



FULLERTON CITY COUNCIL SUCCESSOR AGENCY AGENDA - JUNE 3, 2025

303 West Commonwealth Avenue, Fullerton, California

MEETINGS: The Fullerton City Council / Successor Agency meets on the first and third Tuesday of the month, convening for Closed Session at 5:00 p.m. and Regular Session at 6:30 p.m.

PUBLIC COMMENT: 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. Prior to public comments, the public may request the removal of consent items for further discussion. 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 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 items and public hearing items shall have no more than 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.

PERSONS ADDRESSING CITY COUNCIL: Please complete a speaker form and submit the form to the Assistant City Clerk in the lobby prior to approaching the podium. State your name and city of residence for the record at the beginning of your remarks. All speakers shall observe civility, decorum and good behavior. Any item submitted to the City Council during the meeting shall become public record and subject to applicable disclosure laws.

AGENDA ITEMS: This agenda contains a brief 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 taking action on non-agenda items except as provided by law. Visit www.cityoffullerton.com or call (714) 738-6350 for more information.

ADA REQUIREMENTS: The City has equipment and services available to assist disabled persons with communications at the public meeting in compliance with the requirements of Title II of the Americans with Disabilities Act (ADA). Should you require special accommodations to participate in a meeting, please contact the City Clerk at cityclerksoffice@cityoffullerton.com or (714) 738-6350 at least 48 hours prior to the meeting to make arrangements.

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

The City will rebroadcast this City Council / Successor Agency meeting on Spectrum Cable Channel 3. The public can find cable channel rebroadcast times as well as view the meeting video on-demand at www.cityoffullerton.com.

Refer to Resolution No. 2020-04 to review the complete Rules of Procedure and Decorum for City Council meetings.

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)



**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
REGULAR MEETING AGENDA**

JUNE 3, 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 - None

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. Council Member Zahra make the following direct appointment:
 - a. Investment Advisory Committee - vacancy for partial term expiring December 31, 2026.
2. Mayor Pro Tem Charles make the following direct appointment:
 - a. Investment Advisory Committee - vacancy for partial term expiring December 31,

2026.

3. Ratify appointments.

CONSENT CALENDAR (Items 1 - 8)

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. MAY 20, 2025 MEETING MINUTES

Proposed Motion:

Approve May 20, 2025 City Council / Successor Agency Meeting Minutes.

2. DAY OF MUSIC COMMITTEE FEE WAIVER REQUEST

Proposed Motion:

Approve \$12,153.85 Day of Music fee waiver request.

3. FULLERTON MUSEUM PRIDE FESTIVAL FEE WAIVER REQUEST

Proposed Motion:

Approve Fullerton Museum request to waive \$2,484.00 in fees for the Pride Festival on June 7, 2025.

4. NON-CAPITALIZED HUNT LIBRARY FURNITURE APPRAISAL

Proposed Motion:

Authorize the Director of the Library to sell surplus property up to the appraised price of the furniture pieces and donate any surplus furniture not sold.

5. FULLERTON MUNICIPAL AIRPORT LEASE WITH UNIQUE EDUCATIONAL EXPERIENCES DBA FLIGHT TEST PREP ACADEMY FOR HANGAR AND OFFICE SPACE

Proposed Motion:

Approve airport lease agreement with Unique Educational Experiences DBA Flight Test Prep Academy for hangar and office space located at 4119 West Commonwealth Avenue, Fullerton, CA.

6. \$109,175 CONTRACT WITH KIMLEY-HORN FOR REIMBURSABLE CEQA SERVICES RELATED TO ORANGETHORPE AVENUE WAREHOUSE DEVELOPMENT AND GENERAL CEQA REIMBURSABLE PURCHASE AUTHORITY

Proposed Motion:

Authorize City Manager, or designee, to execute a professional California Environmental Quality Act (CEQA) services agreement with Kimley-Horn for proposed commercial development work located at 2461-2496 East Orangethorpe Avenue and future amendments, including extension options, in a form approved by the City Attorney.

7. \$500,000 PURCHASE ORDER TO TD SYNnex / DLT SOLUTIONS FOR AMAZON WEB SERVICES RENEWAL

Proposed Motion:

1. Authorize City Manager, or designee, to execute the OMNIA Cooperative Agreement and / or annual order forms and administer agreement, in a form approved by the City Attorney.
2. Authorize Director of Administrative Services, or designee, to issue a purchase order to TD Synnex / DLT Solutions not to exceed \$500,000 under the OMNIA Cooperative Agreement, as allocated for Web Services in the adopted Fiscal Year 2024-25 Information Technology Fund budget.

8. \$1,615,600 CONTRACT WITH DOMINGUEZ GENERAL ENGINEERING, INC. FOR ADAMS-WEST AREA INFRASTRUCTURE IMPROVEMENTS PROJECT

Proposed Motion:

1. Approve Adams-West Area Infrastructure Improvements Project plans and specifications.
2. Approve the following budget transfers and appropriations in CIP Project 53047 Adams-West Area Infrastructure Improvements Project:
 - \$1,988,000 Water Fund (Fund 44) transfer and appropriation from CIP Project 53250 Water Main System Replacement to Project 53047 Adams-West Area Infrastructure Improvements Project within the Water Fund (Fund 44)
 - \$45,000 Sewer Enterprise Funds (Fund 47) transfer and appropriation from Project 51419 Annual Sewer Replacement Program to CIP Project 53047 Adams-West Area Infrastructure Improvements Project within the Sewer Enterprise Fund (Fund 47).
3. Award \$1,615,600 construction contract for the Adams-West Area Infrastructure Improvements Project to Dominguez General Engineering, Inc. and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.
4. Authorize Public Works Director, or designee, to approve change orders for construction and professional engineering construction support services within the approved project budget.

PUBLIC HEARINGS (Items 9 - 11 and Item 14)

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.

9. MILLS ACT CONTRACT BETWEEN CITY OF FULLERTON AND PROPERTY OWNERS OF HISTORIC PROPERTY AT 336 WEST BROOKDALE PLACE

Consideration of a Mills Act contract for the preservation, rehabilitation and maintenance of historic property for the subject property located at 336 West Brookdale Place.

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 336 WEST BROOKDALE PLACE IN THE FORM OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT

2. Authorize the Director of Community and Economic Development 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.

10. MILLS ACT CONTRACT BETWEEN CITY OF FULLERTON AND PROPERTY OWNERS OF HISTORIC PROPERTY AT 520 WEST VALLEY VIEW DRIVE

Consideration of a Mills Act contract for historic property preservation, rehabilitation and maintenance for the subject property located at 520 West Valley View Drive.

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 520 WEST VALLEY VIEW DRIVE IN THE FORM OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT

2. Authorize Director of Community and Economic Development to review subsequent updated improvements schedules 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.

11. FULLERTON MUNICIPAL CODE AMENDMENTS PERTAINING TO ACCESSORY AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS TO COMPLY WITH STATE LAW

This action would amend Fullerton Municipal Code regulations for Accessory and Junior Accessory Dwelling Units to comply with state law.

Proposed Motion:

Introduce Ordinance XXXX for first reading by title only and waive further reading of the ordinance.

ORDINANCE NO. XXXX - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE TITLE 15 ZONING INCLUDING SECTION 15.04.040 DEFINITIONS AND REPEALING AND REPLACING SECTION 15.17.100 ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS

REGULAR BUSINESS (Items 12 - 13)

12. LETTER OF SUPPORT FOR ASSEMBLY BILL 91 - STATE AND LOCAL AGENCIES: DEMOGRAPHIC DATA

Proposed support letter for California Assembly Bill 91 (Harabedin) which would require state and local agencies to collect and report demographic data using separate categories for major Middle Eastern and North African groups.

Proposed Motion:

Authorize Mayor to sign Assembly Bill 91 support letter.

13. CITY CHARTER DEVELOPMENT PROCESS OPTIONS

Review process options to develop a city charter.

Proposed Motion:

Select preferred method to develop a city charter and direct staff to implement next steps.

PUBLIC HEARINGS (Items 9 - 11 and Item 14)

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.

14. CITY OF FULLERTON ANNUAL OPERATING AND CAPITAL BUDGET AND ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26

Request to adopt the City of Fullerton Annual Operating and Capital Budget for Fiscal Year (FY) 2025-26 including the General Fund, the Capital Improvement Program and All Other City Funds and approve Annual Appropriations Limit.

Proposed Motion:

1. Adopt the following resolutions:

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE CITY OF FULLERTON ANNUAL OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2025-26 AND APPROPRIATING THE FUNDS NECESSARY TO MEET THE EXPENDITURES SET FORTH THEREIN

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26 PURSUANT TO CALIFORNIA STATE CONSTITUTION ARTICLE XIII B

2. Continue Public Hearing to June 17, 2025 to consider Proposed Fee Changes and FY 2025-26 Master Fee and Charges Schedule.

ITEMS REMOVED FROM CONSENT CALENDAR

AGENDA FORECAST (Tentative)

Tuesday, June 17, 2025

- *EUCLID STREET SIDEWALK GAP CLOSURE*
- *M2 ELIGIBILITY*

Tuesday, July 1, 2025

- *FMC AMENDMENTS FOR OBJECTIVE DEVELOPMENT STANDARDS FOR MULTI FAMILY ZONES*
- *NOISE ORDINANCE*

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.