

**CITY COUNCIL  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING MINUTES  
OCTOBER 18, 2022**

**1. CALL TO ORDER**

Mayor Sternquist 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 – Chavez, Vizcarra, Yu, Man, Sternquist

ABSENT: Councilmember – None

ALSO PRESENT: City Manager Cook, City Attorney Murphy, City Clerk Kuo, Administrative Services Director Paragas, Community Development Director Reimers, Parks and Recreation Director Matsumoto, and Public Safety Supervisor Ariizumi

**3. INVOCATION** – Jerry Jambazian, Wonder Cleaners & Draperies, located at 9136 E. Las Tunas Drive, Temple City, provided the invocation.

**4. PLEDGE OF ALLEGIANCE** – Mayor Sternquist led the pledge of allegiance.

**5. CEREMONIAL MATTERS – PRESENTATION**

A. PAINT THE TOWN PURPLE PROCLAMATION - DIANA DOI, RELAY FOR LIFE

Ms. Diana Doi, Relay for Life, announced upcoming Paint the Town Purple Day on October 22, 2022, and Relay for Life fundraising event.

Mayor Sternquist and Councilmembers presented Ms. Doi with a Paint the Town Purple proclamation.

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

Mary Sneed, Historical Society, invited everyone to the Historical Society's grand re-opening and remarked on the Historical Society's upcoming 100<sup>th</sup> Year Anniversary Celebration.

**7. CONSENT CALENDAR**

City Manager Cook provided additional information for:

Consent Calendar Item 7C, CalRecycle Rubberized Pavement Grant Program, is for reimbursement of rubberized pavement projects. This grant will not pay for the current re-pavement project. The City plans to use the grant towards pavement of thoroughfares (i.e., Baldwin Avenue and Lower Azusa Road).

Consent Calendar Item 7D, Acceptance of Primrose Park Project, CIP No. P21-01, is presented to Council for approval because this is such a monumental project. The City already began grant reimbursement for the project.

Mayor Sternquist asked questions about the continuation of remote meeting. City Attorney Murphy answered the Mayor's questions and stated that he will elaborate on this subject under his update. gave a brief summary of the staff report and shared upcoming changes.

Councilmember Chavez pulled Consent Calendar Item 7F.

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

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

#### A. APPROVAL OF MINUTES

The City Council is requested to review and approve the Minutes of the Regular City Council Meeting of October 4, 2022.

Action: Approved.

#### B. PLANNING COMMISSION ACTIONS - MEETING OF SEPTEMBER 27, 2022

The City Council is requested to receive and file the actions of the Planning Commission Regular Meeting of September 27, 2022.

Action: Received and filed.

#### C. ADOPT RESOLUTION APPROVING AN ENVIRONMENTALLY PREFERABLE PURCHASING AND PRACTICES POLICY FOR SUBMISSION OF AN APPLICATION UNDER THE CALRECYCLE RUBBERIZED PAVEMENT GRANT PROGRAM

The City Council is requested to approve an Environmental Preferable Purchasing and Practice Policy for submission of a grant to fund material related to improving street conditions along Lower Azusa and Santa Anita Avenue.

Action:

The City Council:

1. Adopted resolution to approve Environmentally Preferable Purchasing and Practices Policy in accordance with the CalRecycle Rubberized Pavement Grant Program; and
2. Authorized the City Manager to submit CalRecycle grant funding request application for FY 2022-23 and take all actions necessary.

#### **D. ACCEPTANCE OF PRIMROSE PARK PROJECT, CIP NO. P21-01**

City Council is requested to accept project completion for the Primrose Park Project. All proposed improvements as part of the construction documents is now completed and confirmed by the City Engineer.

Action:

1. Accepted project completion for the Primrose Park Project, CIP No. P21-01 as performed by CEM Construction Corp for a total amount of \$2,717,096.25;
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 \$135,854.81 to CEM Construction Corp within 35 days following recordation of the Notice of Completion.

#### **E. ADOPTION OF RESOLUTION TO ALLOW CITY COUNCIL MEETINGS TO BE HELD REMOTELY, CONSISTENT WITH ASSEMBLY BILL 361**

The City Council is requested to adopt a resolution to allow Brown Act covered public meetings to be held remotely, consistent with Assembly Bill 361.

Action:

1. Reviewed use of teleconferencing or videoconferencing for Brown Act-covered public meetings of the City Council and City commissions; and
2. Adopted attached Resolution No. 22-5636 to authorize the use of such technology for meetings for a period of 30 days.

#### **G. VISA CARD REPORT**

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

Action: Received and filed.

#### H. ADOPTION OF RESOLUTION NO. 22-5637 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2022-23

The City Council is requested to adopt Resolution No. 22-5637 authorizing the payment of bills.

Action: Adopted Resolution No. 22-5637

Councilmember Chavez pulled Consent Calendar Item 7F to make additional comments. He stated that this event is on the morning of the Relay for Life Event and encourage the public to participate in both events.

#### F. REQUEST FOR TEMPORARY STREET AND LANE CLOSURES ON LAS TUNAS DRIVE FOR THE RUN AWAY FROM DRUGS RUN/WALK

City Council is requested to approve the temporary street and lane closures for the Run Away From Drugs Run/Walk. This event aims to bring awareness about the dangerous threat that illegal drugs pose to the health and safety of students in our communities.

City Council asked questions regarding the event and the street closures.

Public Safety Supervisor answered Council questions.

Councilmember Chavez made a motion to approve the temporary street and lane closures on Las Tunas Drive between Muscatel Avenue and Baldwin Avenue on November 5, 2022, from 6:00 a.m. to 11:00 a.m. for the Run Away From Drugs Run/Walk. Seconded by Mayor Pro Tem Man and approved by the following votes:

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

## 8. PUBLIC HEARING

### A. DRAFT HOUSING ELEMENT FOR THE SIXTH CYCLE (2021-2029)

State housing element law requires that all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. As a mandatory component of a general plan, a housing element needs to be

updated every eight years to reflect the regional and local needs and be reviewed and certified by HCD.

Community Development Director Reimers gave a brief introduction and overview of the City's Housing Element.

Jen Murrillo, Lisa Wise Consulting (City's Housing Element Consultant), joined the meeting virtually and gave an overview of the City's current Housing Element; housing needs and conditions in the City; revised Draft Housing Element; and remarked on staff's recommendation and next step.

City Council asked questions and made comments regarding City's Draft Housing Element.

David Bergman, Lisa Wise Consulting (City's Housing Element Consultant), answered City Council questions regarding City's household income distribution.

Mayor Sternquist opened public hearing.

Lexine MacKenzie, Temple City resident, commended staff on preparing a HCD compliant Housing Element and not up zoning the properties in the City. She spoke in support of the City's Draft Housing Element.

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

Councilmember Yu made a motion to:

1. Adopt a resolution (Attachment "A") approving the addendum (Attachment "B") to the Mid-Century General Plan EIR;
2. Amend the General Plan by adopting the proposed Housing Element 2021-2029 (Attachment "C") to replace the current Housing Element 2013-2021; and
3. Authorize the City Manager, or designee, to make technical changes and other non-substantive edits that may result from the review of the Department of Housing and Community Development (HCD) without further consideration or re-adoption by the City Council.

Seconded by Councilmember Vizcarra and approved by the following votes:

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

**9. UNFINISHED BUSINESS** – None

## 10. NEW BUSINESS

### A. COUNCIL CHAMBERS AND COMPUTER ROOM EQUIPMENT UPGRADE

City Council is requested to approve a Consultant Services Agreement for “Design and Installation” services and approve the purchase of equipment to upgrade and enhance the quality of audio and video in the Council Chambers and Council Chambers computer room.

City Clerk Kuo gave a summary of the staff report.

City Council made comments and asked questions regarding the proposed upgrades to the Council Chambers and computer room equipment.

Mayor Sternquist opened public comment.

Jerry Jambazian, Temple City business owner, asked if a monitor will be installed in the back of the Council Chamber for training purposes.

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

Councilmember Chavez made a motion to:

1. Approve a Consultant Services Agreement (Attachment “A”) with Red 88 Media for “Design and Installation” services for the Council Chamber and Council Chambers computer room equipment upgrade in an amount not to exceed \$24,900;
2. Authorize the City Manager to sign the Consultant Services Agreement (Attachment “A”) with Red 88 Media;
3. Approve the purchase of equipment to upgrade and enhance the quality of audio and video in the Council Chambers and Council Chambers Computer Room (i.e., for live, live streaming, and virtual participation of meeting) in an amount not to exceed \$74,500.00 (Attachment “B”); and
4. Approve a total expenditure budget amendment of \$99,400 from the Unassigned General Fund.

Seconded by Councilmember Yu and approved by the following votes:

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

## **B. PROCESS REGARDING NO FRONT PLATE WARNING**

In order to provide a better opportunity to remediate violations prior to fines being issued, City staff has prepared an option for the development and implementation of a front plate violation warning process.

City Manager Cook gave a summary of the staff report.

City Council made comments and asked questions regarding current citation process for “no front license plate” violations.

City Manager Cook, Public Safety Supervisor Ariizumi, and Deputy Bui answered City Council questions.

Councilmember Vizcarra left the meeting at 9:41 p.m. and returned to the meeting at 9:44 p.m.

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

City Council made final comments regarding current citation process for “no front license plate” violations and directed staff to highlight or make more visible the process for correctable violations such as missing front license plate.

## **11. UPDATE FROM CITY MANAGER**

### **A. Update on Vacant Property Ordinance**

City Manager Cook gave a brief overview on the City’s Vacant Property Ordinance and Community Development Director Reimers provided an update on the implementation of the vacant property maintenance ordinance.

City Manager Cook also announced upcoming Neighborhood Watch meeting this Thursday at Live Oak Park and thanked City Council for approving the City’s Draft Housing Element.

## **12. UPDATE FROM CITY ATTORNEY**

City Attorney Murphy spoke about the passing of Assembly Bill (AB) 2449, effective January 1, 2023, which will change remote attendance rules under the Brown Act’s Open Meeting Laws.

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

### **A. SCHOOL DISTRICT/CITY STANDING COMMITTEE (Councilmember Man and Councilmember Chavez) – Formed 1/3/2012**

No report.

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

No report.

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

No report.

- D. PRIMROSE PARK ART ELEMENT AD HOC  
(Councilmember Vizcarra and Councilmember Yu) – Formed 5/19/20

No report.

- E. CITY BASED HOMELESS PLAN STANDING COMMITTEE  
(Councilmember Vizcarra and Mayor Sternquist) – Formed 3/16/21

No report.

- F. FUTURE DEVELOPMENT OF CITY PROPERTY AT 9050 LAS TUNAS DRIVE  
(Mayor Pro Tem Man and Mayor Sternquist) – Formed 5/17/22

No report.

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

- A. COUNCILMEMBER VIZCARRA – commented on City Attorney Murphy's presentation at the California Joint Power Insurance Authority Annual Conference.

- B. COUNCILMEMBER YU – indicated that he is proud that staff and councilmembers conduct themselves professionally at all times.

- C. COUNCILMEMBER CHAVEZ – remarked on the California Joint Power Insurance Authority Annual Conference.

- D. MAYOR PRO TEM MAN – remarked on water conservation, the upcoming Neighborhood Watch meeting, and Halloween Carnival.

- E. MAYOR STERNQUIST – remarked on the California Joint Power Insurance Authority Annual Conference and Los Angeles County Department of Parks and Recreation and Upper San Gabriel Valley Water District's WaterFest for water conservation. She also expressed appreciation for the diversity in the City.



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

**16. ADJOURNMENT**

The City Council Regular Meeting was adjourned at 10:25 p.m.

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Cynthia Sternquist, Mayor

ATTEST:

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Peggy Kuo, City Clerk