CITY COUNCIL

REGULAR MEETING AGENDA

JUNE 16, 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.

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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

   A. INTRODUCTION OF SISTER CITY STUDENTS GOING TO HAWKESBURY, AUSTRALIA

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 P per recommendations.

   A. APPROVAL OF MINUTES

      The City Council is requested to review and approve the:

      1. Minutes of the Special Joint Meeting of City Council and Planning Commission of May 28, 2026;
      2. Minutes of the City Council Budget Study Session of June 3, 2026; and
      3. Minutes of the Regular City Council Meeting of June 3, 2026.

      Recommendation: Approve the Minutes of the City Council Meeting.

      Attachments: May 28, 2026 Special Joint Meeting Minutes
      June 3, 2026 Budget Study Session Minutes
      June 3, 2026 Regular Meeting Minutes

B. PARKS AND RECREATION COMMISSION ACTIONS - MEETING OF May 20, 2026

The City Council is requested to receive and file the Parks and Recreation Commission Actions from their meeting on May 20, 2026.

Recommendation: Receive and file the Parks and Recreation Commission meeting actions.

Attachment: Staff Report

C. ADOPT RESOLUTIONS CONFIRMING APPOINTMENT OF CITY COMMISSIONERS

The City Council is requested to adopt resolutions confirming the appointment of city commissioners.

Recommendations:

1. Resolution No. 26-5884 confirming appointment of Serge Haddad and Tom O'Leary to the Planning Commission with term ending June 30, 2028 (Attachment “A”);

2. Resolution No. 26-5885 confirming appointment of Jose Tarin and Kristel Haddad to the Parks and Recreation Commission with term ending June 30, 2028 (Attachment “B”);

3. Resolution No. 26-5886 confirming appointment of Ousama Nimri and Sunny Lo to the Transportation and Public Safety Commission with term ending June 30, 2028 (Attachment “C”); and

4. Direct the City Clerk to arrange for all appointees to receive their official Oath of Office at the next Council meeting.

Attachment: Staff Report

D. SECOND READING AND ADOPTION 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 various sections of the Temple City Municipal Code (TCMC) related to subdivision and condominium conversion regulations.

Recommendation: Adopt 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.

Attachment: Staff Report

E. APPROVAL OF AGREEMENT WITH THE INLAND VALLEY HUMANE SOCIETY & S.P.C.A. FOR ANIMAL CONTROL, SHELTERING, AND PET LICENSING SERVICES

The City Council is requested to approve an agreement for animal control, sheltering, and pet license services.

Recommendation:

1. Approve a new agreement between the City of Temple City and the Inland Valley Humane Society & S.P.C.A. (IVHS) for animal control, sheltering, and pet licensing services for Fiscal Years (FY) 2026-2027 and 2027-2028 (Attachment “A”); and

2. Authorize the City Manager to execute the agreement.

Attachment: Staff Report

F. APPROVAL OF A CONSULTANT SERVICES AGREEMENT WITH LEAD TECH ENVIRONMENTAL TO PROVIDE ASBESTOS AND LEAD-BASED PAINT TESTING SERVICES FOR THE CITY’S HOME IMPROVEMENT PROGRAMS

The City council is requested to approve a consultant services agreement to provide asbestos and lead-based paint testing services for the City's Home Improvement Programs.

Recommendation:

1. Review and approve a consultant services agreement (Attachment “A”) with Lead Tech Environmental (Lead Tech) to provide asbestos, lead, and mold consulting services for an initial three-year term, with one optional one-year extension, for a total compensation not to exceed $45,000 during the initial term;

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 exercise the optional one-year extension if compensation for the extension year does not exceed $15,000.

Attachment: Staff Report

G. PURCHASE AND INSTALLATION OF BLADE SIGNS FOR THE LAS TUNAS DRIVE STREETSCAPE PROJECT

The City Council is requested to authorize the City manager to execute a contract for the purchase and installation of blade signs for participating businesses in the Las Tunas Drive Streetscape Project.

Recommendation:

1. Authorize the City Manager to execute a contract and/or purchase order with ASI Sign Systems, Inc. (ASI), through the State of California Multiple Award Schedules (CMAS) Program, for the purchase and installation of blade signs for participating businesses in the Las Tunas Drive Streetscape Project, in an amount not to exceed $33,912.05, which includes a 10 percent contingency for unforeseen issues;

2. Authorize the City Manager to approve related non-substantive changes and execute any documents necessary to implement the purchase and installation; and

3. Waive fees related to building plan check, building permit, and encroachment permits.

Attachment: Staff Report

H. FIRST AMENDMENT TO AGREEMENT WITH ULTIMATE MAINTENANCE SERVICE, INC. FOR CITYWIDE JANITORIAL SERVICES

The City Council is requested to authorize the City Manager to execute a first amendment to the agreement with Ultimate Maintenance Services, Inc. extending the term of the agreement by three months (July 1, 2026 to September 30, 2026) in order to conduct a Request for Proposals for janitorial services.

Recommendation: Authorize the City Manager to execute a first amendment to the agreement with Ultimate Maintenance Services, Inc., extending the term of agreement by three months, for citywide janitorial services.

Attachment: Staff Report

I. APPROVE THE AGREEMENT FOR INFORMATION TECHNOLOGY SUPPORT SERVICES WITH THE CITY OF BREA/BREAIT FOR FISCAL YEAR 2026-2027

The City Council is requested to approve the agreement for information technology support services for Fiscal Year 2026-2027.

Recommendation:

1. Approve the Agreement for Services with the City of Brea/BreaIT for information technology support for the period of July 1, 2026 to June 30, 2027; and

2. Authorize the City Manager to execute the Agreement.

Attachment: Staff Report

J. APPROVAL OF SECOND AMENDMENT TO THE AGREEMENT WITH CLIFTONLARSONALLEN, LLP FOR PROFESSIONAL AUDIT SERVICES

The City Council is requested to approve a second amendment to the agreement for professional audit services.

Recommendation:

1. Approve a Second Amendment to the agreement with CliftonLarsonAllen, LLP (Attachment "A") for a final one-year term extension for professional audit services; and

2. Authorize the City Manager to sign and execute the Agreement.

Attachment: Staff Report

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

The City Council is requested to approve a services agreement for photography services and its website maintenance.

Recommendation:

1. Approve a one-year Services Agreement with Gerald A. Jambazian (Attachment “A”) in an amount not to exceed $17,500, covering the period of July 5, 2026, through July 5, 2027, for professional photography services and maintenance of the TempleCityPhotos.com website; and

2. Authorize the City Manager to execute the Services Agreement.

Attachment: Staff Report

L. APPROVAL OF ANNUAL PROFESSIONAL SERVICE AGREEMENT WITH THE TEMPLE CITY CHAMBER OF COMMERCE

The City Council is requested to approve an annual professional service agreement with the Temple City Chamber of Commerce.

Recommendation:

1. Approve a Professional Services Agreement with the Temple City Chamber of Commerce for business promotion and public information services (Attachment "A") in the amount of $62,500 for the period of July 1, 2026, through June 30, 2027; and

2. Authorize the City Manager to sign and execute the agreement.

Attachment: Staff Report

M. FINAL SUBDIVISION MAP APPROVAL FOR PARCEL MAP NO. 84038, A three-unit condominium SUBDIVISION AT 5935 Kauffman Avenue

The City Council is requested to approve the final map which will allow the property owner to record the subdivision.

Recommendation:

1. Review and approve the final subdivision map for Parcel Map No. 84038 (Attachment "A"); and

2. Authorize the City Clerk to certify Parcel Map No. 84038.

Attachment: Staff Report

N. SECOND AMENDMENT TO LEGAL SERVICES AGREEMENT WITH BURKE, WILLIAMS & SORENSEN, LLP

The City Council is requested to approve the second amendment to the city's legal services agreement.

Recommendation:

1. Approve a Second Amendment to Legal Services Agreement between the City and Burke, Williams & Sorenson, LLP ("Burke"), modernizing the rate structure, eliminating the tiered partner rate schedule, and establishing an automatic annual Consumer Price Index (CPI-U) adjustment mechanism

effective July 1, 2026; and

2. Authorize the City Manager to execute the Second Amendment to the Service Agreement.

Attachment: Staff Report

O. THIRD AMENDMENT TO AGREEMENT FOR SERVICES WITH DAPEER, ROSENBILT & LITVAK, LLP

The City Council is requested to approve a third amendment to the service agreement for code enforcement attorneys.

Recommendation:

1. Approve a Third Amendment to Agreement for Services between the City and Dapeer, Rosenbilt & Litvak, LLP , updating the rate structure into a single hourly rate of $295.00, introducing a rate provision for matters outside of regular code enforcement, and establishing an automatic annual Consumer Price Index (CPI) adjustment mechanism not to exceed 3% per year, effective July 1, 2026.

2. Authorize the City Manager to execute the Third Amendment to the Agreement for Services.

Attachment: Staff Report

P. ADOPTION OF RESOLUTION NO. 26-5880 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2025-26

The City Council is requested to adopt Resolution No. 26-5880 authorizing the payment of bills for fiscal year 2025-26.

Recommendation: Adopt Resolution No. 26-5880 authorizing the payment of bills for fiscal year 2025-26.

Attachment: Staff Report

8. PUBLIC HEARING

A. ADOPTION OF RESOLUTION NO. 26-5881 APPROVING THE MASTER FEES AND FINES SCHEDULE FOR FISCAL YEAR 2026-2027

The City Council is requested to approve the Master Fees and Fines Schedule for Fiscal Year 2026-2027.

Presenter: Administrative Services Director

Recommendation:

1. Receive presentation from staff;

2. Open the public hearing and receive public comment;

3. Close the public hearing; and

4. Adopt Resolution No. 26-5881 approving the Master Fees and Fines Schedule for Fiscal Year 2026-2027.

Attachment: Staff Report

B. ADOPTION OF RESOLUTION NO 26-5882 ADOPTING THE PROPOSED CITY BUDGET FOR FISCAL YEAR 2026-2027

The City Council is requested to adopt the proposed City Budget for Fiscal year 2026-2027.

Presenter: Administrative Services Director

Recommendation:

1. Receive presentation from staff;

2. Open the public hearing;

3. Receive public input;

4. Close the public hearing;

5. Direct staff on revisions to budget as appropriate;

6. Provide direction and final authorization on Fund Balance designations; and

7. Adopt Resolution No. 26-5882 approving the budget and appropriations for the City of Temple City for the fiscal year commencing July 1, 2026 and ending June 30, 2027 and amending as necessary.

Attachment: Staff Report

C. ADOPTION OF RESOLUTION NO. 26-5883 ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR (FY) 2026-2027

The City Council is requested to adopt the Annual Appropriations Limit for Fiscal year 2026-2027.

Presenter: Administrative Services Director

Recommendation:

1. Receive presentation from staff;

2. Open the public hearing;

3. Receive public input;

4. Close the public hearing; and

5. Adopt Resolution No. 26-5883 adopting the annual Appropriations Limit for FY 2026-2027.

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

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

17. ADJOURNMENT

FUTURE CITY MEETINGS

PLANNING COMMISSION	7:00 P.M.	June 23, 2026
TRANSPORTATION AND PUBLIC SAFETY COMMISSION	7:00 P.M.	June 24, 2026
CITY COUNCIL	7:00 A.M.	July 7, 2026
PARKS & RECREATION COMMISSION	7:00 P.M.	July 15, 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 16, 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.

6/12/2026 at 9:45 AM /S/

Date Roxana Flores, Deputy City Clerk