



CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
REGULAR SESSION MINUTES  
JUNE 3, 2025 – 5:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California

5:30 p.m.

## **CALL TO ORDER**

Mayor / Chair Jung called the meeting to order at 5:30 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, Fire Chief Adam Loeser, Deputy City Manager Daisy Perez, Police Chief Jon Radus

**INVOCATION** given by Council Member Jung.

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

## **CLOSED SESSION REPORT**

City Attorney Jones reported City Council voted on March 4, 2025 to file a motion for intervention for Case No. 30-2024-4-01446294-CUVC-NJC Westpark Investment, LLC v. TA Partners, LLC.

## **EX PARTE COMMUNICATIONS REPORT**

Council Member Zahra reported he met with the Fullerton Firefighters Association President.

## **PRESENTATIONS**

None.

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

Council Members pulled Consent Calendar Item 4.

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

The following addressed City Council:

- Elijah (no last name provided) spoke about the March 4, 2025 Closed Session report.
- Todd Harrison spoke about a transportation meeting.
- Karen Lloreda spoke about invocations and public comment.
- Dominic Moonheart, Fullerton, spoke about transportation center parking noise.
- George Bushala spoke about transparency.
- Curtis Gamble spoke about homeless issues.
- Ruthie Reed, Fullerton, spoke about street conditions.
- Z (no last name provided) spoke about curbs in District 4.
- Yolanda Harrison spoke about City Council decisions and traffic.

The following addressed City Council remotely:

- Christina (no last name provided), Fair Housing Foundation, spoke about Fair Housing Foundation services.
- Maureen Milton spoke about the Youth Advisory Committee.

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

Council Member Zahra spoke about upcoming and recent events, street repairs, public records requests and intern recognition.

Mayor Pro Tem Charles spoke about recent and upcoming events, regional advisory body appointments and committee vacancies.

Council Member Valencia reported on recent events.

### **APPOINTMENTS (Item 1)**

Appointed

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

Council Member Zahra appointed David Golumbic to the Investment Advisory Committee for a partial term expiring December 31, 2026.

Mayor Pro Tem Charles appointed ZJ Hahn to the Investment Advisory Committee for a partial term expiring December 31,

2026.

Jung moved, seconded by Dunlap, to ratify appointments.

Motion carried 5 – 0.

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

Approved

**1. MAY 20, 2025 MEETING MINUTES**

Proposed Motion:

Approve May 20, 2025 City Council / Successor Agency Meeting Minutes.

Approved

**2. DAY OF MUSIC COMMITTEE FEE WAIVER REQUEST**

Proposed Motion:

Approve \$12,153.85 Day of Music fee waiver request.

Approved

**3. FULLERTON MUSEUM PRIDE FESTIVAL FEE WAIVER REQUEST**

Proposed Motion:

Approve Fullerton Museum request to waive \$2,484.00 in fees for the Pride Festival on June 7, 2025.

Approved

**5. FULLERTON MUNICIPAL AIRPORT LEASE WITH UNIQUE EDUCATIONAL EXPERIENCES DBA FLIGHT TEST PREP ACADEMY FOR HANGAR AND OFFICE SPACE**

Proposed Motion:

Approve airport lease agreement with Unique Educational Experiences DBA Flight Test Prep Academy for hangar and office space located at 4119 West Commonwealth Avenue, Fullerton, CA.

Approved

**6. \$109,175 CONTRACT WITH KIMLEY-HORN FOR REIMBURSABLE CEQA SERVICES RELATED TO ORANGETHORPE AVENUE WAREHOUSE DEVELOPMENT AND GENERAL CEQA REIMBURSABLE PURCHASE AUTHORITY**

Proposed Motion:

Authorize City Manager, or designee, to execute a professional California Environmental Quality Act (CEQA) services agreement with Kimley-Horn for proposed commercial development work located at 2461-2496 East Orangethorpe Avenue and future amendments, including extension options, in a form approved by the City Attorney.

Approved

**7. \$500,000 PURCHASE ORDER TO TD SYNnex / DLT SOLUTIONS FOR AMAZON WEB SERVICES RENEWAL**

Proposed Motion:

1. Authorize City Manager, or designee, to execute the OMNIA Cooperative Agreement and / or annual order forms and administer agreement, in a form approved by the City Attorney.
2. Authorize Director of Administrative Services, or designee, to issue a purchase order to TD Synnex / DLT Solutions not to exceed \$500,000 under the OMNIA Cooperative Agreement, as allocated for Web Services in the adopted Fiscal Year 2024-25 Information Technology Fund budget.

Approved

**8. \$1,615,600 CONTRACT WITH DOMINGUEZ GENERAL ENGINEERING, INC. FOR ADAMS-WEST AREA INFRASTRUCTURE IMPROVEMENTS PROJECT**

Proposed Motion:

1. Approve Adams-West Area Infrastructure Improvements Project plans and specifications.
2. Approve the following budget transfers and appropriations in CIP Project 53047 Adams-West Area Infrastructure Improvements Project:
  - \$1,988,000 Water Fund (Fund 44) transfer and appropriation from CIP Project 53250 Water Main System Replacement to Project 53047 Adams-West Area Infrastructure Improvements Project within the Water Fund (Fund 44)
  - \$45,000 Sewer Enterprise Funds (Fund 47) transfer and appropriation from Project 51419 Annual Sewer Replacement Program to CIP Project 53047 Adams-West Area Infrastructure Improvements Project within the Sewer Enterprise Fund (Fund 47).
3. Award \$1,615,600 construction contract for the Adams-West Area Infrastructure Improvements Project to Dominguez General Engineering, 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 9 through 11 and 14)**

Adopted

**9. MILLS ACT CONTRACT BETWEEN CITY OF FULLERTON**

**AND PROPERTY OWNERS OF HISTORIC PROPERTY AT  
336 WEST BROOKDALE PLACE**

Mayor Jung opened the Public Hearing at 6:18 p.m.

The following addressed City Council:

- Karen Lloreda supported historic preservation and asked about the Mills Act impact on city revenues.
- ZJ (no last name provided), Fullerton, expressed concerns with the loss of tax revenue.

Mayor Jung closed the Public Hearing at 6:27 p.m.

Dunlap moved, seconded by Zahra, to:

1. Adopt Resolution No. 2025-030.

RESOLUTION NO. 2025-030 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MILLS ACT CONTRACT BETWEEN THE CITY AND THE OWNERS OF HISTORIC PROPERTY LOCATED AT 336 WEST BROOKDALE PLACE IN THE FORM OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT

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

Motion carried 5- 0.

Adopted

**10. MILLS ACT CONTRACT BETWEEN CITY OF FULLERTON  
AND PROPERTY OWNERS OF HISTORIC PROPERTY AT  
520 WEST VALLEY VIEW DRIVE**

Mayor Jung opened the Public Hearing at 6:34 p.m.

No members of the public addressed City Council

Mayor Jung closed the Public Hearing at 6:34 p.m.

Zahra moved, seconded by Dunlap, to:

1. Adopt Resolution No. 2025-031.

RESOLUTION NO. 2025-031 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MILLS ACT CONTRACT BETWEEN THE CITY AND THE OWNERS OF HISTORIC PROPERTY LOCATED AT 520 WEST VALLEY VIEW DRIVE IN THE FORM OF AN HISTORIC PROPERTY PRESERVATION AGREEMENT

2. Authorize Director of Community and Economic

Development to review subsequent updated improvements schedules and maintenance items provided by the property owners pursuant to the Historic Property Preservation Agreement (Agreement) prior to the tenth anniversary of the Agreement and every tenth anniversary thereafter.

Motion carried 5 – 0.

Introduced

**11. FULLERTON MUNICIPAL CODE AMENDMENTS PERTAINING TO ACCESSORY AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS TO COMPLY WITH STATE LAW**

Mayor Jung opened the Public Hearing at 6:38 p.m.

The following addressed City Council:

- Unidentified speaker asked if these amendments would only comply with state law.
- Curtis Gamble supported this item.

Mayor Jung closed the Public Hearing at 6:40 p.m.

Jung moved, seconded by Zahra to introduce Ordinance 3343 for first reading by title only and waive further reading of the ordinance.

ORDINANCE NO. 3343 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING FULLERTON MUNICIPAL CODE TITLE 15 ZONING INCLUDING SECTION 15.04.040 DEFINITIONS AND REPEALING AND REPLACING SECTION 15.17.100 ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS

Motion carried 5 – 0.

City Clerk Williams read the ordinance title.

**REGULAR BUSINESS (Items 12 through 13)**

Approved

**12. LETTER OF SUPPORT FOR ASSEMBLY BILL 91 - STATE AND LOCAL AGENCIES: DEMOGRAPHIC DATA**

The following addressed City Council:

- Karen Llordea supported this item
- Amin Nash supported this item.

Zahra moved, seconded by Charles, to authorize Mayor to sign Assembly Bill 91 support letter.

Motion carried 5 – 0.

Direction provided

**13. CITY CHARTER DEVELOPMENT PROCESS OPTIONS**

The following addressed City Council:

- Elijah (no last name provided) opposed pursuing a city charter.
- Todd Harrison opposed pursuing a city charter.
- Bob Pearson opposed pursuing a city charter.
- Dominic Moonheart opposed pursuing a city charter.
- Hoang Ho opposed pursuing a city charter.
- Jen Freehey, Fullerton, opposed pursuing a city charter.
- Karen Lloreda opposed pursuing a city charter.
- Diane Vena opposed pursuing a city charter.
- Linda Gardner opposed pursuing a city charter.
- Matt Truxaw opposed fiscal irresponsibility in this process.
- Yolanda Harrison opposed fiscal irresponsibility in this process.
- Unidentified speaker asked City Council to consider ethics and inconsistent arguments.
- Z (no last name provided) spoke about motives.
- Curtis Gamble supported and opposed this item.

The following addressed City Council remotely:

- Holly M., Fullerton, opposed pursuing a city charter.
- Maureen Milton recommended an independent moderator lead the charter process.
- Rebecca Haggerty opposed pursuing a city charter.

Council Member Zahra made a motion to table this item. Item failed for lack of a second.

Dunlap moved, seconded by Jung, to direct staff to bring back an agenda item to form an ad hoc charter development committee comprised of five directly appointed members required to file Statements of Economic Interests.

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

## **PUBLIC HEARINGS (Items 9 through 11 and 14)**

Adopted

### **14. CITY OF FULLERTON ANNUAL OPERATING AND CAPITAL BUDGET AND ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26**

Mayor Jung opened the Public Hearing at 8:37 p.m.

The following addressed City Council:

- Elijah (no last name provided) spoke about the Fiscal

Sustainability Ad Hoc Committee.

- Karen Llordea commented on the budget options.
- Unidentified speaker provided several suggestions to include in the budget.
- Z (no last name provided) spoke about economic development.

The following addressed City Council remotely:

- Tony Bushala spoke about business improvement districts.

Mayor Jung closed the Public Hearing at 8:55 p.m.

Charles moved, seconded by Zahra to:

1. Adopt the following resolutions, including 2% budget cuts and adding \$200,000 to open the Library on Sundays from 1:00 to 5:00 p.m.

RESOLUTION NO. 2025-032 - 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 2025-26 AND APPROPRIATING THE FUNDS NECESSARY TO MEET THE EXPENDITURES SET FORTH THEREIN

RESOLUTION NO. 2025-033 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26 PURSUANT TO CALIFORNIA STATE CONSTITUTION ARTICLE XIII B

2. Continue Public Hearing to June 17, 2025 to consider Proposed Fee Changes and FY 2025-26 Master Fee and Charges Schedule.

Jung made a substitute motion to adopt the budget as presented. Motion failed for lack of a second.

Motion carried 4 – 1 (Opposed: Jung).

## **ITEMS REMOVED FROM CONSENT CALENDAR**

Approved

### **4. NON-CAPITALIZED HUNT LIBRARY FURNITURE APPRAISAL**

Continued to June 17, 2025.

9:08 p.m.

## **ADJOURNMENT**

Mayor / Chair Jung adjourned the meeting at 9:08 p.m.



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Fred Jung  
Mayor

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Lucinda Williams, MMC  
City Clerk