



**CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
CLOSED SESSION MINUTES  
FEBRUARY 18, 2025 – 5:00 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California**

5:05 p.m.

### **CALL TO ORDER**

Mayor Pro Tem Charles called the meeting to order at 5:05 p.m.

### **ROLL CALL**

Present: Mayor / Chair Jung (arrived 5:07 p.m., remote), Mayor Pro Tem / Vice Chair Charles, Council / Agency Members Dunlap, Valencia

Absent: Council / Agency Member Zahra

Staff Present: City Manager Eric J. Levitt, Deputy City Attorney Baron Bettenhausen City Clerk Lucinda Williams

Dunlap moved, seconded by Valencia, to accept Mayor Jung's request to remotely participate in the meeting per AB 2449 Just Cause provisions.

Motion carried 3 – 0 (Absent: Zahra, Jung).

### **PUBLIC COMMENTS - Closed Session**

None.

### **RECESS TO CLOSED SESSION**

Mayor Pro Tem Charles recessed to Closed Session at 5:06 p.m.

### **CLOSED SESSION**

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

**Property:** 1201 West Malvern Avenue,  
Fullerton, CA 92833

**Agency Negotiator:** Deputy City Manager Daisy Perez,  
Administrative Analyst Rachel Castanon

**Negotiating Parties:** The Muckenthaler Cultural Center

**Under Negotiations:** Price and Terms

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

**Property:** 3012 Garnet Lane, Fullerton, CA 92831

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

**Negotiating Parties:** Civic Center Barrio

**Under Negotiations:** Price and Terms

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

**Name of Case:** Serrano v. City of Fullerton

**Case Number:** OCSC Case No.  
30-2023-01344859-CU-PA-CJC

5:35 p.m.

**ADJOURNMENT**

Mayor Pro Tem Charles adjourned the meeting at 5:35 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  
FEBRUARY 18, 2025 – 5:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

5:37 p.m.

## **CALL TO ORDER**

Mayor Pro Tem Charles called the meeting to order at 5:37 p.m.

## **ROLL CALL**

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

Absent: Council / Agency Member Zahra

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

**INVOCATION** led by Fullerton Police Department Rabbi Kenneth Milhander.

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

## **CLOSED SESSION REPORT**

None.

## **EX PARTE COMMUNICATIONS REPORT**

None.

## **PRESENTATIONS**

None.

## **ITEMS REMOVED FROM CONSENT CALENDAR**

## **ANNOUNCEMENT (*taken out of agenda order*)**

Council Member Valencia pulled Consent Calendar Item 14.

## **PUBLIC COMMENTS - Regular Session**

The following addressed City Council:

- Danielle Repp spoke about Fullerton Transportation Center bicycle lockers.
- Todd Harrison spoke about Rancho La Paz.
- Victor Cortes spoke about overnight parking citations.
- Veronica Do spoke about overnight parking citations.
- Michael Do spoke about overnight parking citations.
- Cory C spoke about overnight parking citations.
- Guillermo Zarate spoke about overnight parking citations.
- Osvaldo Ramirez spoke about overnight parking citations.
- Robert Savage, Fullerton, spoke about street sweeping and street crossing.
- Anjali Tapadia spoke about road safety.
- Unidentified speaker spoke about parking regulations.
- Reverend Tanya spoke about temporary housing issues.
- Curtis Gamble spoke about homeless issues.
- Laura Sibert spoke about transportation and police surveillance.

The following addressed City Council remotely:

- Jane Reifer commented on the proposed contract amendments in Consent Calendar Item 12.
- Maureen Milton spoke about vacant properties, current development projects and parking regulations.

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

Staff responded to issues arising during public comment.

Mayor Pro Tem Charles spoke about attendance at recent events and lines of communication.

## **APPOINTMENTS (Item 1)**

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

Appointed

Mayor Jung appointed Jose Trinidad Castaneda to the Community Development Citizens' Committee for a term expiring December 31, 2028.

Council Member Valencia appointed Susan Hirzel to the Senior Advisory Committee for a term expiring December 31, 2028.

Charles moved, seconded by Dunlap, to ratify appointments.

Motion carried 4 – 0 – 1 (Absent: Zahra).

## **CONSENT CALENDAR (Items 1 - 14)**

Dunlap moved, seconded by Jung, to approve Consent Calendar Items 1 through 13.

Motion carried 4 – 0 – 1 (Absent: Zahra).

Approved

### **1. FEBRUARY 4, 2025 MEETING MINUTES**

Proposed Motion:

Approve February 4, 2025 City Council / Successor Agency Meeting Minutes.

Received and filed

### **2. MONTHLY COMMITTEE ACTIVITY AND ATTENDANCE REPORT**

Proposed Motion:

Receive and file.

Adopted

### **3. BOARD, COMMISSION AND COMMITTEE REORGANIZATION**

Proposed Motion:

Adopt Resolution No. 2025-012.

RESOLUTION NO. 2025-012 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, TO AMEND THE PARKS AND RECREATION COMMISSION MEMBERSHIP, TRANSFER CULTURAL ARTS SUBCOMMITTEE DUTIES TO THE LIBRARY BOARD OF TRUSTEES AND DISBAND THE CULTURAL ARTS SUBCOMMITTEE

Received and filed

### **4. JANUARY 2025 CHECK REGISTER**

Proposed Motion:

Receive and file.

Approved

### **5. FISCAL YEAR 2024-25 SECOND QUARTER FINANCIAL REPORT AND MID-YEAR BUDGET AMENDMENTS**

Proposed Motion:

1. Receive and file Second Quarter Financial Report for Fiscal Year (FY) 2024-25.
2. Approve FY 2024-25 Mid-Year Budget Amendments and authorize City Manager, or designee, to make budget amendments to the FY 2024-25 Adopted Budget.

Approved

**6. PUBLIC WORKS UNCLAIMED ENGINEERING BONDS AND DEPOSITS TRANSFER**

Proposed Motion:

1. Approve and accept engineering bonds and deposits from 1997 to 2016 that remain unclaimed after three years from the date of issuance and remain unclaimed forty-five days following Notice of Publication as City property.
2. Authorize Administrative Services Director resulting funds to the general fund or other funds as appropriate.

Approved

**7. 2024 DNA FINGERPRINT, UNSOLVED CRIME AND INNOCENCE PROTECTION ACT OF 2004 FUNDS AWARD**

Proposed Motion:

Accept and appropriate receipt and use of \$79,300 2024 Proposition 69 allocation to Police Department budget within the Grant Fund (Fund 32).

Adopted

**8. STATE GRANT APPLICATION FOR INDEPENDENCE PARK GYMNASIUM RENOVATION**

Proposed Motion:

1. Adopt Resolution No. 2025-013.

RESOLUTION NO. 2025-0136 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AN APPLICATION FOR THE INDEPENDENCE PARK GYM RENOVATION PROJECT

2. Authorize City Manager, or designee, to execute and administer all documents related to this grant.
3. Authorize City Manager, or designee, to accept and appropriate receipt and use of grant funds.

Received and filed

**9. CLIMATE ACTION PLAN STATUS REPORT**

Proposed Motion:

Receive and file.

Approved

**10. CHANGE ORDER REQUEST FOR SERVER MIGRATION PROJECT**

Proposed Motion:

Approve \$41,515 change order with Glass Box Technology, Inc. for continued IT Server Migration Project implementation services, including a \$5,415 contingency accessed upon City Manager approval.

Approved

**11. ADDITION TO MASTER EQUITY LEASE AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT, INC. FOR TWELVE LEASED VEHICLES**

Proposed Motion:

1. Approve and authorize City Manager, or designee, to execute Enterprise Schedules to the Master Lease Agreement with Enterprise Fleet Management, Inc. to lease twelve Police light-duty vehicles and other necessary documents in connection with Enterprise Schedules and to effectuate and manage ongoing Enterprise Fleet Management program options.
2. Authorize City Manager, or designee, to execute and administer automatic lease renewals for twelve Police light-duty vehicles.
3. Authorize City Manager, or designee, to execute and administer future supplemental lease schedules to the Master Equity Lease Agreement with Enterprise Fleet Management, Inc. should the program continue to be successful and cost effective for fleet procurement.

Approved

**12. CONTRACT AMENDMENTS WITH RINCON CONSULTANTS AND DUDEK FOR HOUSING ELEMENT CONSULTING WORK AND GENERAL FUND APPROPRIATION REQUEST**

Proposed Motion:

1. Authorize City Manager, or designee, to execute \$90,952 contract amendments for Rincon Consultants to complete work to submit a certified compliant Housing Element.
2. Authorize City Manager, or designee, to execute \$44,500 contract amendments for DUDEK for Housing Incentive Overlay Zone modifications made in December 2024.

Approved

**13. MUNICIPAL WATER DISTRICT OF ORANGE COUNTY MASTER AGREEMENT FOR SHARED PROGRAMS AND SERVICES AMENDMENT**

Proposed Motion:

1. Approve Amendment to Master Agreement for Shared Programs and Services Between the Municipal Water District of Orange County and the City of Fullerton, increasing the initial five-year term total not-to-exceed amount to \$1,500,000.
2. Authorize and direct City Manager, or designee, to execute

Amendment and related documents and take actions necessary to implement and administer Amendment on behalf of the City of Fullerton, subject to any non-substantive changes or modifications, including the optional five-year extension.

## **PUBLIC HEARINGS (Item 15)**

### **15. FULLERTON MUNICIPAL CODE AMENDMENTS REGARDING HOUSING INCENTIVE OVERLAY ZONE COURTESY NOTIFICATION HEIGHT STANDARDS**

Mayor Pro Tem Charles opened the Public Hearing at 6:46 p.m.

The following addressed City Council:

- Curtis Gamble supported this item.

The following addressed City Council remotely:

- Jane Reifer asked about specific items in the ordinance.

Mayor Pro Tem Charles closed the Public Hearing at 6:51 p.m.

Dunlap moved, seconded by Charles, to introduce Ordinance No. 3337 for first reading by title only and waive further reading of the ordinance.

ORDINANCE NO. 3337 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE SECTION 15.08.060 AND SECTION 15.23.050 REGARDING COURTESY NOTIFICATION AND AMENDING TABLE 15.17.075.D REGARDING BUILDING HEIGHT RESTRICTIONS RELATING TO THE HOUSING INCENTIVE OVERLAY ZONE PROGRAM

Motion carried Motion carried 4 – 0 – 1 (Absent: Zahra).

City Clerk Williams read the ordinance title.

## **REGULAR BUSINESS (Item 16)**

### **16. PROPOSED 2025 PARKS AND RECREATION SPECIAL EVENT CALENDAR**

The following addressed City Council:

- Todd Harrison spoke about handicap parking at public events.
- Matt Truxaw, Fullerton, asked about event revenues.
- Unidentified speaker supported fireworks on the 4th of July.
- Curtis Gamble supported this item.
- Unidentified speaker supported fireworks on July 3<sup>rd</sup>.

The following addressed City Council remotely:



- Anjali Tapadia asked to extend the Farmers Market and supported a 4<sup>th</sup> of July celebration.
- Maureen Milton supported fireworks on the 4<sup>th</sup> of July and extending the Farmers Market.

Jung moved, seconded by Dunlap, to approve the 2025 Special Event Calendar with proposed budget, extend the farmers market through September and directed staff to return with options for the proposed 4th of July event.

Motion carried 4 – 0 – 1 (Absent: Zahra).

## ITEMS REMOVED FROM CONSENT CALENDAR

Approved	<p><b>14. CONTRACT WITH DOMINGUEZ GENERAL ENGINEERING, INC. FOR SOUTH RAYMOND AVENUE CUL-DE-SACS INFRASTRUCTURE IMPROVEMENTS PROJECT</b></p> <p>Dunlap moved, seconded by Zahra, to:</p> <ol style="list-style-type: none"> <li>1. Approve South Raymond Avenue Cul-De-Sacs Infrastructure Improvements Project plans and specifications.</li> <li>2. Approve the following budget transfers and appropriations in CIP Project South Raymond Avenue Cul-De-Sacs Infrastructure Improvement Project: <ul style="list-style-type: none"> <li>• \$1,814,000 Water Fund (Fund 44) transfer and appropriation from CIP Project 53250 Water Main System Replacement to CIP Project 53048 South Raymond Avenue Cul-De-Sacs Infrastructure Improvements Project within the Water Fund (Fund 44)</li> <li>• \$636,000 Sewer Enterprise Funds (Fund 47) transfer and appropriation from CIP Project 51419 Annual Sewer Replacement Program to CIP Project 53048 South Raymond Avenue Cul-De-Sacs Infrastructure Improvements Project within the Sewer Enterprise Fund (Fund 47).</li> </ul> </li> <li>3. Award \$1,931,120 construction contract for the South Raymond Avenue Cul-De-Sacs Infrastructure Improvements Project to Dominguez General Engineering, Inc. and authorize City Manager, or designee, to execute and administer contract, in a form approved by the City Attorney.</li> <li>4. Authorize Public Works Director, or designee, to approve change orders for construction and professional engineering construction support services within the approved project budget.</li> </ol> <p>Motion carried 4 – 0 – 1 (Absent: Zahra).</p>
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7:57 p.m.

## **ADJOURNMENT**

Mayor Pro Tem Charles adjourned the meeting at 7:57 p.m.

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Fred Jung  
Mayor

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Lucinda Williams, MMC  
City Clerk