

**CITY COUNCIL
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING MINUTES
FEBRUARY 5, 2019**

1. CALL TO ORDER

Mayor Man called the City Council Regular Meeting to order at 7:32 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, Administrative Services Director Paragas

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

4. PLEDGE OF ALLEGIANCE – Boy Scout Troop 174 lead the Pledge of Allegiance. Scouts Bill Han, Gene Naono, Aaron Huang, Austin Tuan and Alex Li presented the flags.

5. CEREMONIAL MATTERS – PRESENTATIONS

A. [ADOPTION OF RESOLUTION CONFIRMING APPOINTMENT TO THE PARKS AND RECREATION COMMISSION](#)

The City Council is requested to adopt a resolution confirming an appointment to the Parks and Recreation Commission.

Councilmember Chavez made a motion to adopt Resolution No. 19-5384 appointing Jose Tarin to fill an unexpired seat with terms ending June 30, 2020, on the Parks and Recreation Commission and directed City Clerk to administer the Oath of Office to the new commissioner. 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

City Clerk Kuo administered the Oath of Office to Commissioner Tarin.

B. INTRODUCTION OF CAMELLIA FESTIVAL ROYAL COURT

Ms. Jessica Westgate Goold, 2019 Festival Chair, introduced the Royal Court.

City Council presented certificates and city memorabilia's to the Banner Carriers: Ryan Meyer, Evelyn Jiang, Halen Tam, and Charlotte Zhou.

City Council presented certificates and city memorabilia's to the Royal Court: Prince Gavin Truong, Princess Kamryn Ng, Prince Jacob Evans, Princess Sydney Drown, King Oliver Mao, and Queen Haylee Rocha.

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

Sandra Armenta Lopez, Representative for Senator Susan Rubio of District 22/City of Rosemead Councilmember, introduced herself and announced upcoming events from Senator Susan Rubio's office.

Jing Li, Temple City Library Manager, announced upcoming library events.

Steve Stafford, Temple City resident, commented about mental health.

7. CONSENT CALENDAR

Mayor Pro Tem Fish made a motion to approve the remainder of the Consent Calendar Items. Seconded by Councilmember Chavez 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 Special City Council Meeting of January 15, 2019;](#)
2. [Minutes of the Regular City Council Meeting of January 15, 2019;](#)
3. [Minutes of the Special City Council Meeting of January 18, 2019;](#) and
4. [Minutes of the Special City Council Meeting of January 30, 2019.](#)

Action: Approved.

B. PARKS AND RECREATION COMMISSION ACTIONS

The City Council is requested to receive and file Actions of the Regular Parks

and Recreation Commission Meeting of January 16, 2019.

Action: Received and filed.

C. **AFFIRMATION OF CITY COUNCIL REORGANIZATION DATE**

City Council is requested to affirm the City Council reorganization date for March 19, 2019.

Action: Affirmed City Council reorganization date on March 19, 2019.

D. **APPROVAL OF A FOURTH AMENDMENT TO THE AGREEMENT WITH VAVRINEK, TRINE, DAY & COMPANY, LLP FOR PROFESSIONAL AUDIT SERVICES**

City Council is requested to approve the fourth amendment to the agreement for Vavrinek, Trine, Day & Company for professional audit services.

Action: Authorized the City Manager to enter into a fourth amendment to the agreement for professional audit services with Vavrinek, Trine, Day & Company ("VTD") for Fiscal Year 2018-2019.

E. **AWARD OF CONTRACT TO RDO AGRICULTURE EQUIPMENT CO FOR PURCHASE OF THREE ELECTRIC VEHICLES FOR THE PARKS AND RECREATION DEPARTMENT**

The City Council is requested to award a contract to RDO Agriculture Equipment Co. for the purchase of three electric utility vehicles for use in the Parks and Recreation Department.

Action: Awarded a contract to RDO Agriculture Equipment Co. for the purchase of three electric utility vehicles for use in the Parks and Recreation Department.

F. **SECOND READING AND ADOPTION OF ORDINANCE NO. 18-1032 AMENDING TITLE 9 (ZONING REGULATIONS), CHAPTER 1 OF THE TEMPLE CITY MUNICIPAL CODE (SERIES 2 CODE AMENDMENTS)**

City Council is requested to adopt Ordinance No. 18-1032 amending Title 9, Chapter 1 (Zoning Code) of the Temple City Municipal Code to amend various sections of the zoning code.

Action: Adopted and waived further reading of Ordinance No. 18-1032 amending Title 9 (Zoning Regulations), Chapter 1 of the Temple City Municipal Code.

G. **SECOND READING AND ADOPTION OF ORDINANCE NO. 19-1033 AMENDING CHAPTER 1, SECTION 2-1-0 OF THE TEMPLE CITY MUNICIPAL CODE REGARDING REGULAR CITY COUNCIL MEETINGS THAT FALL ON AN ELECTION DAY**

Adoption of Ordinance No. 19-1033 amending Chapter 1, Section 2-1-0 of the Temple City Municipal Code, will move regular City Council meetings that coincides with City Special Municipal Election and Statewide Election day to the next business day that is not a holiday.

Action: Adopted and waived further reading of Ordinance No. 19-1033 amending Chapter 1, Section 2-1-0 of the Temple City Municipal Code.

H. **ADOPTION OF RESOLUTION NO. 19-5382 APPROVING PAYMENT OF BILLS FOR FISCAL YEAR 2018-19**

The City Council is requested to adopt Resolution No. 19-5382 authorizing the payment of bills.

Action: Adopted Resolution No. 19-5382.

8. PUBLIC HEARING – None

Mayor Man pulled New Business items out of agenda order for presentation and discussion.

10. NEW BUSINESS

A. **FUNDING OPTIONS FOR CITYWIDE MAINTENANCE DISTRICT**

The City supplements the revenue to finance the full cost of providing maintenance and operation of a street lighting system and to cover the costs of providing maintenance and operation of traffic signals in the City by using the City's General Fund. City Council is requested to review available options to lessen the burden to the City's General Fund.

City Manager Cook gave an overview regarding the citywide maintenance district assessment.

Dennis Klingelhofer and Carolyn Hill, Harris & Associates, gave an overview on the cost for providing maintenance and operation of street lighting systems in the City's assessment district and the options to fund the annual deficits in landscaping services.

City Council made comments and asked questions regarding the maintenance and operations of the street lights and traffic signals in the assessment district.

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

City Council directed staff to pursue both options (i.e., expand use of Ad Valorem Funds and formation of new district) as recommended by Harris & Consultant to fund the annual deficits in landscaping services without an impact to the General Fund.

B. [DISCUSSION REGARDING FLAG LOTS](#)

The City Council is requested to provide direction to staff as appropriate regarding the City's requirements for the development of flag lots.

City Manager Cook gave a brief presentation regarding flag lots in the city.

City Council made comments and asked questions regarding City's code relating to flag lots.

Mayor Man opened public comment.

Steve Stafford, Temple City resident, made comments regarding flag lots.

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

City Council made a motion to revise the zoning code to allow only single story for flag lot development.

11. **UPDATE FROM CITY MANAGER** – provided a status on the City's Ring Rebate program, upcoming Lunar New Year Celebration, and Measure W relating to storm water (i.e., parcels within the flood control district would be taxed at a rate of 2.5 cents per square foot of "impermeable area" that prevent storm water and urban runoff from entering the earth).
12. **UPDATE FROM CITY ATTORNEY** – Commented on the State of California's law suit against City of Huntington Beach's Housing Plan.
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

Mayor Pro Tem Fish reported out on the standing committee's meeting on January 31, 2019. The standing committee will be meeting quarterly.

- 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

Councilmember Chavez reported out on the standing committee's meeting on January 25, 2019. The Committee received the City's Annual audit report which will be presented to City Council in an upcoming meeting.

- 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.

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

- A. COUNCILMEMBER CHAVEZ – commented on the upcoming Lunar New Year Event and the Camellia Festival. He also shared that California Joint Power Insurance Authority (CJPIA) is considering creating "captives" (insurance company created by CJPIA) to insure the risks of CJPIA.

- B. COUNCILMEMBER STERNQUIST – shared recent discussions at the San Gabriel Valley Council of Government meeting, commented on autonomous vehicles and reminded everyone to get rid of standing water as they are

breeding ground for mosquitos.

C. COUNCILMEMBER YU – commented on upcoming Lunar New Year.

D. MAYOR PRO TEM FISH – commented on housing policies being considered by legislators in Sacramento.

E. MAYOR MAN – commented on the upcoming Lunar New Year, Mayor's live stream with the Camellia Royal Court, and shared a Chinese New Year proclamation from Supervisor Barger's office.

15. REIMBURSEMENT OF EXPENSES TO CITY OFFICIALS FOR CONDUCT OF CITY BUSINESS AND FOR CITY PAYMENT OF CONFERENCE EXPENDITURES

A. **MAYOR PRO TEM FISH**

Reimbursement of \$231.97 for Uber, baggage claim, and meals for the Legislative Tour 2019 in Sacramento, CA: Jan. 7-9, 2019

B. **COUNCILMEMBER STERNQUIST**

Reimbursement of \$208.78 for Uber, baggage claim, and meals for the Legislative Tour 2019 in Sacramento, CA: Jan. 7-9, 2019

16. RECESS TO SUCCESSOR AGENCY TO THE TEMPLE CITY COMMUNITY REDEVELOPMENT AGENCY MEETING

At 10:08 p.m., the City Council recessed to the Successor Agency Meeting. Minutes of the Successor Agency Meeting are set forth in full in the Successor Agency's records.

RECONVENE AS CITY COUNCIL

The City Council meeting was reconvened at 10:08 p.m. with all Councilmembers present.

Councilmember Sternquist recused herself from Agenda Item 9A as she owns properties within 500 feet of the property being discussed.

9. UNFINISHED BUSINESS

A. **PRIMROSE PROPERTIES: DEMOLITION CLOSEOUT & SITE REUSE**

Council is requested to formally close out demolition activities at the Primrose Properties and direct staff to initiate a Request for Proposals for pre-

development services at the now-razed site.

City Manager Cook gave an overview of the staff report.

Council made comments and asked questions about the Primrose properties.

Mayor Man opened public comment.

Steve Stafford, Temple City resident, spoke in favor of a park at the Primrose property.

Councilmember Chavez left the meeting at 10:20 p.m. and returned at 10:21 p.m.

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

Councilmember Yu made a motion to:

1. Accept project completion for demolition activities at 5922 and 5934 Primrose Ave. (commonly known as the Primrose Properties) as performed by American Wrecking, Inc. for a final contract amount of \$111,056.80;
2. Authorize the City Manager to file a Notice of Completion with the County of Los Angeles Registrar-Recorder and release the retention payment within 35 days thereafter;
3. Direct the City Manager to solicit proposals for the preparation of final design plans and construction documents for a new park and repositioned public parking lot at the Primrose Properties; and
4. Advise the City Manager to solicit design and pre-development services for the Chamber of Commerce site.

Seconded by Mayor Pro Tem Fish and carried by the following votes:

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

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

18. ADJOURNMENT

The City Council adjourned the meeting at 10:22 p.m.

William Man, Mayor

ATTEST:

Peggy Kuo, City Clerk