



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

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ANAHEIM CITY COUNCIL

ACTION AGENDA

AUGUST 12, 2025

CITY COUNCIL HOUSING AND PUBLIC IMPROVEMENTS AUTHORITY HOUSING AUTHORITY

• **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 audifonos 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.

**ANAHEIM CITY COUNCIL
ANAHEIM, CALIFORNIA
AUGUST 12, 2025
3:00 P.M.**

Call to order the Anaheim City Council. **3:03 p.m.**

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

MEMBERS ABSENT: Council Member Rubalcava

3:00 P.M. - CLOSED SESSION

ADDITIONS/DELETIONS TO CLOSED SESSION: None

PUBLIC COMMENTS ON CLOSED SESSION ITEMS: None

Recess to closed session. **3:04 p.m.**

1. **CONFERENCE WITH LABOR NEGOTIATORS**
 (Subdivision (a) of Section 54957.6 of the California Government Code)
 Agency Designated Representative: Linda Andal, Human Resources Director
 Name of Employee Organization: Anaheim Fire Association
2. **PUBLIC EMPLOYEE PERFORMANCE EVALUATIONS**
 (Section 54957 (b) (1) of the California Government Code)
 Positions: City Manager, City Attorney, and City Clerk
3. **CONFERENCE WITH LABOR NEGOTIATORS**
 (Subdivision (a) of Section 54957.6 of the California Government Code)
 Agency Designated Representative: Linda Andal, Human Resources Director
 Positions: City Manager, City Attorney, and City Clerk

Reconvene the Anaheim City Council. **5:08 p.m.**

MEMBERS PRESENT: Mayor Aitken and Council Members Meeks, Balius, Leon, Kurtz, and Maahs. Council Member Rubalcava arrived at 5:12 p.m.

5:00 P.M.

INVOCATION: Reverend Dr. Joel Van Soelen, Anaheim Christian Reformed Church

FLAG SALUTE: Council Member Norma Campos Kurtz

PRESENTATION: Recognizing Dan Debassio, Deputy Director of Public Works, on his retirement with the City of Anaheim
 Accepted by Dan Debassio

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

Recognizing August 2025, as Chicano Heritage Month

Recognizing September 2025, as Childhood Cancer Awareness Month

Call to order the Anaheim Housing and Public Improvements Authority and Anaheim Housing Authority (in joint session with the Anaheim City Council). **5:38 p.m.**

ADDITIONS/DELETIONS TO THE AGENDAS: None

PUBLIC COMMENTS (all agenda items, except public hearings): Thirty-seven (37) in-person speakers; City Clerk Theresa Bass reported eleven (11) public comments were received electronically prior to 4:00 p.m. (Total of eleven (11) public comments received via email).

[Public Comments Submitted – August 12, 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 Maahs highlighted and shared photographs of events she attended including the Sunkist Library 3rd Annual S.T.E.A.M. Summer Fair on July 26. She thanked staff, specifically Principal Librarian Scott Fretwell and Librarian Michael Sistrunk for a well-organized and engaging event. The Ocean Adventures team provided an excellent presentation on their ocean experiences. Several nonprofit organizations were there, including staff from the County's Stormwater Program, and they were on hand to share how small actions in daily lives can help protect waterways. Council Member Maahs attended the Tile Mile Business stakeholders meeting on July 30. Director of Economic Development Sergio Ramirez and his team brought together business owners and stakeholders for a great discussion regarding the commercial corridor along State College Boulevard in Districts 4 and 5. Sergeant Anderson from the Anaheim Police Department shared safety updates and tips for businesses and Jimmy from Public Utilities highlighted the Small Business Energy and Water Direct Install Program for qualifying businesses. Council Member Maahs attended the Benito Juarez Elementary School Back-2-School event on August 1st. She thanked Principal Nelson for the invitation and opportunity to share City resources and to demonstrate support for Anaheim families. She emphasized the importance of slowing down in school zones to prevent accidents to keep kids and families safe on the way to and from school. She wished all students and families a successful year ahead. Council Member Maahs noted she is an appointed member to the Orange County Older Adults Advisory Commission. She stated she attends monthly meetings and will be providing regular updates to Council. Council Member Maahs shared that the 65 and older population is projected to grow 66% by the year 2049 and it is important to keep that in mind when planning. She also shared that the Orange County Office on Aging, provides resources and information to individuals that may need things such as an affordable housing list, transportation services, and other services to support independence. For information, call the Orange County Office on Aging at (714) 480-6450.

Council Member Rubalcava highlighted and shared photographs of events she attended including the Los Angeles Sparks Clinic at Pearson Park's Dream Court. She stated she was joined by two of her Council colleagues and noted that 50 young ladies received coaching from the Los Angeles Sparks coaches. The coaches worked with the young female athletes to improve their skills and empower them in the community. She thanked the Orange County Sports Commission for organizing the event. Council Member Rubalcava stated that she was appointed by former Governor Jerry Brown and Governor Gavin Newsom to serve on the Orange County Fair Board. In her role as a Board Member, she can provide nonprofits with fair tickets, and she provided tickets to the Anaheim Police Explorer Program. The program helps young people in the community find job opportunities within the police department and exposes them to different things that are beneficial and healthier options for them in Anaheim. The Police Explorers were able to go to the fair to cheer for Chief of Police Rick Armendariz during the Demolition Derby. Council Member Rubalcava explained that the Anaheim Elementary School District and the

Anaheim Union High School District are governed by Board Members and Trustees. However, her office partners with local businesses including Mondragon Family Market to provide backpacks, school supplies, and haircuts to prepare students for the first day of school. She thanked Public Utilities General Manager Dukku Lee, Fire & Rescue, and Police Department representatives for participating in the event. She noted that Oak Canyon Nature Center was also there to provide individuals with an opportunity to engage with a City service that they may not get to see every day. She noted that 300 backpacks were provided to local kids in the community. Council Member Rubalcava highlighted that the City's Poet Laureate, Camille Hernandez has started a poetry initiative across the City. She is a District 3 resident, has served the City for over a year, and has been a very impactful person within the City. Council Member Rubalcava attended the City's new employee orientation to welcome new employees to the City of Anaheim. She stated that employees are the backbone of the City, who deliver services to all residents. She was joined by Assistant City Manager Greg Garcia and they were able to speak with new employees from the Police Department, Public Utilities, Public Works, Neighborhood Services, and Fire & Rescue. They shared important Council policies and initiatives. Council Member Rubalcava stated that she partnered with Naranjeros Car Club at Center Greens to provide school supplies to Anaheim students. It was an opportunity for students of all ages to attend and get the tools they need to be successful in the upcoming school year. Council Member Rubalcava shared that her office was approached by many of the residents in the Balsam neighborhood due to ongoing issues. She noted that Public Utilities General Manager Dukku Lee joined her for a three hour walk around the community, and they were able to report over 50 issues, including bulky items, lighting issues, graffiti, and overgrown brush. She thanked Public Works, Public Utilities, Neighborhood Services, and the Police Department for addressing many of the issues. Republic Services delivered new bins the next day and were able to address many of the issues. Council Member Rubalcava noted that her office did address many issues and concerns regarding ICE and handed out information from the Anaheim school districts to make sure that students are getting to school safely. She stated that law enforcement agencies are also making sure that students are not impacted negatively, and if there is a law that is being broken, people should call 911, to make sure that the incidents are reported. Council Member Rubalcava stated that Council is trying to stay on top of all the challenges the City is facing due to federal immigration enforcement, but it is out of the hands of local municipalities. As representatives of the City, Council is trying to make sure that the people who live in Anaheim are safe. Council Member Rubalcava attended National Night Out at La Palma Park, and noted it is the second oldest park in the City. She stated that it was a good opportunity for residents to engage with local law enforcement. They were able to dunk a police officer, see Angel fly off, and meet police dogs. She stated it was a positive, family-friendly event.

Council Member Kurtz thanked the Housing and Community Development Department for organizing the ribbon cutting ceremony for Miraflores Apartments, an 85-unit affordable housing community. She stated there was a family there who spoke about their living conditions in a small apartment in Costa Mesa. The dad works for a business in the City of Anaheim and moving to Miraflores Apartments is a dream come true for the family. Council Member Kurtz thanked the group of older adults from every District in the City, who joined her on a bus tour of two senior centers in anticipation of the needs for a senior center in Anaheim. She stated she is in the process of organizing a meeting so that older adults can provide feedback about what they would like to see in a future senior center in Anaheim.

Mayor Aitken highlighted and shared photographs of events she attended and congratulated the Housing and Community Development team on the grand opening of Miraflores Apartments. She stated that it is the 39th fully affordable community, which is now home to over 100 residents, including families coming out of homelessness. It has a pool, a garden, a beautiful mural, and even a rooftop lounge to see the Disneyland fireworks. It also has a shared community space that neighbors in the surrounding areas can rent, or it can be rented out by nonprofits. She thanked the City's partners and the Housing and Community Development team for making the project come to life. Mayor Aitken stated that she was invited to the 125th year celebration of the NAMM Convention, with 50 of those years being in Anaheim. She noted that NAMM will be in Anaheim through 2030 and hopefully beyond that. NAMM brings music, culture, and global connection and is one of the largest conventions in Anaheim every year. She stated that NAMM makes an impact on elementary schools through music education and by donating instruments and speaking to students about the myriads of options in the music industry including sound engineers, mixers, and people that operate the equipment, lights, and audio. Mayor Aitken stated it was

wonderful to have an Anaheim elementary school choir there to perform. She thanked Convention, Sports & Entertainment Executive Director Tom Morton and his team for a great event. Mayor Aitken shared that she and Council Member Kurtz attended the Children's Hospital of Orange County (CHOC) CHOC Walk at Disneyland. The annual event is important because it raises money to support critical services and medical care for kids and their families. She stated it was beautiful to watch the sunrise over the park, see all the kids excited to meet Disney characters, and especially to listen to the stories of some of the kids that have spent most of their lives inside CHOC. Mayor Aitken stated the featured speaker was a young 22-year-old woman who has been in and out of CHOC since she was a kid and is now six months cancer free. She stated that CHOC Hospital is an asset for Orange County. Mayor Aitken thanked CHOC and Disneyland for organizing the event, as well as all the participants. Mayor Aitken highlighted the Orange County Labor Federation dinner at the Anaheim Convention Center, recognizing working men and women in Orange County, as well as those that are fighting for fair wages, equality, and dignity in the workplace. She stated that Anaheim is a proud City of workers that was built by immigrants, and it is wonderful to stand with working families in the Labor Federation to honor their amazing contributions to the City. Mayor Aitken thanked the Police Department for organizing the National Night Out event, where community members interacted with local law enforcement. She congratulated Community Services Coordinator Jason Perez for winning his fifth in a row donut eating contest. She stated she has never seen anything like it, but he can eat 12 donuts in under two minutes. Mayor Aitken thanked Officer Lee for being a super sport about all the balls she purchased to dunk him. She thanked everyone in the community who attended the event. Mayor Aitken shared that she and Council Member Kurtz attended the groundbreaking ceremony for the newest YMCA expansion. She stated it is phase two of their community complex, which is going to have soccer fields, pickleball and basketball courts, and a street hockey rink. She stated it was an abandoned industrial site for years, but it has been transformed by the YMCA and their vision of offering year-round programming. Mayor Aitken stated that their summer and after-school care programs make a difference in the community.

Council Member Leon highlighted and shared photographs of events in District 2 and thanked the Anaheim Public Utilities team for installing new streetlights over by Modjeska Park and addressing resident concerns at a neighborhood meeting. He also thanked Public Utilities for their continued work at Chaparral Park. He thanked the Police Department for an awesome National Night Out event. It was a great opportunity for residents to interact with police officers, especially during these times where there is so much uncertainty and fear. Council Member Leon congratulated Rice n' Spice Sri Lankan Cuisine, the July Restaurant of the Month. Rice n' Spice is located off Katella Avenue and Euclid Street. He shared that Chef Sandy is an immigrant and trained chef with over 20 years of experience. She brought her dream to life in Anaheim, and it is the only Sri Lankan restaurant in Orange County. He congratulated Chef Sandy and her entire team for sharing her culture and flavors with the community. Council Member Leon recognized Fresh Ocean Market, the July Business of the Month. Fresh Ocean Market is located off Euclid Street, just south of Ball Road. They offer fresh and frozen seafood options, including sushi-grade fish, A5 wagyu beef, fresh oysters, and more. He congratulated James, Eric, Tania, and the entire team for their work. They opened during the pandemic, and they are still going strong. Council Member Leon thanked everyone that attended the 3rd Annual Back-2-School Bash. He stated it was an amazing day with so much heart and community. Many organizations and volunteers came together to make sure that students in the community are prepared to start the new school year. Approximately 900 backpacks were distributed, over 100 haircuts, 300 food boxes, 1,000 hot dogs, and lots of information and resources were provided. Council Member Leon shared that backpacks were delivered to several of the schools and neighborhoods in District 2, ensuring that students have the necessary supplies for the new school year since a lot of individuals are living in fear and unfortunately are not able to go out. He thanked Public Utilities, Office of the City Clerk, Community Services, Public Works, Police Department, Fire & Rescue and Fire Chief Pat Russell, Mr. Frank Garcia, who in a way first inspired the event, Anaheim Elementary School District, Madison Elementary staff including Alex and Santos, the custodians, who went above and beyond to make sure everyone had what they needed, and all the organizations that helped make the event happen. Council Member Leon asked everyone to save the date for the 3rd Annual Active Older Adult Appreciation Event on Saturday, September 27th at Saint Justin Martyr Catholic Church from 10:00 a.m. to 1:00 p.m. He stated he is looking forward to seeing all active older adults again this year. There will be activities, games, entertainment, and a lot more.

CITY MANAGER'S UPDATE:

City Manager Vanderpool shared a promotional video highlighting the Economic Development Department's efforts to publicize the Tile Mile business corridor, featuring a local business owner's positive feedback on the area's improvements.

Recess the Anaheim City Council and Anaheim Housing Authority.

7:38 p.m.

5:00 P.M. – HOUSING AND PUBLIC IMPROVEMENTS AUTHORITY

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

CONSENT CALENDAR: 7:38 p.m.

1. Approve minutes of the Housing and Public Improvements Authority meeting of May 13, 2025.

Reconvene the Anaheim City Council (in joint session with Anaheim Housing and Public Improvements Authority). **7:38 p.m.**

BUSINESS CALENDAR: 7:38 p.m.

2. Consider a resolution of the Anaheim Housing and Public Improvements Authority (AHPIA) and a resolution of the City Council, separately, authorizing and approving the issuance of Revenue Bonds, Series 2025-A (Electric Utility Distribution System Improvements) and Revenue Refunding Bonds, Series 2025-B (Electric Utility Distribution System Refunding) by AHPIA in the aggregate principal amount not to exceed \$275,000,000, and related actions.

Housing and Public Improvements Authority Action:

- 2-A. RESOLUTION NO. AHPIA-2025-002 RESOLUTION OF THE BOARD OF DIRECTORS OF THE ANAHEIM HOUSING AND PUBLIC IMPROVEMENTS AUTHORITY, (I) authorizing the issuance of not to exceed \$275,000,000 aggregate principal amount of Revenue Bonds, Series 2025-A (Electric Utility Distribution System Improvements) and Revenue Refunding Bonds, Series 2025-B (Electric Utility Distribution System Refunding) by said Authority; (II) approving the forms and authorizing the execution of an Indenture of Trust, an Installment Purchase Agreement, a Purchase Contract and other related documents; (III) approving the execution and delivery of an Official Statement; and (IV) approving certain actions in connection therewith.
Item No. 2-A Discussion. MOTION: NM/NR ROLL CALL VOTE: 7-0 Motion carried.

City Council Action:

- 2-B. RESOLUTION NO. 2025-069 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM (I) approving the issuance of not to exceed \$275,000,000 aggregate principal amount of Revenue Bonds, Series 2025-A (Electric Utility Distribution System Improvements) and Revenue Refunding Bonds, Series 2025-B (Electric Utility Distribution System Refunding) of the Anaheim Housing and Public Improvements Authority; (II) approving the forms and authorizing the execution of an Installment Purchase Agreement, an Indenture of Trust, Escrow Agreements, a Continuing Disclosure Agreement, a Purchase Contract and other related documents; (III) approving the delivery of an Official Statement; and (IV) approving certain actions in connection therewith.
Item No. 2-B Discussion. MOTION: NM/NR ROLL CALL VOTE: 7-0 Motion carried.

Adjourn the Anaheim Housing and Public Improvements Authority and recess the Anaheim City Council.
7:49 p.m.

Reconvene the Anaheim Housing Authority. **7:49 p.m.**

5:00 P.M. - HOUSING AUTHORITY **7:49 p.m.**

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

CONSENT CALENDAR:

3. Approve the First Amendment to Preliminary Award Letter, in substantial form, with Jamboree Housing Corporation regarding the Tampico Motel Affordable Rental Housing Project (Project), located at 151 S. Cenpla Way (formerly 120 S. State College Boulevard), to increase the interest rate from 3% to the Applicable Federal Rate on a portion of the Housing Authority Loan, change the lien priority for the Authority Rehabilitation Loan, and add Homeless Housing, Assistance and Prevention (HHAP) Round 5 Youth Set-Aside funds as part of the HHAP grant to the Project; approve the First Amendment to Cooperation Agreement (Tampico Motel Conversion), in substantial form, with the City of Anaheim to increase the amount of funds to be transferred to the Authority by \$587,839.34 in HHAP Round 5 Youth Set-Aside funds for the Project; approve a Right of Entry and License Agreement (Accessible Parking Space), in substantial form, with Specialists Management Group LLC, to accommodate continued access to Americans with Disabilities Act compliant parking for a term of 55 years; authorize the Executive Director of the Anaheim Housing Authority to accept the Quitclaim Deed for partial termination of easement; 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 authorize the Executive Director of the Anaheim Housing Authority to execute the agreements and related documents and to take the necessary actions to implement and administer the agreements [related to Council Item No. 12].
4. Approve minutes of the Housing Authority meeting of July 15, 2025.

5:00 P.M. PUBLIC HEARINGS: 7:50 p.m.

5. Public hearing to consider two resolutions, separately, approving a Preliminary Award Letter, Option Agreement, Cooperation Agreement (Hermosa Village Apartments Phase III Resyndication Project) with Hermosa Village Phase III Housing Partners, L.P., the Authority's intention to issue tax-exempt obligations for the Hermosa Village Phase III Project located at 1515 S. Calle Del Mar, and related actions.

Item No. 05 Discussion. Chairperson Aitken opened the public hearing at 7:56 p.m. One (1) in-person speaker; One (1) electronic public comment submitted. Chairperson Aitken closed the public hearing at 8:02 p.m.

[Public Comments Submitted – August 12, 2025 City Council Meeting](#)

MOTION: NK/NM ROLL CALL VOTE: 7-0 Motion carried.

RESOLUTION NO. AHA-2025-004 A RESOLUTION OF THE GOVERNING BOARD OF THE ANAHEIM HOUSING AUTHORITY approving a Preliminary Award Letter and Ground Lease Option Agreement in substantial form for the resyndication of the Hermosa Village Phase III Affordable Rental Housing Project generally located at 1515 S. Calle Del Mar to be entered into between the Authority and Hermosa Village Phase III Housing Partners, L.P.; approving the disposition by an Option to Ground Lease the Phase III site; authorizing the Executive Director to execute and administer the Option Agreement and Preliminary Award Letter on behalf of the Authority; authorizing the Executive Director to enter into an Affordable Housing Agreement, a new or Amended and Restated Ground Lease, and related agreements and instruments necessary to implement the Hermosa Village Phase III Project, provided that such agreements do not materially increase or extend the financial assistance committed by the Authority by the Preliminary Award Letter; and making certain other findings in connection therewith.

RESOLUTION NO. AHA-2025-005 A RESOLUTION OF THE GOVERNING BOARD OF THE ANAHEIM HOUSING AUTHORITY regarding its intention to issue tax-exempt obligations for the Hermosa Village Phase III Project.

6. Public Hearing to consider two resolutions, separately, declaring certain property located at 703 and 705 South Anaheim Boulevard as exempt surplus land in accordance with the Surplus Land Act, approving an Agreement for Sale of Real Property and Joint Escrow Instructions with Renaissance Packing House Townhomes, LLC for said property, and related actions.

Item No. 06 Discussion. Chairperson Aitken opened the public hearing at 8:32 p.m. Three (3) in-person speakers; one (1) electronic public comment submitted. Chairperson Aitken closed the public hearing at 8:42 p.m.

[Public Comments Submitted – August 12, 2025 City Council Meeting](#)

MOTION: NR/NM approve the item as presented and to immediately disclose the property appraisal to Council and the public on the City’s website. **ROLL CALL VOTE: 6-1 (AYES: Chairperson Aitken and Authority Members Meeks, Balius, Rubalcava, Kurtz, and Maahs; NOES: Authority Member Leon).** Motion carried.

RESOLUTION NO. AHA-2025-006 A RESOLUTION OF THE GOVERNING BOARD OF THE ANAHEIM HOUSING AUTHORITY declaring certain Authority-owned real property located at 703 and 705 South Anaheim Boulevard, Anaheim, California, as exempt surplus land pursuant to The Surplus Land Act, California Government Code Sections 54220, et seq.; and making certain findings under the California Environmental Quality Act.

RESOLUTION NO. AHA-2025-007 A RESOLUTION OF THE GOVERNING BOARD OF THE ANAHEIM HOUSING AUTHORITY approving an Agreement for Sale of Real Property and Joint Escrow Instructions with Renaissance Packing House Townhomes LLC; authorizing the Executive Director of the Housing Authority to finalize such Agreement for Sale of Real Property; authorizing the Executive Director of the Housing Authority to implement such agreement for sale of real property; determining that said Agreement for Conveyance is exempt from CEQA pursuant to CEQA Guidelines Section 15312; and making certain other findings in connection therewith.

Adjourn the Anaheim Housing Authority. **9:05 p.m.**

Reconvene the Anaheim City Council. **9:05 p.m.**

5:00 P.M. - CITY COUNCIL **9:05 p.m.**

Items pulled for discussion:

Mayor Pro Tem Meeks: Item No. 11
Council Member Rubalcava: Item No. 09
Council Member Leon: Item No. 10

MOTION: NM/CL to waive reading of the resolutions and adopt the balance of the consent calendar as presented. ROLL CALL VOTE: 7-0. Motion carried.

CONSENT CALENDAR:

7. Receive and file minutes of the Parks and Recreation meeting of June 25, 2025 and the Public Utilities Board meeting of June 25, 2025.
8. Approve response to the 2024-2025 Orange County Grand Jury report titled, "Long-Term Solutions to Short-Term Rentals," and authorize the City Manager to execute a letter and forward the response to the Presiding Judge of the Orange County Superior Court, pursuant to California Penal Code Section 933(c).
9. Approve the appointment and retired annuitant employment agreement with Rick Armendariz to serve on an interim basis to the vacant position of Interim Chief of Police, effective August 22, 2025, determining the specialized skills and critical need of the position to the City of Anaheim and within the Anaheim Police Department.
Item No. 9 Discussion. MOTION: NK/CL ROLL CALL VOTE: 7-0. Motion carried.
10. Authorize the Purchasing Agent to issue purchase orders, up to a total amount not to exceed \$15,547,883 plus applicable taxes and a 20% contingency, for various City vehicles and equipment for the 2025-26 Fiscal Year; ratify a purchase order issued in May 2025 to PFVT Motors, LLC, in the amount of \$1,374,936.24, for 24 Police vehicles that are part of the Fiscal Year 2025-26 plan to take advantage of existing pricing and the dealer's open purchasing window; and authorize the Purchasing Agent to issue purchase order(s) in an amount not to exceed \$2,548,000 for police patrol vehicles during the 2026 "order bank" period that may precede approval of the Fiscal Year 2026/27 vehicle and equipment purchase plan.
Item No. 10 Discussion. MOTION: CL/NM ROLL CALL VOTE: 7-0. Motion carried.
11. Authorize the Chief of Police, or designee, to accept a donation, in the amount of \$115,557.64, from the Anaheim Police Department Foundation, a non-profit 501(c)(3) tax organization, for the purchase of automated license plate reader cameras, associated parts, services and warranty; and increase the Anaheim Police Department's Fiscal Year 2025/26 General Fund Expense Budget by \$115,557.64.
Item No. 11 Discussion. MOTION: NM/NK ROLL CALL VOTE: 7-0. Motion carried.
12. Approve the First Amendment to Cooperation Agreement (Tampico Motel Conversion), in substantial form, with the Anaheim Housing Authority for the Tampico Motel Conversion located at 151 S. Cenpla Way (formerly 120 S. State College Boulevard) to increase the amount of funds to be transferred to the Authority, by \$587,839.34 in HHAP Round 5 Youth Set-Aside funds, for the Project; authorize de minimis changes that do not substantially change the terms and conditions of the agreement, as determined by the City Attorney's Office; and authorize the Director of Housing and Community Development to execute the agreement and related documents and to take the necessary actions to implement and administer the agreement [related to Housing Authority Item No. 3].

13. Approve an agreement with Richard Heath & Associates, Inc., in an annual amount not to exceed \$488,734, with an annual Consumer Price Index escalator capped at 3% commencing with the first extension (Term Year 6) plus a 20% contingency, for as-needed extra services for commercial customer energy efficiency consulting services for a term of five years with two one-year optional extensions; and authorize the Public Utilities General Manager, or designees, to execute the agreement and related documents, including any cost-neutral amendments and any documents contemplated by the agreement, and to take the necessary or advisable actions to implement, fund, and administer the agreement.
14. Approve an agreement with Harris and Associates, in the amount of \$514,776 plus a 10% contingency for a total amount not to exceed \$566,254, to provide engineering services for the Vermont Street Alleys Sanitary Sewer Improvement Project, and authorize the Director of Public Works, or designee, to execute the agreement and any related documents, and to take any and all actions as are necessary to implement and administer the agreement.
15. Approve the Professional Services Agreement, in substantial form, with three consultants, in the not to exceed amount of \$400,000 per Work Order Package with a total amount not to exceed \$1,000,000 per contract year per consultant for on-call materials testing, deputy inspection, and environmental engineering and science services to support the Construction Services Division of the Public Works Department, each for an initial term to expire on April 11, 2026, with two two-year optional renewals; authorize the Public Works Director to execute the agreements and to take such actions as are necessary, required or advisable to implement and administer the agreements; and authorize de minimis changes that do not substantially change the terms and conditions of the agreements, as long as such changes are determined to be de minimis by the City Attorney's Office [Hushmand Associates, Inc., MTGL, Inc., and Willdan Engineering].
16. Approve Professional Services Agreement, in substantial form, with ten consultants, for on-call consulting inspection services to support the Construction Services Division of the Public Works Department, each for a two year term to expire on June 30, 2027, and funded through project-specific budgets approved by the City Council in the City's Capital Improvement Program Budget; authorize the Public Works Director to execute the agreements and take such actions as are necessary, required or advisable to implement and administer the agreement; and authorize de minimis changes that do not substantially change the terms and conditions of the agreement, as long as such changes are determined to be de minimis by the City Attorney's Office [Cannon Corporation, Interwest Consulting Group, Inc., LAE Associates, Inc., NV5, Inc., Onward Engineering, Southstar Engineering & Consulting, Inc., TKE Engineering, Inc., Transtech Engineers, Inc., Willdan Engineering, Z&K Consultants, Inc.]
17. RESOLUTION NO. 2025-070 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM approving the updated Sanitary Sewer Management Plan.
18. RESOLUTION NO. 2025-071 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM vacating Public Utility Easements located at 701 E. Ball Road pursuant to California Streets and Highways Code Section 8330, et seq. – Summary Vacation (ABA2024-00429 and ABA2024-00435).
19. RESOLUTION NO. 2025-072 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM vacating a Public Utility Easement located at 723 North Westwood Place, pursuant to California Streets and Highways Code Section 8330, et seq. – Summary Vacation (ABA2025-00439).

20. RESOLUTION NO. 2025-073 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM vacating Public Utility Easements located at 2972 Rome Avenue pursuant to California Streets and Highways Code Section 8330, et seq. – Summary Vacation (ABA2025-00437).
21. RESOLUTION NO. 2025-074 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM to become a member of Public Risk Innovation, Solutions, and Management.
22. RESOLUTION NO. 2025-075 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM levying Special Taxes within City of Anaheim Community Facilities District No. 06-2 (Stadium Lofts).
- RESOLUTION NO. 2025-076 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANAHEIM levying Special Taxes within City of Anaheim Community Facilities District No. 08-1 (Platinum Triangle).
23. Approve minutes of the City Council meetings of May 13, 2025 and May 29, 2025.

REPORT ON CLOSED SESSION ACTIONS: City Attorney Robert Fabela stated there was no reportable action and noted that for Item Nos. 2 and 3, the Council did not get to the City Manager position and that position will be rescheduled to the next City Council meeting.

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 Kurtz requested to agendize an update on the Anaheim Tourism Improvement District (ATID) modernization efforts to Council for consideration by the end of September. A main component of this effort would be to assign a portion of future ATID funds to support housing programs. Council Member Kurtz noted she has been working with staff, hoteliers, and stakeholders over the past several months and her goal is to have this completed and in place by the end of this calendar year.

Mayor Pro Tem Meeks requested to agendize a proclamation for Samuel Weinraub, an 11-year-old Anaheim resident who has competed in track and field at the state level. She also requested recognizing September as Service Club Month.

Council Member Rubalcava requested inviting the Anaheim Historic Preservation group to provide an update on their work and to bring a policy proposal for historic monuments and landmarks. She also requested recognizing the Anaheim High School Choir Chamber Singers for their efforts.

Mayor Aitken requested monthly updates on Angel Stadium, including consultant hiring, infrastructure reports, and communications with the Angels. She also requested an Anaheim Transportation Network (ATN) update.

City Manager Vanderpool responded that staff is working with outside counsel to draft bullet points and expectations for ATN and then will brief each Council Member. A meeting will also be scheduled at the end of the month with the rate payers for concurrence.

ADJOURNMENT: 9:33 p.m.

Next regular City Council meeting is scheduled for August 26, 2025.

All agenda items and reports are available for review in the City Clerk's Office and www.anaheim.net/councilagendas, and the Central Library. 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) will be available at the Office of the City Clerk, located at 200 S. Anaheim Blvd., 2nd Floor, Anaheim, CA 92805 during regular business hours and by contacting the office by phone, 714-765-5166, or email to cityclerk@anaheim.net.

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