CITY COUNCIL

REGULAR MEETING AGENDA

June 3, 2026 – 7:00 P.M.

COUNCIL CHAMBERS

5938 KAUFFMAN AVENUE - TEMPLE CITY

PROCEDURE TO ADDRESS CITY COUNCIL:

In person: Members of the Public who wish to address the City Council may do so by completing a Speaker Request Form, indicating the agenda item number and submitting it to the City Clerk. Unless waived by Council, there is a 3-minute time limit on each speaker with a maximum period of 30 minutes for comments on any subject.

Written Comment: Written public comments received by 5pm on the day of the meeting will be provided to the City Council and made part of the meeting record. Written public comments will not be read aloud by city staff or City Council.

You have the opportunity to address the City Council at the following times:

- Agenda item: at the time the Council considers the agenda item;
- Non-agenda item: at the time for PUBLIC COMMENTS. Please note that while the City Council values your comments, pursuant to the Brown Act, the Council cannot take action on any item not listed on the agenda; and
- Public Hearing: at the time for public hearings under PUBLIC HEARING.

The listing of any item on the agenda includes the authority of the Council to take action on such item and to approve, disapprove, or give directions on any item.

NOTICE: Staff reports or other written documentation relating to each item of business of this Agenda are available for viewing on the City's website at **templecityca.gov** and are on file and available for review during regular office hours in the Office of the City Clerk located at City Hall, 9701 Las Tunas Drive, Temple City, California. Written documentation submitted to the City Council after distribution of the agenda packet can be obtained at the City Clerk's Office during regular office hours.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (626) 285-2171. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

TO WATCH REGULAR MEETINGS LIVE OR RECORDED, VISIT:
https://www.youtube.com/@ConnectWithTC

AGENDA NOTIFICATION SUBSCRIPTION:
If you wish to receive an agenda email notification, please email your request to **cityclerk@templecityca.gov** or call (626) 285-2171.

1. CALL TO ORDER – Mayor Man

2. ROLL CALL – Councilmember Chavez, Sternquist, Yu, Chen, Man

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. CEREMONIAL MATTERS – PRESENTATION

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

The City Council will now hear public comments regarding items not listed on the agenda. The procedure to address the City Council is highlighted on the first page of this agenda. This section is limited to 30 minutes total.

7. CONSENT CALENDAR

All Consent Calendar items may be approved in a single motion as recommended unless removed for further discussion. If members of the City Council or persons in the audience wish to discuss any matters listed on the Consent Calendar, please address them at this time.

Recommendation: Approve Items A through H per recommendations.

A. APPROVAL OF MINUTES

The City Council is requested to review and approve the:

1. Minutes of the Regular City Council Meeting of May 19, 2026; and
2. Minutes of the Special City Council Meeting of May 27, 2026.

Recommendation: Approve the Minutes of the City Council Meeting.

Attachments: Minutes of May 19, 2026
Minutes of May 27, 2026

B. PLANNING COMMISSION ACTIONS - MEETING OF MAY 12, 2026

The City Council is requested to receive and file the Planning Commission Actions from their meeting on May 12, 2026.

Recommendation: Receive and file the Planning Commission meeting actions.

Attachment: Staff Report

C. ADOPTION OF RESOLUTION NO. 26-5875 APPROVING PARTICIPATION IN THE LOS ANGELES URBAN COUNTY PROGRAM FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS BY AUTHORIZING THE MAYOR, OR HIS DESIGNEE TO SIGN A COOPERATION AGREEMENT WITH THE COUNTY OF LOS ANGELES

The City Council is requested to approve participation in the Los Angeles Urban County Program for CDBG funds.

Recommendation:

1. Adopt Resolution No. 26-5875 (Attachment "A") approving participation in the Los Angeles Urban County Program for CDBG funds; and

2. Authorize the Mayor, or his designee, to sign a cooperation agreement with the County of Los Angeles.

Attachment: Staff Report

D. APPROVAL OF A CONSULTANT SERVICES AGREEMENT WITH SANDRA MEDRANO TO PROVIDE HOUSING SERVICES FOR THE CITY'S HOME IMPROVEMENT PROGRAMS

The City Council is requested to approve a consultant services agreement to provide housing services.

Recommendation:

1. Review and approve a consultant services agreement (Attachment "A") with Sandra Medrano (Medrano) to provide housing services for three years, with two optional one-year extensions, for a total compensation of $178,971. The total compensation shall not exceed 20 percent of the City's Home Improvement Program's budget;

2. Authorize the City Manager to finalize and execute the consultant services agreement for three years beginning on July 1, 2026; and

3. Authorize the City Manager to amend the consultant services agreement with Medrano for up to two additional years, in one-year increments. The total value of the consultant services agreement for future FYs shall not exceed $59,657 or 20 percent of the City's Home Improvement Program budget in those years, whichever is less.

Attachment: Staff Report

E. ADOPTION OF RESOLUTION NO. 26-5876 TO APPROVE THE ROAD REPAIR AND ACCOUNTABILITY ACT (SB 1) PROJECT LIST FOR FISCAL YEAR 2026-27

The City Council is requested to approve the resolution to designate citywide street resurfacing projects for FY 2026-27 RMRA funding under SB 1.

Recommendation:

1. Adopt Resolution No. 26-5876 (Attachment "A") to approve the resurfacing of various streets citywide as Temple City's designated project for Road Maintenance and Rehabilitation Account (RMRA) funds for Fiscal Year (FY) 2026-27 pursuant to Senate Bill 1, the Road Repair and Accountability Act of 2017 (SB 1);

2. Direct the City Manager to include the corresponding Capital Improvement Projects (CIPs) in the FY 2026-27 City Budget including RMRA funds and the required General Fund maintenance of effort match; and

3. Authorize the City Manager to submit the required documents and information to the California Transportation Commission (CTC) for the City to receive RMRA funds.

Attachment: Staff Report

F. ADOPTION OF RESOLUTION NO. 26-5878 ADOPTING THE STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR (FY) 2026-2027

The City Council is requested to adopt the Statement of Investment Policy for Fiscal Year 2026-2027.

Recommendation: Adopt Resolution No. 26-5878 adopting the Statement of Investment Policy for FY 2026-2027.

Attachment: Staff Report

G. VISA CARD REPORT

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

Recommendation: receive and file

Attachment: Staff Report

H. ADOPTION OF RESOLUTION NO. 26-5879 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5879 authorizing the payment of bills for fiscal year 2025-26.

Recommendation: Adopt Resolution No. 26-5879 authorizing the payment of bills for fiscal year 2025-26.

Attachment: Staff Report

8. PUBLIC HEARING

A. ADOPTION OF RESOLUTION NO. 26-5877 ORDERING THE LEVY OF CITYWIDE LIGHTING AND MAINTENANCE DISTRICT ASSESSMENTS FOR FISCAL YEAR (FY) 2026-2027

The City Council is requested to adopt a resolution approving the ordering of the levy and collection of citywide Lighting and Maintenance District assessments for FY 2026-2027.

Presenter: Administrative Services Director

Recommendation:

1. Receive a presentation from staff;

2. Open the public hearing; and

3. Adopt Resolution No. 26-5877 ordering the levy and collection of assessments for FY 2026-2027.

Attachment: Staff Report

B. INTRODUCTION AND FIRST READING 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 Chapter 9-2, 9-3, and 9-4 of the City's Municipal Code.

Presenter: Community Development Director

Recommendation:

1. Introduce for first reading by title only and waive further reading of Ordinance No. 26-1088 (Attachment “A”); and

2. Schedule the second reading of Ordinance No. 26-1088 for June 16, 2026.

Attachment: Staff Report

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS – None

11. UPDATE FROM CITY MANAGER

12. UPDATE FROM CITY ATTORNEY

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

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

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

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

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

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

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

H. CITY COMMISSION RECRUITEMNT AD HOC COMMITTEE
(Councilmember Yu and Mayor Pro Tem Chen) - Formed 04/07/2026

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

    A. COUNCILMEMBER CHAVEZ

    B. COUNCILMEMBER STERNQUIST

    C. COUNCILMEMBER YU

    D. MAYOR PRO TEM CHEN

    E. MAYOR MAN

15. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

    The City Council will now hear additional public comments regarding items not listed on the agenda. The procedure to address the City Council is highlighted on the first page of this agenda.

16. CLOSED SESSION

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

    B. Purpose: Significant Exposure to Litigation
    Potential Cases: One (1)
    Matter: Facts unknown to the potential plaintiff
    Authority: Government Code Section 54956.9(d)(2), (e)(1)
    Representatives: City Attorney

    C. Purpose: Employee Performance Evaluation
    Title: City Manager
    Authority: Government Code Section 54957
    Representatives: City Council

17. ADJOURNMENT

FUTURE CITY MEETINGS

PLANNING COMMISSION	7:00 P.M.	June 9, 2026
TRANSPORTATION AND PUBLIC SAFETY COMMISSION	7:00 P.M.	June 10, 2026
CITY COUNCIL	7:00 A.M.	June 16, 2026

PARKS & RECREATION COMMISSION 7:00 P.M. June 17, 2026

CERTIFICATION OF POSTING:
I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on June 3, 2026, on the bulletin board outside the Civic Center located at 5938 Kauffman Avenue, CA 91780, and on the city, website as required by law, on the date listed below. 5/29/2026 at 10:00 AM /S/
Date Roxana Flores, Deputy City Clerk