



CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
CLOSED SESSION MINUTES
JULY 21, 2026 – 5:00 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

5:04 p.m.

CALL TO ORDER

Mayor Pro Tem / Chair Dunlap called the meeting to order at 5:04 p.m.

ROLL CALL

Present: Mayor / Chair Jung (arrived 5:14 p.m.), Mayor Pro Tem / Vice Chair Dunlap, Council / Agency Members Charles, Valencia, Zahra

Absent: None

Staff Present: City Manager Eddie Manfro, City Attorney Richard D. Jones, City Clerk Lucinda Williams, Deputy City Manager Daisy Perez

PUBLIC COMMENTS - Closed Session

The following addressed City Council:

- Curtis Gamble spoke about 3535 West Commonwealth.

RECESS TO CLOSED SESSION

Mayor Pro Tem / Vice Chair Dunlap recessed to Closed Session at 5:08 p.m.

CLOSED SESSION

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

Name of Case: Ralph and Marie Kaneshiro v City of Fullerton

Case Number: OCSC 30-2024-01372395-CU-PA-CJC

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

Name of Case: Anne Hamilton v. City of Fullerton, et al.

Case Number: 30-2022-01254996

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

Significant Exposure to Litigation: One Case

4. 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

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

Property: 110 East Santa Fe Avenue,
Fullerton, CA

Agency Negotiator: Director of Community and
Economic Development Director
Sunayana Thomas

Negotiating Parties: Fullerton Spaghetti Restaurant Inc. a
California corporation and City of
Fullerton a California municipal
corporation.

Under Negotiations: Price and Terms

5:34 p.m.

ADJOURNMENT

Mayor / Chair Jung adjourned the meeting at 5:34 p.m.

Fred Jung
Mayor

Lucinda Williams, MMC
City Clerk



**CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
REGULAR SESSION MINUTES
JULY 21, 2026 – 5:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California**

5:35 p.m.

CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:35 p.m.

ROLL CALL

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

Absent: None

Staff Present: City Manager Eddie Manfro, City Attorney Richard Jones, City Clerk Lucinda Williams, Deputy City Manager Daisy Perez, Police Chief Jonathan Radus, Fire Chief Adam Loeser, Interim Director Administrative Services Steven Avalos, Acting Director Human Resources Laura Gianetti-Mercer, Community Economic Director Sunayana Thomas, Public Works Director Stephen Bise

INVOCATION given by Mayor Pro Tem Dunlap

PLEDGE OF ALLEGIANCE led by Council Member Valencia.

CLOSED SESSION REPORT

City Attorney Jones reported Jung moved, seconded by Dunlap, to settle in the Matter of the Appeal of Post Retirement Employment of Eddie R. Manfro, Cindy J. Collins, Gregory J. Pfof and Jeffrey W. Collier, Respondents and City of Fullerton, Respondent, OAH Case Number 2025030007 for \$40,000, Motion carried 5 – 0.

EX PARTE COMMUNICATIONS REPORT

Council Member Charles reported she spoke with the Foothill Affordable Housing Foundation.

Council Member Zahra reported he spoke with Fullerton Firefighters Association and Fullerton Police Officers Association representatives.

PRESENTATIONS

None.

ITEMS REMOVED FROM CONSENT CALENDAR ANNOUNCEMENT

None.

PUBLIC COMMENTS - Regular Session

The following addressed City Council:

- Members of Good Hands for One spoke about their program.
- Jim Appel spoke about senior programs.
- Karen Lloreda spoke about meeting schedules.
- Aaron Parral spoke about street conditions.
- Jensen Hallstrom spoke about Hillcrest Park.
- Unidentified speaker spoke about Council Member voting records.
- Elijah Manassero spoke about recall campaigns.
- Unidentified speaker spoke about recall efforts.
- Marcy Fry, Fullerton, spoke about recall efforts.
- Curtis Gamble spoke about the municipal code.
- Unidentified speaker spoke about vision.
- Unidentified speaker spoke about recall efforts.
- Unidentified speaker spoke about council member conduct.
- Jane Rands, Fullerton, spoke about council member conduct.
- Nan Harold, Fullerton, spoke about recall efforts.

The following addressed City Council remotely:

- Dominic Moonheart spoke about recall efforts.

APPOINTMENTS

None.

CONSENT CALENDAR (Items 1 through 17)

Charles moved, seconded by Valencia, to approve all Consent Calendar items.

Motion carried 5 – 0.

Approved

1. JUNE 16, 2026 MEETING, JUNE 30, 2026 SPECIAL MEETING AND JULY 14, 2026 SPECIAL MEETING MINUTES

Proposed Motion:

Approve June 16, 2026 City Council / Successor Agency Meeting, June 30, 2026 Special City Council / Successor Agency Meeting and July 14, 2026 Special City Council / Successor Agency Meeting Minutes.

Received and filed

2. MONTHLY COMMITTEE ACTIVITY AND ATTENDANCE REPORT

Proposed Motion:

Receive and file.

Adopted

3. ELECTRONIC AND PAPERLESS FILING FOR FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENTS - SECOND READING OF ORDINANCE

Proposed Motion:

Adopt Ordinance No. 3358.

ORDINANCE NO. 3358 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADDING FULLERTON MUNICIPAL CODE SECTION 2.02.020 TO REQUIRE ELECTRONIC AND PAPERLESS FILING FOR FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENTS

Received and filed

4. JUNE 2026 CHECK REGISTER

Proposed Motion:

Receive and file.

Approved

5. FISCAL YEAR 2025-26 ANNUAL ACCOUNTS RECEIVABLE WRITE-OFF REPORT

Proposed Motion:

1. Receive and file delinquent accounts receivable balances under \$50,000 approved for write-off by the City Manager for FY 2025-26.

2. Approve one delinquent account receivable balance totaling \$72,704.05.

- Received and filed **6. 2026 WATER QUALITY CONSUMER CONFIDENCE REPORT**
- Proposed Motion:
Receive and file.
- Approved **7. CITY OF FULLERTON RESPONSE TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT A CLOSER LOOK AT ORANGE COUNTY DRINKING WATER**
- Proposed Motion:
1. Receive and file the 2025-2026 Orange County Grand Jury Report *PFAS and Public Awareness: A Closer Look at Orange County Drinking Water*.
 2. Authorize City Manager, or designee, to execute and submit the required City response to the Presiding Judge of the Superior Court and collaborate with Orange County Water District in implementing the accepted report findings and recommendations.
- Approved **8. CITY OF FULLERTON RESPONSE TO THE 2025-2026 ORANGE COUNTY GRAND JURY REPORT: WILDFIRES HIT HOME**
- Proposed Motion:
1. Receive and file the 2025-2026 Orange County Grand Jury report *Wildfires Hit Home*.
 2. Authorize City Manager, or designee, to execute and submit the City response to the Orange County Superior Court Presiding Judge.
- Adopted **9. FISCAL YEAR 2026-27 CALIFORNIA HIGHWAY PATROL CANNABIS TAX FUND GRANT PROGRAM AWARD AND AGREEMENT**
- Proposed Motion:
1. Adopt Resolution No. 2026-040.

RESOLUTION NO. 2026-040 - 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 receipt and use of \$463,024.18 CHP Cannabis Tax Fund Grant to the Police Department budget for operations within the Grants Fund (Fund 32).
- Approved **10. TEMPORARY EASEMENT AGREEMENT WITH REXFORD INDUSTRIAL FOR WELL 10 TEMPORARY PFAS TREATMENT PLANT CONSTRUCTION AND OPERATION**

Proposed Motion:

1. Approve Water Well No. 10 Temporary PFAS Water Treatment Plant Temporary Easement and Temporary Construction Easement Agreement with Rexford Industrial, LLLP.
2. Approve Consent Agreement with Rexford Industrial, LLLP and Veritiv Packaging Solutions.
3. Authorize City Manager, or designee, to make non-substantive changes to the Agreements.
4. Authorize City Manager, or designee, to execute and administer Agreements, in a form approved by the City Attorney.

Approved

11. AGREEMENT WITH BNSF RAILWAY FOR WATER PIPELINE LICENSE

Proposed Motion:

Authorize Public Works Director, or designee, to execute Water Pipeline License Agreement with BNSF Railway, in a form approved by the City Attorney.

Approved

12. \$150,000.00 PURCHASE ORDER WITH SOUTHWEST SOLUTIONS GROUP FOR EQUIPMENT LOCKERS

Proposed Motion:

1. Authorize Administrative Services Director, or designee, to issue a purchase order not to exceed \$150,000.00 with Southwest Solutions Group to purchase Fullerton Police Department equipment lockers.
2. Authorize City Manager, or designee, to administer project and execute documents necessary to procure equipment lockers.

Approved

13. \$245,795.55 PURCHASE ORDER WITH LEHR NEW POLICE VEHICLES ACCESSORIES INSTALLATION

Proposed Motion:

Authorize Administrative Services Director, or designee, to issue a \$245,795.55 Purchase Order to LEHR to install emergency lighting, sirens and police accessories on eight police interceptor utility vehicles.

Approved

14. \$622,000.00 CONTRACT WITH ONYX PAVING COMPANY, INC. FOR THE CANDLEWOOD AREA STREET REHABILITATION PROJECT

Proposed Motion:

1. Approve Project 44086 Candlewood Area Street

Rehabilitation Project plans and specifications.

2. Approve the following budget transfers and appropriations in Project 44086 Candlewood Area Street Rehabilitation Project:
 - \$720,000 SB1 Funds (Fund 29) budget transfer and appropriation from Project 44400 Street Reconstruction, Rehabilitation and Repair Program to Project 44086 Candlewood Area Street Rehabilitation Project within the Capital Projects Fund (Fund 74)
 - \$16,000 Sewer Enterprise Fund (Fund 47) budget transfer and appropriation from Project 51419 Annual Sewer Replacement Program to Project 44086 Candlewood Area Street Rehabilitation Project within the Capital Projects Fund (Fund 47).
3. Award \$622,000 construction contract for Candlewood Area Street Rehabilitation Project to Onyx Paving Company, 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.

Approved

15. \$636,480 CONTRACT WITH CORA CONSTRUCTORS INC. FOR LAS PALMAS AND LAGUNA PUMP STATIONS EMERGENCY GENERATOR SETS

Proposed Motion:

1. Approve Las Palmas and Laguna Pump Stations Emergency Generator Sets Project plans and specifications.
2. Award \$636,480 construction contract for Las Palmas and Laguna Pump Stations Emergency Generator Sets Project to Cora Constructors 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 future change orders for construction and professional engineering construction support services within the approved project budget.

Approved

16. \$1,138,075 CONTRACT WITH R.J. NOBLE COMPANY FOR THE HARBOR BOULEVARD REHABILITATION PROJECT

Proposed Motion:

1. Approve Project 44083 Harbor Boulevard Rehabilitation Project plans and specifications.

2. Approve the following budget transfers and appropriations in Project 44083 Harbor Boulevard Rehabilitation Project:
 - \$1,370,000 Measure M2 Fund (Fund 25) budget transfer and appropriation from Project 44400 Street Reconstruction, Rehabilitation and Repair to Project 44083 Harbor Boulevard Rehabilitation within the Capital Projects Fund (Fund 74).
 - \$50,000 Sewer Enterprise Fund (Fund 47) budget transfer and appropriation from Project 51419 Annual Sewer Replacement Program to Project 44083 Harbor Boulevard Rehabilitation within the Sewer Enterprise Fund (Fund 47).
3. Approve bid alternate work and include in the project scope of work.
4. Award a \$1,138,075 construction contract for 44083 Harbor Boulevard Rehabilitation Project to R.J. Noble Company 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 change orders for construction and professional engineering construction support services within the approved project budget.
6. Waive Fullerton Municipal Code Section 15.90 Noise Standards and Regulation to allow project street pavement rehabilitation at night adjacent to commercial and residential properties.

Approved

17. \$1,360,000 CONTRACT WITH A2Z CONSTRUCT INC. FOR INDEPENDENCE PARK GYM RENOVATION PROJECT

Proposed Motion:

1. Approve Project 54691 Independence Park Gym Renovation Project plans and specifications.
2. Approve \$375,000 Facility Capital Repair Fund (Fund 70) budget transfer and appropriation from fund balance to Project 54691 Independence Park Gym Renovation Project within the Capital Projects Fund (Fund 74).
3. Approve all bid alternate work and include in the project scope of work.
4. Award \$1,360,000 construction contract for Project 54691 Independence Park Gym Renovation Project to A2Z Construct Inc. and authorize City Manager, or designee, to execute and administer the contract, in a form approved by the City Attorney.
5. Authorize Director of Administrative Services, or designee, to

increase the purchase order for Crane Architectural Group to an amount not to exceed \$200,000 for architectural services.

6. Authorize Public Works Director, or designee, to approve change orders for construction and professional engineering construction support services within the project budget.

REGULAR BUSINESS (Item 18)

Received and filed

18. PROPOSED STREETS AND PUBLIC INFRASTRUCTURE BALLOT MEASURE

The following addressed City Council:

- Karen Lloreda supported this item with a sunset date.
- Kathryn (no last name provided), Fullerton, spoke about marijuana dispensaries.
- Elizabeth Hansburg supported a special sales tax measure.
- Unidentified speaker supported a special sales tax measure.
- Eric (no last name provided), Fullerton, supported a special sales tax measure without a sunset clause.
- Unidentified speaker supported a special sales tax measure.
- Elijah Manassero supported a general sales tax measure.
- Roger (no last name provided), Fullerton, supported a special sales measure with a sunset.
- Shirley (no last name provided), Fullerton, supported a measure for street funding.
- Unidentified speaker spoke about City spending decisions.
- Jane Rands, Fullerton, supported a special sales tax measure.
- Curtis Gamble did not support new taxes.
- Unidentified speaker spoke about services for the vulnerable population.
- Z (no last name provided), Fullerton, spoke about fiscal management.
- Unidentified Fullerton resident spoke about cannabis dispensaries.

The following addressed City Council:

- Jose Trinidad Castaneda supported a measure without a sunset clause.
- Dominic Moonheart opposed a tax measure.
- Sharon Kennedy supported a special tax measure.

- Arnel Dino spoke about trust.
- Munish Bharadwaja, Infrastructure and Natural Resources Advisory Committee Chair, supported a special infrastructure tax with a sunset clause.

Dunlap moved, seconded by Valencia, to receive and file this item.

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

PUBLIC HEARINGS

Direction provided

19. FISCAL YEAR 2026-27 PROPOSED OPERATING BUDGET SCENARIOS

Mayor Jung opened the Public Hearing at 8:43 p.m.

The following addressed City Council:

- Karen Lloreda, Fullerton, supported Option C.
- Unidentified speaker supported Option A.
- Elijah Manassero made several budget suggestions.
- Unidentified speaker suggested utilizing a grant writer.
- Curtis Gamble spoke about homeless issues.

The following addressed City Council remotely:

- Jose Trinidad Castaneda spoke about economic development.
- Sueling Chen spoke about balancing people, services and money.
- Unidentified speaker opposed cutting Fire or Police Department positions.

Mayor Jung closed the Public Hearing at 9:28 p.m.

Valencia moved, seconded by Dunlap, to select Budget Scenario C to incorporate into the Fiscal Year 2026-27 Proposed Operating Budget.

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

Jung moved, seconded by Dunlap, to continue the Public Hearing to August 18, 2026 at 5:30 p.m. in the Fullerton City Council Chamber.

Motion carried 5 – 0.

Approved

20. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FISCAL YEAR 2026-2027 ANNUAL ACTION PLAN

Mayor Jung opened the Public Hearing at 9:52 p.m.

The following addressed City Council:

- Shirley Ramirez, Boys and Girls Club, spoke about the Boys and Girls Club funding request.
- Curtis Gamble supported this item.

Council Member Charels announced she will recuse herself from voting on the Center for Healthy Neighborhoods line item due to a conflict with her employer.

Mayor Jung closed the Public Hearing at 10:00 p.m.

Zahra moved, seconded by Dunlap, to:

1. Approve the 2026-2027 Annual Action Plan with \$25,000 dedicated to senior mobility pulled from HOME improvement funds, including any public service allocation amendments, and authorize Director of Community and Economic Development, or designee, to submit required documents to HUD and execute the 2026-27 CDBG and HOME agreements with nonprofits and City Departments.
2. Authorize City Manager, or designee, to make budget amendments to the Fiscal Year (FY) 2026-27 Adopted Budget or align CDBG and HOME budgets with final HUD Allocation determination.

Motion carried 5 – 0 (Charles recused for Center for Healthy Neighborhoods line item).

REGULAR BUSINESS (Item 21)

Denied

21. TAX EXEMPT BONDS ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY FOR UCA AND UCE APARTMENTS *(Continued from June 16, 2026 meeting)*

The following addressed City Council:

- Chris Norby, Fullerton, opposed this item.
- Unidentified speaker supported this item.
- Unidentified speaker supported this item.
- Curtis Gamble supported this item.

The following addressed City Council remotely:

- Elijah Manasero supported this item.
- Jon Bruschke supported this item.

Zahra moved, seconded by Charles, to:

1. Adopt Resolution No. 2026-XXX.

RESOLUTION NO. 2026-XXX - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON,

CALIFORNIA, APPROVING CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY QUALIFIED 501(C)(3) BOND ISSUANCE IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$180,000,000 FOR FINANCING OR REFINANCING UCE APARTMENT HOMES AND UCA APARTMENT HOMES ACQUISITION, REHABILITATION, IMPROVEMENT AND EQUIPPING AND CERTAIN OTHER MATTERS RELATING THERETO

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

Dunlap made a substitute motion, seconded by Valencia, to deny the item.

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

Original motion failed.

ITEMS REMOVED FROM CONSENT CALENDAR

None.

CITY COUNCIL / SUCCESSOR AGENCY / STAFF COMMUNICATIONS AND REPORTS

Council Member Zahra recognized the OLLI program and requested, supported by Jung, to direct the Parks and Recreation Commission to discuss Hillcrest Park tree planting and an adopt a tree program.

Council Member Charles acknowledged the passing of a Cal State Fullerton professor, spoke about immigration issues and reported on the Orange County Vector Control District and attendance at recent events.

Council Member Valenica spoke about a Christmas in July event and a District 4 trash day.

Mayor Pro Tem Dunlap recognized Reliable Sheet Metal, local youth softball and baseball teams and Max Radjic's Major League Baseball pitching debut.

10:55 p.m.

ADJOURNMENT

Mayor / Chair Jung adjourned the meeting at 10:55 p.m.

Fred Jung
Mayor

Lucinda Williams, MMC
City Clerk