



NOTICE OF MEETING TIME CHANGE

NOTICE IS HEREBY GIVEN the **August 18, 2026** City Council Meeting scheduled to begin at 4:00 p.m. will convene at **5:15 p.m.** in the Council Chambers, 303 West Commonwealth Avenue, Fullerton, CA.

Dated: August 13, 2026

A handwritten signature in blue ink, appearing to read "Lucinda Williams", is written over a horizontal line.

Lucinda Williams, MMC
City Clerk



FULLERTON CITY COUNCIL SUCCESSOR AGENCY AGENDA AUGUST 18, 2026

303 West Commonwealth Avenue, Fullerton, California

Zoom Meeting Details: www.zoom.us/join
Meeting ID: 160 256 5242 Telephone Option: 1-669-254-5252

MEETINGS: The Fullerton City Council / Successor Agency meets on the first and third Tuesday of the month, convening for First Session at 4:00 p.m. and Second Session at 5:30 p.m. Council Members may participate in meetings via teleconference in accordance with California Brown Act (Government Code Section 54950 et seq) provisions.

PUBLIC PARTICIPATION: The public can access meetings streamed live online at <https://fullerton.legistar.com>, on Spectrum Cable Channel 3 and AT&T U-Verse Channel 99.

The Council Chamber has seating available on a first-come, first-served basis for those attending the meeting in person. All persons visiting City facilities shall observe health, safety and decorum protocols.

ADDRESSING CITY COUNCIL: Remote - Please follow the *Instructions for Public Comment Using Zoom*. **In person** - Please register for each agenda item in the City Manager's Office. You do not need to provide your name to register. Staff will call you to the microphone when it is your turn to speak. You may state your name and city of residence for the record at the beginning of your remarks.

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. The public may request City Council remove consent items for further discussion during Public Comments. City Council will pull Consent Calendar items at its discretion. 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 up to 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 and public hearing items shall have no more than up to 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. Any item submitted to City Council during the meeting shall become public record and subject to applicable disclosure laws.

Language Assistance - Please contact the City Clerk's Office no later than 48 hours before the meeting to request an interpreter for the meeting.

CORRESPONDENCE: The public can send correspondence to City Council regarding agenda items by emailing CouncilMembers@cityoffullerton.com with the subject line "CITY COUNCIL MEETING CORRESPONDENCE - ITEM #" (insert the item number relevant to your comment) or "CITY COUNCIL MEETING CORRESPONDENCE NON-AGENDA ITEM". All correspondence received becomes part of the official record of the meeting and posted online with the supplemental materials for that meeting. Contact the City Clerk's Office at cityclerksoffice@cityoffullerton.com or (714)-738-6350 with any questions.

Fred Jung
Mayor (District 1)

Nicholas Dunlap
Mayor Pro Tem (District 2)

Shana Charles
Council Member (District 3)

Jamie Valencia
Council Member (District 4)

Ahmad Zahra
Council Member (District 5)



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

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

REBROADCAST: The City will rebroadcast this City Council / Successor Agency meeting on local government access channels. The public can find cable channel rebroadcast times as well as view the meeting video on-demand at www.cityoffullerton.com.

ACCESSIBILITY: Staff will make the agenda and backup materials available in appropriate alternative formats upon request to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) Section 202 and related federal rules and regulations. Any person requiring a disability-related modification or accommodation to observe and/or offer public comment may request reasonable modification, accommodation, aid or service by contacting the City Clerk's Office at cityclerksoffice@cityoffullerton.com or by telephone at (714) 738-6350 no later than 48 hours before the meeting.

Refer to Resolution No. 2026-007 to review the complete Rules of Procedure and Decorum for City Council meetings.

Fred Jung
Mayor (District 1)

Jamie Valencia
Council Member (District 4)

Nicholas Dunlap
Mayor Pro Tem (District 2)

Ahmad Zahra
Council Member (District 5)

Shana Charles
Council Member (District 3)



INSTRUCTIONS FOR PUBLIC COMMENTS USING ZOOM

The public may remotely participate in the meeting to make public comment via computer, smart device or telephone.

Please log on or call in as early as possible to address any technical issues that may occur and ensure you do not miss the time to speak on the desired item.

Follow these steps to log into Zoom from your computer or smart device (Your device must have audio capability to participate):

Go To: www.zoom.us/join
Enter Meeting ID: 160 256 5242

Follow these steps to call into Zoom from your telephone:

Dial 1-669-254-5252 and press pound (#)
Enter Meeting ID: 160 256 5242 and press pound (#)

Optional: You may enter your name when prompted, but this is not required to participate. Staff will remove anyone entering names that violate community standards.

1. **Use the “raise hand” function to join the queue to speak on the current agenda item** when the Mayor calls the item for discussion.

Computer / Smart Device Users: You can find the raise hand option under your participant name.

Telephone Users: Press star-nine (*9) on your phone to raise your hand. Press star-six (*6) to unmute when it is your turn to address City Council.

Lower your hand if you choose not to speak or after you have made your comments by unchecking the raise hand option online.

2. Staff will call your name or the last four digits of your phone number when it is your time to speak.
3. You may state your name and city of residence at the beginning of your remarks for the minutes.
4. Speakers will have up to three minutes to make their remarks.
5. You may log off or hang up after making your comments.

DISCLAIMER: Participant names and/or phone numbers may be visible to other participants. The City records all public meetings.

**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
CLOSED SESSION AGENDA
AUGUST 18, 2026 - 5:15 P.M.**

Council Chamber - 303 West Commonwealth Avenue, Fullerton, CA

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS - Closed Session

City Council / Successor Agency will hear public comments on matters appearing on the Closed Session agenda.

RECESS TO CLOSED SESSION

CLOSED SESSION

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

Property: 3535 West Commonwealth Avenue, Fullerton, CA 92833

Agency Negotiator: City Manager Eddie Manfro, Deputy City Manager Daisy Perez

Negotiating Parties: Illumination Health + Home

Under Negotiations: Price and Terms

ADJOURNMENT

Adjourn to the next regular City Council / Successor Agency meeting at 5:30 p.m. in Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.

**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
REGULAR MEETING AGENDA
AUGUST 18, 2026 - 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 (Item 1)

1. **CERTIFICATE: Fullerton Hills Softball 14u National Championship**

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.

1. **COUNCIL MEMBER REPORTS**

APPOINTMENTS (Item 1)

1. **CAL CITIES ANNUAL CONFERENCE DELEGATES AND ALTERNATES**

Cal Cities requests City Council designate a voting delegate and up to two alternates for the Cal Cities Annual Conference held September 23 through 25, 2026 in Anaheim, CA.

Proposed Motion:

Designate Council Members to serve as the City Voting Delegate and up to two Alternate

CONSENT CALENDAR (Items 1 through 13)

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. JULY 21, 2026 MEETING MINUTES

Proposed Motion:

Approve July 21, 2026 City Council / Successor Agency Meeting Minutes.

2. MONTHLY COMMITTEE ACTIVITY AND ATTENDANCE REPORT

Proposed Motion:

Receive and file.

3. JULY 2026 CHECK REGISTER

Proposed Motion:

Receive and file.

4. CITY OF FULLERTON RESPONSE TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT: CALIFORNIA HOUSING MANDATES, THE UNINTENDED RESHAPING OF ORANGE COUNTY NEIGHBORHOODS

Proposed Motion:

1. Receive and file the 2025-2026 Orange County Grand Jury Report, *California Housing Mandates, the Unintended Reshaping of Orange County Neighborhoods*.
2. Authorize City Manager, or designee, to execute and submit the City response to the 2025-2026 Orange County Grand Jury Report, *California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods*, Findings and Recommendations to the Orange County Superior Court Presiding Judge, with a copy to the Orange County Grand Jury by the August 27, 2026 statutory deadline.

5. MEDI-CAL VOLUNTARY RATE RANGE PROGRAM ONGOING PARTICIPATION AND EXPANSION

Proposed Motion:

1. Authorize the City, through the Fire Department, to continue participating in the Medi-Cal Voluntary Rate Range Intergovernmental Transfer program with eligible Medi-Cal managed care plans, including CalOptima Health and Kaiser Permanente.
2. Authorize City Manager, or designee, to execute agreements and documents with the California Department of Health Care Services (DHCS) and all participating Medi-Cal managed care plans for VRRP IGT participation, in a form approved by City Attorney.
3. Authorize the City Manager, or designee, to make annual intergovernmental transfer payments to the California Department of Health Care Services and issue related purchase orders in an aggregate amount not to exceed \$1,000,000 per City fiscal

year.

6. REFUSE FUNDS BUDGET TRANSFER AND ALLOCATION FOR DOWNTOWN TRASH ENCLOSURES - EAST AMERIGE PARKING LOTS PROJECT

Proposed Motion:

Approve \$100,000 Refuse Funds budget transfer and appropriation from available fund balance (Fund 46) to Project 55070 Downtown Trash Enclosures - East Amerige Parking Lots Project within the Capital Projects Fund (Fund 74).

7. SECOND ADDENDUM TO STANDARD INDUSTRIAL / COMMERCIAL LEASE FOR THE OLD SPAGHETTI FACTORY AT 110 EAST SANTA FE AVENUE

Proposed Motion:

Adopt Resolution No. 2026-XXX.

RESOLUTION NO. 2026-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A SECOND ADDENDUM TO STANDARD INDUSTRIAL / COMMERCIAL SINGLE TENANT LEASE

8. MAINTENANCE SERVICES AGREEMENT WITH BIG BEN, INC. FOR EMERGENCY WATER SERVICES

Proposed Motion:

1. Approve Maintenance Services Agreement with Big Ben, Inc., "piggybacking" on an existing City of Anaheim agreement.
2. Authorize City Manager, or designee, to execute the Agreement, in a form approved by the City Attorney.

9. \$97,147 CONTRACT WITH DE NOVO PLANNING GROUP FOR REIMBURSABLE CEQA SERVICES FOR A PROPOSED DEVELOPMENT PROJECT LOCATED AT 1712-1730 WEST ORANGETHORPE AVENUE

Proposed Motion:

Authorize City Manager, or designee, to execute a \$97,147 contract with De Novo Planning Group for professional CEQA services for a proposed development project located at 1712-1730 West Orangethorpe Avenue, in a form approved by the City Attorney.

10. AMENDMENT NUMBER ONE TO PROFESSIONAL SERVICES AGREEMENT WITH HF&H CONSULTANTS, LLC FOR SOLID WASTE AND RECYCLING PROGRAM ASSISTANCE

Proposed Motion:

1. Approve Amendment Number One (No. 1) to the Professional Services Agreement with HF&H Consultants, LLC to extend the term by one additional year for continued solid waste, recycling and organics consulting services.
2. Authorize City Manager, or designee, to execute Amendment No. 1, in a form approved by the City Attorney.

11. HARBOR BOULEVARD AND LA ENTRADA PLACE TRAFFIC SIGNAL EQUIPMENT PURCHASE

Proposed Motion:

1. Authorize Administrative Services Director, or designee, to issue equipment purchase orders for traffic signal equipment not to exceed \$250,000.
2. Approve \$250,000 Measure M2 Funds (Fund 25) budget transfer and appropriation from Project 46621 Installation of New Traffic Signals and Rectangular Rapid Flashing Beacons to Project 46993 Traffic Signal Installation at Harbor Boulevard and La Entrada Place Project within the Capital Projects Fund (Fund 74).

12. \$2,150,130 CONTRACT WITH ALL CITIES ENGINEERING, INC. FOR VALLEY VIEW-WOODS AREA WATER MAIN REPLACEMENT

Proposed Motion:

1. Approve Valley View-Woods Area Water Main Replacement Project 53059 plans and specifications.
2. Approve \$2,388,000 Water Fund (Fund 44) budget transfer and appropriation from Capital Improvement Program (CIP) Project 53250 Water Main System Replacement to CIP Project 53059 Valley View-Woods Area Water Main Replacement within the Water Fund (Fund 44).
3. Award \$2,150,130 construction contract to All Cities Engineering, Inc. for Valley View-Woods Area Water Main Replacement Project 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 future change orders for construction and professional engineering construction support services within the approved project budget.

13. \$126,121.34 FUNDING RECONCILIATION WITH OCTA TO APPLY FOR FUTURE OCTA GRANT APPLICATION

Proposed Motion:

Approve \$126,121.34 Infrastructure funds (Fund 11) reconciliation and disbursement to OCTA for prior grant-funded engineering costs and become eligible for new OCTA grant application.

PUBLIC HEARINGS (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 MASTER SCHEDULE OF FEES AND CHARGES FOR FISCAL YEAR 2026-27 (CONTINUED FROM JULY 21, 2026 MEETING FISCAL YEAR 2026-27 PROPOSED OPERATING BUDGET SCENARIOS)

City Council consideration to formally adopt the City's Annual Operating and Capital Budget for Fiscal Year (FY) 2026-27 including the General Fund, the Capital Improvement Program and All Other City Funds; and adopt the annual Master Schedule of Fees and Charges for FY 2026-27.

Proposed Motion:

Adopt the following resolutions:

RESOLUTION NO. 2026-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 2026-27 AND APPROPRIATING THE FUNDS NECESSARY TO MEET THE EXPENDITURES SET FORTH THEREIN

RESOLUTION NO. 2026-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE CITY OF FULLERTON'S MASTER SCHEDULE OF FEES AND CHARGES FOR FISCAL YEAR 2026-27

REGULAR BUSINESS (Items 15 through 18)

15. HOUSING OPPORTUNITIES SITES REVIEW

Staff and the City's consultants conducted an analysis in support of housing production on select sites and is presenting the findings. The work was done as per the City's adopted Housing Element which was funded through the Regional Early Action Planning (REAP) 2.0 grant.

Proposed Motion:

1. Receive and file REAP 2.0 Technical Assistance Recommendations Report
2. Direct the Director of Community and Economic Development to prioritize 118 West Santa Fe Avenue and advance the three City-owned sites through due diligence, the Surplus Land Act, and developer solicitation as site readiness, market interest, and staff capacity allow.

16. 2026 ECONOMIC DEVELOPMENT UPDATE

At City Council's request, Staff is providing an update on current Economic Development activities, accomplishments and upcoming initiatives, and potential preparation of a comprehensive Economic Development Strategic Plan. Staff requests City Council direction to proceed.

Proposed Motion:

Provide direction to staff to initiate a competitive Request for Proposal process and bring back funding options for future City Council consideration.

17. SPECIAL TAX BONDS FOR COMMUNITY FACILITIES DISTRICT NO. 3 THE PINES AT SUNRISE VILLAGE

The proposed resolution authorizes Special Tax Bonds issuance and sale for Community Facilities District No. 3 (The Pines at Sunrise Village) in an amount not to exceed \$9,500,000.

Proposed Motion:

Adopt Resolution No. 2026-XXX.

RESOLUTION NO. 2026-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON AUTHORIZING SPECIAL TAX BONDS ("2026 BONDS") ISSUANCE AND SALE FOR COMMUNITY FACILITIES DISTRICT NO. 3 (THE PINES AT SUNRISE VILLAGE) AND APPROVING RELATED DOCUMENTS AND ACTIONS

18. TAX EXEMPT BONDS ISSUANCE BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR MAGNOLIA RIDGE

The California Municipal Finance Authority (CMFA) has received an application to issue up to \$15,705,000 in tax-exempt qualified 501(c)(3) revenue bonds to finance the acquisition and rehabilitation of Magnolia Ridge, a 48-space manufactured housing community at 2616 West Orangethorpe Avenue. Federal law requires approval by the City Council under Section 147(f) of the Internal Revenue Code before the tax-exempt bonds may be issued.

Proposed Motion:

1. Adopt Resolution No. 2026-XXX.

RESOLUTION NO. 2026-XXX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING, SUBJECT TO THE TERMS AND CONDITIONS HEREIN SET FORTH, THE ISSUANCE BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY OF ONE OR MORE SERIES OF TAXABLE MOBILE HOME PARK REVENUE BONDS AND / OR TAX-EXEMPT MOBILE HOME PARK REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$15,705,000, WHICH WILL FINANCE MAGNOLIA RIDGE, A MOBILE HOME PARK LOCATED IN THE CITY OF FULLERTON

2. Authorize the City Manager, or designee, to execute and administer all documents and actions necessary to implement the Resolution.

ITEMS REMOVED FROM CONSENT CALENDAR

AGENDA FORECAST (Tentative)

Tuesday, September 1, 2026

- MEETING CANCELLED

Tuesday, September 15, 2026

- STORM DRAIN REPAIR SUNNY CREST ALLEY
- 2027 GROUP INSURANCE PLAN REPORT
- THIRD QUARTER FINANCIAL REPORT FOR FISCAL YEAR 2025 26
- PROPERTY, CASUALTY AND WORKERS' COMPENSATION INSURANCE PROGRAM REPORT
- ENVIRONMENTAL JUSTICE ELEMENT
- SOLID WASTE MANAGEMENT SERVICES HAULER SELECTION

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.