City Council and Successor Agency to the Brea Redevelopment Agency Agenda

Closed Session - 6:00 p.m.
General Session - 7:00 p.m.

Tuesday, October 6, 2026, 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 that the 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 https://www.cityofbrea.gov/1857/Meetings-and-Agendas. 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 public comments. Public comments may be made during public hearing items or during designated agendized and non-agendized public comment periods. Public comments are limited to five (5) minutes per speaker, unless a different time is announced by the Mayor/presiding Chair.

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. State law generally prohibits the City Council from responding to or acting upon matters not listed on this agenda. Council rules prohibit clapping, booing, or shouts of approval or disagreement from the audience.

In-Person Option – Members of the public can provide in-person comments in the Council Chambers. Speakers who wish to address the Council must do so by submitting a speaker card. Members will be called on in the order that cards are received, and all in-person public comments will be heard prior to virtual public comments.

Virtual Option – Members of the public may provide live comments during the designated public comment period by Zoom or conference call. To join by Zoom, click the following link or enter it into your web browser https://cityofbrea-net.zoom.us/j/82834064814 Meeting ID: 828 3406 4814. To join the conference call, dial (213) 338-8477 and when prompted, enter the Meeting ID followed by "#". You will be prompted by the City Clerk when it is time for each comment period and you may request to speak by raising your hand on Zoom or dialing *9 from your phone.

Written Comments – 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, made available to the public at the meeting, and 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. A 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.

Reminder: Please silence all cell phones and other electronic equipment while the Council is in session.

1. CLOSED SESSION - EXECUTIVE CONFERENCE ROOM 3RD FLOOR - TIME 6:00 P.M.

1.A. Call to Order/Roll Call

1.B. Public Comment

1.C. Conference with Legal Counsel Pursuant to Government Code Section 54956.9(d)(2) - Anticipated Litigation. Significant Exposure to Litigation: 1 potential case. Facts and Circumstances: Urban Habitat Claim.

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

1.E. Conference with Legal Counsel Pursuant to Government Code Section 54956.9(d)(1) - Existing Litigation. Name of Case: City of Brea v. Schwarze Industries (Case No. 30-2024-01437243-CU-BC-CJC).

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

2.A. Call to Order/Roll Call

2.B. Pledge of Allegiance: Boy Scout Troop 707

2.C. Invocation: Pastor Dan Crane, Formation Church

2.D. Commendation: Shirley Marks 100th Birthday

2.E. Commendation: Brea Police Department K9 Mirk

2.F. Presentation: OCTA SR-57 Truck Climbing Lane Project

2.G. Presentation - Integrated Crime Center (ICC) Update & Automated License Plate Reader (ALPR) Program Overview

2.H. Community Announcements

2.I. Public Comment - Agenda Items
The City Council will address comments on agenda items during this section and speakers will be called in the order received. Comments relating to public hearing items will be heard during the public hearing.

2.J. Response to Public Inquiries

3. 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 "Public Comment - Agenda Items."

3.A. September 15, 2026 Special City Council Meeting Minutes

— 1. Approve.

3.B. Commercial Office Lease Agreement between the City of Brea and Richards, Watson & Gershon (RWG)

— 1. Approve a one-year Commercial Office Lease Agreement with RWG;

— 2. Authorize the City Manager or designee to approve non-substantive changes, as well as amend and extend the term of the Commercial Office Lease Agreement, not to exceed a total of two years; and

— 3. Amend the City's General Fund (110) Operating Budget to appropriate $53,996 in Fiscal Year 2026-27 in additional revenue from the new Commercial Office Lease Agreement.

3.C. Second Reading of Ordinance No. 1277 to Increase E-Bike Fine Amount

— 1. Waive full reading and adopt Ordinance No. 1277, "An Ordinance of the City of Brea Revising Electric Mobility Device Regulations, Amending the Brea City Code, and Approving a CEQA Exemption."

3.D. August Outgoing Payment Log and City Disbursement Registers for September 11, September 18, and September 25, 2026

— 1. Receive and file.

4. PUBLIC HEARING

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. Public Hearing to Consider Ordinance No. 1278 Cancellation of Development Agreement No. 19-01 for the Former Mercury Lane Residential Planned Community Project Located at the Southeast Corner of Mercury Lane and Berry Street

— 1. Find the cancellation of Development Agreement No. 19-01 exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3);

— 2. Introduce by title only and waive further reading of Ordinance No. 1278 "An Ordinance of the City Council of the City of Brea approving cancellation of Development Agreement No. 19-01 (Mercury Lane Residential Planned Community)";

— 3. Open and conduct a public hearing;

— 4. Schedule second reading and adoption of the aforementioned ordinance at the next regular City Council meeting; and

— 5. Authorize the City Manager, or their designee, to execute the following documents on behalf of the City, subject to any non-substantive changes deemed necessary or appropriate by the City Manager and the City Attorney: a. Cancellation of Development Agreement; b. Affordable Housing Agreement Termination; and c. Workforce Housing Restrictive Covenant Termination.

4.B. Conduit Financing for the Mercury Senior Apartments Affordable Housing Project

— 1. Conduct a public hearing under the Tax and Equity Fiscal Responsibility Act (“TEFRA”) and the Internal Revenue Code of 1986, as amended (the “Code”) in connection with the proposed issuance of qualified exempt facility bonds by the California Municipal Finance Authority (“CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed $60,000,000, (the “Bonds”), to finance or refinance the acquisition, construction, improvement and equipping of a senior multifamily rental housing project (“Project”) located at the southeast corner of Mercury Lane and Berry Street; and

— 2. Adopt Resolution No. 2026-66 approving the issuance of the Bonds by the CMFA for the benefit of Mercury Brea LP, a partnership of which C&C Development Co., LLC (“Developer” or “Borrower”) or a related person to the Developer is the general partner, to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and California Government Code Section 6500 (and following).

5. PUBLIC COMMENT - NON-AGENDA ITEMS

The City Council will address comments on non-agenda items during this section and speakers will be called in the order received.

5.A. Public Comment - Non-Agenda Items

6. ADMINISTRATIVE ANNOUNCEMENTS

6.A. City Manager

6.B. City Attorney

6.C. Council Requests

7. COUNCIL ANNOUNCEMENTS

7.A. Council Announcements

8. ADJOURNMENT

8.A. Meeting Adjournment

Date Posted: October 1, 2026