAVEZ – Absent

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

16. ADJOURNMENT

The City Council Regular Meeting was adjourned at 9:29 p.m.

Cynthia Sternquist, Mayor

ATTEST:

Peggy Kuo, City Clerk