CITY COUNCIL
TEMPLE CITY, CALIFORNIA

REGULAR MEETING MINUTES
JULY 1, 2025

1. **CALL TO ORDER**

Mayor Sternquist called the City Council Regular Meeting to order at 7:00 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. **ROLL CALL**

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

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

4. **PLEDGE OF ALLEGIANCE** – Parks and Recreation Commissioner Burroughs lead the pledge of allegiance.

5. **CEREMONIAL MATTERS – PRESENTATION**

A. ADOPTION OF RESOLUTIONS CONFIRMING APPOINTMENT OF CITY COMMISSIONERS AND OFFICIAL OATH OF OFFICE

City Clerk Kuo gave a brief summary of the city commissioner recruitment timeline.

City Council did not have any questions or comments regarding the recruitment process.

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

Councilmember Chavez made a motion to adopt:

1. Resolution No. 25-5822 confirming appointment of John Cordes, Kevin Chang, and Jeff Hsu to the Planning Commission with term ending June 30, 2028 (Attachment "A");

2. Resolution No. 25-5823 confirming appointment of Lance Baroldi, Cathy Burroughs, and Joanne Rosso to the Parks and Recreation Commission with term ending June 30, 2028 (Attachment "B");

3. Resolution No. 25-5824 confirming appointment of Joel Catalan, Michael Stoll, and Jeffrey Xu to the Transportation and Public Safety Commission with term ending June 30, 2028 (Attachment "C"); and

4. Request City Clerk to administer the Oath of Office to commissioners.

Seconded by Councilmember Yu and approved by the following votes:

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

City Clerk Kuo administered the oath of office to the city commissioners.

B. PROCLAMATION OF PARKS AND RECREATION MONTH

The City Council declared the month of July as Parks and Recreation Month. Mayor Sternquist presented the proclamation to the Parks and Recreation Commissioners and Parks and Recreation Director Matsumoto.

Councilmember Chavez stepped away from the meeting at 7:14 p.m. and returned at 7:15 p.m.

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

Rory McNair, Temple City resident, commented on complaints he has made about the city.

7. CONSENT CALENDAR

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

AYES:	Councilmember - Chavez, Chen, Yu, Man, Sternquist
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 Council Meeting of June 18, 2025;
2. Minutes of the Special Council Meeting of June 24, 2025; and
3. Minutes of the Special Council Meeting of June 25, 2025.

Action: Approved the Minutes of the City Council Meeting.

B. PARKS AND RECREATION COMMISSION ACTIONS - REGULAR MEETING OF MAY 21, 2025 AND JUNE 18, 2025

The City Council is requested to review and file the actions of the:

1. Regular Parks and Recreation Commission Meeting of May 21; and
2. Regular Parks and Recreation Commission Meeting of June 18, 2025.

Action: Received and filed the Parks and Recreation Commission actions from their regular meeting of May 21 and June 18, 2025.

C. TRANSPORTATION AND PUBLIC SAFETY COMMISSION ACTIONS - REGULAR MEETING OF MAY 28, 2025

The City Council is requested to review and file the actions of the Regular Transportation and Public Safety Commission Meeting of May 28, 2025.

Action: Received and filed the Transportation and Public Safety Commission actions from their regular meeting of May 28, 2025.

D. PLANNING COMMISSION ACTIONS - REGULAR MEETING OF JUNE 10, 2025

The City Council is requested to review and file the actions of the Regular Planning Commission Meeting of June 10, 2025.

Action: Received and filed the Planning Commission actions from their regular meeting of June 10, 2025.

E. FIFTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH SANDRA MEDRANO TO PROVIDE HOUSING CONSULTANT SERVICES FOR THE CITY'S HOME IMPROVEMENT PROGRAMS

The City Council is requested to approve the Fifth Amendment to the Consultant Services Agreement to provide housing consultant services for a term of one additional year.

Action:

1. Reviewed and approved the Fifth Amendment to the consultant services agreement (Attachment "A") with Sandra Medrano (Medrano) to provide housing consultant services for Fiscal Year (FY) 2025-26 and increase the total compensation by $42,161, for a total of $249,939; and

2. Authorized the City Manager to finalize and execute the Fifth Amendment with Medrano for FY 2025-26.

F. APPROVAL OF CONSULTANT SERVICES AGREEMENTS WITH FAMILY PROMISE OF SAN GABRIEL VALLEY TO ADMINISTER THE CITY'S PERMANENT LOCAL HOUSING ALLOCATION PROGRAMS TO ASSIST FAMILIES EXPERIENCING OR AT RISK OF HOMELESSNESS FOR FISCAL YEAR 2025-26

The City Council is requested to approve consultant services agreements to administer the City's Permanent Local Housing Allocation Programs to assist families experiencing or at risk of homelessness for Fiscal Year 2025-26.

Action:

1. Approved a Consultant Services Agreement with Family Promise of San Gabriel Valley ("Family Promise") to administer for case management of a program assisting Temple City families and individuals in Temple City with case management services for Fiscal Year (FY) 2025-26 (Attachment "A");

2. Authorized the City Manager to execute the previously mentioned Consultant Services Agreement in an amount not to exceed $74,000;

3. Approved a Consultant Services Agreement with Family Promise to administer a program assisting Temple City families and individuals in Temple City with rental assistance and move-in rental and move-in assistance for FY 2025-26 (Attachment "B"); and

4. Authorized the City Manager to execute the previously mentioned Consultant Services Agreement in an amount not to exceed $180,620.

G. ADOPTION OF RESOULTION NO. 25-5820 APPROVING THE UPDATED SEWER SYSTEM MANAGEMENT PLAN

The City Council is requested to approve the updated Sewer System Management Plan to bring the city into compliance with State requirements (SGWD) and provide a comprehensive program for sewer system management, operation, and maintenance with the goal of preventing spills.

Action:

1. Adopted Resolution No.25-5820 to approve the City's updated Sewer System Management Plan (SSMP) as part of the State-required SSMP update process; and

2. Authorized the City Manager to submit the updated SSMP to the State Water Resources Control Board (SWRCB).

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

The City Council is requested to approve a one-year service agreement for photography services.

Action:

1. Approved a one-year Service Agreement with Gerald A. Jambazian (Attachment "A") for a total amount of $15,000.00 from July 5, 2025, through July 5, 2026 for photography services and TempleCityPhotos.com website maintenance; and

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

I. VISA CARD REPORT

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

Action: Received and filed.

J. ADOPTION OF RESOLUTION NO. 25-5821 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2024-25

The City Council is requested to adopt Resolution No. 25-5821 authorizing the payment of bills for fiscal year 2024-25.

Action: Adopted Resolution No. 25-5821 authorizing the payment of bills for fiscal year 2024-25.

8. PUBLIC HEARING

A. ADOPTION OF RESOLUTION NO. 25-5819 ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR (FY) 2025-2026

The City Council is requested to approve the Annual Appropriation Limit for FY 2025-2026.

City Manager Cook gave a brief overview of the Annual Appropriation Limit for FY 2025-2026.

Administrative Services Director Kung answered City Council's question regarding how the annual appropriation limit is determined.

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

Councilmember Yu made a motion to adopt Resolution No. 25-5819 adopting the annual Appropriations Limit for FY 2025-2026. Seconded by Councilmember Chen and approved by the following votes:

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

9. UNFINISHED BUSINESS - None

10. NEW BUSINESS - None

11. **UPDATE FROM CITY MANAGER** - reported on the law enforcement's strategy to address residential burglaries in the city, installation of additional flock cameras, and that the use of illegal fireworks in strictly prohibited and violators will be subject to fines.

12. **UPDATE FROM CITY ATTORNEY** - no update.

13. **COUNCIL REPORTS REGARDING AD HOC OR STANDING COMMITTEE MEETINGS**

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

Councilmember Chavez reported that the School District/City Standing Committee met last week. The ad hoc committee received a report regarding e-bike safety, traffic conditions around the schools, grand opening of the high school's sports complex, progress of the Las Tunas Drive Project and the Cloverleaf project.

Mayor Pro Tem Man commented that the standing committee meetings has been instrumental in building a better collaborative relationship with the school district. Being able to leverage each other's resources to serve the same community is a great benefit.

B. AUDIT STANDING COMMITTEE
(Councilmember Yu and Councilmember Chavez) - Formed 7/15/2014

No report.

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

No report.

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

No report.

E. FUTURE DEVELOPMENT OF CITY PROPERTY AT 9050 LAS TUNAS DRIVE AD HOC COMMITTEE
(Mayor Sternquist and Mayor Pro Man) - Formed 5/17/22

No report.

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

No report.

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

Mayor Pro Tem Man reported that he and Mayor Sternquist met with Parks and Recreation Director Matsumoto regarding plans to outreach to the community regarding the development of the site. They also met with the landscape architect to discuss design concepts.

H. COMMISSIONER RECRUITMENT AD HOC COMMITTEE
(Mayor Pro Tem Man and Councilmember Chavez) - Formed 4/1/2025

With the completion of recruitment of the commissioners, Mayor Sternquist disband this ad hoc committee.

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

A. COUNCILMEMBER CHAVEZ - commented on the Temple City National Little League championship games and the usage of the new Live Oak Park playground and the pickleball courts.

B. COUNCILMEMBER CHEN - Shared that the Temple City National Little League All Star will be playing with the Alhambra All Stars for the championship tonight.

C. COUNCILMEMBER YU - commented on the new Live Oak Park playground.

D. MAYOR PRO TEM MAN - commented on the grand opening of the Live Oak Park playground and the Chamber of Commerce's legislative lunch with Pasadena City College Board President Alton Wang,

E. MAYOR STERNQUIST - commented on the grand opening of the Live Oak Park playground event.

15. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE

AGENDA – None

16. ADJOURNMENT

The City Council Regular Meeting was adjourned at 7:59 p.m.

Cynthia Sternquist, Mayor

ATTEST:

Peggy Kuo, City Clerk