



CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
CLOSED SESSION MINUTES
MAY 5, 2026 – 5:00 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

5:00 p.m.

CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:00 p.m.

ROLL CALL

Present: Mayor / Chair Jung, Mayor Pro Tem / Vice Chair Dunlap, Council / Agency Members Charles (arrived 5:01 p.m.), Valencia, Zahra

Absent: None

Staff Present: City Manager Eddie Manfro, Assistant City Attorney Dick Jones, City Clerk Lucinda Williams

PUBLIC COMMENTS - Closed Session

None.

RECESS TO CLOSED SESSION

Jung moved, seconded by Charles, to add the following item to the agenda as the need to act on the item arose after posting the agenda and cannot wait until the next regularly scheduled meeting:

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Per Government Code Section 54956.9(d)(2)

Significant Exposure to Litigation: One Case

Motion carried 5 – 0.

Mayor / Chair Jung recessed to Closed Session at 5:02 p.m.

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. Pfof

and Jeffrey W. Collier, Respondents and City of Fullerton, Respondent

Case Number: OAH Case Number 2025030007

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

Name of Case: Californians for Homeownership v. City of Fullerton

Case Number: OCSC 30-2022-01281840

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Per Government Code Section 54956.9(d)(2)

Significant Exposure to Litigation: Two Cases

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Per Government Code Section 54956.9(d)(2) (*added after agenda posted*)

Significant Exposure to Litigation: One Case

5:29 p.m.

ADJOURNMENT

Mayor / Chair Jung adjourned the meeting at 5:29 p.m.

Fred Jung
Mayor

Lucinda Williams, MMC
City Clerk



CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
REGULAR SESSION MINUTES
MAY 5, 2026 – 5:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

5:32 p.m.

CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:32 p.m.

ROLL CALL

Present: Mayor / Chair Jung, Mayor Pro Tem / Vice Chair Dunlap, Council / Agency Members Charles, Valencia, Zahra

Absent: None

Staff Present: 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, Interim Director Administrative Services Steven Avalos, Acting Director Human Resources Laura Gianetti-Mercer, Community Economic Director Sunayana Thomas, Public Works Director Stephen Bise

INVOCATION given by Council Member Valencia.

PLEDGE OF ALLEGIANCE led by City Manager Manfro.

CLOSED SESSION REPORT

None.

EX PARTE COMMUNICATIONS REPORT

Council Member Charles reported she met with the Teamsters and Carpenters.

PRESENTATIONS

None.

ITEMS REMOVED FROM CONSENT CALENDAR ANNOUNCEMENT

Council Member Zahra pulled Consent Calendar Items 4, 6 and 7.

PUBLIC COMMENTS - Regular Session

The following addressed City Council:

- Jeff Otter spoke about a waste hauler request for proposal.
- Karen Lloreda spoke about council member conduct.
- Jensen Hallstrom spoke about community gardens.
- Unidentified speaker spoke about homelessness.
- Elijah (no last name provided) spoke about spoke about political donations.
- Curtis Gamble spoke about homeless issues.

CITY COUNCIL / SUCCESSOR AGENCY / STAFF COMMUNICATIONS AND REPORTS

Council Member Zahra spoke about kindness and civility and spoke about an upcoming fundraiser.

Council Member Charles spoke about mental health, recognized monthly celebrations, requested, supported by Zahra, agendaizing disclosure rules in July 2026, reported on attendance at recent events and announced upcoming events

Jung moved, seconded by Valencia, to not agendaize disclosure rules in July 2026.

Motion carried 3 – 2 (Opposed: Charles, Zahra).

APPOINTMENTS

None.

CONSENT CALENDAR (Items 1 through 9) *(taken out of agenda order)*

Dunlap moved, seconded by Valencia, to approve Consent Calendar Items 1, 2, 3, 5, 8 and 9.

Motion carried 5- 0.

- Approved 1. **APRIL 21, 2026 MEETING MINUTES**
Proposed Motion:
Approve April 21, 2026 City Council / Successor Agency Meeting Minutes.
- Adopted 2. **FULLERTON MUNICIPAL CODE RECODIFICATION – SECOND READING OF ORDINANCE**
Proposed Motion:
Adopt Ordinance No. 3356
ORDINANCE NO. 3356 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, REVISING, AMENDING, RESTATING, CODIFYING AND COMPILING EXISTING CITY OF FULLERTON GENERAL ORDINANCES WITH SUBJECTS EMBRACED IN THE FULLERTON MUNICIPAL CODE
- Adopted 3. **FULLERTON MUNICIPAL CODE UPDATE PROHIBITING UNLAWFUL KRATOM PRODUCT SALE OR DISTRIBUTION – SECOND READING OF ORDINANCE**
Proposed Motion:
Adopt Ordinance No. 3357
ORDINANCE NO. 3357 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADDING CHAPTER 7.22 (RESTRICTIONS ON THE SALE OR DISTRIBUTION OF KRATOM PRODUCTS) TO TITLE 7 (PUBLIC SAFETY AND MORALS) OF THE FULLERTON MUNICIPAL CODE
- Approved 5. **CITY OF FULLERTON RESPONSE TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT: CONNECTING ORANGE COUNTY TO LAX EVALUATING TRANSPORTATION OPTIONS**
Proposed Motion:
1. Receive and file the 2025-2026 Orange County Grand Jury Report, *Connecting Orange County to LAX: Evaluating Transportation Options*.
2. Authorize the City Manager, or designee to execute and submit the City’s required response to the Presiding Judge of the Superior Court; and to collaborate with the Orange County Transportation Authority (OCTA) and Los Angeles World Airports (LAWA) to begin a business case study process for FlyAway® or similar direct-to-LAX express bus service from Fullerton Park & Ride, with the study submitted to LAWA by September 30, 2026.

Approved

8. COOPERATIVE AGREEMENT WITH CITY OF LA HABRA FOR EAST LAS PALMAS DRIVE STREET REHABILITATION

Proposed Motion:

1. Approve Cooperative Agreement with the City of La Habra for East Las Palmas Drive street rehabilitation.
2. Authorize Mayor, or designee, to execute Agreement, in a form approved by the City Attorney.

Approved

9. AMENDMENT NUMBER TWO TO AGREEMENT WITH SWEEPING CORPORATION OF AMERICA FOR STREET SWEEPING SERVICES

Proposed Motion:

Authorize City Manager, or designee, to execute and administer Amendment No. 2 to the Maintenance Services Agreement with Sweeping Corporation of America for Street Sweeping Services to extend the agreement by one additional year to June 30, 2027, in a form approved by the City Attorney.

PUBLIC HEARINGS (Items 10 through 11)

Appeal denied

10. APPEAL OF PLANNING COMMISSION DENIAL OF MAJOR SITE PLAN AND VESTING TENTATIVE TRACT MAP TO CONSTRUCT 32 RESIDENTIAL TOWNHOMES AT 111 WEST HERMOSA DRIVE (*taken out of agenda order*)

Mayor Jung opened the Public Hearing at 5:56 p.m.

The following addressed City Council:

- The appellant addressed City Council.
- Ric Ottaiano, Fullerton, expressed safety concerns with the proposed project.
- Diane and Jim Siegfried, Fullerton, expressed safety concerns with the proposed project.
- Bill Reddon, Fullerton, expressed concerns with the project density.
- Kathryn Tulley, Fullerton, expressed safety concerns with the proposed project.
- John Lee, Fullerton, supported the proposed project.
- Maggie Lee, Fullerton, supported the proposed project.
- Jason Phillips, Fullerton, supported the proposed project and acknowledged neighborhood concerns.
- Olga Hart, Fullerton, requested upholding the Planning Commission denial of this project.

- Elijah Mannasero said the concerns expressed by neighbors are irrelevant with a Builder’s Remedy project.
- Luis Salazar, Fullerton, expressed safety concerns with the proposed project.
- Andy Reyes, Fullerton, supported the proposed project.
- Unidentified speaker spoke about fiscal responsibility and sidewalks on Page Avenue.
- Curtis Gamble supported the proposed project.

The following addressed City Council remotely:

- Elizabeth Hansburg, Fullerton, supported the proposed project.

The appellant provided a rebuttal to issues arising during public comment.

Mayor Jung closed the Public Hearing at 6:58 p.m.

Zahra moved, seconded by Charles, to overturn the Planning Commission decision and approve the appeal.

Jung made a substitute motion, seconded by Valencia, to overturn the Planning Commission decision and approve the appeal with the condition that the project go through the city review process for underground utilities.

Substitute motion failed 2 – 3 (In favor: Valencia, Jung).

Original motion failed 2 – 2 – 1 (Opposed: Dunlap, Jung; Abstain: Valencia).

Dunlap moved, seconded by Jung, to sustain the Planning Commission decision and deny the appeal.

Motion carried 3 – 2 (Opposed: Charles, Zahra).

Adopted

11. 2025 URBAN WATER MANAGEMENT PLAN AND WATER SHORTAGE CONTINGENCY PLAN (*taken out of agenda order*)

Mayor Jung opened the Public Hearing at 8:08 p.m.

The following addressed City Council:

- Unidentified speaker spoke about well water
- Elijah Manassero supported owning the city water utility.

Mayor Jung closed the Public Hearing at 8:11 p.m.

Jung moved, seconded by Dunlap, to adopt the following resolutions:

RESOLUTION NO. 2026-020 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE 2025 WATER SHORTAGE CONTINGENCY

PLAN

RESOLUTION NO. 2026-021 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE 2025 URBAN WATER MANAGEMENT PLAN

Motion carried 5 – 0.

REGULAR BUSINESS (Item 12)

12. 2026 STATE OF THE CITY EVENT UPDATE AND 2025 FINANCIAL OVERVIEW (taken out of agenda order)

The following addressed City Council:

- Elijah Manassero spoke about funding sources.
- Unidentified speaker spoke about funding sources.

Zahra moved, seconded by Charles, to create standards for producing, funding and promoting the State of the City event.

Council Member Valencia made a substitute motion, seconded by Jung, to proceed with the 2026 State of the City as planned.

Substitute motion failed 2 – 3 (In favor: Valencia, Jung).

Original motion failed 2 – 3 (In favor: Charles, Zahra).

Dunlap moved, seconded by Valencia, to proceed with the 2026 State of the City as planned and direct staff to prepare a draft State of the City Policy for City Council review within 45 to 60 days.

Moton carried 3 – 2 (Opposed: Charles, Zahra).

ITEMS REMOVED FROM CONSENT CALENDAR (taken out of agenda order)

Approved

4. TREASURER’S REPORT FOR QUARTER ENDED MARCH 31, 2026 AND CITY INVESTMENT POLICY UPDATE

Jung moved, seconded by Valencia, to:

1. Receive and file Treasurer’s Report for Fiscal Year 2025-26 Third Quarter ended March 31, 2026.
2. Approve City Investment Policy updates.

Motion carried 5 – 0.

Approved

6. PROFESSIONAL SERVICES AGREEMENT WITH GRANT THORNTON ADVISORS LLC FOR FINANCIAL AUDIT, BUDGET ANALYSIS, AND RELATED ADVISORY SERVICES

Jung moved, seconded by Valencia, to authorize the City Manager to execute and administer the necessary professional services agreements and related amendments with Grant

Thornton Advisors LLC to continue the City's independent financial review, including budget optimization and economic opportunities analysis, and, if warranted, forensic accounting and investigative services, and execute all necessary documents, subject to approval as to form by the City Attorney.

Motion carried 5 – 0.

7. LETTER OF ENGAGEMENT WITH VEREGY PACIFIC, LLC FOR INVESTMENT GRADE AUDIT SERVICES TO EVALUATE ENERGY CONSERVATION MEASURES

Charles moved, seconded by Jung, to:

1. Authorize City Manager, or designee, to execute the Letter of Engagement with Veregy Pacific, LLC to perform investment grade audit of various City-owned facilities.
2. Direct staff to coordinate with the Infrastructure and Natural Resources Committee to collaboratively and iteratively adjust the scope of work to align with City interests and needs.

Motion carried 4 – 1 (Opposed: Zahra).

9:56 p.m.

ADJOURNMENT

Mayor / Chair Jung adjourned the meeting at 9:56 p.m.

Fred Jung
Mayor

Lucinda Williams, MMC
City Clerk