



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

5:02 p.m.

CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:02 p.m.

ROLL CALL

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

Absent: None

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

PUBLIC COMMENTS - Closed Session

The following addressed City Council:

- Maureen Milton thanked staff for recent events.

RECESS TO CLOSED SESSION

Mayor / Chair Jung recessed to Closed Session at 5:05 p.m.

CLOSED SESSION

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

Property: 2000 East Bastanchury Road,
Fullerton, CA 92835

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

Analyst Rachel Castanon

Negotiating Parties: The Summit Restaurant Company

Under Negotiations: Price and Terms

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

Name of Case: Alejandro Campos Junior, Jose Campos Herrera and Elvira Campos Rios

Case Number: 8:24-cv-01892JDE

5:31 p.m.

ADJOURNMENT

Mayor / Chair Jung adjourned the meeting at 5:31 p.m.

Fred Jung
Mayor

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**

5:34 p.m.

CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:34 p.m.

ROLL CALL

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

Absent: None

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

INVOCATION given by Deacon Tony Mercado, St. Mary's Catholic Church / Fullerton PD Chaplain

PLEDGE OF ALLEGIANCE led by Mayor Pro Tem Charles.

CLOSED SESSION REPORT

None.

EX PARTE COMMUNICATIONS REPORT

None.

PRESENTATIONS

- | | |
|-----------|--|
| Presented | 1. PRESENTATION: Association of California Cities Orange County |
| Presented | 2. PRESENTATION: North Orange County Chamber |

ITEMS REMOVED FROM CONSENT CALENDAR ANNOUNCEMENT

City Council pulled Consent Calendar Items 11 and 19.

Mayor Pro Tem Charles reported the Fair Political Practices Commission determined she has no conflict with Consent Calendar Item 14.

PUBLIC COMMENTS – Regular Session

The following addressed City Council:

- Karen Loreda spoke about City leases.
- Maureen Milton complimented the Fourth of July event.
- Todd Harrison, Fullerton, spoke about police department drones.
- Yolanda Harrison spoke about ICE activity.
- Gabriel Smith spoke about the Orange County Power Authority.
- Jensen Hallstrom spoke about the Urban Forest Management Plan.
- Jinan Montecristo spoke about outdoor dining.
- Oliver Montecristo spoke about outdoor dining.
- Diane Vena spoke about ICE activity.
- Robin Rush spoke about Recovery Road.
- Jose Trinidad Castaneda spoke about ICE activity.
- Unidentified speaker spoke about City Council decisions.
- Unidentified speaker requested sidewalks for school children.
- Matt Leslie spoke about the Walk on Wilshire.
- Curtis Gamble spoke about homeless issues.
- Anjali Tapadia spoke about Walk on Wilshire.

The following addressed City Council remotely:

- Holly M. spoke about ICE activity.

CITY COUNCIL / SUCCESSOR AGENCY / STAFF COMMUNICATIONS AND REPORTS

Council Member Zahra spoke about recent events, ICE activity, requested, supported by Mayor Pro Tem Charles, agendaizing an outdoor dining and strategic business plan discussion, requested an update on the forest management plan and requested an ADA compliance plan update.

Mayor Pro Tem Charles spoke about recent and upcoming events, reported on the Orange County Vector Control District, ICE activity and her newsletter. Charles requested, seconded by Zahra, to discuss joining an injunction against ICE activity at the next City Council meeting.

Council Member Valencia reported on the Kaboom playground project, upcoming events and a district meet and greet.

Council Member Dunlap congratulated the Golden Hill Little League 12 and under team and spoke about Leo Fender Day.

Mayor Jung submitted a written report with the agenda packet.

APPOINTMENTS

None.

CONSENT CALENDAR (Items 1 - 19)

Dunlap moved, seconded by Charles, to approve Consent Calendar Items 1 through 10 and 12 through 18.

Motion carried 5 – 0.

Approved

1. JUNE 17, 2025 MEETING MINUTES

Proposed Motion:

Approve June 17, 2025 City Council / Successor Agency Meeting Minutes.

Adopted

2. FULLERTON MUNICIPAL CODE AMENDMENTS REGARDING ILLEGAL FIREWORKS DISCHARGE AND FINES - SECOND READING OF ORDINANCE

Proposed Motion:

Adopt Ordinance No. 3345.

ORDINANCE NO. 3345 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE CHAPTER 7.26 TO UPDATE FIREWORKS REGULATIONS AND APPROVING A CEQA EXEMPTION DETERMINATION

Received and filed **3. MONTHLY COMMITTEE ACTIVITY AND ATTENDANCE REPORT**

Proposed Motion:

Receive and file.

Adopted **4. SENIOR ADVISORY COMMITTEE MEETING SCHEDULE**

Proposed Motion:

Adopt Resolution No. 2025-036.

RESOLUTION NO. 2025-036 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADJUSTING THE SENIOR ADVISORY COMMITTEE MEETING SCHEDULE

Received and filed **5. JUNE 2025 CHECK REGISTER**

Proposed Motion:

Receive and file.

Approved **6. THIRD QUARTER FINANCIAL REPORT FOR FISCAL YEAR 2024-25**

Proposed Motion:

1. Receive and file the Third Quarter Financial Report for Fiscal Year (FY) 2024-25.
2. Authorize City Manager, or designee, to make future budget adjustments to ensure budgetary and accounting compliance in preparation for the FY 2024-25 audited financial statements.

Approved **7. FISCAL YEAR 2024 SAFER GRANT PROGRAM APPLICATION RATIFICATION**

Proposed Motion:

Ratify Fire Department application for the Fiscal Year 2024 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program issued by the Federal Emergency

Management Agency and authorize City Manager, or designee, to execute grant application-related documents.

Approved

8. FISCAL YEAR 2024 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY PROJECT FUNDING GRANT PROGRAM FOR POLICE DEPARTMENT RENOVATIONS

Proposed Motion:

1. Authorize City Manager, or designee, to execute the Grant Agreement with U.S. Department of Housing and Urban Development.
2. Accept and appropriate receipt and use of \$2,500,000 grant funds from U.S. Department of Housing and Urban Development in Project 55065 Police Department Building Renovation within Capital Projects Fund (Fund 74).
3. Authorize City Manager, or designee, to execute any amendments and/or supplements with U.S. Department of Housing and Urban Development, in a form approved by the City Attorney.

Adopted

9. FISCAL YEAR 2025-26 CALIFORNIA HIGHWAY PATROL CANNABIS TAX FUND GRANT PROGRAM AWARD AND AGREEMENT

Proposed Motion:

1. Adopt Resolution No. 2025-037.
RESOLUTION NO. 2025-037 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDS FROM CALIFORNIA HIGHWAY PATROL ON BEHALF OF THE POLICE DEPARTMENT
2. Appropriate \$499,962.11 CHP Cannabis Tax Fund Grant use to the Police Department budget within the Grants Fund (Fund 32).

Approved

10. NON-CAPITALIZED HUNT LIBRARY FURNITURE APPRAISAL (Continued from June 3, 2025 and June 17, 2025 meetings)

Proposed Motion:

1. Authorize Library Director to select three original custom Hunt Branch Library furniture pieces for

historic preservation with priority given to Fullerton and the Norton Simon Museum collection in Pasadena.

2. Authorize staff to sell the remaining Hunt furniture, priced commensurate with appraised values through a reputable online auction house with understanding of modern art and 20th Century period design.

Approved

12. AGREEMENT WITH CAL OES FOR TEMPORARY TRANSFER OF TYPE I FIRE ENGINE

Proposed Motion:

Approve a Temporary Transfer of Vehicular Equipment - Type I Engine Agreement with the State of California, Governor's Office of Emergency Services, Fire and Rescue Division (Cal OES) and authorize City Manager, or designee, to execute the agreement on behalf of the City of Fullerton, in a form approved by the City Attorney.

Approved

13. LEASE AGREEMENT WITH MUCKENTHALER CULTURAL CENTER

Proposed Motion:

Approve the lease agreement between the City of Fullerton and the Muckenthaler Cultural Center Foundation for a five-year term, with the option for two five-year extensions and authorize City Manager, or designee, to execute the agreement and any related documents.

Approved

14. JOINT PARTICIPATION AGREEMENT AND ENCROACHMENT AGREEMENT WITH CALIFORNIA STATE UNIVERSITY FULLERTON FOR THE TITAN GATEWAY PEDESTRIAN BRIDGE PROJECT

Proposed Motion:

1. Approve Joint Participation Agreement for the Titan Gateway Pedestrian Bridge Project.
2. Approve Encroachment Agreement for the Titan Gateway Pedestrian Bridge Project.
3. Authorize the Mayor to execute both Agreements, in a form approved by the City Attorney.

Approved

15. \$2,043,238 PROFESSIONAL SERVICES AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. FOR CROSSING GUARD SERVICES

Proposed Motion:

1. Authorize City Manager, or designee, to enter and administer a Professional Services Agreement with All City Management Services, Inc. for crossing guard services, in a form approved by the City Attorney.
2. Authorize City Manager, or designee, to execute and administer related documents, in a form approved by City Attorney.

Approved

16. \$209,531 PURCHASE ORDER WITH FONROCHE LIGHTING AMERICA AND \$34,500 PURCHASE ORDER WITH SASCO FOR ENERGY EFFICIENT COMMUNITY BLOCK GRANT SOLAR POWERED LIGHT CONVERSION PROJECT

Proposed Motion:

1. Accept and appropriate receipt and use of \$183,850 EECBG federal funds from CIP Project No. 47003 Street Light Conversion to Project No. 47004 EECBG Solar Powered Light Conversion Project in the Capital Project Fund (Fund 74).
2. Approve \$72,400 Gas Tax funds (Fund 30) budget transfer and appropriation for local match and project contingency from CIP Project No. 47003 Street Light Conversion to Project No. 47004 EECBG Solar Powered Light Conversion Project in the Capital Project Fund (Fund 74).
3. Authorize Administrative Services Director, or designee, to issue \$209,531 purchase order to Fonroche Lighting America to procure solar-powered lighting fixtures for CIP Project No. 47004.
4. Authorize Administrative Services Director, or designee, to issue \$34,500 purchase order to SASCO to install Fonroche solar lighting fixtures for CIP Project No. 47004.
5. Authorize City Manager, or designee, to execute and administer procurement and installation agreements, in a form approved by the City Attorney.
6. Authorize Public Works Director, or designee, to approve change orders for solar-powered

lighting fixtures procurement and installation within the approved project budget.

Approved

17. \$151,584 CONTRACT WITH WEST YOST FOR KIMBERLY WELL 2 WATER PFAS TREATMENT PLANT SCADA INTEGRATION

Proposed Motion:

1. Approve West Yost proposal scope and fee and authorize Director of Administrative Services to issue a \$151,584 purchase order.
2. Approve \$175,000 Water Funds (Fund 44) budget transfer and appropriation from Fund Balance to CIP Project 52023 PFAS Management within the Water Fund (Fund 44).
3. Authorize Public Works Director, or designee, to approve construction and professional engineering construction support services change orders within the approved project budget.

Approved

18. \$759,577 CONTRACT WITH KINGMEN CONSTRUCTION, INC. FOR MAIN PLANT NORTH PFAS TREATMENT PLANT EXPANSION

Proposed Motion:

1. Approve Main Plant North Per- and Polyfluoroalkyl Substances (PFAS) Treatment Plant Expansion plans and specifications.
2. Approve waiving formal bid requirement and award \$759,577 construction contract for the Main Plant North PFAS Treatment Plant Expansion to Kingmen Construction, Inc. 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 construction and professional engineering construction support services change orders within the approved project budget.

REGULAR BUSINESS (Item 20 and Items 23 - 24)

Approved

20. PROPOSED LEASE AMENDMENT FOR CITY OWNED REAL PROPERTY LOCATED AT 120-140 EAST SANTA FE AVENUE - FULLERTON TRANSPORTATION CENTER

(Continued from June 17, 2025 Meeting)

The following addressed City Council:

- Karen Lloreda opposed this item.
- Todd Harrison opposed this item.
- Yolanda Harrison opposed this item.
- Maureen Milton asked about comparable leases.
- Steven Sherry opposed this item.
- Matthew Leslie supported this item.
- Faith Forcucci Morris opposed this item.
- Jose Trinidad Castaneda spoke about Council Member bias.
- Unidentified speaker spoke about bias.
- Matt Truxaw opposed this item.
- Anjali Tapadia opposed this item.
- Curt Johnston complimented work done under the existing lease.
- Unidentified speaker opposed this item.
- Z (no last name provided) opposed this item.
- Curtis Gamble opposed this item.
- Tony Bushala supported this item.

The following addressed City Council remotely:

- Unidentified speaker spoke about existing litigation.
- George Bushala supported this item.
- Holly M. requested tabling this item.
- Munish (no last name provided) supported this item.
- Conner Forucci Morris opposed this item.
- David (no last name provided) supported this item.

Jung moved, seconded by Valencia, to approve Lease Amendment No. 2 between the City of Fullerton and Bushala Brothers, Inc. and authorize City Manager to execute all necessary documents.

Charles made a substitute motion, seconded by Zahra, to continue discussion.

Substitute motion failed 2 – 3 (In favor: Zahra, Charles).
Original motion carried -3 – 2 (Opposed: Zahra, Charles).

PUBLIC HEARINGS (Items 21 - 22)

Approved

21. 2025-29 FIVE-YEAR CONSOLIDATED PLAN, FISCAL YEAR 2025-26 ONE-YEAR STRATEGY / ACTION PLAN, 2025-29 FAIR HOUSING IMPEDIMENTS ANALYSIS

Mayor Jung opened the Public Hearing at 9:13 p.m.

The following addressed City Council remotely:

- Melanie Faure supported funding for Upwards.

Mayor Jung closed the Public Hearing at 9:16 p.m.

Zahra moved, seconded by Charles , to:

1. Approve 2025-29 Five-Year Consolidated Plan and authorize Community and Economic Development Director, or designee, to submit the 2025-29 Five-Year Consolidated Plan to the U.S. Department of Housing and Urban Development.
2. Approve Fiscal Year (FY) 2025-26 One-Year Strategy / Action Plan for the Community Development Block Grant (CDBG) Program and HOME Investment Partnership Program.
3. Authorize City Manager, or designee, to make budget amendments to the FY 2025-26 Adopted Budget to align CDBG and HOME budgets with final HUD allocation determination.
4. Authorize Community and Economic Development Director, or his / her designee, to execute the FY 2025-26 CDBG agreements with the approved agencies and the Memorandums of Understanding for the approved projects with the affiliated City Departments.

Jung requested a friendly amendment to give an additional \$10,000 to the Boys and Girls Club. Amendment not accepted.

Dunlap made a substitute motion to give an additional \$10,000 to the Boys and Girls Club.

Substitute motion withdrawn.

Original motion carried 5 – 0.

Adopted

22. SHORT-TERM RENTAL MORATORIUM URGENCY ORDINANCE EXTENSION SUBJECT TO GOVERNMENT CODE SECTION 65858(A) TO MITIGATE ONGOING IMPACTS

Mayor Jung opened the Public Hearing at 9:33 p.m.

The following addressed City Council:

- Emil Galaureac spoke about his short term rental.

Mayor Jung closed the Public Hearing at 9:38 p.m.

Jung moved, seconded by Dunlap, to introduce and adopt Ordinance No. 3346.

ORDINANCE NO. 3346 - AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, EXTENDING A MORATORIUM ON SHORT-TERM RENTALS WITHIN THE CITY OF FULLERTON FOR AN ADDITIONAL 22 MONTHS AND 15 DAYS

Motion carried 5 – 0.

City Clerk Williams read the ordinance title.

REGULAR BUSINESS (Item 20 and Items 23 - 24)

Adopted

23. CLASSIFICATION PLAN UPDATE RELATING TO CITY CLERK / CLERK SERVICES MANAGER

The following addressed City Council:

- Maureen Milton supported this item.
- Jose Trinidad Castaneda supported this item.
- Z (no last name provided) supported this item.
- Jensen Hallstrom supported this item.

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

RESOLUTION NO. 2025-038 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, UPDATING A CERTAIN CLASSIFICATION SPECIFICATION IN THE PERSONNEL CLASSIFICATION PLAN AND AMENDING RESOLUTION NO. 2023-064 RELATING TO CONFIDENTIAL / NON-REPRESENTED COMPENSATION APPENDIX A

RESOLUTION NO. 2025-039 - A RESOLUTION OF THE

CITY COUNCIL OF THE CITY OF FULLERTON,
CALIFORNIA, RELATING TO EXECUTIVE EMPLOYEE
COMPENSATION AND SUPERSEDING RESOLUTION NO.
2024-025

Motion carried 5 – 0.

Adopted

**24. EMPLOYMENT AGREEMENT WITH EDDIE MANFRO TO
SERVE AS INTERIM CITY MANAGER**

The following addressed City Council:

- Jose Trinidad Castaneda supported this item and thanked City Manager Levitt for his service.

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

RESOLUTION NO. 2025-040 - A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF FULLERTON,
CALIFORNIA, APPROVING AN AGREEMENT RETAINING
EDDIE MANFRO AS INTERIM CITY MANAGER

RESOLUTION NO. 2025-041 - A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF FULLERTON,
CALIFORNIA, APPROVING A SALARY SCHEDULE FOR
CITY COUNCIL APPOINTED POSITIONS IN
ACCORDANCE WITH CALIFORNIA CODE OF
REGULATIONS TITLE 2, SECTION 570.5
REQUIREMENTS

Motion carried 5 – 0.

ITEMS REMOVED FROM CONSENT CALENDAR

Approved

**11. MEMORANDUM OF UNDERSTANDING BETWEEN CITY
OF FULLERTON AND WISK AERO, LLC. FOR
VERTIPORT INFRASTRUCTURE STRATEGIC PLANNING
EFFORTS**

The following addressed City Council:

- Karen Lloreda suggested an oversight commission for this item.

Zahra moved, seconded by Jung, to Approve Memorandum
Of Understanding between City of Fullerton and Wisk Aero,
LLC.

Motion carried 5- 0

Approved

19. \$327,762.50 CONTRACT WITH ZECO, INC. FOR EUCLID

STREET SIDEWALK GAP CLOSURE PROJECT

The following addressed City Council:

- Jensen Hallstrom spoke about accessibility and sensitivity to the creek near this project.

The following addressed City Council remotely:

- Jane Reifer expressed concerns with the historic creek near this project.

Jung moved, seconded by Dunlap to:

1. Approve Project 44072 Euclid Street Sidewalk Gap Closure Project plans and specifications.
2. Reject the apparent low bidder, Towo Enterprise, Inc. as non-responsive.
3. Approve the following budget transfers and appropriations in Project 44072 Euclid Street Sidewalk Gap Closure Project:
 - \$175,000 Infrastructure Funds (Fund 11) budget transfer and appropriation from Project 55057 Annual Citywide ADA Improvements to Project 44072 Euclid Street Sidewalk Gap Closure within the Capital Projects Fund (Fund 74)
 - \$225,000 Drainage Capital Outlay Funds (Fund 36) from Project 52591 Annual Storm Drain Repair to Project 44072 Euclid Street Sidewalk Gap Closure within the Capital Projects Fund (Fund 74).
4. Award \$327,762.50 construction contract for Euclid Street Sidewalk Gap Closure Project to Zeco, 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.

Motion carried 4 – 1 (Opposed: Charles).

10:29 p.m.

ADJOURNMENT

Mayor / Chair Jung adjourned the meeting at 10:29 p.m.

Fred Jung
Mayor

Lucinda Williams, MMC
City Clerk