



CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
CLOSED SESSION MINUTES
JUNE 16, 2026 – 5:15 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

5:15 p.m.

CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:15 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 Dick Jones,
City Clerk Lucinda Williams, Deputy City Manager Daisy
Perez

PUBLIC COMMENTS - Closed Session

None.

RECESS TO CLOSED SESSION

Mayor / Chair Jung recessed to Closed Session at 5:16 p.m.

CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATOR Per Government Code Section 54957.6

Agency Representative/s:	City Manager Eddie Manfro
Employee Organizations:	Fullerton Municipal Employees Federation, Fullerton Management Association, Fullerton Police Officers' Association - Safety, Fullerton Police Officers' Association - Dispatcher, Fullerton Police Management Association, Fullerton Firefighters' Association,

Fullerton Fire Management Association

Unrepresented Employees:

Confidential / Nonrepresented Unit, Executive Unit

Under Discussion:
Parameters of authority for negotiating salaries, benefits and working conditions

5:36 p.m.

ADJOURNMENT

Mayor / Chair Jung adjourned the meeting at 5:36 p.m.

Fred Jung
Mayor

Lucinda Williams, MMC
City Clerk



CITY OF FULLERTON
CITY COUNCIL / SUCCESSOR AGENCY
REGULAR SESSION MINUTES
JUNE 16, 2026 – 5:30 P.M.
Council Chamber
303 West Commonwealth Avenue
Fullerton, California

5:36 p.m.

CALL TO ORDER

Mayor / Chair Jung called the meeting to order at 5:36 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, Community Economic Director Sunayana
Thomas, Public Works Director Stephen Bise

INVOCATION given by Fullerton PD Chaplain Moses Chon.

PLEDGE OF ALLEGIANCE led by Council Member Charles.

CLOSED SESSION REPORT

None.

EX PARTE COMMUNICATIONS REPORT

Mayor Jung reported he spoke with all employee bargaining units.

APPOINTMENTS

None.

PRESENTATIONS (Item 1)

Presented

1. PRESENTATION: Grant Thornton Task One Report

PUBLIC HEARINGS (Items 1 through 2)

Appeal upheld

1. APPEAL OF PLANNING COMMISSION DENIAL OF MAJOR SITE PLAN AND VESTING TENTATIVE TRACT MAP TO CONSTRUCT 32 RESIDENTIAL TOWNHOMES AT 111 WEST HERMOSA DRIVE

Mayor Pro Tem Dunlap disclosed he received correspondence from several homeowners.

Mayor Jung disclosed he met with City Ventures and residents.

Mayor Jung opened the Public Hearing at 6:37 p.m.

The following addressed City Council:

- Diane Siegfried, Fullerton, opposed the proposed project.
- Karen Lloreda, Fullerton, spoke about consequences of this decision and project design.
- Z (no last name provided), Fullerton, spoke about property taxes.
- Bill Reddon spoke about saving established community assets while developing new projects.
- Elijah Mannasero spoke about findings for a Builder's Remedy project.
- Nan Harold, Fullerton, spoke about housing in south Fullerton.
- Unidentified speaker supported this project.
- Kurt Johnston suggested moving this project to another location in the City.
- Curtis Gamble supported this project.
- Andrew Reyes, Fullerton, supported the appeal.
- Olga (no last name provided), Fullerton, spoke about safety concerns with this project.
- Helen Higgins supported the project.
- Omar Sidiqui, Fullerton, supported denying the project.

The following addressed City Council remotely:

- Ric Ottaiano spoke about emergency access for the project.
- Ben Sexton, Fullerton, opposed the project.

Mayor Jung closed the Public Hearing at 7:20 p.m.

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

RESOLUTION NO. 2026-XXX - A RESOLUTION OF THE CITY

COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, DENYING AN APPEAL AND UPHOLDING THE PLANNING COMMISSION'S DENIAL OF MAJOR SITE PLAN AND VESTING TENTATIVE TRACT MAP 19342 FOR CONDOMINIUM PURPOSES FOR THE DEVELOPMENT OF 32 RESIDENTIAL TOWNHOMES ON PROPERTY ZONED R-1-20, ONE-FAMILY RESIDENTIAL (MINIMUM LOT SIZE OF 20,000 SQUARE FEET) LOCATED AT 111 WEST HERMOSA DRIVE

Motion failed 2 – 3 (In favor: Dunlap, Jung).

Zahra moved, seconded by Charles, to adopt the following resolutions:

RESOLUTION NO. 2026-027 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AN APPEAL AND OVERTURNING THE PLANNING COMMISSION'S DENIAL AND APPROVING MAJOR SITE PLAN TO CONSTRUCT 32 RESIDENTIAL TOWNHOMES OF WHICH FIVE UNITS WILL BE DEED RESTRICTED FOR LOW-INCOME HOUSEHOLDS PURSUANT TO THE HOUSING ACCOUNTABILITY ACT, GOVERNMENT CODE SECTION 65589.5 ON PROPERTY ZONED R-1-20, ONE-FAMILY RESIDENTIAL (MINIMUM LOT SIZE OF 20,000 SQUARE FEET) LOCATED AT 111 WEST HERMOSA DRIVE AND FINDING THE APPROVAL IS SUBJECT TO THE INFILL CATEGORICAL EXEMPTION UNDER CEQA GUIDELINES SECTION 15332

RESOLUTION NO. 2026-028 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AN APPEAL AND OVERTURNING THE PLANNING COMMISSION'S DENIAL AND APPROVING VESTING TENTATIVE TRACT MAP 19342 FOR CONDOMINIUM PURPOSES FOR THE DEVELOPMENT OF 32 RESIDENTIAL TOWNHOMES ON PROPERTY ZONED R-1-20, ONE-FAMILY RESIDENTIAL (MINIMUM LOT SIZE OF 20,000 SQUARE FEET) LOCATED AT 111 WEST HERMOSA DRIVE AND FINDING THE APPROVAL IS SUBJECT TO THE INFILL CATEGORICAL EXEMPTION UNDER CEQA GUIDELINES SECTION 15332

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

Adopted

2. GENERAL PLAN AMENDMENT TO ADOPT UPDATED OPEN SPACE AND CONSERVATION ELEMENT AS THE FULLERTON PLAN APPENDIX M AND TO REPLACE CHAPTER 19

Mayor Jung opened the Public Hearing at 7:51 p.m.

The following addressed City Council:

- Jensen Hallstrom supported this item.

- Karen Lloreda supported this item.
- Unidentified speaker suggested items to include in the document.
- Unidentified speaker suggested items to include in the document.

The following addressed City Council remotely:

- Jane Reifer suggested items to include in the document.

Mayor Jung closed the Public Hearing at 8:04 p.m.

Zahra moved, seconded by Charles, to:

1. Adopt Resolution No. 2026-029.

RESOLUTION NO. 2026-029 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO ADOPT AN UPDATED OPEN SPACE AND CONSERVATION ELEMENT AS THE FULLERTON PLAN APPENDIX M AND REPLACE CHAPTER 19 IN ITS ENTIRETY

2. Find approval exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

Motion carried 5 – 0.

REGULAR BUSINESS (Item 3)

Adopted

3. FISCAL YEAR 2025-26 BUDGET APPROPRIATIONS CONTINUING SPENDING RESOLUTION AND FISCAL YEAR 2026-27 ANNUAL APPROPRIATIONS LIMIT

The following addressed City Council:

- Jose Trinidad Castaneda supported this item.

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

RESOLUTION NO. 2026-030 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AUTHORIZING TEMPORARY SPENDING AUTHORITY AND CONTINUATION OF PRIOR FISCAL YEAR BUDGET APPROPRIATIONS PENDING FISCAL YEAR 2026-27 OPERATING BUDGET ADOPTION

RESOLUTION NO. 2026-031 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-27 PURSUANT TO CALIFORNIA STATE CONSTITUTION XII B

Motion carried 4 – 1 (Opposed: Dunlap).

ITEMS REMOVED FROM CONSENT CALENDAR ANNOUNCEMENT

Mayor Pro Tem Dunlap pulled Consent Calendar Item 10.

PUBLIC COMMENTS - Regular Session

The following addressed City Council:

- Yolanda Harrison played music.
- Jensen Hallstrom spoke about indigenous history.
- Oliver Montecristo spoke about recent elections.
- Alma Chavez spoke about parking issues.
- Mireya Figueroa spoke about parking issues.
- Karen Lloreda spoke about budget issues.
- Unidentified speaker spoke about bicycle safety at the Transportation Center.
- Vanessa Estrella spoke about parking issues.
- Unidentified speaker spoke about consensus.
- Curtis Gamble spoke about homeless issues.
- Unidentified speaker spoke about pesticides.
- Miguel Alvarez, Fullerton, spoke about parking issues.
- Unidentified speaker spoke about parking issues and recent events.
- Cara Saracino, Fullerton, spoke about parking issues.

The following addressed City Council remotely:

- Jane Reifer spoke about the Local Hazard Mitigation Plan.

CONSENT CALENDAR (Items 4 through 19)

Approved

4. JUNE 2, 2026 MEETING MINUTES

Proposed Motion:

Approve June 2, 2026 City Council / Successor Agency Meeting Minutes.

Received and filed

5. MONTHLY COMMITTEE ACTIVITY AND ATTENDANCE REPORT

Proposed Motion:

Receive and file.

Received and filed

6. MAY 2026 CHECK REGISTER

Proposed Motion:

Receive and file.

Introduced

7. ELECTRONIC AND PAPERLESS FILING FOR FAIR POLITICAL PRACTICES COMMISSION CAMPAIGN DISCLOSURE STATEMENTS

Proposed Motion:

Introduce Ordinance No. 3358 for first reading by title only and waive further reading of the ordinance.

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 (FPPC) CAMPAIGN DISCLOSURE STATEMENTS

Adopted

8. NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION

Proposed Motion:

Adopt the following resolutions:

RESOLUTION NO. 2026-032 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON CALIFORNIA, CALLING FOR HOLDING A GENERAL MUNICIPAL ELECTION ON TUESDAY, NOVEMBER 3, 2026 TO ELECT CERTAIN OFFICERS AS REQUIRED BY STATE OF CALIFORNIA LAWS RELATING TO GENERAL LAW CITIES

RESOLUTION NO. 2026-033 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, REQUESTING THE ORANGE COUNTY BOARD OF SUPERVISORS CONSOLIDATE A GENERAL MUNICIPAL ELECTION ON NOVEMBER 3, 2026 WITH THE STATEWIDE GENERAL ELECTION HELD ON THE DATE PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10403

RESOLUTION NO. 2026-034 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATE'S STATEMENTS SUBMITTED TO THE VOTERS FOR THE TUESDAY, NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION

Adopted

9. CLASSIFICATION PLAN UPDATE ESTABLISHING THE PRINCIPAL REVENUE MANAGER

Proposed Motion:

Adopt Resolution No. 2026-035.

RESOLUTION NO. 2026-035 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AND AMENDING RESOLUTION NO. 2023-053 APPENDIX A ESTABLISHING THE PRINCIPAL REVENUE MANAGER CLASSIFICATION SPECIFICATION

Adopted

11. MEASURE M2 FUNDING ELIGIBILITY RENEWAL

Proposed Motion:

1. Adopt the following resolutions:

RESOLUTION NO. 2026-036 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, CONCERNING THE MEASURE M2 PROGRAM PAVEMENT MANAGEMENT PLAN STATUS AND UPDATE

RESOLUTION NO. 2026-037 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, CONCERNING THE MEASURE M2 PROGRAM LOCAL SIGNAL SYNCHRONIZATION PLAN STATUS AND UPDATE

2. Approve and authorize Public Works Director, or designee, to submit the Measure M2 Seven-Year Capital Improvement Program for Fiscal Years (FY) 2026-27 through 2032-33 to the Orange County Transportation Authority (OCTA) to comply with Measure M2 eligibility criteria.
3. Authorize Public Works Director, or designee, to make administrative changes, including those advised by OCTA, if necessary.

Adopted

12. CITY OF FULLERTON EMERGENCY OPERATIONS PLAN EMERGENCY EVACUATION ANNEX

Proposed Motion:

Adopt Resolution No. 2026-038.

RESOLUTION NO. 2026-038 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE CITY OF FULLERTON EMERGENCY OPERATIONS PLAN EMERGENCY EVACUATION ANNEX

Adopted

13. 2026 CITY OF FULLERTON LOCAL HAZARD MITIGATION PLAN ADOPTION

Proposed Motion:

Adopt Resolution No. 2026-039.

RESOLUTION NO. 2026-039 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING THE 2026 CITY OF FULLERTON LOCAL HAZARD MITIGATION PLAN

Approved

14. LOCAL MATCH AND BUDGET APPROPRIATION FOR NUTWOOD AVENUE BICYCLE AND PEDESTRIAN MOBILITY ENHANCEMENT PROJECT

Proposed Motion:

Approve \$665,000 budget transfer and appropriation from Measure M2 Funds (Fund 25) fund balance to Project 48008 Nutwood Avenue Bicycle and Pedestrian Mobility Enhancement within the Capital Projects Fund (Fund 74).

Approved

15. PURCHASE ORDER NOT TO EXCEED \$500,000 WITH ARDURRA GROUP, INC. FOR ON-CALL CONSTRUCTION INSPECTION AND MANAGEMENT SERVICES

Proposed Motion:

1. Authorize Director of Administrative Services, or designee, to issue one additional purchase order to Ardurra Group Inc not-to-exceed \$500,000 for reimbursable on-call construction inspection and management services for SiFi Fiber Optic Network Project completion.
2. Authorize City Manager, or designee, to appropriate expenditures and revenues reimbursed by SiFi per fiscal year (cost-neutral impact) for on-call construction inspection and management services for the SiFi Fiber Optic Network Project.
3. Authorize City Manager, or designee, to approve change orders in an amount not-to-exceed 15% of the approved Purchase Order limit to or up to \$75,000 accommodate unforeseen project delays that may extend project completion, provided all associated costs are fully reimbursable.

Approved

16. PROFESSIONAL CONSULTING SERVICES AGREEMENT AMENDMENT NUMBER TWO WITH LG2WB ENGINEERS, INC.

Proposed Motion:

1. Approve Amendment Number Two to the Professional Services Agreement with LG2WB Engineers, Inc. for a one-year extension to continue professional traffic engineering consulting services not-to-exceed \$120,000.
2. Authorize City Manager, or designee, to execute Amendment

Number Two, in a form approved by the City Attorney.

3. Authorize Administrative Services Director, or designee, to issue \$120,000 purchase order to LG2WB Engineers, Inc. to continue professional traffic engineering consulting services.

Approved

17. \$1,414,000 CONTRACT WITH ONYX PAVING COMPANY, INC. FOR RAYMOND AVENUE REHABILITATION

Proposed Motion:

1. Approve Project 44085 Raymond Avenue Street Rehabilitation Project plans and specifications.
2. Approve the following budget transfers and appropriations in Project 44085 Raymond Avenue Street Rehabilitation Project:
 - \$927,000 Measure M2 Fund (Fund 25) budget transfer and appropriation from Project 44400 Street Reconstruction, Rehabilitation and Repair to Project 44085 Raymond Avenue Street Rehabilitation Project within the Capital Projects Fund (Fund 74).
 - \$100,000 Sewer Enterprise Fund (Fund 47) budget transfer and appropriation from Project 51419 Annual Sewer Replacement Program to Project 44085 Raymond Avenue Street Rehabilitation Project within the Sewer Enterprise Fund (Fund 47).
 - \$700,000 Other Cities revenue and expenditure budget transfer appropriations to Project 44085 Raymond Avenue Street Rehabilitation Project for reimbursement by City of Anaheim for expenses within their respective boundaries in the Capital Projects Fund (Fund 74).
3. Award \$1,414,000 construction contract for Project 44085 Raymond Avenue Street Rehabilitation Project to Onyx Paving Company 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.
5. Waive Fullerton Municipal Code Section 15.90 Noise Standards and Regulation to allow the project to perform street pavement rehabilitation at night adjacent to commercial and industrial properties.

Approved

18. \$239,167.27 CONTRACT WITH PETROCHEM MATERIALS INNOVATION, LLC. FOR MISCELLANEOUS SLURRY SEAL - FISCAL YEAR 2025-26

Proposed Motion:

1. Approve Project 44703 Miscellaneous Slurry Seal - Fiscal Year (FY) 2025-26 plans and specifications.
2. Approve the following budget transfers and appropriations in Project 44703 Miscellaneous Slurry Seal - FY 2025-26:
 - \$63,923 American Rescue Plan Act (ARPA) funds (Fund 38) budget transfer and appropriation from Project 44589 Residential Street Program to Project 44703 Miscellaneous Slurry Seal - FY 2025-26 within the Capital Projects Fund (Fund 74).
 - \$225,000 Measure M2 funds (Fund 25) budget transfer and appropriation from Project 44589 Residential Street Program to Project 44703 Miscellaneous Slurry Seal - FY 2025-26 within the Capital Projects Fund (Fund 74).
3. Award \$239,167.27 construction contract for Project 44703 Miscellaneous Slurry Seal - FY 2025-26 to Petrochem Materials Innovation, LLC 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

19. \$335,750 PROFESSIONAL SERVICES AGREEMENTS WITH BIO-CARE, INC. AND HOAG CLINIC FOR FIREFIGHTER WELLNESS PROGRAM: NATIONAL FIRE PROTECTION ASSOCIATION OCCUPATIONAL ASSESSMENTS AND ADVANCED CANCER DETECTION

Proposed Motion:

1. Authorize City Manager, or designee, to execute and administer a Professional Services Agreement with Bio-Care, Inc., not to exceed \$252,000 for NFPA 1582-compliant occupational medical evaluations, in a form approved by the City Attorney.
2. Authorize City Manager, or designee, to execute and administer a Professional Services Agreement with Hoag Clinic dba Hoag Executive Health, not to exceed \$83,750 for Galleri Multi-Cancer Early Detection blood testing, in a form approved by the City Attorney.
3. Authorize City Manager, or designee, to approve amendments to the Professional Services Agreements and

related project expenditures up to the total approved \$335,750 AFG program budget.

ITEMS REMOVED FROM CONSENT CALENDAR

Continued

10. TAX-EXEMPT BONDS ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES' DEVELOPMENT AUTHORITY FOR UCA AND UCE APARTMENTS

The following addressed City Council:

- Unidentified speaker supported this item.
- Curtis Gamble supported this item.

Jung moved, seconded by Valencia, to continue this items to the July 21, 2026 City Council meeting.

Motion carried 5 – 0.

CITY COUNCIL / SUCCESSOR AGENCY / STAFF COMMUNICATIONS AND REPORTS

Council Member Zahra requested, supported by Jung, to agendize a parking ordinance review, requested, supported by Dunlap, to agendize an economic development plan within 90 days, requested agendizing a Hillcrest Park Memorial discussion, requested, supported by Charles, agendizing a lobbyist registry discussion within 90 days.

Council Member Dunlap spoke about a pickle ball court opening and upcoming community events.

Council Member Chrales recognized monthly celebrations and reported on recent and upcoming events.

9:32 p.m.

ADJOURNMENT

Mayor / Chair Jung adjourned the meeting at 9:32 p.m.

Fred Jung
Mayor

Lucinda Williams, MMC
City Clerk