



ANAHEIM CITY COUNCIL ACTION AGENDA

JULY 15, 2025

CITY COUNCIL HOUSING AUTHORITY

Ashleigh E. Aitken
Mayor

Natalie Meeks
Mayor Pro Tem
District 6

Ryan Balius
Council Member
District 1

Carlos A. Leon
Council Member
District 2

Natalie Rubalcava
Council Member
District 3

Norma Campos Kurtz
Council Member
District 4

Kristen M. Maahs
Council Member
District 5

▪ **ORDER OF BUSINESS:** Public sessions of all regular meetings of the City Council/Successor Agency to the Redevelopment Agency/Housing Authority/Public Financing Authority/Housing and Public Improvements Authority begin at 5:00 P.M. Public hearings begin at 5:30 P.M. unless otherwise noted. Closed sessions begin at 3:00 P.M. or such other time as noted. Closed sessions may be preceded by one or more public workshops. If a workshop is scheduled, the subject and time of the workshop will appear on the agenda. Not all of the above agencies may be meeting on any given date. The agenda will specify which agencies are meeting. All meetings are in the Anaheim City Hall, Council Chamber, 200 S. Anaheim Blvd., Anaheim, CA 92805 or such other location as noted. Pursuant to Government Code Section 54954.2(a)(2), no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

▪ **REPORTS:** All agenda items and reports are available for review in the City Clerk's Office and www.anaheim.net/councilagendas. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the City Clerk, located at 200 S. Anaheim Blvd., 2nd Floor, Anaheim, CA 92805 and by contacting the office by phone, 714-765-5166, or email to cityclerk@anaheim.net.

▪ **PUBLIC COMMENTS:** There are two Public Comment periods with speakers having one opportunity to address the City Council, except for scheduled public hearing items. Public comments are limited to three (3) minutes per speaker, unless a different time limit is announced. The City uses speaker cards that must be submitted to the City Clerk in order to address the City Council. Prior to the business portion of the agenda, the City Council and all other related agencies meeting on such date will convene in joint session for the first Public Comment period where speakers will be permitted to speak on specific agenda item(s). This first Public Comment period is limited to 90 minutes or until all agenda item speakers have been heard, whichever is later. Any remaining time shall be provided to non-agenda item speakers until the 90 minute time limitation is exhausted. The second Public Comment period will be opened by the Mayor if any non-agenda item speakers were not called during the first Public Comment period. For public hearings, the Mayor or Chairperson will separately call for testimony at the time of each public hearing. Testimony during public hearings is subject to the following time limits: Project applicant or issue initiator: twenty minutes for initial presentation and ten minutes for rebuttal; Residents within the noticed area of the subject property: ten minutes; All other members of the public: three minutes. Public hearings regarding legislative matters: five minutes. The Mayor or Chairperson may limit the length of comments during public hearings due to the number of persons wishing to speak or if comments become repetitious or irrelevant. Speakers shall refrain from profane language and other disruptive remarks or behavior which disrupts or disturbs the meeting, or risk being removed (AMC 1.12.017). Additionally, members of the public may correspond with the City Council and all other related agencies, on any agenda items or matters within the jurisdiction of such governing bodies, by submitting comments electronically for City Council consideration by sending them to publiccomment@anaheim.net. **To ensure distribution to the City Council prior to consideration of the agenda, please submit comments at least 2 hours prior to the scheduled start time of the meeting.** Those comments, as well as any comments received after that time, will be distributed to the City Council, posted on the City's website, and will be made part of the official public record of the meeting. Current and archived public comments are available at www.anaheim.net/publiccomment. Contact the City Clerk's Office at 714-765-5166 or cityclerk@anaheim.net with any questions.

▪ **ADDITIONS/DELETIONS:** Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City or Agency subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Council or Agency.

▪ **CONSENT CALENDAR:** Consent Calendar items will be acted on by one roll call vote unless a member(s) requests an item(s) be discussed and/or removed from the Consent Calendar for separate action.

▪ **SERVICIOS DE TRADUCCION (TRANSLATION SERVICES: SEE LAST PAGE OF AGENDA FOR DESCRIPTION IN ENGLISH):** La ciudad provee servicios de interpretación al español en las juntas del Consejo. La interpretación simultánea al español se ofrece por medio del uso de audífonos y la interpretación consecutiva (español a inglés) también está disponible para cualquiera que desee dirigirse al Ayuntamiento, declarando su petición en el podio. No tiene que usar los servicios de interpretación de la Ciudad; las personas pueden proveer su propio intérprete, si lo desean. Debido a que existen muchos dialectos y regionalismos, la Ciudad no puede garantizar que los intérpretes puedan traducir a un dialecto o regionalismo en particular y rehúsa cualquier responsabilidad que surja de tales servicios. Para servicios de interpretación en otros idiomas, comuníquese con la oficina de la Ciudad (City Clerk), cuando menos 48 horas antes de la junta programada.

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ANAHEIM CITY COUNCIL
ANAHEIM, CALIFORNIA
JULY 15, 2025
3:00 P.M.

Call to order the Anaheim City Council **3:00 p.m.**

MEMBERS PRESENT: Mayor Aitken and Council Members Meeks, Balias, Leon, Kurtz, and Maahs.

MEMBERS ABSENT: Council Member Rubalcava

3:00 P.M. - CLOSED SESSION **3:01 p.m.**

ADDITIONS\DELETIONS TO CLOSED SESSION: None

PUBLIC COMMENTS ON CLOSED SESSION ITEMS: None

Recess to closed session. **3:01 p.m.**

1. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
(Initiation of litigation pursuant to paragraph (4) of subdivision (d) of California Government Code Section 54956.9): One potential case

and/or

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Subdivision (d)(1) of Section 54956.9 of the California Government Code)
Name of Case: William Ferrino, Sr., et al. v. City of Anaheim, et al., Orange County Superior Court Case No. 30-2025-01482423-CU-PO-NJC

2. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
(Subdivision (d)(1) of Section 54956.9 of the California Government Code)
Name of Case: McGlown v. Park Viridian Apartments, City of Anaheim et al., Orange County Superior Court Case No. 30-2021-01209440

3. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
(Subdivision (d)(1) of Section 54956.9 of the California Government Code)
Name of Case: Manuel Cruz, Individually, and K.C., a minor, by and through his Guardian ad Litem, Manuel Cruz v. City of Anaheim, West Coast Arborists, Inc., et al., Orange County Superior Court Case No. 30-2024-01378575 CU-PO-NJC

4. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
(Subdivision (d)(1) of Section 54956.9 of the California Government Code)
Name of Case: Joey Scott v. City of Anaheim, Orange County Superior Court Case No. 30-2025-01470139-CU-WM-WJC

5. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
(Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of the California Government Code Section 54956.9): One potential case

and/or

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
(Initiation of litigation pursuant to paragraph (4) of subdivision (d) of the California Government Code Section 54956.9): One potential case

Reconvene the Anaheim City Council. **5:00 p.m.**

MEMBERS PRESENT: Mayor Aitken and Council Members Meeks, Balias, Leon, Kurtz, and Maahs. Council Member Rubalcava arrived at 5:35 p.m.

5:00 P.M.

INVOCATION: Pastor Dr. Joseph Gichuhi, Morning Star Victory Church

FLAG SALUTE: Council Member Carlos A. Leon

Without objection, Mayor Aitken took the presentations out of order and first presented to the Anaheim Mills Act Recipients.

PRESENTATIONS: Recognizing the 2024 Anaheim Mills Act Recipients
Presented by Senior Planner Amanda Laufer and accepted by 2024 Anaheim Mills Act Recipients

Recognizing the winners of the 2025 Anaheim Beautiful Community Pride Poster Contest
Accepted by Emilia Ponte, River Sprouse, Kaylee Kim, Sophia Gonzalez, and Emily Truong

Recognizing Head Consul of Mexico in Santa Ana, Audrey Rivera Gómez, for her work in the community
Accepted by Audrey Rivera Gómez

ACCEPTANCE OF OTHER RECOGNITIONS (to be presented at a later date):

Recognizing July 2025, as National Parks and Recreation Month

Call to order the Anaheim Housing Authority (in joint session with the City Council). **5:16 p.m.**

ADDITIONS/DELETIONS TO THE AGENDAS: None

PUBLIC COMMENTS (all agenda items): Nineteen (19) in-person speakers; City Clerk Theresa Bass reported nine (9) public comments were received electronically prior to 4:30 p.m. (Total of ten (10) public comments received via email).

[Public Comments Submitted – July 15, 2025 City Council Meeting](#)

(limited to 90 minutes, or until all agenda item speakers have been heard; any time remaining shall be provided to non-agenda item speakers)

COUNCIL COMMUNICATIONS:

Council Member Kurtz highlighted and shared photographs of events she attended including a Senior Safety Meeting she hosted with Council Member Maahs for seniors in Districts 4 and 5. She thanked City departments for their participation, including the Police Department, Fire & Rescue, Public Utilities, and Code Enforcement. The meeting provided seniors with ways to protect themselves from scams and property theft. Council Member Kurtz shared that her office hosted an ice cream party at Golden Skies

Mobile Home Park. She shared that a few months ago there was SWAT activity there and the kids in the area were frightened. Police Officers returned and invited the children to join them and gave them badges and allowed the kids to interact with the police cars. The kids also received free books from Community Services. Council Member Kurtz thanked Community Services who brought joy to families through live music events at Ponderosa Park and the Ponderosa Joint-Use Branch Library.

Council Member Maahs highlighted and shared photographs of events she attended. She thanked the Anaheim United Methodist Church's Neighborhood Food Pantry and Director Lee Strohm for their work in distributing food, toiletries, and essential items. The CalOptima Health Street Medicine Team was also there to help individuals with housing and other needs. She shared a story of a successful housing placement through the food pantry. Council Member Maahs participated in a Fire Ops 101 experience with Anaheim Fire & Rescue, learning about the department's history and response to emergencies. She had an opportunity to drive the back of the tiller truck and even suited up in firefighter gear which gave her a much deeper appreciation for the skill, courage, and care Anaheim Fire & Rescue brings to the community every day. She stated that firefighters face immense physical and mental challenges, and she is proud of the service they provide and is grateful for their unwavering commitment to keeping Anaheim safe. Council Member Maahs highlighted Katella High School's Spirit Squad's efforts to address community needs, led by students and the Vice Principal, Mr. Acosta. The high school collected non-perishable food items and toiletries for families impacted by immigration enforcement. On Thursday, July 3rd Council Member Maahs attended a night hike at the Oak Canyon Nature Center, celebrating the center's 49th birthday. There was an interactive exhibit by the group Natives4Nature which was founded by Josh Andujo and Carlos Munoz. The group shared the history of indigenous people and provided a deeper understanding of the land we live on and its heritage.

Council Member Leon addressed the impact of immigration enforcement and stated it is taking a toll on the community. He stated that local police officers and first responders continue to focus on public safety and not immigration enforcement. Council Member Leon stated that it is important to share accurate and verified information because speculation can cause harm. He shared that the City's communications team is providing accurate and verified information and resources to the community through the Anaheim Contigo Program at Anaheim.net/contigo [he repeated his comments in Spanish]. Council Member Leon stated that he wanted to take a moment to recognize the strength and resilience of small businesses in these uncertain times. Council Member Leon highlighted and shared photographs of events in District 2. He recognized Booktown USA, the June Business of the Month. Booktown USA is a cherished independent bookstore in Anaheim, located off Orangewood Avenue and Euclid Street. They have been part of the community for years, not only offering a wide selection of books, but also fostering literacy and learning in the community, and creating a space where stories live and knowledge grows. Council Member Leon congratulated Sumak Peruvian Restaurant, the June Restaurant of the Month. Sumak is located off Ball Road and Euclid Street and is known for its authentic cuisine, bringing traditional flavors and recipes to Anaheim's dining scene. Despite challenges, the immigrant owned restaurant stays committed to serving meals that brings people together, serving as a gathering place that celebrates culture and community. Council Member Leon invited everyone to the 3rd Annual Back to School Bash, a day dedicated to supporting students and families as they get ready for the new school year. This year's event will be held on Sunday, August 3rd from 10:00 a.m. to 2:00 p.m. at Madison Elementary School. Backpacks, school supplies, and health services will be provided to support students and families. His office is working closely with the school district and community partners to support those who cannot attend in person. Council Member Leon requested to adjourn the meeting in memory of eight-year-old Jasmine Nguyen who tragically lost her life on July 4th due to an illegal fireworks incident just weeks before her ninth birthday. Jasmine was a bright, joyful child who brought light and happiness to everyone around her. Her laughter and smile touched the hearts of her family, friends, and community. This heartbreaking loss has deeply affected everyone. Over the weekend the community gathered to support Jasmine's family at her mom's tea shop, Greatea, off Euclid Street and Orangewood Avenue, showing the compassion and unity that defines Anaheim. He expressed condolences to Jasmine's mom, sister, family, and the Stoddard Elementary School community.

Council Member Rubalcava thanked Public Information Officer Mike Lyster and his team for their efforts in updating the community on immigration enforcement and providing resources at Anaheim.net/contigo. Council Member Rubalcava highlighted and shared photographs of events she attended including the re-grand opening of The Untold Story Bookstore in District 3. Council Member Rubalcava stated that she, Council Member Maahs, and Anaheim Chamber of Commerce President Dara Maleki attended the event. She encouraged the community to visit the female owned Hispanic business located off Anaheim Boulevard and Cypress Street. Council Member Rubalcava thanked Community Services for organizing the sold-out Fourth of July 5k/10k event and noted that she and Mayor Pro Tem Meeks walked the 5k. She thanked the volunteers, City employees, Fire & Rescue, Public Utilities, and Anaheim Police Department for making sure the streets were safe. Council Member Rubalcava thanked everyone who was able to celebrate this great country regardless of what is going on right now. Council Member Rubalcava thanked Community Services for hosting a community event for members of the community to be part of a mural design that will be going up at Center Greens Park. She highlighted the Beats on Center Street event and encouraged everyone to visit and attend events where small businesses are selling their products. Council Member Rubalcava recognized local realtors who met with her at the Anaheim Public Library for their engagement and support in creating policy and finding solutions for quality-of-life issues in Anaheim. Council Member Rubalcava thanked Anaheim Police Lieutenant Jonathan Yepes for his remarkable law enforcement career and upcoming retirement. He began his career with the Los Angeles County Sheriff's Department before moving to the Downey Police Department and then the Anaheim Police Department where he continued his journey with assignments in patrol, the gang unit, and the robbery/assault detail. Officer Yepes' leadership led to becoming a Sergeant where he served on patrol, internal affairs, and the burglary/auto theft detail. As one of the first Latinos to be promoted to Lieutenant, he has been a role model to the community and embraced diverse responsibilities, including roles as watch commander, district commander for West and South Community Policing Teams, and assignments with HALO, PERT, resort policing, jail operations and air support. On behalf of District 3, she congratulated Lieutenant Yepes on a well-earned retirement. Council Member Rubalcava invited everyone to a School Supply Giveaway and Car Show at Center Greens Park and noted that several community and City departments will be in attendance to ensure that students are prepared for the new school year. Council Member Rubalcava shared that the District 3 newsletter highlights various community events and achievements, and she invited the community to sign up at Anaheim.net/D3. Council Member Rubalcava requested to adjourn the meeting in memory of Randa Amin-Hamida, a beloved community member who was tragically killed. She was 64 years old and was a beloved wife, mother, grandmother, great grandmother, 37-year Anaheim resident, educator, advocate, and the heart of her family and community. Sadly, on June 13th she was killed after being struck while walking to the Anaheim Packing House with her sister-in-law, who remains hospitalized. This heartbreaking loss happened just weeks before Randa was to celebrate her 65th birthday and 50th wedding anniversary in August. Council Member Rubalcava expressed condolences to the Hamida family.

Mayor Pro Tem Meeks thanked the various City departments for their support in organizing the Fourth of July event in District 6. The event included a 5k, dog show, parade, music festival, and fireworks, emphasizing the importance of celebrating safely and avoiding illegal fireworks.

Mayor Aitken highlighted the upcoming community food drive on July 19th for residents in need. She thanked everyone who has donated food, diapers, paper goods, and beverages. She requested to adjourn the meeting in memory of Father Seamus Glynn, a District 6 icon and founding pastor of San Antonio Catholic Church. She shared that Father Seamus Glynn administered her Sacrament of First Communion, Confirmation, and was a part of her wedding.

CITY MANAGER'S UPDATE:

City Manager Jim Vanderpool noted that Republic Services has returned to full strength after five days of trash service disruptions. Throughout the disruption, the City pressed Republic Services to restore regular service and make up missed pickups as soon as possible. Republic Services has been working

under contingency plans, as required by their contract with the City. Multiple waste drop-off sites were provided over several days for residents who wanted to utilize them. City Manager Vanderpool thanked the community for their patience and understanding. He clarified that the labor and contract issues were not in Anaheim, but local workers were supporting union members on the East Coast. Full details and timely updates are available on Anaheim.net/updates. City Manager Vanderpool announced that Chief of Police Rick Armendariz will be retiring after a 30-year law enforcement career, including six years in Anaheim. Chief Armendariz became Anaheim's 37th Chief in August 2023 after coming to Anaheim in 2019 and serving as Deputy Chief. City Manager Vanderpool thanked Chief Armendariz for everything he has done for Anaheim as he has truly shown everyone his commitment and passion for service to the community. The City will be retaining the services of an executive recruiting firm that specializes in law enforcement for a nationwide search for Chief Armendariz's successor.

Presentation regarding Orange County Transportation Authority Wave Fare Payment System

City Manager Jim Vanderpool introduced OCTA Department Manager of Revenue Administration Sam Kaur and OCTA Department Manager of Marketing, Customer Engagement, and Internal Communications Ryan Armstrong to provide a presentation on the new payment system that will launch in October.

Ms. Kaur stated that the new Wave Fare Payment System is scheduled to be launched in October 2025. The system represents a significant modernization of OCTA's fare collection process, providing a more streamlined and convenient experience for bus riders. She noted that the existing fare collection system is 24 years old, relying heavily on cash and magnetic stripe paper passes. In 2015, mobile ticketing was introduced and in 2018 validators to scan the mobile tickets were available on board. In October 2023, the Board of Directors approved the implementation of a new fare payment system, now branded as the Wave Card System. In November 2024, the Board of Directors adopted fare policy amendments, and introduced fare capping and a free two-hour transfer window, both set to launch with the Wave system later this year. The new fare payment system includes smart cards known as the Wave card, an enhanced mobile application, expanded retail network, credit card/debit card payments, and OCTA will continue to accept cash as well. Ms. Kaur explained the benefits provided by the smart card system, including the replacement of magnetic stripe passes which will be replaced by reusable Wave smart cards, riders can simply tap the Wave card on the validator, enabling faster and more efficient boarding. Riders can purchase the Wave cards for \$2 at an OCTA website or store and for \$4 at retail centers. The Wave Card System supports all existing OCTA reduced fare programs, including those for seniors, youth and college passes, and individuals with disabilities. Youth riders will receive their first physical Wave card free of charge from OCTA. Wave cards will enable the benefit of fare capping which means that riders only pay up to the daily \$5 or the monthly cap of \$69 with unlimited rides once the cap is reached. For example, after paying \$2 for the first ride, \$2 for the second ride, and \$1 for the third ride, riders can enjoy free rides for the rest of the day. The monthly cap will work the same way as the daily cap. Riders can continue to tap daily and as soon as they reach \$69, they can enjoy the rides for the rest of the month for free. This is a huge benefit that currently does not exist. Riders currently must pay \$69 in advance to obtain the 30-day card, but they will no longer have to do that. This will give them the ability to pay as you go, and OCTA is pleased to have that feature on board with the launch of the new Wave fare payment system. Registering an account will provide riders with the benefits of balance protection if a card is lost or stolen, they can go online and they can protect the remaining balance. They can lock their card, freeze their card, or they can just suspend their account in its entirety and open a brand-new card. The Wave fare payment system will have an enhanced mobile application, and riders will be able to download the mobile application on their smartphones, create an account, and obtain a virtual smart card for free. Riders will not have to pay for the mobile application or obtain the virtual card. It will be provided for free, and it will have the same benefit as the physical card. The new mobile application will offer options to add funds to customer accounts using credit cards, debit cards, or customers can take cash to a

participating retail location. There will be 400 plus retail locations in Orange County providing great flexibility and convenience for riders to purchase Wave cards or to reload. Another great feature is the ability to use credit/debit cards, as well as digital wallets like Apple, Google, and Samsung Pay. Ms. Kaur emphasized that OCTA would continue to accept cash and continue to provide options for those riders who are likely not to purchase the Wave card.

Ryan Armstrong explained that OCTA took a phased approach to rider communications, starting with public outreach, which was intended to gather feedback. Most notably, 83% of riders that were surveyed said they were interested or very interested in the Wave card. They are currently in the second phase of the process, and it is about awareness and education to prepare riders for the change and to build excitement. The final phase will be the launch campaign and promotion. OCTA has developed a wide range of communication materials, including printed brochures, bus advertisements, and print advertisements. Digital communications have also been developed, including a dedicated web page, email blasts, social media, and digital ads. A digital toolkit was shared with every Orange County city, schools and colleges, and many other organizations. Riders were directly engaged through activities like bus ride-alongs, in person and virtual community meetings, and OCTA is participating in many community and cultural events, including in Anaheim and collaborating with several organizations.

Ms. Kaur stated that in terms of the next steps, OCTA is currently going through the functional integrated testing to make sure all the features described are working accurately and will be conducting pilot testing in a controlled live environment prior to the launch of the system.

Mayor Pro Tem Meeks asked if the Wave card will be compatible with Metrolink. Ms. Kaur responded that OCTA is working with Metrolink to be able to validate their paper and mobile tickets. Once a Metrolink ticket is validated, OCTA will accept Metrolink riders for free.

Mayor Pro Tem Meeks stated that the process is not as seamless as she would like it to be, but it is a good start since OCTA will be able to scan a Metrolink ticket and provide the free transfer.

Council Member Balius asked how the payment cap per day will be tracked if a rider pays cash. Ms. Kaur responded that the advantage of using the Wave card is that riders will have the pay-per-ride option and the system will validate a Wave card after reaching the cap. The disadvantage of paying cash is that there is no tracking.

Council Member Balius clarified that a rider must have the Wave card to register a ride. Ms. Kaur responded affirmatively and noted that a rider must have a physical or virtual Wave card. She clarified that cash can be used to load a Wave card and riders will continue to gain the benefits

Council Member Balius asked where a rider can use cash to load a Wave card. Ms. Kaur responded that there are 400 plus retail locations as well as the OCTA store located at their headquarters.

Council Member Leon thanked the OCTA team for the presentation. He requested that as OCTA continues rolling out information to keep the City of Anaheim informed by working with the City's communications team. He stated that the City will then be able to inform residents in Anaheim and across the area.

Recess the Anaheim City Council. **6:54 p.m.**

5:00 P.M. - HOUSING AUTHORITY

6:54 p.m.

Item pulled for discussion:

Council Member Leon: Item No. 1

MOTION: CL/NM to approve the consent calendar as presented. ROLL CALL VOTE: 7-0. Motion carried.

CONSENT CALENDAR:

1. Approve the Option to Purchase Agreement (Elm Street Commons Affordable Housing Project), with Elm Street Commons LP, in substantial form; approve a Mortgage Loan Sale Agreement with California Community Reinvestment Corporation to purchase the Elm Street Commons property, located at 111-125 West Elm Street, for \$2,881,430.20 utilizing Low Moderate Income Housing Asset funds, in substantial form; approve the First Amendment to Authority Regulatory Agreement authorizing the Executive Director to implement Tax Credit Allocation Committee (TCAC) rent limits for the Elm Street Commons property which may result in rent increases; approve the First Amendment to City Affordable Housing Restrictions [Non-Subordinate] with the City of Anaheim to authorize the Executive Director to implement a rent limit structure associated with the Low-Income Housing Tax Credit program which is primarily based on a percentage of the Area Median Income; authorize the creation of a reserve fund, in an amount not to exceed \$230,000, to address emergency deferred maintenance during the interim ownership period; authorize the Executive Director, or designee, to execute and administer the Option to Purchase Agreement, Mortgage Loan Sale Agreement, First Amendment to Authority Regulatory Agreement, and First Amendment to City Affordable Housing Restrictions; authorize de minimis changes that do not substantially change the terms and conditions of the agreements, as determined by the City Attorney's Office; and find and determine that the proposed amendments are not subject to the California Environmental Quality Act pursuant to Sections 15060(c)(2), 15060(c)(3), 15378, and 15061(b)(3) of Title 14 of the California Code of Regulations and making certain other findings in connection therewith [related to Council Item No. 11].

Item No. 1 Discussion. MOTION: NK/NR ROLL CALL VOTE: 7-0. Motion carried.

2. Approve minutes of the Housing Authority meeting of May 13, 2025.

Adjourn the Anaheim Housing Authority. **7:08 p.m.**

Reconvene the Anaheim City Council. **7:08 p.m.**

5:00 P.M. - CITY COUNCIL

Items pulled for discussion:

Council Member Kurtz: Item No. 5, 7, 13

MOTION: NR/NM to waive reading of all resolutions and adopt the balance of the consent calendar as presented. ROLL CALL VOTE: 7-0. Motion carried. [Item No. 15: Council Member Leon recorded a recusal for Item No. 15. MOTION: NR/NM ROLL CALL VOTE: 6-0-1 (AYES: Mayor Aitken and Council Members Meeks, Balias, Rubalcava, Kurtz, and Maahs; ABSTENTION (Recusal): Council Member Leon). Motion carried.]

CONSENT CALENDAR:

3. Receive and file minutes of the Cultural & Heritage Commission meetings of March 20, 2025 and May 15, 2025; Public Utilities Board meeting of May 28, 2025; and Senior Citizen Commission meeting of February 20, 2025 and Older Adults Commission meeting of May 15, 2025.
4. Ratify recognition recognizing Head Consul of Mexico in Santa Ana, Audrey Rivera Gómez for her work in the community and approve recognition recognizing Anaheim business owner Frank Miser, for turning 100 years on October 13.
5. Authorize the City Manager to cast a "Yes" vote for the Santiago Geologic Hazard Abatement District (SGHAD) assessment to fund ongoing operations and maintenance of the landslide mitigation system, at the SGHAD public hearing scheduled for August 4, 2025.
Item No. 05 Discussion. MOTION: NM/NK ROLL CALL VOTE: 6-1 (AYES: Mayor Aitken and Council Members Meeks, Balius, Leon, Kurtz, and Maahs; NOES: Council Member Rubalcava). Motion carried.
6. Rescind the contract award to Nouveau Elevator California for Bid #9852 Escalators 9 & 10 Step Replacement at the Anaheim Convention Center due to a vendor-submitted bid pricing error and vendor's formal request to withdraw; authorize the award of Contract MA# 106-498348 to Mitsubishi Electric US, Inc., in the amount of \$313,564.81, as the next lowest responsive bidder for Bid #9852 - Removal and Replacement of Escalator Steps on Escalators 9 & 10 at the Anaheim Convention Center; authorize the award of Contract MA# 106-498517 to Mitsubishi Electric US, Inc., in the total amount of \$662,794, as the lowest responsive bidder for Bid #515-208638-AH – Removal and Replacement of Escalator Steps on Escalators 3 & 4 and 11 & 12 at the Anaheim Convention Center; and authorize the Finance Director/City Treasurer, or designee, to execute both contracts, effective on the date of execution and continuing until all materials, services, and warranty obligations are satisfactorily fulfilled, and take the necessary actions to implement the contracts.
7. Approve Contract MA# 106-498593 with S.C. Yamamoto, Inc., in a cumulative amount not to exceed \$271,032.21, plus applicable sales tax and a 20% contingency, to perform trash, litter, and debris removal services for the Anaheim Resort Maintenance District's Caltrans areas, for a one year term, with four one-year optional renewals, authorize the Finance Director/City Treasurer, or designee, to execute all necessary contractual documents and to exercise the renewal options as appropriate, in accordance with Invitation for Bids No. 412-288504-MQ.
Item No. 07 Discussion. MOTION: NK/NM ROLL CALL VOTE: 7-0. Motion carried.
8. Approve a Professional Services Agreement with Richard Heath & Associates, Inc., in an annual not-to-exceed cost of \$1,500,000, with a Consumer Price Index escalator capped at 3% for service fees for each extension year, plus a 20% contingency for as-needed extra services, for the Small Business Energy and Water Direct Install program, with an initial term of five years and up to three one-year optional extensions; and authorize the Public Utilities General Manager, or designees, to execute the Agreement and any related documents, including any cost-neutral amendments of the Agreement and any documents contemplated by the Agreement, and to take such necessary or advisable actions to implement, fund, and administer the Agreement.

9. Approve an Agreement, with Bloomberg Finance L.P. for Credit Analytics Subscription Services, and authorize the Public Utilities General Manager, or designees, to execute and implement the Agreement for an initial duration of four years and up to three optional two-year extensions, at an annual not-to-exceed cost of \$35,000, with an annual inflation adjustment not-to-exceed 10%; and authorize the Public Utilities General Manager, or designees, to execute the Agreement and any related documents, including any cost-neutral amendments of the Agreement and any documents contemplated by the Agreement, and to take such necessary or advisable actions to implement, fund, and administer the Agreement.
10. Approve the Fourth Amendment to Lease Agreement with Placentia-Yorba Linda Unified School District to extend the Lease Agreement for a term of 25 years to allow the City continued use of 5.72 acres of Rio Vista Elementary School property for public park purposes, in exchange for the City to maintain the park and playground site; and authorize the Director of Community Services, or designee, to execute the Amendment and any related documents and to take such actions as are necessary to implement and administer the Amendment.
11. Approve the First Amendment to City Affordable Housing Restrictions [Non-Subordinate] with the Anaheim Housing Authority to authorize the Executive Director of the Anaheim Housing Authority to implement a rent limit structure associated with the Low-Income Housing Tax Credit program which is primarily based on a percentage of the Area Median Income for Elm Street Commons for the Elm Street Commons Affordable Rental Housing Development located at 111 West Elm Street; authorize the Director of Housing and Community Development, or her designee, to execute and administer the First Amendment; find and determine the amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2), 15060(c)(3), 15378, and 15061(b)(3) of Title 14 of the California Code of Regulations; and, making certain other findings in connection therewith [related to Housing Authority Item No. 01].
12. RESOLUTION NO. 2025-065 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving the Governor's Office of Service and Community Engagement/California Volunteers Youth Service Corps Homeless Navigator Grant agreement between the City of Anaheim and the State of California for the term of March 26, 2025 through December 31, 2026; authorizing the Director of Housing and Community Development, or her designee, to receive and administer grant funding and act as the agent of the City on all matters concerning the grant program [Agreement No. JP1005-HP1; grant funds in the amount of \$1,250,000; includes determination that approval of the Agreement is exempt from the California Environmental Quality Act pursuant to Sections 15060(c)(3), 15061(b)(3), and 15378 (b)(4)].
13. RESOLUTION NO. 2025-066 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM authorizing the Director of Community Services or designee to submit an application on behalf of the City of Anaheim to the California Department of Parks and Recreation for funding necessary for the Boysen Park Project and if awarded, authorizing the acceptance of such grant on behalf of the City and amending the budget accordingly; and determining that this Resolution is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15306 of Title 14 of the California Code of Regulations [grant funds in the amount up to \$6,000,000].
Item No. 13 Discussion. MOTION: NK/RB ROLL CALL VOTE: 7-0. Motion carried.
14. RESOLUTION NO. 2025-067 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM updating and approving the Citywide and Department Records Retention Schedules.

15. RESOLUTION NO. 2025-068 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM ratifying and approving the actions of the Fire Chief, or designee in submitting an application for grant funds to the Department of Homeland Security for the Fiscal Year 2024 Staffing for Adequate Fire and Emergency Response (SAFER) grant program and authorizing the acceptance of such funding on behalf of the City [grant funds in the amount of \$5,134,971 with a City match in the amount of \$3,192,009].

Item No. 15: Council Member Leon recorded a recusal for Item No. 15. MOTION: NR/NM ROLL CALL VOTE: 6-0-1 (AYES: Mayor Aitken and Council Members Meeks, Balius, Rubalcava, Kurtz, and Maahs; ABSTENTION (Recusal): Council Member Leon). Motion carried.

16. Approve minutes of the City Council meetings of March 25, 2025 and April 8, 2025

BUSINESS CALENDAR: 7:23 p.m.

17. Presentation on how residents and business owners can proactively prevent vehicle, commercial, and residential burglaries and the Police Department's efforts to combat such activity [informational item].

18. Consider approving an allocation of up to \$250,000 from existing allocated funds for Anaheim Contigo for emergency grants to impacted families and others through the Anaheim Community Foundation; and if approved, authorize the City Manager, or designee, to make payments to the Anaheim Community Foundation in amounts corresponding to the emergency assistance grant applications that have been verified and approved on a bi-weekly basis.

Item No. 18 Discussion. MOTION: AA/CL to allocate up to \$250,000 towards Anaheim Contigo for emergency grants to impacted Anaheim families, coming first from current housing resources and grants followed by funds from allocated General Fund budgets across City departments through a temporary reprioritization of spending. ROLL CALL VOTE: 5-2 (AYES: Mayor Aitken and Council Members Leon, Rubalcava, Kurtz, and Maahs; NOES: Mayor Pro Tem Meeks and Council Member Balius). Motion carried.

19. Consider appointment to the Sister City Commission to serve a term ending December 31, 2026.

Sister City Commission

District 6 appointment: Sandra S. Song (December 31, 2026)

NOMINATION: Mayor Pro Tem Meeks nominated Sandra S. Song. ROLL CALL VOTE: 7-0. Nomination approved.

REPORT ON CLOSED SESSION ACTIONS: City Attorney Robert Fabela reported that all items were heard and there is no reportable action.

PUBLIC COMMENTS (non-agenda items): None

(opened only if any remaining non-agenda speakers were not called to speak during the first Public Comment period)

COUNCIL AGENDA SETTING:

Council Member Rubalcava requested to agendize a discussion on fireworks, including fireworks concerns raised by residents, review of the current policy, an assessment of the financial impact of the fireworks sales on nonprofits, and potentially placing a fireworks measure on the 2026 ballot.

Council Member Leon requested exploring the feasibility of a professional and safe fireworks or drone event on the west side of town. He requested to agendize a recognition for Country Family Cafe for their 25th anniversary. Council Member Leon requested to agendize a discussion regarding a plan and design guidelines for Brookhurst Street and Little Arabia.

Council Member Kurtz requested to recognize Servite High School's Track and Field team for winning their first CIF State Championship.

Mayor Pro Tem Meeks requested an update on fireworks enforcement and the impact of the new ordinance holding property owners accountable for illegal fireworks. She requested an update on the status of the agreement with ATN, including their operations.

Council Member Rubalcava requested recognizing Lieutenant Jonathan Yepes' retirement and dedicated service to the City of Anaheim.

Council Member Leon requested to agendize an item providing an analysis since June of the financial impacts on the City, including TOT taxes, due to recent enforcement activities. He wished Assistant City Clerk Susana Barrios a happy belated birthday.

Mayor Aitken requested regular updates regarding Angel Stadium and the infrastructure update.

ADJOURNMENT: 9:03 p.m. in memory of Jasmine Nguyen, Randa Amin-Hamida, and Father Seamus Glynn.

Next regular City Council meeting is scheduled for July 22, 2025.

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