



**City Council and Successor Agency
to the Brea Redevelopment
Agency Agenda**

Closed Session - 5:30 p.m.

Study Session - 6:00 p.m.

General Session - 7:00 p.m.

Tuesday, December 16, 2025, 7:00 PM

COUNCIL CHAMBERS

1 Civic Center Circle

Brea, California 92821

Cecilia Hupp, Mayor

Marty Simonoff, Mayor Pro Tem

Christine Marick, Council Member

Blair Stewart, Council Member

Steven Vargas, Council Member

This agenda contains a brief general description of each item Council will consider. The City Clerk has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the City Clerk's Office at (714) 990-7756 or view the Agenda and related materials on the City's website at www.cityofbrea.gov. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Council

The Council encourages interested people to address this legislative body by making a brief presentation on a public hearing item when the Mayor calls the item or address other items under Matters from the Audience. State law generally prohibits the City Council from responding to or acting upon matters not listed on this agenda.

The Council encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Council rules prohibit clapping, booing or shouts of approval or disagreement from the audience. Please silence all cell phones and other electronic equipment while the Council is in session. Thank you.

Written comments may be submitted in advance of the meeting by emailing cityclerksgroup@cityofbrea.gov. Written comments received by 3 p.m. on the day of the meeting will be provided to the Council, will be made available to the public at the meeting, and will be included in the official record of the meeting.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 990-7757. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Important Notice

The City of Brea shows both live broadcasts and replays of City Council Meetings on Brea Cable Channel 3 and over the Internet at www.cityofbrea.gov. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice as previously described.

1. CLOSED SESSION - EXECUTIVE CONFERENCE ROOM 3RD FLOOR - 5:30 P.M.

1.A. Call to Order/Roll Call

1.B. Public Comment

1.C. Conference with City's Labor Negotiator Pursuant to Government Code §54957.6 Regarding the Brea Management Association (Non -Safety); Brea City Employees' Association (BCEA); Administrative and Professional Employees' Association (APEA); Brea Fire Association (BFA); Brea Fire Management Association (BFMA); Brea Police Association (BPA); and the Brea Police Management Association (BPMA); Executive and Part-Time Employees - Kristin Griffith, Negotiator.

1.D. Conference with Legal Counsel Pursuant to Government Code Section 54956.9(d)(4) - Anticipated Litigation. Initiation of Litigation: 2 potential cases.

2. STUDY SESSION - EXECUTIVE CONFERENCE ROOM 3RD FLOOR - 6:00 P.M.

2.A. Call to Order/Roll Call

2.B. Public Comment

2.C. Clarify Regular Meeting Topics

2.D. Overnight Parking Permit Policy & Procedure Manual Update

2.E. Cultural Arts Commission Unscheduled Vacancy Recruitment

2.F. Council Member Reports/Requests

2.G. Study Session Adjournment

3. GENERAL SESSION - COUNCIL CHAMBERS PLAZA LEVEL - 7:00 P.M.

3.A. Call to Order/Roll Call

3.B. Pledge of Allegiance

3.C. Invocation: Pastor Dave Tebay, Calvary Community Church

3.D. Commendation: Outgoing Cultural Arts Commissioner - Beverly Falco

3.E. Report - Prior Study Session

3.F. Community Announcements

3.G. Matters from the Audience

3.H. Response to Public Inquiries

4. PUBLIC HEARINGS

This portion of the meeting is for matters that legally require an opportunity for public input. Audience participation is encouraged and is limited to 5 minutes per speaker.

4.A. Consider Adopting a Resolution Establishing and Adjusting Certain User Fees and Charges Based Upon the City's Comprehensive User Fee Study

- 1. Conduct public hearing to receive public testimony; and
- 2. Consider adoption of Resolution No. 2025-068 to establish and adjust certain user fees and charges based upon the City's Comprehensive User Fee Study prepared by Willdan Financial Services.

4.B. An Ordinance Establishing Standards and Regulations for a Pilot Short-Term Rental Program, Adding Chapter 5.32 "Short-Term Rentals" to the Brea City Code, and Approving a CEQA Exemption Determination

- 1. Waive full reading of and introduce Ordinance No. 1270 titled "An Ordinance of the City Council of the City of Brea Establishing Standards and Regulations for a Pilot Short-Term Rental Program, Adding Chapter 5.32 'Short-Term Rentals' to the Brea City Code, and Approving a CEQA Exemption Determination"; and
- 2. Approve a California Environmental Quality Act (CEQA) Exemption Determination; and
- 3. Schedule adoption of the aforementioned Ordinance at the next regular City Council meeting. The estimated annual revenue impact on the General Fund (110) associated with the adoption of Ordinance No. 1270 is approximately \$507,340.

4.C. Economic Development Agreement between the City of Brea and Dwight Manley, as Trustee of the DVQ Revocable Trust, for Costco Wholesale Corporation

- 1. Conduct a public hearing, including receiving public testimony, to consider adoption of an Economic Development Agreement between the City of Brea and Dwight Manley, as Trustee of the DVQ Revocable Trust, for Costco Wholesale Corporation ("Agreement")
- 2. Approve the Agreement and authorize the City Manager to make non-substantive edits.

5. CONSENT CALENDAR

The City Council/Successor Agency approves all Consent Calendar matters with one motion unless Council/Agency or Staff requests further discussion of a particular item. Items of concern regarding Consent Calendar matters should be presented during "Matters from the Audience."

5.A. December 2, 2025 Regular City Council Meeting Minutes

- 1. Approve.

5.B. Waive Full Reading of and Introduce Ordinance No. 1271, an Ordinance of the City of Brea Extending the Term of a Pipeline Franchise Granted to Cardinal Pipeline, L.P., Repealing Ordinance No. 1268, and Approve a CEQA Exemption Determination

- 1. Waive full reading of and introduce Ordinance No. 1271, "An Ordinance of the City Council of the City of Brea extending the term of a pipeline franchise granted to Cardinal Pipeline, L.P. and repealing Ordinance No. 1268," by title only, and approve a California Environmental Quality Act (CEQA) exemption determination; and
- 2. Appropriate any revenues received as part of this franchise in the Fiscal Year 2025-26 Operating Budget; and
- 3. Authorize the City Clerk to accept a new faithful performance bond upon final adoption of the Ordinance.

- 5.C. Orange County Transportation Authority Annual Measure M2 Expenditure Report
- 1. Adopt Resolution No. 2025-069 concerning the Orange County Transportation Authority Annual Measure M2 Expenditure Report.
- 5.D. Professional Services Agreement for Municipal Traffic Engineering Services
- 1. Approve Professional Services Agreement with LG2WB Engineers, Inc. dba Linscott, Law, & Greenspan, Engineers in the annual amount not to exceed \$150,000 per year for a period of two (2) years, with three (3) optional one (1) year extensions; and
 - 2. Authorize City Manager to approve and execute extension(s). Funds for the scope of this PSA have been previously approved by the City Council as part of the FY25-27 Biennial Operating Budget.
- 5.E. Amendments for Additional As-Needed Arovista Park Services
- 1. Approve Amendment No. 2 with Geocon West, Inc. in the amount not-to-exceed \$100,000 resulting in a total contract amount not-to-exceed \$518,000 for as-needed materials testing, soils inspection and special inspections; and
 - 2. Approve Amendment No. 1 with Shucri Yaghi Consulting Engineers, Inc. in the amount not-to-exceed \$92,300 resulting in a total contract amount not-to-exceed \$140,300 for as-needed structural engineering services; and
 - 3. Approve Amendment No. 3 with BKF Engineers in the amount not-to-exceed \$30,000 resulting in a total contract amount not-to-exceed \$104,100 for as-needed civil engineering services; and
 - 4. Approve Amendment No. 1 with Telacu Construction Management in the amount not-to-exceed \$80,000 resulting in a total contract amount not-to-exceed \$889,479 for as-needed construction management services. The combined additional request of \$302,300 will draw down from the unused \$500,000. Any unspent funds will return to the Project budget. No additional funding is requested for these contract amendments, as sufficient funding is available within the existing Capital Improvement Project budget.
- 5.F. Site Transfer Agreement of Activated Snorkel Station Heli-Hydrant Land with Sycamore Development Brea 265 LLC
- 1. Approve the Site Transfer Agreement of Activated Snorkel Station Heli-Hydrant Land with Sycamore Development Brea 265 LLC; and
 - 2. Authorize the Mayor to execute the Site Transfer Agreement upon completion of the legal description of the property, and authorize the City Manager to execute any non-monetary amendments and ancillary documents subsequently required for implementation of the Site Transfer Agreement. There is no fiscal impact to the General Fund.
- 5.G. Acceptance of Final Parcel Map No. 2019-118 for Property Located at 1660 North Puente Street
- 1. Accept Final Parcel Map No. 2019-118; and
 - 2. Accept Subdivision Monument Bond for the setting of final monuments and authorize City Clerk to release the Subdivision Monument Bond upon further notification from the Public Works Department. There is no impact on the General Fund.

- 5.H. Award Annual Pavement Striping Maintenance Contract to Superior Pavement Markings, LLC
- 1. Award a contract to Superior Pavement Markings, LLC for As-Needed Traffic Striping and Pavement Markings in the amount not to exceed \$60,000 per year, for a period of three (3) base years; and
 - 2. Authorize the City Manager to approve up to four (4) additional one (1) year extensions. Public Works has identified sufficient funds in the FY 2025-2026 operating budget and no additional appropriation is being requested.
- 5.I. Award Annual Slurry Seal Program Contract to Doug Martin Contracting Company, Inc
- 1. Award a contract to Doug Martin Contracting Company, Inc. for As-Needed Citywide Slurry Seal Program in the amount not to exceed \$200,000 per year, for a period of three (3) base years; and
 - 2. Authorize the City Manager to approve up to four (4) additional one (1) year extensions. Public Works has identified sufficient funds in the FY 2025-2026 operating budget and no additional appropriation is being requested.
- 5.J. Award Citywide Graffiti Removal Services Contract to Urban Graffiti Enterprises, Inc.
- 1. Award contract to Urban Graffiti Enterprises, Inc. for Graffiti Removal Services in the amount of \$41,400 per year, for a period of three (3) base years; and
 - 2. Authorize the City Manager to approve up to four (4) additional one (1) year extensions. Public Works has sufficient funds in the FY 2025-2026 operating budget, and no additional appropriation is being requested.
- 5.K. Acceptance of Contract Extension for Citywide Tree Maintenance to West Coast Arborists, Inc.
- 1. Approve a Fifth Amendment to the Agreement for Tree Maintenance Services with West Coast Arborists, Inc. for an additional five (5) years; and
 - 2. Authorize the City Manager to approve up to five (5) one (1) year extensions. Public Works has identified sufficient funds in the FY 2025-2026 operating budget and no additional appropriation is being requested.
- 5.L. Amendment to Military Leave Supplemental Pay and Benefit Plan
- 1. Adopt Resolution No. 2025-070, A Resolution of the City Council of the City of Brea enacting revised provisions relating to wage and benefits continuation for City employees who are members of the Military Reserve called to active duty and repealing Resolution No 90-159.
- 5.M. Monthly Report of Investments for the City of Brea for Period Ended November 30, 2025
- 1. Receive and file.
- 5.N. November Outgoing Payment Log and City Disbursement Registers for November 28 and December 5, 2025
- 1. Receive and file.

6. CITY/SUCCESSOR AGENCY - CONSENT

- 6.A. Monthly Report of Investments for the Successor Agency to the Brea Redevelopment Agency for Period Ended November 30, 2025
- 1. Receive and file.

7. ADMINISTRATIVE ANNOUNCEMENTS

- 7.A. City Manager
- 7.B. City Attorney
- 7.C. Council Requests

8. COUNCIL ANNOUNCEMENTS

- 8.A. Council Announcements

9. ADJOURNMENT

- 9.A. Meeting Adjournment

Date Posted: December 11, 2025