



NOTICE OF MEETING TIME CHANGE

NOTICE IS HEREBY GIVEN the **December 2, 2025** City Council Meeting scheduled to begin at 4:00 p.m. will convene at **5:00 p.m.** in the Council Chambers, 303 West Commonwealth Avenue, Fullerton, CA.

Dated: November 26, 2025

A handwritten signature in blue ink, appearing to be "Lucinda Williams", is written over a horizontal line.

Lucinda Williams, MMC
City Clerk



FULLERTON CITY COUNCIL SUCCESSOR AGENCY AGENDA DECEMBER 2, 2025

303 West Commonwealth Avenue, Fullerton, California

Zoom Meeting Details: www.zoom.us/join
Meeting ID: 160 256 5242 Telephone Option: 1-669-254-5252

MEETINGS: The Fullerton City Council / Successor Agency meets on the first and third Tuesday of the month, convening for First Session at 4:00 p.m. and Second Session at 5:30 p.m. Council Members may participate in meetings via teleconference in accordance with California Brown Act (Government Code Section 54950 et seq) provisions.

PUBLIC PARTICIPATION: The public can access meetings streamed live online at <https://fullerton.legistar.com>, on Spectrum Cable Channel 3 and AT&T U-Verse Channel 99.

The Council Chamber has seating available on a first-come, first-served basis for those attending the meeting in person. All persons visiting City facilities shall observe health, safety and decorum protocols.

ADDRESSING CITY COUNCIL: Remote - Please follow the *Instructions for Public Comment Using Zoom*. **In person** - Please register for each agenda item in the City Manager's Office. You do not need to provide your name to register. Staff will call you to the microphone when it is your turn to speak. You may state your name and city of residence for the record at the beginning of your remarks.

The public may comment on Closed Session items at the beginning of the Closed Session meeting. The public may comment on matters not appearing on the agenda and Consent Calendar items during Public Comments at the Regular Session meeting. The public may request City Council remove consent items for further discussion during Public Comments. City Council will pull Consent Calendar items at its discretion. Those wishing to speak on a regular business or a public hearing item on this agenda may do so when the Mayor calls that specific item for consideration.

Each speaker addressing non-agenda and consent calendar items shall have up to three minutes to make their remarks. City Council will allow no more than a total of 30 minutes at the beginning of the Regular Session for non-agenda comments. Those speaking on regular business and public hearing items shall have no more than up to three minutes per item to address City Council. No person shall speak more than one time to the same item. The Mayor may request that a spokesperson represent a group wishing to address City Council. The Mayor or majority of the Council may grant an extension of time for a speaker. No speaker may yield their time to another speaker. Any item submitted to City Council during the meeting shall become public record and subject to applicable disclosure laws.

Language Assistance - Please contact the City Clerk's Office no later than 48 hours before the meeting to request an interpreter for the meeting.

CORRESPONDENCE: The public can send correspondence to City Council regarding agenda items by emailing CouncilMembers@cityoffullerton.com with the subject line "CITY COUNCIL MEETING CORRESPONDENCE - ITEM #" (insert the item number relevant to your comment) or "CITY COUNCIL MEETING CORRESPONDENCE NON-AGENDA ITEM". All correspondence received becomes part of the official record of the meeting and posted online with the supplemental materials for that meeting. Contact the City Clerk's Office at cityclerksoffice@cityoffullerton.com or (714)-738-6350 with any questions.

Fred Jung
Mayor (District 1)

Shana Charles
Mayor Pro Tem (District 3)

Nick Dunlap
Council Member (District 2)

Jamie Valencia
Council Member (District 4)

Ahmad Zahra
Council Member (District 5)



AGENDA ITEMS: This agenda contains a summary of each item the Council / Agency will consider. The City Clerk's Office posts the agenda packet online no later than 72 hours prior to the meeting at www.cityoffullerton.com. The City Clerk's Office and Library have copies of the packet available for public review.

In accordance with CA Government Code Section 54957.5, the public may inspect any writings or documents relating to an open session agenda item distributed less than 72 hours prior to a regular meeting at the City Clerk's Office located at 303 West Commonwealth Avenue, Fullerton, California and the Fullerton Main Branch Library Information Counter located at 353 West Commonwealth Avenue, Fullerton, California during normal business hours. The City will post such writings and documents received in sufficient time on the City's website at www.cityoffullerton.com.

State regulations prohibit City Council from acting on non-agenda items except as provided by law. Visit www.cityoffullerton.com or call (714) 738-6350 for more information.

REMINDER: Please silence all electronic devices while City Council is in session.

REBROADCAST: The City will rebroadcast this City Council / Successor Agency meeting on local government access channels. The public can find cable channel rebroadcast times as well as view the meeting video on-demand at www.cityoffullerton.com.

ACCESSIBILITY: Staff will make the agenda and backup materials available in appropriate alternative formats upon request to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) Section 202 and related federal rules and regulations. Any person requiring a disability-related modification or accommodation to observe and/or offer public comment may request reasonable modification, accommodation, aid or service by contacting the City Clerk's Office at cityclerksoffice@cityoffullerton.com or by telephone at (714) 738-6350 no later than 48 hours before the meeting.

Refer to Resolution No. 2025-028 to review the complete Rules of Procedure and Decorum for City Council meetings.

Fred Jung
Mayor (District 1)

Jamie Valencia
Council Member (District 4)

Shana Charles
Mayor Pro Tem (District 3)

Ahmad Zahra
Council Member (District 5)

Nick Dunlap
Council Member (District 2)



INSTRUCTIONS FOR PUBLIC COMMENTS USING ZOOM

The public may remotely participate in the meeting to make public comment via computer, smart device or telephone.

Please log on or call in as early as possible to address any technical issues that may occur and ensure you do not miss the time to speak on the desired item.

Follow these steps to log into Zoom from your computer or smart device (Your device must have audio capability to participate):

Go To: www.zoom.us/join
Enter Meeting ID: 160 256 5242

Follow these steps to call into Zoom from your telephone:

Dial 1-669-254-5252 and press pound (#)
Enter Meeting ID: 160 256 5242 and press pound (#)

Optional: You may enter your name when prompted, but this is not required to participate. Staff will remove anyone entering names that violate community standards.

1. **Use the “raise hand” function to join the queue to speak on the current agenda item** when the Mayor calls the item for discussion.

Computer / Smart Device Users: You can find the raise hand option under your participant name.

Telephone Users: Press star-nine (*9) on your phone to raise your hand. Press star-six (*6) to unmute when it is your turn to address City Council.

Lower your hand if you choose not to speak or after you have made your comments by unchecking the raise hand option online.

2. Staff will call your name or the last four digits of your phone number when it is your time to speak.
3. You may state your name and city of residence at the beginning of your remarks for the minutes.
4. Speakers will have up to three minutes to make their remarks.
5. You may log off or hang up after making your comments.

DISCLAIMER: Participant names and/or phone numbers may be visible to other participants. The City records all public meetings.

**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
CLOSED SESSION AGENDA
DECEMBER 2, 2025 - 5:00 P.M.**

Council Chamber - 303 West Commonwealth Avenue, Fullerton, CA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS - Closed Session

City Council / Successor Agency will hear public comments on matters appearing on the Closed Session agenda.

RECESS TO CLOSED SESSION

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Per Government Code Section 54956.9(d)(1)

Name of Case: In the Matter of the Appeal of Post Retirement Employment of Eddie R. Manfro, Cindy J. Collins, Gregory J. Pfost and Jeffrey W. Collier, Respondents and City of Fullerton, Respondent

Case Number: OAH Case Number 2025030007

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Per Government Code Section 54956.8

Property: 110 East Santa Fe Avenue, Fullerton, CA

Agency Negotiator: Community Development Director Sunayana Thomas

Negotiating Parties: Fullerton Spaghetti Restaurant Inc., a California corporation and City of Fullerton, a California municipal corporation

Under Negotiations: Price and Terms

ADJOURNMENT

Adjourn to the next regular City Council / Successor Agency meeting at 5:30 p.m. in Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
REGULAR MEETING AGENDA
DECEMBER 2, 2025 - 5:30 P.M.**

Council Chamber - 303 West Commonwealth Avenue, Fullerton, CA

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CLOSED SESSION REPORT

EX PARTE COMMUNICATIONS REPORT

PRESENTATIONS

1. **PRESENTATION:** **Behavioral Health Clinician Pilot Program**

ITEMS REMOVED FROM CONSENT CALENDAR ANNOUNCEMENT

PUBLIC COMMENTS - Regular Session

The City Council / Successor Agency will hear public comments on matters not appearing on the agenda but within City Council / Agency jurisdiction and Consent Calendar items at this time. Speakers will have three minutes to make their remarks. Those wishing to speak on a regular business or public hearing item on this agenda may do so when the Mayor / Chair calls that specific item for discussion. State regulations prohibit the City Council / Agency from acting on non-agenda items.

**CITY COUNCIL / SUCCESSOR AGENCY / STAFF COMMUNICATIONS
AND REPORTS**

City Council may ask a question for clarification, make a brief announcement, make a brief report on their activities, request a report from staff at a subsequent meeting concerning any matter or direct staff to place a matter of business on a future agenda.

APPOINTMENTS (Item 1)

1. **COMMISSION / COMMITTEE / BOARD APPOINTMENTS**

Proposed Motion:

1. Each Council Member make one direct appointment to the Ad Hoc Fiscal Sustainability Committee.
2. Ratify appointments.

CONSENT CALENDAR (Items 1 through 6)

City Council / Successor Agency will enact routine matters listed on the Consent Calendar with one motion. The Council / Agency will not discuss these items unless Council / Agency Members request discussion or removal of specific Consent Calendar items for separate action.

1. **NOVEMBER 18, 2025 MEETING MINUTES**

Proposed Motion:

Approve November 18, 2025 City Council / Successor Agency Meeting Minutes.

2. **FULLERTON MUNICIPAL CODE UPDATE TO ADD CHAPTER 7.14 PROHIBITING UNLAWFUL SALE AND DISTRIBUTION OF NITROUS OXIDE IN THE CITY - SECOND READING OF ORDINANCE**

Proposed Motion:

Adopt Ordinance No. 3352.

ORDINANCE NO. 3352 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADDING FULLERTON MUNICIPAL CODE TITLE 7 (PUBLIC SAFETY AND MORALS), CHAPTER 7.14 (PROHIBITION ON SALE OR DISTRIBUTION OF NITROUS OXIDE) TO ESTABLISH REGULATIONS PROHIBITING THE UNLAWFUL SALE OR DISTRIBUTION OF NITROUS OXIDE IN THE CITY

3. **FIRST QUARTER FINANCIAL REPORT FOR FISCAL YEAR 2025-26**

Proposed Motion:

Receive and file.

4. **BASTANCHURY ROAD CORRIDOR REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM GRANT PARTICIPATION**

Proposed Motion:

Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AUTHORIZING PARTICIPATION IN AN APPLICATION FOR FUNDS FOR THE BASTANCHURY ROAD REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY UNDER THE COMPETITIVE MEASURE M2 REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM.

5. **PLACENTIA AVENUE CORRIDOR REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM GRANT PARTICIPATION**

Proposed Motion:

Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AUTHORIZING PARTICIPATION IN AN APPLICATION FOR FUNDS FOR THE PLACENTIA AVENUE REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM TO THE ORANGE COUNTY TRANSPORTATION

AUTHORITY UNDER THE COMPETITIVE MEASURE M2 REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM

6. LEASE AMENDMENTS WITH SUMMIT HOUSE RESTAURANT COMPANY FOR SUMMIT HOUSE RESTAURANT AND VISTA PARK GAZEBO

Proposed Motion:

Authorize City Manager, or designee, to execute Amendment No. 2 to the Summit House Lease and Amendment No. 1 to the Vista Park Administrative Agreement and all related documents to extend both agreements through 2061 and increase the gross-receipt percentage paid to the City, in a form approved by the City Attorney.

REGULAR BUSINESS (Items 7 through 10)

7. STANDARD OUTDOOR DINING PROGRAM AND LEASE RATE REVIEW

An overview of the Standard Outdoor Dining Program and request for direction on program parameters, lease rates, terms and enforcement.

Proposed Motion:

Provide direction on policy, program parameters, lease rate, enforcement and/or outstanding debt.

8. ASSOCIATED ROAD ASSESSMENT

Engineering Division presents an assessment and recommendations for Associated Road between Yorba Linda Boulevard and Bastanchury Road.

Proposed Motion:

Authorize Public Works Director to proceed with the following:

- Install a one-foot buffer stripe between the bike lane and #2 travel lane.
- Install enhanced detection system and intersection striping at the Associated Road and Yorba Linda Boulevard intersection.
- Install continental crosswalks on the west and east leg of Associated Road at Milton Avenue and North Creek Lane.

9. CITY OF FULLERTON HOMELESSNESS RESPONSE SYSTEM COMPREHENSIVE REVIEW

An overview of the City homelessness response system, outlining current strategies, progress to date and areas where evolving needs and limited resources continue to impact service capacity. The report highlights City achievements and identifies ongoing challenges that require policy direction and sustained investment.

Proposed Motion:

Receive and file.

10. MASTER EQUIPMENT LEASE-PURCHASE AGREEMENT WITH BANC OF AMERICA PUBLIC CAPITAL CORP FOR AMBULANCES AND RELATED EQUIPMENT

Staff requests City Council approval to enter a Master Equipment Lease-Purchase Agreement with Banc of America Public Capital Corp (“BAPCC”) and / or an affiliate of BAPCC (the “Lender”) in an amount not to exceed \$2 million to finance acquisition of ambulance vehicles and ancillary equipment for the City-Operated Ambulance Program.

Proposed Motion:

1. Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MASTER EQUIPMENT LEASE / PURCHASE AGREEMENT AND ESCROW AND ACCOUNT CONTROL AGREEMENT, MAKING REQUIRED FINDINGS AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH

2. Authorize City Manager, or designee, to execute and administer Master Equipment Lease-Purchase Agreement with Banc of America Public Capital Corp (“BAPCC”) and / or an affiliate of BAPCC (“Lender”) and all related documents and accounts including Escrow Account, in a form approved by the City Attorney.

PUBLIC HEARINGS (Item 11)

Pursuant to California Government Code Section 65009, if you challenge a City Council / Successor Agency decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Fullerton at, or prior to, the public hearing.

11. MILLS ACT CONTRACT BETWEEN CITY OF FULLERTON AND PROPERTY OWNERS OF HISTORIC PROPERTY AT 1112 EAST WHITING AVENUE

Consideration of a Mills Act Contract for historic property preservation, rehabilitation and maintenance for 1112 East Whiting Avenue.

Proposed Motion:

1. Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MILLS ACT CONTRACT BETWEEN THE CITY AND THE OWNERS OF HISTORIC PROPERTY LOCATED AT 1112 EAST WHITING AVENUE IN THE FORM OF A HISTORIC PROPERTY PRESERVATION AGREEMENT

2. Authorize City Manager, or designee, to review subsequent updated schedules of improvements and maintenance items provided by the property owners pursuant to the Historic Property Preservation Agreement (Agreement) prior to the tenth anniversary of the Agreement and every tenth anniversary thereafter.

ITEMS REMOVED FROM CONSENT CALENDAR

AGENDA FORECAST (Tentative)

Tuesday, December 16, 2025

- M2 EXPENDITURE REPORT
- MONTHLY COMMITTEE ACTIVITY AND ATTENDANCE REPORT
- 2026 CC MEETING SCHEDULE

- MAYOR / CHAIR AND MAYOR PRO TEM / VICE CHAIR APPOINTMENT
- CITY COUNCIL REORGANIZATION ORDINANCE

Tuesday, January 6, 2026

- WELL 10 PFAS WATER TREATMENT PROJECT GRANT FUNDING AND CEQA EXEMPTION
- ABOUND FOOD CARE AGREEMENT
- CO OP AGREEMENT WITH CITY OF ANAHEIM

ADJOURNMENT

Adjourn to next regularly scheduled first session meeting at 4:00 p.m. in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

Adjourn to next regularly scheduled second session meeting at 5:30 p.m. in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.