



**CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
CLOSED SESSION MINUTES  
JULY 15, 2025 – 5:00 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California**

4:06 p.m.

## **CALL TO ORDER**

Mayor / Chair Jung called the meeting to order at 4:06 p.m.

## **ROLL CALL**

Present: Mayor / Chair Jung, Mayor Pro Tem / Vice Chair Charles, Council / Agency Members Dunlap (arrived 4:15 p.m.), Valencia (arrived 4:07 p.m.), Zahra

Absent: None

Staff Present: Interim City Manager Eddie Manfro, Deputy City Attorney Baron Bettenhausen, City Clerk Lucinda Williams

## **PUBLIC COMMENTS - Closed Session**

The following addressed City Council:

- Father Dennis Kris spoke about a caravan supporting immigration.
- Pastor Jason Phillips, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Debbie Langenbacher, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Monica Mendoza, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Robert W. supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Xavier Nunez-Sundara supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Payton Baughman supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Julian Serur, Fullerton, said City Council should consider the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit in open session.
- Jennifer Garcia, La Mirada, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.

- Laura Cook Manchester, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Vaness Estrella, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Patricia Hanzo, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Vanessa Stricker, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Matthew Stricker, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Gaston (no last name provided) supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Megan Choe, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Elliot Chung, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Harry Langenbacher, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Nan Harold, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Jodi Vallejo, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Egleth Nuncci, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Bethany Anderson, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Janeth Shipman supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Ruthy Hanchett supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Vixon (no last name provided), Placentia, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Helen Higgins, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Linda Gardner, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Unidentified speaker supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Unidentified speaker supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.

- Asun (no last name provided) supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Anthony Luna, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Unidentified speaker supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Pilar Maldonado supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.
- Shannon McGrady Bane said the Jewish community stands with their immigrant neighbors.
- Davis Garcia supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.

The following addressed City Council remotely:

- Dominic Moonheart, Fullerton, supported joining the Pedro Vasquez Perdomo et al v. Kristi Noem et al lawsuit.

## RECESS TO CLOSED SESSION

Mayor / Chair Jung recessed to Closed Session at 5:42 p.m.

## CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Per Government Code Section 54956.9(d)(4)**  
**Initiation of Litigation:** One Case (Intervention in *Pedro Vasquez Perdomo et al v. Kristi Noem et al*: Case No. 21STCP0197)
2. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Per Government Code Section 54956.9(d)(4)**  
**Initiation of Litigation:** One Case
3. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Per Government Code Section 54956.8**  
**Property:** 2700 North Harbor Boulevard, Fullerton, CA 92835  
**Agency Negotiator:** Deputy City Manager Daisy Perez, Senior Administrative Analyst Edgar Rosales  
**Negotiating Parties:** American Golf  
**Under Negotiations:** Price and Terms

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

**Property:** 340 West Commonwealth Avenue, Fullerton, CA 92832 and 801 West Valencia Drive, Fullerton, CA 92832

**Agency Negotiator:** Deputy City Manager Daisy Perez, Senior Administrative Analyst Edgar Rosales

**Negotiating Parties:** Fullerton Aquatic Sports Team (FAST)

**Under Negotiations:** Price and Terms

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

**Property:** 1737 West Roberta Avenue, Fullerton, CA 92833

**Agency Negotiator:** Deputy City Manager Daisy Perez, Senior Administrative Analyst Edgar Rosales

**Negotiating Parties:** Higher Ground

**Under Negotiations:** Price and Terms

6:29 p.m.

**ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 6:29 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  
JULY 15, 2025 – 5:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

6:31

## CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 6:31 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, Deputy City Attorney Baron Bettenhausen, City Clerk Lucinda Williams, Deputy City Manager Daisy Perez, Fire Chief Adam Loeser, Police Chief Jonathan Radus

**INVOCATION** given by Council Member Valenica.

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

## CLOSED SESSION REPORT

Deputy City Attorney Bettenhausen reported City Council voted to file an amicus brief regarding *Pedro Vasquez Perdomo et al v. Kristi Noem et al*: Case No. 21STCP0197.

## EX PARTE COMMUNICATIONS REPORT

None.

## PRESENTATIONS

None.

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

None.

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

The following addressed City Council:

- Jennifer Garcia spoke about the Fullerton is our Home coalition.
- Elizabeth Martinez, Fullerton, thanked staff for listening to the community.
- Joel Bross spoke about homeless issues.
- Mercedes Rios spoke about the Orange Conty workforce innovation high school.
- Allen Mullins spoke about the Illumination Foundation.
- Tony Rios spoke about the Illumination Foundation.
- Jozeph Maldonado supported Consent Calendar Item 14 Option 3 and spoke about the Illumination Foundation and Parks Master Plan.
- Harry Langenbacher thanked City Council for the amicus brief and asked City Council to adopt an ordinance regarding police identification.
- Pastor Jason Phillips spoke about a police identification ordinance and legal aid funding.
- Unidentified speaker supported financial aid and legal fee support.
- Mark Leno, Fullerton, spoke about an amicus brief.
- Steven Sherry, Fullerton, spoke about transportation and opportunities to bring people to the community during the upcoming Olympics.
- Curtis Gamble spoke about homeless issues.
- Unidentified speaker spoke about anti-bicyclist incidents.
- Z (no last name provided) advocated for sidewalks on Page Avenue.
- Curt Johnston requested better lighting at Pomona and Commonwealth Avenues.

The following addressed City Council remotely:

- Jensen Hallstrom spoke about the Euclid Sidewalk project.
- Dominic Moonheart spoke about bicycle safety.

## **CITY COUNCIL / SUCCESSOR AGENCY / STAFF**

## COMMUNICATIONS AND REPORTS

Council Member Zahra thanked those speaking on behalf of the immigrant community, asked staff to visit the Illumination Foundation and schedule a City Council presentation about the facility, asked for an urban forest plan update at a City Council meeting and asked for a public presentation on the bicycle master plan update.

Council Member Charles spoke about office hours, upcoming events, Cal State Fullerton arboreum issues, provided an Orange County Vector Control District update and asked staff to post cooling center and splash pad hours on the city website.

Mayor Jung submitted a written report.

## APPOINTMENTS (Items 1 - 2)

Appointed

### 1. COMMISSION / COMMITTEE / BOARD APPOINTMENTS

Council Member Valencia appointed Mindy Kim to the Community Development Citizens' Committee for a term expiring December 31, 2028.

Jung moved, seconded by Charles, to ratify appointment.

Motion carried 5 – 0.

Appointed

### 2. CAL CITIES ANNUAL CONFERENCE DELEGATES AND ALTERNATES

Jung moved, seconded by Dunlap, to designate Council Member Valencia as the City Voting Delegate at the Cal Cities 2025 Annual Conference.

Motion carried 5- 0.

## CONSENT CALENDAR (Items 1 through 17)

Dunlap moved, seconded by Valencia, to approve Consent Calendar Items 1 through 17.

Motion carried 5 – 0.

Approved

### 1. JULY 15, 2025 MEETING MINUTES

Proposed Motion:

Approve July 15, 2025 City Council / Successor Agency Meeting Minutes.

Received and filed

### 2. MONTHLY COMMITTEE ACTIVITY AND ATTENDANCE REPORT

Proposed Motion:

Receive and file.

- Received and filed      **3.      JULY 2025 CHECK REGISTER**
- Proposed Motion:  
Receive and file.
- Received and filed      **4.      TREASURER’S REPORT FOR QUARTER ENDED JUNE 30, 2025**
- Proposed Motion:  
Receive and file.
- Adopted      **5.      FISCAL YEAR 2025-26 CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL GRANT AWARD**
- Proposed Motion:
1. Adopt Resolution No. 2025-042.  
RESOLUTION NO. 2025-042 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AUTHORIZING THE CHIEF OF POLICE TO ACCEPT ALCOHOLIC BEVERAGE CONTROL GRANT FUNDS
  2. Authorize Chief of Police to execute \$75,000 Fiscal Year 2025-26 Alcoholic Beverage Control grant agreement.
  3. Appropriate receipt and use grant funds in Grants Fund (Fund 32).
- Approved      **6.      \$959,752 GRANT AGREEMENT WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY FOR THE WELL 7A CONSTRUCTION PROJECT**
- Proposed Motion:
1. Approve \$959,752 Grant Award Agreement with the U.S. Environmental Protection Agency.
  2. Appropriate receipt and use of \$959,752 grant funds from the U.S. Environmental Protection Agency in Project 53005 Water Well Replacement Program (Fund 74).
  3. Authorize Public Works Director to execute any future amendments and / or supplements with the U.S. Environmental Protection Agency, in a form approved by the City Attorney.
- Approved      **7.      CITY OF FULLERTON RESPONSE TO 2024-2025 ORANGE COUNTY GRAND JURY REPORT “LONG-TERM SOLUTIONS TO SHORT-TERM RENTALS”**
- Proposed Motion:
1. Review 2024-2025 Orange County Grand Jury Report “Long-Term Solutions to Short-Term Rentals”.



2. Approve the response letter to the Presiding Judge of the Orange County Superior Court.

Approved

**8. 2026 GROUP INSURANCE PLAN RATES REVIEW**

Proposed Motion:

1. Receive and file 2026 Group Insurance Plan Renewal.
2. Approve and authorize Interim City Manager, or designee, to execute and administer actions to implement and administer agreements.

Adopted

**9. CLASSIFICATION PLAN UPDATE FOR ADMINISTRATIVE ANALYST SERIES**

Proposed Motion:

Adopt Resolution No. 2025-043.

RESOLUTION NO. 2025-043 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING, UPDATING AND DELETING CERTAIN CLASSIFICATION SPECIFICATIONS IN THE PERSONNEL CLASSIFICATION PLAN AND AMENDING RESOLUTION NO. 2023-064 RELATING TO COMPENSATION FOR CONFIDENTIAL / NON-REPRESENTED EMPLOYEES APPENDIX A

Adopted

**10. RESIDENTIAL WATER SERVICE DISCONTINUATION POLICY UPDATE PURSUANT TO SENATE BILL 998**

Proposed Motion:

Adopt Resolution No. 2025-044.

RESOLUTION NO. 2025-044 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING A RESIDENTIAL WATER SERVICE DISCONTINUATION POLICY FOR THE FULLERTON MUNICIPAL WATER UTILITY PURSUANT TO THE WATER SHUTOFF PROTECTION ACT (SENATE BILL 998) AS AMENDED IN 2023

Approved

**11. FULLERTON MUSEUM LEO FENDER DAY FEE WAIVER REQUEST**

Proposed Motion:

Approve Fullerton Museum request to waive \$2,350 in facility rental fees and public safety costs for Leo Fender Day on August 10, 2025.

Approved

**12. DOWNTOWN PARKING LOTS REPAIR AND REHABILITATION FUNDING**

Proposed Motion:

Approve \$400,000 Downtown Parking Program Funds budget transfer and appropriation from General Fund balance (Fund 10) to Project 55450 Infrastructure Repair and Replacement - Public Facilities within the Capital Projects Fund (Fund 74) for Downtown parking lot rehabilitation.

Approved

**13 FIRE DEPARTMENT VEHICLE PURCHASE - TWO DODGE RAM TRUCKS AND UPFITTING SERVICES**

Proposed Motion:

1. Approve \$132,988.36 purchase of two Dodge Ram trucks from National Auto Fleet Group using National Joint Powers Alliance cooperative purchasing contract (Contract No. 091521-NAF).
2. Authorize Director of Administrator Services, or designee, to issue a \$98,800.12 purchase order to Republic EVS LLC for upfitting services for both vehicles.

Approved

**14. \$509,824.87 CONTRACT WITH URBAN HABITAT FOR UNION PACIFIC PARK RENOVATION PROJECT**

Proposed Motion:

1. Approve Project 54056 Union Pacific Park Renovation Project plans and specifications.
2. Approve \$290,000 Park Dwelling Funds (Fund 39) budget transfer and appropriation from available fund balance to Project 54056 Union Pacific Park Renovation Project within the Capital Projects Fund (Fund 74).
3. Award \$509,824.87 construction contract for Project 54056 Union Pacific Park Renovation Project to Urban Habitat 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.

Approve

**15. \$162,000 CONTRACT WITH STANTEC CONSULTING SERVICES, INC. FOR WATER WELL SITING AND FEASIBILITY STUDY**

Proposed Motion:

1. Approve \$300,000 Water Funds (Fund 44) budget appropriation from available fund balance to Project 53731 New Water Well Christlieb 15B within the Water Fund (Fund

44).

2. Award \$162,000 consultant contract to Stantec Consulting Services, Inc. for the Water Well Siting and Feasibility Study and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.
3. Authorize Public Works Director, or designee, to approve change orders for professional engineering services within the approved project budget.

Approved

**16. \$394,035.09 CONTRACT WITH CT&T CONCRETE PAVING, INC. FOR SUDENE AVENUE AND SANTA FE AVENUE STREET RECONSTRUCTION**

Proposed Motion:

1. Approve Project 44074 Sudene Avenue and Santa Fe Avenue Street Reconstruction plans and specifications.
2. Approve the following budget transfers and appropriations in Project 44074 Sudene Avenue and Santa Fe Avenue Street Reconstruction:
  - \$325,000 CDBG Funds (Fund 35) budget transfer and appropriation from Project 44589 Residential Street Program to Project 44074 Sudene Avenue and Santa Fe Avenue Street Reconstruction within the Capital Projects Fund (Fund 74)
  - \$180,000 General Funds (Fund 10) budget transfer and appropriation from Project 44589 Residential Street Program to Project 44074 Sudene Avenue and Santa Fe Avenue Street Reconstruction within the Capital Projects Fund (Fund 74).
3. Reject Palp, Inc. dba Excel Paving bid as non-responsive.
4. Award \$394,035.09 construction contract for Sudene Avenue and Santa Fe Avenue Street Reconstruction Project to CT&T Concrete Paving, Inc. and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.
5. Authorize Public Works Director, or designee, to approve construction and professional engineering construction support services change orders within the approved project budget.

Approved

**17. \$1,579,250 CONTRACT WITH WILLIAMS PIPELINE CONTRACTORS, INC. FOR COURTNEY-ASH AREA WATER MAIN REPLACEMENT**

Proposed Motion:

1. Approve Courtney-Ash Area Water Main Replacement Project 53049 plans and specifications.
2. Approve \$1,830,000 Water Fund budget transfer and appropriation from Capital Improvement Program (CIP) Project 53250 Water Main System Replacement to CIP Project 53049 Courtney-Ash Area Water Main Replacement within the Water Fund (Fund 44).
3. Award \$1,579,250 construction contract for Courtney-Ash Area Water Main Replacement Project to Williams Pipeline Contractors, 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 18 through 20)**

Adopted

### **18. MILLS ACT CONTRACT BETWEEN CITY OF FULLERTON AND OWNERS OF HISTORIC PROPERTY AT 621 NORTH RICHMAN AVENUE**

Mayor Jung opened the Public Hearing at 7:26 p.m.

Mayor Jung closed the Public Hearing at 7:26 p.m.

Dunlap moved, seconded by Zahra, to:

1. Adopt Resolution No. 2025-045.

RESOLUTION NO. 2025-045 - 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 621 NORTH RICHMAN AVENUE IN THE FORM OF A HISTORIC PROPERTY PRESERVATION AGREEMENT

2. Authorize Director of Community and Economic Development to review subsequent updated schedules of improvements and maintenance items provided by the property owner pursuant to the Historic Property Preservation Agreement prior to the tenth anniversary of the Agreement and every tenth anniversary thereafter.

Motion carried 5 – 0.

Continued

### **19. FULLERTON MUNICIPAL CODE TITLE 15 AMENDMENTS PERTAINING TO OBJECTIVE DEVELOPMENT STANDARDS**

## **AND MAXIMUM**

The following addressed City Council remotely:

- Jane Reifer asked to include more information with the continued item.

Dunlap moved, seconded by Jung to continue this item to the September 19, 2025 City Council meeting.

Motion carried 5 – 0.

Received and filed

## **20. WATER QUALITY REPORT ON PUBLIC HEALTH GOALS AND MAXIMUM**

Mayor Jung opened the Public Hearing at 7:35 p.m.

The following addressed City Council remotely:

- Jane Reifer spoke about the updated presentation, statistics in the report and the mitigation process.

Mayor Jung closed the Public Hearing at 7:37 p.m.

Item received and filed by order of the Mayor.

## **REGULAR BUSINESS (Item 21)**

Continued to  
September 16, 2025

## **21. SOLID WASTE SERVICES REQUEST FOR PROPOSAL**

The following addressed City Council:

- Unidentified speaker asked to continue this item.

Dunlap moved, seconded by Jung, to continue this item to the September 16, 2025 meeting, placing the item on the Consent Calendar.

Motion carried 5 – 0.

## **ITEMS REMOVED FROM CONSENT CALENDAR**

None.

8:12 p.m.

## **ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 8:12 p.m.