



CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
CLOSED SESSION MINUTES  
DECEMBER 2, 2025 – 5:00 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

5:01 p.m.

## CALL TO ORDER

Mayor Pro Tem / Vice Chair Charles called the meeting to order at 5:01 p.m.

## ROLL CALL

Present: Mayor / Chair Jung (arrived 5:02 p.m.), Mayor Pro Tem / Vice Chair Charles, Council / Agency Members Dunlap, Valencia, Zahra

Absent: None

Staff Present: Interim City Manager Eddie Manfro, City Attorney Richard Jones, City Clerk Lucinda Williams

## PUBLIC COMMENTS - Closed Session

None.

## 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

5:36 p.m.

## **ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 5:36 p.m.

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Fred Jung  
Mayor

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Lucinda Williams, MMC  
City Clerk



CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
REGULAR SESSION MINUTES  
DECEMBER 2, 2025 – 5:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

5:36 p.m.

## CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:36 p.m.

## ROLL CALL

Present: Mayor / Chair Jung, Mayor Pro Tem / Vice Chair Charles (arrived 5:39 p.m.), Council / Agency Members Dunlap, Valencia, Zahra (arrived 5:38 p.m.)

Absent: None

Staff Present: Interim City Manager Eddie Manfro, City Attorney Richard Jones, City Clerk Lucinda Williams, Deputy City Manager Daisy Perez, Police Chief Jonathan Radus, Fire Chief Adam Loeser

**INVOCATION** given by Council Member Valencia.

**PLEDGE OF ALLEGIANCE** led by Council Member Dunlap.

## CLOSED SESSION REPORT

None.

## EX PARTE COMMUNICATIONS REPORT

None.

## PRESENTATIONS

Presented

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

## **ITEMS REMOVED FROM CONSENT CALENDAR ANNOUNCEMENT**

Council Member Zahra pulled Consent Calendar Item 6.

### **PUBLIC COMMENTS - Regular Session**

The following addressed City Council:

- Dominic Moonheart, Fullerton, spoke about council member conduct and adjourning meetings in memory of residents.
- Bernard (no last name provided) spoke about Todd Harrison.
- Yolanda Harrison spoke about mental health.
- Karen Lloreda spoke about council member conduct.
- Oliver Montecristo spoke surplus property and Les Amis.
- Jinan Montecristo spoke about Les Amis.
- Kristin Dunn spoke about mental health.
- Andrew Gregson spoke about a partnership with the Mexican consulate.
- Nan (no last name provided), Fullerton, spoke about issues in District 4.
- Unidentified speaker spoke about water rates and immigration assistance.
- Jason Phillips, Fullerton, spoke about immigration assistance.
- Debbie Langenbacher, Fullerton, spoke about immigration assistance.
- Harry Langenbacher, Fullerton, spoke about public safety and immigration.
- Cindy Garcia, Fullerton, spoke about mental health and Les Amis.
- Christophen Nicholas Matuh thanked City Council for their work.
- Bree Fleck spoke about homeless issues.
- Brian Patzer spoke about homeless issues.
- Curtis Gamble spoke about homeless issues.
- Jose Trinidad Castaneda spoke about responsible governance.
- Unidentified speaker spoke about road design.
- Egleth Nuncci spoke about immigration assistance.
- Z (no last name provided) spoke about Les Amis, bicycle lanes and gun safety.

- Elijah Manassero spoke about clarity for council member decisions.
- The following addressed City Council via Zoom:
- Marlena Carillo spoke about council member conduct.
  - Blandy Morales spoke about immigration assistance.
  - Hoang Ho spoke about road safety.

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

Council Member Zahra spoke about upcoming elections, police reports and council member conduct.

Mayor Pro Tem Charles spoke about mosquito safety, public comments, committee meetings, gun safety, CalFresh and recent and upcoming events

Council Member Valencia said she looks forward to working with the North Orange County Chamber of Commerce and Mexican Consulate.

## **APPOINTMENTS (Item 1)**

Appointed

### **1. COMMISSION / COMMITTEE / BOARD APPOINTMENTS** *(taken out of agenda order)*

Council Member Dunlap appointed Eric Wehn to the Ad Hoc Fiscal Sustainability Committee.

Dunlap moved, seconded by Jung, to ratify appointments.

Motion carried 5 – 0.

## **CONSENT CALENDAR (Items 1 through 6)**

Dunlap moved, seconded by Zahra, to approve Consent Calendar Items 1 through 5.

Motion carried 5 – 0.

Approved

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

Proposed Motion:

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

Adopted

### **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

Received and filed

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

Proposed Motion:

Receive and file.

Adopted

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

Proposed Motion:

Adopt Resolution No. 2025-062.

RESOLUTION NO. 2025-062 - 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.

Adopted

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

Proposed Motion:

Adopt Resolution No. 2025-063.

RESOLUTION NO. 2025-063 - 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

## **REGULAR BUSINESS (Items 7 through 10)**

Direction provided

### **7. STANDARD OUTDOOR DINING PROGRAM AND LEASE RATE REVIEW**

The following addressed City Council:

- Jinan Montecristo spoke about outdoor dining in other jurisdictions.
- Yolanda Harrison spoke about the current policy.
- Unidentified speaker spoke about monies owed by businesses utilizing this program.
- Cindy Garcia spoke about the value of outdoor dining.
- Z (no last name provided) recommended a fair outdoor dining system.
- Unidentified speaker requested reducing outdoor dining fees, forgiving unpaid fees and implementing a fair process.
- Unidentified speaker spoke about negatives in the downtown area.
- Unidentified speaker spoke about transparency in this process.
- Nan (no last name provided), Fullerton, spoke about rates in other jurisdictions.

Dunlap moved, seconded by Zahra, to adjust the recurring lease rate to \$0.60 per square foot per month with an \$8000 annual cap and credit paid recurring lease fees to applicants based on this rate from the date of the executed agreement.

Motion carried 5 – 0.

Direction provided

### **8. ASSOCIATED ROAD ASSESSMENT**

The following addressed City Council:

- Dominic Moonheart, Fullerton, spoke about Class 4 bike lanes.
- Yolanda Harrison spoke about her experience riding bicycles.
- Unidentified speaker made suggestions for safety improvements.
- Unidentified speaker recommended a protected intersection.
- Curt Johnston spoke about intersection lighting.
- Unidentified speaker supported a Class 4 bike lane.

The following addressed City Council remotely:

- Hoang Ho expressed concern with the staff recommendations.

Valencia moved, seconded by Charles, to 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.

Motion carried 5 – 0.

Received and filed

**9. CITY OF FULLERTON HOMELESSNESS RESPONSE SYSTEM COMPREHENSIVE REVIEW**

The following addressed City Council:

- Curt Johnston asked for more activities at the navigation center.
- Jason Phillips spoke about the Department of Housing and Urban Development Notice of Funding Available.
- Cindy Garcia suggested partnering with schools to develop programs for shelter clients.
- Curtis Gamble supported this item.
- Unidentified speaker spoke about housing programs.

Received and filed by order of the Mayor.

Adopted

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

Jung moved, seconded by Valenica, to:

1. Adopt Resolution No. 2025-064.

RESOLUTION NO. 2025-064 - 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.

Motion carried 5 – 0.

## **PUBLIC HEARINGS (Item 11)**

Adopted

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

Mayor Jung opened the Public Hearing at 9:42 p.m.

No members of the public addressed City Council.

Mayor Jung adjourned the Public Hearing at 9:42 p.m.

Zahra moved, seconded by Dunlap, to:

1. Adopt Resolution No. 2025-065.

RESOLUTION NO. 2025-065 - 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.

Motion carried 5 – 0.

## **ITEMS REMOVED FROM CONSENT CALENDAR**

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

The following addressed City Council:

- Diane Vena spoke about the agreement extensions.
- Karen Lloreda opposed the number of agreement extensions.

Jung moved, seconded by Valencia, to 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.

Motion carried 5 – 0.

9:52 p.m.

## **ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 9:52 p.m.

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Fred Jung  
Mayor

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Lucinda Williams, MMC  
City Clerk