



**CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
CLOSED SESSION MINUTES  
MAY 6, 2025 – 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 Charles, Council / Agency Members Dunlap, Valencia, Zahra (joined 5:02 p.m. remote)

Absent: None

Staff Present: City Manager Eric J. Levitt, City Attorney Richard D. Jones, City Clerk Lucinda Williams

## **PUBLIC COMMENTS - Closed Session**

None.

## **RECESS TO CLOSED SESSION**

Mayor / Chair Jung recessed to Closed Session at 5:01 p.m.

## **CLOSED SESSION**

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

**Significant Exposure to Litigation:** One Case

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

**Property:** 2000 Youth Way, Fullerton, CA 92835

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

**Negotiating Parties:** Fullerton Family YMCA Executive Director Jordan Garcia

**Under Negotiations:** Price and Terms

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

**Property:** 136 East Santa Fe Avenue, Fullerton, CA 92832

**Agency Negotiator:** City Manager Eric J. Levitt, Deputy City Manager Daisy Perez, Community and Economic Development Director Sunayana Thomas

**Negotiating Parties:** Bushala Brothers, Inc.

**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**

**MAY 6, 2025 – 5:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California**

5:37 p.m.

**CALL TO ORDER**

Mayor / Chair Jung called the meeting to order at 5:37 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 5:40 p.m. remote)

Staff Present: City Manager Eric J. Levitt, City Attorney Richard D. Jones, City Clerk Lucinda Williams, Fire Chief Adam Loeser, Deputy City Manager Daisy Perez, Police Chief Jon Radus

**INVOCATION** given by Mayor Jung.

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

**CLOSED SESSION REPORT**

None.

**EX PARTE COMMUNICATIONS REPORT**

None.

**PRESENTATIONS**

None.

**ITEMS REMOVED FROM CONSENT CALENDAR**

## **ANNOUNCEMENT**

None.

## **PUBLIC COMMENTS - Regular Session**

The following addressed City Council:

- Don Smith, Fullerton, opposed development on Harbor Boulevard.
- Bill Redden, Fullerton, opposed development on Harbor Boulevard.
- Jose Ulloa, Fullerton, opposed development on Harbor Boulevard.
- Todd Harrison, Fullerton spoke about road conditions on Commonwealth Avenue and the Senior Advisory Committee.
- Jensen Hallstrom spoke about road conditions and the Bastanchury greenbelt.
- Maureen Milton spoke about the Center for Healthy Neighborhoods.
- Z (no last name provided) spoke about sidewalks on Page Avenue and a long-term business plan.
- Unidentified speaker spoke about veteran issues and HOAs.
- Karen Lloreda spoke about Consent Calendar Item 3.
- Egleth Nuncci spoke about the Center for Healthy Neighborhoods.
- Joshua Ferguson spoke about Consent Calendar Item 6.
- Curtis Gamble spoke about homeless issues.
- Curt Johnston spoke about the train station and trail clearance.

The following addressed City Council remotely:

- George Bushala spoke about Council Member conduct.
- Jose Trinidad Castaneda spoke about public participation and announced he does not plan to run for public office.
- Allen Stubblefield, American Veterans Association, invited the public to an upcoming Memorial Day event.

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

Council Member Zahra spoke about meetings with federal representatives, asked for a business strategic plan update and pulled Consent Calendar Item No. 3.

Mayor Pro Tem Charles spoke about monthly celebrations, office hours,

public service and recent and upcoming events.

Council Member Valencia reported on recent and upcoming events.

Council Member Dunlap pulled Agenda Item No. 6.

## **APPOINTMENTS (Item 1)**

Appointed

### **1. COMMISSION / COMMITTEE / BOARD APPOINTMENTS**

Council Member Dunlap appointed Manuel Walker to the Transportation and Circulation Commission for a partial term expiring December 31, 2028.

The Interview Panel recommended appointing Mark Klingsberg to the Infrastructure and Natural Resources Committee for a full term ending December 31, 2028.

Charles moved, seconded by Dunlap, to ratify appointments.

Motion carried 5- 0.

## **CONSENT CALENDAR (Items 1 - 8)**

Dunlap moved, seconded by Charles, to approve Consent Calendar Item 1, 2, 4, 5, 7 and 8.

Motion carried 5 – 0.

Approved

### **1. APRIL 15, 2025 MEETING MINUTES**

Proposed Motion:

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

Received and filed

### **2. TREASURER'S REPORT FOR QUARTER ENDED MARCH 31, 2025**

Proposed Motion:

Receive and file.

Adopted

### **4. DEPUTY CITY MANAGER AND DIRECTOR OF HUMAN RESOURCES CLASSIFICATION PLAN UPDATE**

Proposed Motion:

Adopt Resolution No. 2025-024.

RESOLUTION NO. 2025-024 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, UPDATING AND DELETING A CERTAIN CLASSIFICATION SPECIFICATION IN THE PERSONNEL CLASSIFICATION PLAN AND AMENDING RESOLUTION NO. 2024-025 RELATING TO EXECUTIVE EMPLOYEE COMPENSATION APPENDIX A

Approved

**5. ATHLETIC FIELD USE AND ALLOCATION POLICY REVISIONS**

Proposed Motion:

Approve Athletic Field Use and Allocation Policy revisions.

Approved

**7. \$280,000 CONTRACT WITH HARDY AND HARPER, INC. FOR AMERIGE AVENUE REHABILITATION PROJECT**

Proposed Motion:

1. Approve Amerige Avenue Rehabilitation Project plans and specifications.
2. Approve \$375,000 General Funds (Fund 10) budget transfer and appropriation from Project 44400 Arterial Street Program to Project 44082 Amerige Avenue Rehabilitation within the Capital Projects Fund (Fund 74).
3. Award \$280,000 construction contract for Amerige Avenue Rehabilitation Project to Hardy and Harper, 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 construction and professional engineering construction support services change orders within the approved project budget.

Approved

**8. \$408,465.58 CONTRACT WITH PETROCHEM MATERIALS INNOVATION, LLC. FOR MISCELLANEOUS SLURRY SEAL - FISCAL YEAR 2024-25**

Proposed Motion:

1. Approve the Miscellaneous Slurry Seal - Fiscal Year (FY) 2024-25 Project plans and specifications.
2. Approve \$475,000 Measure M2 Funds (Fund 25) budget transfer and appropriation from Project 44400 Arterial Street Reconstruction, Rehabilitation and Repair to Project 44702 Miscellaneous Slurry Seal - FY 2024-25 within the Capital Projects Fund (Fund 74).
3. Award \$408,465.58 construction contract for Miscellaneous Slurry Seal - FY 2024-25 Project to Petrochem Materials Innovation, LLC 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 construction and professional engineering construction support services change orders within the approved project budget.

## **PUBLIC HEARINGS (Item 9)**

Adopted

### **9. GENERAL PLAN REVISION TO ADD THREE LOCAL LANDMARKS TO THE FULLERTON PLAN HISTORIC PRESERVATION ELEMENT AND MAP OF HISTORICAL RESOURCES**

Mayor Jung opened the Public Hearing at 6:37 p.m.

The following addressed City Council remotely:

- Jose Trinidad Castaneda asked about the nomination criteria.

Mayor Jung closed the Public Hearing at 6:41 p.m.

Dunlap moved, seconded by Valencia, to adopt Resolution No. 2025-025.

RESOLUTION NO. 2025-025 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A GENERAL PLAN REVISION TO ADD PROPERTY LOCATED AT 621 NORTH RICHMAN AVENUE (HL-109) TO THE FULLERTON PLAN HISTORIC PRESERVATION ELEMENT, TABLE 6 — CITY OF FULLERTON LOCAL REGISTER OF HISTORICAL RESOURCES AND EXHIBIT 3 — MAPS OF HISTORICAL RESOURCES — NATIONAL AND LOCAL

Motion carried 5 – 0.

Dunlap moved, seconded by Valencia, to adopt Resolution No. 2025-026.

RESOLUTION NO. 2025-026 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A GENERAL PLAN REVISION TO ADD PROPERTY LOCATED AT 538 WEST WHITING AVENUE (HL-111) TO THE FULLERTON PLAN HISTORIC PRESERVATION ELEMENT, TABLE 6 — CITY OF FULLERTON LOCAL REGISTER OF HISTORICAL RESOURCES AND EXHIBIT 3 — MAPS OF HISTORICAL RESOURCES — NATIONAL AND LOCAL

Motion carried 5 – 0.

Dunlap moved, seconded by Valencia, to adopt Resolution No. 2025-027.

RESOLUTION NO. 2025-027 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A GENERAL PLAN REVISION TO ADD PROPERTY LOCATED AT 156 HILLCREST DRIVE (HL-112) TO THE FULLERTON PLAN HISTORIC PRESERVATION ELEMENT, TABLE 6 — CITY OF FULLERTON LOCAL REGISTER OF HISTORICAL RESOURCES AND EXHIBIT 3 —

## MAPS OF HISTORICAL RESOURCES — NATIONAL AND LOCAL

Zahra made a substitute motion, seconded by Charles, to change the language on the plaque for the hillcrest property.

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

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

### **REGULAR BUSINESS (Items 10 - 14)**

Adopted

#### **10. MAYOR PRO TEM CHARLES REQUEST TO CONSIDER RESCINDING RESOLUTION NO. 2025-023 MATERIALS DISPLAY AND DISTRIBUTION IN CITY FACILITIES**

The following addressed City Council:

- Todd Harrison supported this item.
- Jodi Balma supported this item.
- Matt Truxaw, Fullerton, supported this item.
- Kathy Johnson supported this item.
- Karen Lloreda supported this item.
- Hoang Ho supported this item.
- Katie Dantuma supported this item.
- Diane Vena supported this item.
- Linda Gardener supported this item.
- Helen Higgins supported this item.
- Maureen Milton supported this item.
- Haley (no last name provided) supported this item.
- Joshua Ferguson opposed this item.
- Sharon Kennedy supported this item.
- Anjali Tapadia supported this item.
- Egleth Nuncci supported this item.
- Unidentified speaker supported this item.
- Z (no last name provided) supported this item.
- Curtis Gamble supported this item.
- Kurt Johnston supported allowing the Daily Titan at City Hall.

The following addressed City Council remotely:

- Kent Morris, Fullerton, supported this item.
- Jody Vallejo supported this item.



- Faith Morris supported this item.

Charles moved, seconded by Zahra, to adopt Resolution No. 2025-XXX.

RESOLUTION NO. 2025-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, RESCINDING RESOLUTION NO. 2025-023 MATERIALS DISPLAY AND DISTRIBUTION IN CITY FACILITIES

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

Jung moved, seconded by Valencia, to table this item.

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

Received and filed

## **11. HUNT BRANCH LIBRARY ONE YEAR IN REVIEW**

The following addressed City Council:

- Todd Harrison spoke in support of public libraries.
- Jozef Maldonado, Parks and Recreation Commission, spoke about the dog park and cultural arts.
- Egleth Nuncci, Fullerton, supported the Hunt Branch Library.
- Curt Johnston made parking and facility suggestions.
- Maureen Milton asked about restoring the Hunt to original condition.
- Curtis Gamble supported this item.

The following addressed City Council remotely:

- Sueling Chen spoke about Hunt Library accessibility and rentals.

Item received and filed by order of the Mayor.

Introduced

## **12. PROPOSED AMENDMENTS TO 2025 FIRE HAZARD SEVERITY ZONES FOR LOCAL RESPONSIBILITY AREAS**

Jung moved, seconded by Valencia, to introduce Ordinance No. 3341 for first reading by title only and waive further reading of the ordinance.

ORDINANCE NO. 3341 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE CHAPTER 13.19 TO INCORPORATE THE 2025 FIRE HAZARD SEVERITY ZONES FOR LOCAL RESPONSIBILITY AREAS, AS RECOMMENDED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION AND PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 51178

Motion carried 5 – 0.

City Clerk Williams read the ordinance title.

Direction provided      **13. FISCAL YEAR 2025-26 CIP BUDGET - STREET REHABILITATION PROJECT APPROACH**

The following addressed City Council:

- Kurt Johnston spoke about redoing the downtown and Gilbert corridors.
- Todd Harrison supported more work on Valencia Avenue.

The following addressed City Council remotely:

- Dominic Moonheart spoke about District 3 streets.

Jung moved, seconded by Charles, to approve the proposed FY 2025-26 street rehabilitation projects budget.

Motion carried 5 – 0.

Adopted      **14. CITY COUNCIL RULES OF PROCEDURE AND DECORUM**

The following addressed City Council:

- Todd Harrison spoke about supplemental materials.
- Karen Lloreda no concerns with the proposed amendments.
- Diane Vena opposed this item.
- Jody Balma opposed this item.
- Vanessa Estrella opposed this item.
- Linda Gartner opposed this item.
- Z asked to table this item
- Unidentified speaker opposed this item.
- Anjali Tapadia opposed this item.

The following addressed City Council remotely:

- Jose Trinidad Castaneda supported this item.

Jung moved, seconded by Dunlap, to adopt Resolution No. 2025-028.

RESOLUTION NO. 2025-028 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ESTABLISHING RULES OF PROCEDURE AND DECORUM FOR CITY COUNCIL MEETINGS AND REPEALING RESOLUTION NO. 2025-001

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

## **ITEMS REMOVED FROM CONSENT CALENDAR**

Continued

**3. 2025 LEGISLATIVE PLATFORM**

Item continued to May 20, 2025.

Continued

**6. \$1,845,775.95 CONTRACT WITH KASA CONSTRUCTION, INC. FOR UNION PACIFIC TRAIL - PHASE II**

The following addressed City Council:

- Diane vena opposed continuing this item.
- Todd Harrison opposed continuing this item.
- Joshua Ferguson supporting continuing this item.
- Egleth Nuncci supported this project.
- Andrew (no last name provided) opposed continuing this item.
- Anjali Tapadia opposed continuing this item.

The following addressed City Council remotely:

- Jose Trinidad Castaneda supported continuing this item.

Item continued to May 20, 2025.

10:28 p.m.

**ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 10:28 p.m. in memory of Roger Stanke.

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Fred Jung  
Mayor

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Lucinda Williams, MMC  
City Clerk