



**CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
STUDY SESSION MINUTES  
JUNE 18, 2024 – 4:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California**

4:30 p.m.

## **CALL TO ORDER**

Mayor / Chair Dunlap called the meeting to order at 4:30 p.m.

## **ROLL CALL**

Present: Mayor / Chair Dunlap, Council / Agency Members Charles, Whitaker, Zahra (arrived 4:33 p.m.)

Absent: Mayor Pro Tem / Vice Chair Jung

Staff Present: City Manager Eric J. Levitt (remote), Deputy City Manager Daisy Perez, City Attorney Richard D. Jones, City Clerk Lucinda Williams

## **PUBLIC COMMENT - Study Session**

None.

## **STUDY SESSION**

Received and filed

### **1. HOUSING ELEMENT UPDATE**

The following addressed City Council:

- Elizabeth Hansburg spoke about the development process.
- Jane Rands asked questions about the HIOZ and the approval process and made several comments about the presentation.
- Matt Leslie spoke about mass transit, parking, open space and retail.
- Curtis Gamble suggested items to include in the housing element.
- Scott Hess, Fullerton, asked to review the plan every 5000 residences, limit the scope to 13,000 units, asked whether incentives supersede the HIOZ and asked about HIOZ public hearing notification.

The following addressed City Council remotely:

- Jane Reifer asked questions about the process, the lawsuit and settlement and HOIZ adoption requirements.
- Maureen Milton asked questions about the plan, recommended thorough study of the plan and supported underground parking.
- Julie Rayburn asked about the purpose of the HIOZ and impact on her neighborhood.

Received and filed by order of the Mayor.

5:44 p.m.

## **ADJOURNMENT**

Mayor / Chair Dunlap adjourned the meeting at 5:44 p.m.

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Nicholas Dunlap  
Mayor

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Lucinda Williams, MMC  
City Clerk



**CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
REGULAR SESSION MINUTES  
JUNE 18, 2024 – 5:30 P.M.  
Council Chamber  
303 West Commonwealth Avenue  
Fullerton, California**

5:53 p.m.

## **CALL TO ORDER**

Mayor / Chair Dunlap called the meeting to order at 5:53 p.m.

## **ROLL CALL**

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

Absent: None

Staff Present: City Manager Eric J. Levitt (remote), City Attorney Richard D. Jones, City Clerk Lucinda Williams, Deputy City Manager Daisy Perez, Police Chief Jon Radus, Fire Chief Adam Loeser

**INVOCATION** given by Police Chaplain Kenneth Milhander.

**PLEDGE OF ALLEGIANCE** led by Mayor Pro Tem Jung

## **CLOSED SESSION REPORT**

None.

## **EX PARTE COMMUNICATIONS REPORT**

Mayor Pro Tem Jung reported he met with the Orange County Employees Association.

Council Member Zahra reported he met with the Fullerton Firefighters Association, Fullerton Police Officers Association and the Orange County Employees Association.

Presented

## **PRESENTATIONS**

1. **PRESENTATION: Supervisor Doug Chaffee Gun Buyback Program**
2. **PRESENTATION: Orange County Mosquito and Vector Control District**

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

None.

## **PUBLIC COMMENTS - Regular Session**

The following addressed City Council:

- Dan Daley spoke about Alzheimer's Orange County.
- Saskia Kennedy spoke about UP Trail and proton mail.
- Todd Harrison spoke about the Senior Advisory Committee.
- Eric (no last name provided) spoke about parking on 300 block of Truslow Avenue.
- Anjali Tapadia spoke about a recent bicycle forum and the Safe Streets for All process.
- Curtis Gamble spoke about homeless issues.

The following addressed City Council remotely:

- Maureen Milton asked about LifeVac devices.
- Jane Reifer spoke about the draft Housing Element.

## **CITY COUNCIL / SUCCESSOR AGENCY / STAFF COMMUNICATIONS AND REPORTS *(item taken out of agenda order)***

Council Member Charles spoke about recent and upcoming events.

Council Member Zahra reported on Fullerton Museum activities and recent events, asked for an update on the UP Trail and asked staff to look into parking on Truslow Avenue.

## **APPOINTMENTS**

None.

## **CONSENT CALENDAR (Items 1 - 15)**

Zahra moved, seconded by Jung, to approve all Consent Calendar Items.

Motion carried 5 – 0.

Approved

**1. JUNE 4, 2024 MEETING MINUTES**

Proposed Motion:

Approve June 4, 2024 City Council / Successor Agency Meeting Minutes.

Adopted

**2. ELECTRIC VEHICLE CHARGING AND HYDROGEN FUELING STATION PERMIT PROCESS - SECOND READING OF ORDINANCE**

Proposed Motion:

Adopt Ordinance No. 3332.

ORDINANCE NO. 3332 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADDING FULLERTON MUNICIPAL CODE CHAPTER 14.30 TITLED "PERMIT PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS AND HYDROGEN FUELING STATIONS"

Received and filed

**3. MAY 2024 CHECK REGISTER**

Proposed Motion:

Receive and file.

Approved

**4. NOVEMBER 5, 2024 CITY COUNCIL MEETING CANCELLATION**

Proposed Motion:

Cancel November 5, 2024 City Council / Successor Agency Meeting.

Adopted

**5. NON-REGULAR EMPLOYEE PAID SICK LEAVE**

Proposed Motion:

Adopt Resolution No. 2024-035.

RESOLUTION NO. 2024-035 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, REGARDING NON-REGULAR EMPLOYEE COMPENSATION AND SUPERSEDING RESOLUTION NO. 2020-104

Adopted

**6. MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF FULLERTON AND FULLERTON MUNICIPAL EMPLOYEES FEDERATION SIDE LETTER**

Proposed Motion:

Adopt Resolution No. 2024-036.

RESOLUTION NO. 2024-036 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING THE SIDE LETTER OF AGREEMENT BETWEEN THE CITY OF FULLERTON AND THE FULLERTON MUNICIPAL EMPLOYEES FEDERATION

Adopted

**7. ORANGE COUNTY TRANSPORTATION AUTHORITY  
MEASURE M2 ENVIRONMENTAL CLEANUP TIER 1 GRANT  
PROGRAM FISCAL YEAR 2024-2025**

Proposed Motion:

Adopt Resolution No. 2024-037.

RESOLUTION NO. 2024-037 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AUTHORIZING AN APPLICATION FOR ENVIRONMENTAL CLEANUP TIER 1 GRANT PROGRAM FUNDS UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR THE ENVIRONMENTAL CLEANUP PROGRAM PROJECT

Adopted

**8. MEASURE M2 FUNDING ELIGIBILITY RENEWAL**

Proposed Motion:

1. Adopt Resolution No. 2024-038.

RESOLUTION NO. 2024-038 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, CONCERNING THE PAVEMENT MANAGEMENT PLAN STATUS AND UPDATE FOR THE MEASURE M2 (M2) PROGRAM

2. Approve and authorize staff to submit the Measure M2 Seven-Year Capital Improvement Program for Fiscal Years 2024-25 through 2030-31 to 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.

Approved

**9. WEST VALLEY VIEW DRIVE WATER MAIN BREAK  
EMERGENCY REPAIR ACTIONS RATIFICATION AND  
PAYMENT**

Proposed Motion:

1. Ratify selection of Allied Paving Company to provide materials and services for West Valley View Drive water main break emergency repairs, waiving formal bidding procedures.

2. Authorize Administrative Services Director, or designee, to issue \$90,100 purchase order to Allied Paving Company for materials and services related to West Valley View Drive water main break emergency repairs.

Approved

**10. LAGUNA AND LAS PALMAS WATER BOOSTER PUMP STATIONS EMERGENCY GENERATORS**

Proposed Motion:

1. Approve \$338,139.50 purchase of two emergency standby generators from Quinn Power through Sourcewell cooperative.
2. Authorize Administrative Services Director, or designee, to issue a \$338,139.50 purchase order to Quinn Power to purchase two new emergency generators.
3. Authorize Public Works Director, or designee, to approve future change orders within the approved project budget.

Approved

**11. PROFESSIONAL SERVICES AGREEMENTS WITH ONLINE INFORMATION SERVICES, INC. AND RSI ENTERPRISES, INC. FOR ON-CALL DEBT COLLECTION SERVICES**

Proposed Motion:

1. Approve and authorize City Manager, or designee, to execute and administer Professional Services Agreements with the following firms to perform On-Call Debt Collection Services, in a form approved by the City Attorney:
  - Online Information Services, Inc.
  - RSI Enterprises, Inc.
2. Authorize City Manager, or designee, to execute and administer related documents and change orders, including renewal term options, in a form approved by the City Attorney.

Approved

**12. PROFESSIONAL SERVICES AGREEMENTS WITH APPLEONE INC., CATHYJON ENTERPRISES / HB STAFFING, ROBERT HALF INC. AND EMPLOI GROUP, INC. / ATWORK PERSONNEL SERVICES FOR ON-CALL TEMPORARY STAFFING SERVICES**

Proposed Motion:

1. Approve and authorize City Manager, or designee, to execute Professional Services Agreements for On-Call List for Temporary Staffing Services, in a form approved by the City Attorney, with the following firms:
  - AppleOne Inc.



- CathyJon Enterprises / HB Staffing
- Robert Half Inc.
- Emploi Group, Inc. / AtWork Personnel Services.

2. Authorize City Manager, or designee, to execute and administer related documents and change orders, including renewal term options, in a form approved by the City Attorney.

**13. PROFESSIONAL SERVICES AGREEMENT WITH SP PLUS FOR PARKING ENFORCEMENT SERVICES**

Proposed Motion:

1. Authorize City Manager, or designee, to execute and administer a Professional Services Agreement with SP Plus for parking enforcement services, in a form approved by the City Attorney.
2. Authorize City Manager, or designee, to execute and administer related documents, including optional renewals, in a form approved by the City Attorney.

**14. COOPERATIVE AGREEMENT WITH ORANGE COUNTY TRANSPORTATION AUTHORITY FOR HARBOR BOULEVARD INNOVATIVE CORRIDOR PROJECTS**

Proposed Motion:

Authorize City Manager, or designee, to execute Cooperative Agreement No. C-3-3023 with the Orange County Transportation Authority for the Harbor Boulevard Innovative Corridor Projects.

**15. CONTRACT WITH KINGMEN CONSTRUCTION, INC FOR WATER WELL 7A EQUIPPING**

Proposed Motion:

1. Approve plans and specifications for the Well 7A Equipping Project.
2. Approve \$1,900,008 Water Funds (Fund 44) budget appropriation from Fund Balance to Project 53005 Water Well Replacement Program within the Water Fund (Fund 44).
3. Award \$2,826,000 construction contract for Well 7A Equipping Project to Kingmen Construction, Inc. and authorize City Manager, or designee, to execute and administer contract, in a form approved by the City Attorney.
4. Authorize Public Works Director, or designee, to approve any change orders for construction and professional engineering construction support services within the approved project budget.



## PUBLIC HEARINGS

None.

## REGULAR BUSINESS (Items 16 - 17)

Direction provided

### 16. YOUTH COMMITTEE STRUCTURE REVISIONS

The following addressed City Council:

- Rachael Sung supported this item.
- Debbie Stout, Fullerton Collaborative. supported this item.

The following addressed City Council remotely:

- Maureen Milton supported this item.

Zahra moved, seconded by Charles, to form a Youth Committee with revisions developed with Fullerton Collaborative input and direct staff to prepare a resolution to revise Resolution No. 2020-97 in July 2024.

Motion carried 5 – 0.

Approved

### 17. CALIFORNIA STATE UNIVERSITY FULLERTON / FULLERTON GROUND LEASE AND FULLERTON / SKY HARBOR FULLERTON, LLC SUBLEASE AMENDMENTS

The following addressed City Council:

- James Bryan, Unite Here Local, opposed this item.

The following addressed City Council remotely:

- Maureen Milton asked about revenues generated from this item.

Jung moved, seconded by Dunlap, to:

1. Approve in substantially the form attached and authorize City Manager, or designee, to finalize, execute and administer Amendment to the Ground Lease by and between The Board of Trustees of the California State University and The City of Fullerton, California, in a form approved by the City Attorney.
2. Approve in substantially the form attached and authorize City Manager, or designee, to finalize, execute and administer Amended and Restated Sublease by and between The City of Fullerton, California and Sky Harbor Fullerton LLC, in a form approved by the City Attorney.

Motion carried 5 – 0.

Mayor Pro Tem Jung left the meeting at 6:59 p.m.

## ITEMS REMOVED FROM CONSENT CALENDAR

None.

7:06 p.m.

## ADJOURNMENT

Mayor / Chair Dunlap adjourned the meeting at 7:06 p.m.

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Nicholas Dunlap  
Mayor

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Lucinda Williams, MMC  
City Clerk