



CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
CLOSED SESSION MINUTES  
NOVEMBER 4, 2025 – 5:15 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

5:16 p.m.

## CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:16 p.m.

## ROLL CALL

Present: Mayor / Chair Jung, Mayor Pro Tem / Vice Chair Charles, Council / Agency Members Dunlap (arrived 5:20 p.m.), Valencia, Zahra

Absent: None

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

## PUBLIC COMMENTS - Closed Session

None.

## RECESS TO CLOSED SESSION

Mayor / Chair Jung recessed to Closed Session at 5:16 p.m.

## CLOSED SESSION

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

**Property:** 400 North Pomona and 230 East Chapman (APNs 033-013-24, 033-013-23)

**Agency Negotiator:** Interim City Manager Eddie Manfro, Community Economic Director Sunayana Thomas

**Negotiating Parties:** Plummer Parking Structure Operator LLC

**Under Negotiations:** Price and Terms

5:51 p.m.

## **ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 5:51 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  
NOVEMBER 4, 2025 – 5:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

5:52 p.m.

## **CALL TO ORDER**

Mayor / Chair Jung called the meeting to order at 5:52 p.m.

## **ROLL CALL**

Present: Mayor / Chair Jung, 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, Deputy City Manager Daisy Perez, Police Chief Jonathan Rados, Fire Chief Adam Loeser, Police Captain Pedram Gharah

**INVOCATION** given by Robbie Phillips Hope International Professor / Sunny Hills Church of Christ Pastor.

**PLEDGE OF ALLEGIANCE** led by Police Chief Rados.

## **CLOSED SESSION REPORT**

None.

## **EX PARTE COMMUNICATIONS REPORT**

None.

## **PRESENTATIONS (Item 1)**

- 1. PRESENTATION: Orange County Mosquito and Vector Control District**

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

Council Member Zahra pulled Consent Calendar Item 3.

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

The following addressed City Council:

- Todd Harrison spoke about park dwelling funds.
- Yolanda Harrison spoke about trees.
- Jinan Montecristo spoke about Les Amis.
- Oliver Montecristo spoke about Les Amis.
- Christina Larson spoke about Les Amis.
- Richard Fry spoke about Les Amis.
- Marcy Fry spoke about Les Amis.
- George Bushala spoke about conduct at City Council meetings.
- Glen Sutter, La Habra, spoke about Les Amis.
- George Dufresne, La Habra, spoke about Les Amis.
- Melony Mathis spoke about Les Amis.
- Jane Stephens spoke about Les Amis on behalf of Ron Kobayashi.
- Jose Trinidad Castaneda spoke about good policy making.
- Unidentified speaker spoke about Les Amis.
- Unidentified speaker spoke about Les Amis.
- Judith Kaluzny spoke about encroachments at Harbor and Commonwealth.
- Linda Gardener spoke about Les Amis.
- Egleth Nuncci spoke about Les Amis.
- Z (no last name provided), Fullerton, spoke about sidewalks.

The following addressed City Council remotely:

- Marlena Carrillo spoke about Les Amis.
- Helen Higgins spoke about Les Amis.
- Steve Hommel spoke about Les Amis.
- Dominic Moonheart spoke about Les Amis.
- Edmund Velasco spoke about Les Amis.

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

Council Member Dunlap spoke about Eddie Sheldrake Day.

Council Member Zahra spoke about City policies, outdoor dining, park dwelling fees and ethics.

Mayor Pro Tem Charles spoke about homelessness, resources for federal spending cuts, Page Avenue sidewalks, office hours and reported on attendance at the OC Vector Control Board meeting and other events. Mayor Pro Tem Charles asked for a report on Les Amis and requested, supported by Zahra, to agendaize a discussion to consider an ordinance for the reorganization process at the December 16, 2025 meeting.

## **APPOINTMENTS**

None.

## **CONSENT CALENDAR (Items 1 – 6)**

Zahra moved, seconded by Dunlap, to approve Consent Calendar Items 1, 2, 4, 5 and 6.

Motion carried 5 – 0.

Approved

### **1. OCTOBER 21, 2025 MEETING MINUTES**

Proposed Motion:

Approve October 21, 2025 City Council / Successor Agency Meeting Minutes.

Received and filed

### **2. TREASURER'S REPORT FOR QUARTER ENDED SEPTEMBER 20, 2025**

Proposed Motion:

Receive and file.

Approved

### **4. FULLERTON LIBRARY FOUNDATION DONATION FOR LOCAL HISTORY ROOM FULLERTON NEWS TRIBUNE DIGITIZATION PROJECT**

Proposed Motion:

Accept and appropriate \$10,000 donation to the Library Fund (Fund 13) to fund one non-regular position to implement the Local History Room Digitization project.

Approved

### **5. ORANGE COUNTY TRANSPORTATION AUTHORITY REGIONAL CAPACITY PROGRAM GRANT APPLICATION AUTHORIZATION FOR BASTANCHURY ROAD WIDENING**

## PROJECT

Proposed Motion:

1. Approve Orange County Transportation Authority Project O grant application submittal for Bastanchury Road Widening Project.
2. Authorize City Manager, or designee, to administer or execute documents related with the grant administration.

Approved

### 6. **\$899,985 PROFESSIONAL SERVICES AGREEMENT WITH DOKKEN ENGINEERING, INC. FOR THE HARBOR BOULEVARD COMPLETE STREETS IMPROVEMENT PROJECT**

Proposed Motion:

1. Approve \$90,000 Measure M2 Funds (Fund 25) budget transfer and appropriation from fund balance to Project 48009 Harbor Boulevard Complete Streets Improvement Project within the Capital Projects Fund (Fund 74).
2. Approve and authorize City Manager, or designee, to execute a \$899,985 Professional Services Agreement with Dokken Engineering, Inc., for the Harbor Boulevard Complete Streets Improvement Project design services.
3. Authorize Administrative Services Director, or designee, to issue \$899,985 purchase order to Dokken Engineering, Inc., for the Harbor Boulevard Complete Streets Improvement Project.
4. Authorize Public Works Director, or designee, to approve change orders for professional engineering services within the approved project budget.

## REGULAR BUSINESS (Item 7)

Tabled

### 7. **RESOLUTION AFFIRMING CITY VALUES AND ESTABLISHMENT OF LEGAL DEFENSE AND BASIC NEEDS ASSISTANCE FUNDS**

The following addressed City Council:

- Meleca Consultado, Fullerton, supported this item.
- Tanya Leon, Fullerton, said the amount proposed for legal defense does not match the need.
- Vanessa Stricker, Fullerton, supported this item.
- Matthew Stricker, Fullerton, supported this item.
- Alex Leon, Fullerton, supported this item.
- William Guppy, Fullerton, supported this item.

- Priscilla Santos, Fullerton, supported this item.
- Casey Conway, Orange County Rapid Response Network, supported this item.
- Fabiola Jacome, Orange County Justice Fund, supported this item.
- Bianca Andres, Orange County Rapid Response Network, supported this item.
- Enedena Clements, Fullerton, spoke about food pantries.
- Julia De Leon, Fullerton, supported this item.
- Rayanne Chung, Fullerton, supported this item.
- Bernardo Cuelazano, Fullerton, supported this item.
- Laura Cook supported this item.
- Dayann Kutzman, Orange County Rapid Response Network, supported this item.
- Vanessa Estrella, Fullerton, supported this item.
- Todd Harrison, Fullerton, supported this item.
- Yolanda Harrison, Fullerton, supported this item.
- Brian Rowe, Fullerton, supported this item.
- Richard Boyle supported this item.
- Stephanie Maldonado, Fullerton, supported this item.
- Blandy Morales, OCCO, supported this item.
- Jennifer Garcia supported this item.
- Debbie Langenbacher supported this item.
- Jason Phillips supported this item.
- Marcy Fry, Fullerton, supported this item.
- Miguel Alvarez, Fullerton, supported this item.
- Antonio Luna supported this item.
- Maria Valenica, OCCO, supported this item.
- Aliya Yousufi, CAIR-LA, supported this item.
- Joan Christin Gray supported this item.
- Egleth Nuncci, Fullerton, requested \$200,000 for legal defense and \$200,000 for a food pantry.
- Megan Choe supported this item.
- Khalid Hudson, CAIR, supported this item.
- Jay Wu, Fullerton, supported this item.

- Laura Torres, Fullerton, supported this item.
- Ruthi Hanchett, Fullerton, supported this item.
- Jose Trinidad Castaneda supported this item.
- Amina Fields, CAIR, supported this item.
- Jorge Torres, Fullerton, supported this item.
- Elijah (no last name provided) supported this item.
- Shannon McGrady Bane, Fullerton, supported this item.
- Amalia Barragan asked City Council to reduce ICE raids.
- Unidentified speaker announced pizza available for attendees.
- Unidentified speaker supported this item with \$200,000 for each fund.
- Patricia Vasquez, Anaheim, supported this item.
- Gaston Castellanos supported this item.
- Jay Williams supported this item.
- Harry Langenbacher suggested using CDBG funds to provide immigration assistance.
- Megan Fleanor supported this item.
- ZJ (no last name provided) supported this item with additional funding.

The following addressed City Council remotely:

- Joseph Tomas McKellar, Fullerton, supported this item.
- Carla Duran, Fullerton, supported this item.
- Jozef Maldonado, Fullerton, supported this item.
- Dominic Moonheart, Fullerton, supported this item.
- Elliot Chung, Fullerton, supported this item.
- Kate (no last name provided) supported this item.
- Jack Dean, Fullerton, suggested working with community organizations and collecting donations to support this cause.
- Denise Ramos supported this item.
- Andrew (no last name provided) supported this item.
- Tony B. supported community assistance but did not support government funding legal aid.

Zahra moved, seconded by Charles, to:

1. Adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE

CITY COUNCIL OF THE CITY OF FULLERTON  
AFFIRMING THE CITY'S COMMITMENT TO PUBLIC  
SAFETY, INCLUSIVITY, AND TRANSPARENCY IN  
RESPONSE TO FEDERAL IMMIGRATION  
ENFORCEMENT ACTIVITIES

2. Approve creation of a new Legal Defense Fund and new Basic Needs Assistance Fund to support Immigration Assistance programs administered by qualified local nonprofit organizations; and approve budget appropriations of \$100,000 for the Legal Defense Fund and \$100,000 for the Basic Needs Assistance Fund from available General Fund reserves (Fund 10) to support these programs. Authorize the City Manager to execute agreements and all necessary documents, in a form approved by the City Attorney.

Jung made a substitute motion, seconded by Dunlap, to table this item.

Substitute motion passed 3 – 2 (Opposed: Zahra, Charles).

Original motion failed.

**PUBLIC HEARINGS (Items 8 - 9)**

Adopted

**8. PORTION OF WEST COMMONWEALTH AVENUE EAST OF  
1747 WEST COMMONWEALTH AVENUE ABANDONMENT**

Mayor Jung opened the Public Hearing at 11:30 p.m.

The following addressed City Council:

- Karen Lloreda asked for separate votes on the recommended actions to support selling surplus property and reject the purchase agreement.
- Z (no last name provided) asked for line-item costs for this agreement.
- Unidentified speaker opposed this item.
- Curt (no last name provided) suggested a shared parking arrangement.

The following addressed City Council remotely:

- Andrew (no last name provided) asked about proposed project safety and property taxes paid to the City.
- Jozef Maldonado asked for transparency with this item.

Mayor Jung closed the Public Hearing at 11:43 p.m.

Jung moved, seconded by Valencia, to:

1. Adopt Resolution No. 2025-056.

RESOLUTION NO. 2025-056 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING ABANDONING AND VACATING A PORTION OF COMMONWEALTH AVENUE EAST OF 1747 WEST COMMONWEALTH AVENUE (APN 030-252-01)

2. Ratify Real Estate Purchase Agreement and Joint Escrow Instructions and authorize City Manager to execute related documents, in a form approved by the City Attorney, subject to non-substantive changes.

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

Adopted

**9. MILLS ACT CONTRACT BETWEEN CITY OF FULLERTON AND OWNERS OF HISTORIC PROPERTY AT 229 NORTH CORNELL AVENUE**

Mayor Jung opened the Public Hearing at 11:45.

No members of the public addressed City Council

Mayor Jung closed the Public Hearing at 11:45.

Dunlap moved, seconded by Jung, to:

1. Adopt Resolution No. 2025-057.

RESOLUTION NO. 2025-057 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MILLS ACT CONTRACT BETWEEN THE CITY AND THE OWNER OF HISTORIC PROPERTY LOCATED AT 229 NORTH CORNELL AVENUE IN THE FORM OF A HISTORIC PROPERTY PRESERVATION AGREEMENT

2. Authorize City Manager, or designee, to review subsequent updated improvement and maintenance item schedules provided by the property owner 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**

Approved

**3. UNCLAIMED PUBLIC WORKS WATER ENGINEERING BONDS AND DEPOSITS (*item taken out of agenda order*)**

The following addressed City Council:

- Jose Trinidad Castaneda supported using funds for the turf replacement program.
- Unidentified speaker asked about the allocation of these funds.

Zahra moved, seconded by Dunlap, to:

1. Authorize City Manager to approve and accept as City property unclaimed water engineering bonds and deposits issued between 1996 and 2016 and unclaimed forty-five days following Notice of Publication.
2. Authorize City Manager, or designee, to transfer unclaimed water engineering bond and deposit funds totaling \$349,775.98 to the Water Fund (Fund 44) or other funds as appropriate.

Motion carried 5 – 0.

11:47 p.m.

## **ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 11:47 p.m.

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Fred Jung  
Mayor

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Lucinda Williams, MMC  
City Clerk