

**CITY COUNCIL
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING MINUTES
DECEMBER 4, 2018**

1. CALL TO ORDER

Mayor Man called the City Council Regular Meeting to order at 7:34 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT: Councilmember – Chavez, Sternquist, Yu, Fish, Man

ABSENT: Councilmember – None

ALSO PRESENT: City Manager Cook, Assistant City Attorney Murphy, City Clerk Kuo

3. INVOCATION – Pastor Jim Walden, First Baptist Church, provided the invocation.

4. PLEDGE OF ALLEGIANCE – Boy Scout Troop 174 led the pledge of allegiance.

5. CEREMONIAL MATTERS – PRESENTATIONS

A. CERTIFICATES OF RECOGNITION TO WINNERS OF THE TEMPLE CITY LIBRARY'S ANNUAL BOOKMARK CONTEST

Jing Li, Temple City Library Manager, gave a brief overview of the contest.

City Council presented certificates of recognition to the winners and honorable mentions of the contest.

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

Helen Shaw, Southern California Gas Co, shared that legislators are considering making electricity as the only energy choice and eliminating gas as an option.

Lucy Liou, Temple City resident, invited the public to donate blood at the Temple City library blood drive event.

Steve Stafford, Lucy Liou, John Cordes, Frank Ruedel, Temple City residents, commented on the medical marijuana facility projects in El Monte.

Peter Choi, Temple City Chamber Commerce, announced Chamber's upcoming events.

7. CONSENT CALENDAR

City Manager Cook informed City Council that staff did issue a Request for Proposal (RFP) for Consent Calendar Item 7E “Contract for Study of Development Fees” and received six responses to the RFP.

Councilmember Sternquist pulled Item 7C for discussion.

C. TRANSPORTATION AND PUBLIC SAFETY COMMISSION ACTIONS

The City Council is requested to review the actions of the Regular Transportation and Public Safety Commission Meeting of November 14, 2018.

Councilmember Sternquist requested staff to review the pattern of the tickets that are being dismissed and determine if there is something the City should address so that staff does not continue to issue citations for those infractions.

If there is a pattern on the type of tickets not being withheld, maybe there is something the city can do to improve that area.

Mayor Pro Tem Fish made a motion to receive and file the commission actions. Seconded by Councilmember Sternquist and carried by the following votes:

AYES:	Councilmember – Chavez, Sternquist, Yu, Fish, Man
NOES:	Councilmember – None
ABSTAIN:	Councilmember – None
ABSENT:	Councilmember – None

Mayor Pro Tem Fish made a motion to approve the remaining Consent Calendar Items. Seconded by Councilmember Yu and carried by the following votes:

AYES:	Councilmember – Chavez, Sternquist, Yu, Fish, Man
NOES:	Councilmember – None
ABSTAIN:	Councilmember – None
ABSENT:	Councilmember – None

A. APPROVAL OF MINUTES

The City Council is requested to review and approve:

1. [Minutes of the City Council Regular Meeting of November 20, 2018;](#)
2. [Minutes of the City Council Special Meeting of November 20, 2018;](#) and
3. [Minutes of the City Council Special Meeting of November 28, 2018.](#)

Action: Approved.

B. PLANNING COMMISSION ACTIONS

The City Council is requested to review the actions of the Regular Planning Commission Meeting of November 13, 2018.

Action: Received and filed.

D. FINAL SUBDIVISION MAP APPROVAL FOR PARCEL MAP NO. 71298, A CONDOMINIUM SUBDIVISION AT 5702 TEMPLE CITY BOULEVARD

The City Council is requested to approve the final map as it is consistent with the tentative map and the state Subdivision Map Act.

Action:

1. Reviewed and approved the Final Subdivision Map for Parcel Map No. 71298;
2. Accepted the dedication of the project at the southwest corner for the right-of-way of Temple City Boulevard for a corner cut-off; and
3. Authorized the City Clerk to certify Parcel Map No. 71298.

E. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH DAVID TAUSSIG AND ASSOCIATES, INC. (DTA) TO CONDUCT A COMPREHENSIVE DEVELOPMENT IMPACT FEE STUDY

The City Council is requested to approve the Agreement for Services with David Taussig and Associates, Inc. to conduct a comprehensive development impact fee study for Temple City.

Action:

1. Approved a Professional Services Agreement with DTA to conduct a comprehensive development impact fee study in an amount not to exceed \$75,000; and
2. Authorized the City Manager to finalize and execute the Professional Services Agreement with DTA.

F. FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 17-021 WITH NINYO AND MOORE

The City Council is requested to approve the First Amendment to the agreement with Ninyo and Moore for the additional work they performed relating to asbestos material removal during the demolition of the City's Primrose properties.

Recommendation:

1. Authorized the City Manager to execute a contractual first amendment with Ninyo and Moore Geotechnical and Environmental Consultants for abatement monitoring services with a total contract amount not to exceed \$27,000; and
2. Appropriate \$2,300 from CIP No. 12: Primrose Properties Demolition to Fund 01-910-42-4231: Professional Services.

G. PETTY CASH REPORT

The City Council is requested to receive and file the Petty Cash Report.

Action: Received and filed.

H. ADOPTION OF RESOLUTION NO. 18-5372 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2018-19

The City Council is requested to adopt Resolution No. 18-5372 authorizing the payment of bills.

Action: Adopted Resolution No. 18-5372.

Councilmember Chavez left the meeting at 8:10 p.m. and returned at 8:11 p.m.

8. PUBLIC HEARING – None

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS

A. OVERVIEW OF PLANNING AND BUILDING PROCESSES

Staff will provide an overview of the planning and building processes, through which development projects are reviewed.

City Manager Cook gave a brief outline on the presentation of planning and building process.

Community Development Director Forbes gave a presentation on the process to a built environment.

Councilmember Chavez left the meeting at 9:10 p.m. and returned at 9:12 p.m.

City Council commented and asked questions regarding the planning and building process.

Staff and City's building official (Transtech) answered City Council's questions.

Mayor Man opened public comment.

John Cordes, Temple City resident, commented regarding automating the planning and building process.

Lucy Liou, Temple City resident, spoke in support of the city's planning and building process.

Frank Ruedel, Temple City resident, commented on city's process relating to subletting a property.

Hearing no further request to speak, Mayor Man closed public comment.

City Council received and filed the presentation on the City' planning and building processes.

B. CHAMBER OF COMMERCE LEASE; POTENTIAL OFFICE RELOCATION AND SITE DEVELOPMENT

Council will discuss two items involving the Temple City Chamber of Commerce: a building lease agreement and whether to relocate the organization next to City Hall. Council will also provide staff with direction on whether to pursue reuse options for City-owned properties at and around the existing Chamber of Commerce building located at 9050 Las Tunas Dr.

City Manager Cook gave an overview on the potential development of the Chamber of Commerce site.

City Council made comments and asked questions regarding the Chamber of Commerce site development.

Mayor Man opened public comment.

Steve Stafford, Temple City resident, spoke in favor of developing the Chamber of Commerce site.

John Cordes and Lucy Liou, Temple City resident, spoke in favor of a pocket park at the Chamber of Commerce site.

Jerry Jambazian, Temple City business owner, commented on the possibility of combining Mr. Petrillo's properties with the Chamber of Commerce site.

Hearing no further request to speak, Mayor Man closed public comments.

Councilmember Sternquist made a motion to authorize the City Manager to

formalize and execute a month-to-month lease with the Temple City Chamber of Commerce for office use of the City-owned building located at 9050 Las Tunas Dr., directed staff to subsequently present preliminary space planning concepts for a potential Chamber of Commerce office relocation to the Temple City City Council Chambers building (5938 Kauffman Ave.), and confirmed direction on whether staff should develop reuse options for City-owned properties located at and in the vicinity of 9050 Las Tunas Dr. Seconded by Mayor Pro Tem Fish and carried by the following votes:

AYES: Councilmember – Chavez, Sternquist, Yu, Fish, Man
NOES: Councilmember – None
ABSTAIN: Councilmember – None
ABSENT: Councilmember – None

11. UPDATE FROM CITY MANAGER – Announced upcoming city events, provided update on the Ring Rebate Program and the Lyft Program.

12. UPDATE FROM CITY ATTORNEY – Shared that legislature will be bringing forth more housing laws in the New Year.

13. COUNCIL REPORTS REGARDING AD HOC OR STANDING COMMITTEE MEETINGS

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

No report.

B. LAS TUNAS DOWNTOWN REVITALIZATION STANDING COMMITTEE
(Councilmember Chavez and Councilmember Yu) – Formed 2/18/2014

No report.

C. FUTURE DEVELOPMENT OF CITY PROPERTIES STANDING COMMITTEE
(Councilmember Yu and Mayor Man) – Formed 2/18/2014

No report.

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

No report.

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

No report.

- F. LIBRARY CONSTRUCTION AD HOC COMMITTEE
(Mayor Pro Tem Fish and Councilmember Sternquist) – Formed 4/4/2017

No report.

- G. CITY FEE AD HOC COMMITTEE
(Councilmember Chavez and Councilmember Sternquist) – Formed 6/19/2018

No report.

- H. COMMISSIONER RECRUITMENT AD HOC COMMITTEE
Formed 11/20/2018

No report.

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

- A. COUNCILMEMBER STERNQUIST – commented on the potential development of the Chamber of Commerce site and shared that she and Mayor Pro Tem Fish attended Supervisor Barger's Homeless initiative meeting.
- B. COUNCILMEMBER YU – none
- C. COUNCILMEMBER CHAVEZ – none
- D. MAYOR PRO TEM FISH – commented on the Chamber of Commerce and Sheriff's station toy drive. Also invited the public to the Woman's Club Christmas event.
- E. MAYOR MAN – commented on his meeting with the high school's English Language Development Program students and invited everyone to the City's Lights on TC event.

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

Jerry Jambazian, Temple City business owner, shared upcoming City's compost give-a-way.

Lucy Liou, Temple City resident, commented on the Mercy Housing project in Pasadena and the previously proposed project at the Golden Motel site.

16. ADJOURNMENT

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

William Man, Mayor

ATTEST:

Peggy Kuo, City Clerk