



**FULLERTON CITY COUNCIL  
SUCCESSOR AGENCY  
HOUSING AUTHORITY**

**AGENDA - DECEMBER 4, 2018**

**303 West Commonwealth Avenue, Fullerton, California**

---

**MEETINGS:** The Fullerton City Council / Successor Agency meets on the first and third Tuesday of the month, convening for Closed Session at 5:00 p.m. and Regular Session at 6:30 p.m.

**PUBLIC COMMENT:** 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 as well as request removal of Consent Calendar items for further discussion during Public Comments at the Regular Session meeting. 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 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 items and public hearing items shall have no more than 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.

**PERSONS ADDRESSING CITY COUNCIL:** Please complete a speaker slip and submit the slip to the Assistant City Clerk in the lobby prior to approaching the podium. State your name and city of residence for the record at the beginning of your remarks. All speakers shall observe civility, decorum and good behavior. Any item submitted to the City Council during the meeting shall become public record and subject to applicable disclosure laws.

**AGENDA ITEMS:** This agenda contains a brief 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](http://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](http://www.cityoffullerton.com).

State regulations prohibit City Council from taking action on non-agenda items except as provided by law. Visit [www.cityoffullerton.com](http://www.cityoffullerton.com) or call (714) 738-6350 for more information.

**ADA REQUIREMENTS:** The City has equipment and services available to assist disabled persons with communications at the public meeting in compliance with the requirements of Title II of the Americans with Disabilities Act (ADA). Should you require special accommodations to participate in a meeting, please contact the City Clerk at [cityclerksoffice@cityoffullerton.com](mailto:cityclerksoffice@cityoffullerton.com) or (714) 738-6350 at least 48 hours prior to the meeting to make arrangements.

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

The City will rebroadcast this City Council / Successor Agency meeting on Spectrum Cable Channel 3. The public can find cable channel rebroadcast times as well as view the meeting video on-demand at [www.cityoffullerton.com](http://www.cityoffullerton.com).

Refer to Resolution No. 2018-03 to review the complete Rules of Procedure and Decorum for City Council meetings.

---

**Doug Chaffee**  
Mayor

**Greg Sebourn**  
Mayor Pro Tem

**Bruce Whitaker**  
Council Member

**Jennifer Fitzgerald**  
Council Member

**Jesus Silva**  
Council Member



**CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY  
CLOSED SESSION AGENDA**

**DECEMBER 4, 2018 - 5:00 P.M.**

**Council Chamber - 303 West Commonwealth Avenue, Fullerton, CA**

**NO CLOSED SESSION ITEMS**

**CITY OF FULLERTON  
CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
REGULAR MEETING AGENDA  
DECEMBER 4, 2018- 6:30 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**EX PARTE COMMUNICATIONS REPORT PURSUANT TO FMC 2.33.040 -  
TRANSPARENCY AND ACCOUNTABILITY IN LABOR NEGOTIATIONS**

**PRESENTATIONS**

1. **PRESENTATION: Fire Chief Wolfgang Knabe Retirement**

**PUBLIC COMMENTS**

*The City Council / Successor Agency will hear public comments on matters not appearing on the agenda but within City Council / Agency jurisdiction at this time. The City Council / Agency will also accept public requests for removal of Consent Calendar items for further discussion. 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**

*City Council may ask a question for clarification, make a brief announcement, make a brief report on his / her 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.*

**APPOINTMENTS - None**

**PUBLIC HEARINGS (Item 1)**

*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.*

1. **PUBLIC HEARING FOR PARKING STRUCTURE LIGHTING CANCELLED AND RESCHEDULED FOR DECEMBER 18, 2018 CITY COUNCIL MEETING**

**CONSENT CALENDAR (Items 2 - 5)**

*City Council / Successor Agency will enact routine matters listed on the Consent Calendar with one motion. The Council / Agency will not have separate discussion of these items unless Council / Agency Members, Staff or the*

**2. NOVEMBER 20, 2018 MEETING MINUTES**

Recommendation by the City Clerk's Office:

Approve November 20, 2018 City Council / Successor Agency Meeting Minutes.

**3. ORDINANCE REGARDING MUNICIPAL CODE AMENDMENT PERTAINING TO EMERGENCY SHELTERS FOR HOMELESS PERSONS AT RELIGIOUS INSTITUTIONS - SECOND READING OF ORDINANCE**

Recommendation by the City Clerk's Office:

Adopt Ordinance No. 3269.

ORDINANCE NO. 3269 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, AMENDING CHAPTERS 15.04 AND 15.55 OF THE FULLERTON MUNICIPAL CODE TO CLARIFY AND STANDARDIZE REQUIREMENTS FOR ESTABLISHING EMERGENCY SHELTERS FOR PERSONS WHO ARE HOMELESS, AS AN ACCESSORY USE

**4. MEASURE M2 EXPENDITURE REPORT**

Recommendation by the Public Works Department:

Adopt Resolution No. 2018-XX.

RESOLUTION NO. 2018-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF FULLERTON FOR THE FISCAL YEAR ENDING JUNE 30, 2018

**5. CONTRACT RENEWALS FOR GROUP INSURANCE PROGRAMS AND BROKER SERVICES AGREEMENT**

Recommendation by the Human Resources Department:

1. Accept renewal proposals of Cigna Open Access Plan (OAP), Cigna Full HMO, Cigna Select HMO and Kaiser HMO for medical coverage for represented employees for 2019 calendar year.
2. Accept Cigna Minimum Value HMO renewal Proposal for 2019.
3. Accept renewal proposal for Delta Dental of California for dental insurance for 2019.
4. Accept renewal proposal of The Standard Insurance Company for Life / AD&D coverage and Long-Term Disability insurance for 2019.
5. Accept renewal proposal of Vision Services Plan for vision coverage for 2019.
6. Accept renewal proposal of Cigna to provide an employee assistance program for 2019.
7. Authorize proposed agreement with Burnham Insurance Services to serve as City of Fullerton's health benefits broker.

8. Authorize City Manager or designee to execute agreements as required.

## **REGULAR BUSINESS (Items 6 - 10)**

6. **PROPOSED EXCLUSIVE NEGOTIATION AGREEMENT BY AND BETWEEN THE CITY OF FULLERTON AND ALLEN CHRISTOPHER CORPORATION DBA PARKWEST GENERAL CONTRACTORS AND WESTPARK INVESTMENTS, LLC ON PROPERTY LOCATED AT SOUTHEAST CORNER OF EAST SANTA FE AVENUE AND SOUTH POMONA AVENUE (APN 033-030-18)**

Consideration of an Exclusive Negotiation Agreement by and between City of Fullerton and Allen Christopher Corporation dba Parkwest General Contractors and Westpark Investments, LLC (together, "Developer") to provide for period of exclusive negotiations during which City and Developer will develop a plan for development of an upscale boutique hotel on 2.05 -acre parcel of land owned by City.

Recommendation by the Community Development Department:

1. Approve proposed exclusive negotiation agreement by and between City of Fullerton and Allen Christopher Corporation, DBA Parkwest General Contractors and Westpark Investments, LLC on property located at southeast corner of East Santa Fe Avenue and South Pomona Avenue (APN 033-030-18).
2. Authorize City Manager to execute Exclusive Negotiation Agreement by and between City of Fullerton and Allen Christopher Corporation dba Parkwest General Contractors and Westpark Investments, LLC for development of upscale boutique hotel on a City-owned 2.05-acre parcel of land located on southeast corner of East Santa Fe Avenue and South Pomona Avenue (APN 033-030-18).

7. **DECLARATION OF NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION RESULTS**

The City of Fullerton held a General Municipal Election on November 6, 2018 to elect a City Council representative from District 3 and District 5. The Orange County Registrar of Voters will certify the results of the November 6, 2018 election no later than December 3, 2018.

Recommendation by the City Clerk's Office:

Adopt Resolution No. 2018-XX.

RESOLUTION NO. 2018-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, DECLARING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 6, 2018 AND OTHER SUCH MATTERS AS PROVIDED BY LAW

8. **OATH OF OFFICE - NEWLY ELECTED CITY COUNCIL MEMBERS**

9. **RECOGNITION OF OUTGOING CITY COUNCIL MEMBERS**

10. **MAYOR / CHAIR AND MAYOR PRO TEM / VICE CHAIR SELECTION**

The City Council / Successor Agency / Housing Authority selects a new Mayor / Chair and Mayor Pro Tem / Vice Chair on an annual basis.

Recommendation by the City Clerk's Office:

1. Pleasure of the City Council for appointment of Mayor / Chair for the ensuing term.
2. Pleasure of the City Council for appointment of Mayor Pro Tem / Vice Chair for the ensuing term.

## **AGENDA FORECAST - Tentative**

*Tuesday, December 18, 2018*

- REGIONAL ADVISORY BODY APPOINTMENTS
- LAGUNA BOOSTER PUMP STATION UPGRADES
- NOVEMBER 2018 CHECK REGISTER
- MONTHLY LEGISLATIVE UPDATE
- PERSONNEL MANAGEMENT SYSTEM CHANGES
- VERIZON CELL SITE AT 2470 W. PIONEER
- LEASE EXTENSION WITH AVIATION FACILITIES INCORPORATED
- DESIGNATION AS A RECYCLING MARKET DEVELOPMENT ZONE
- PARKING STRUCTURE LIGHTING REPLACEMENT PROJECT
- COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2018
- COMMUNITY FACILITIES DISTRICT SPECIAL TAX BOND ANNUAL ACCOUNTABILITY REPORT
- ANNUAL REVIEW CITY COUNCIL RULES OF PROCEDURE
- COUNCIL VACANCY OPTIONS

*Tuesday, January 1, 2019*

- MEETING CANCELLED

## **ADJOURNMENT**

*Adjourn to next regularly scheduled closed session meeting at 5:00 p.m. in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.*

*Adjourn to next regularly scheduled City Council / Successor Agency meeting at 6:30 p.m. in the Council Chamber, 303 West Commonwealth Avenue, Fullerton, California.*