



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

Closed Session - 5:30 p.m.

Study Session - 6:00 p.m.

General Session - 7:00 p.m.

Tuesday, September 16, 2025, 7:00 PM

COUNCIL CHAMBERS

1 Civic Center Circle

Brea, California 92821

Blair Stewart, Mayor

Cecilia Hupp, Mayor Pro Tem

Christine Marick, Council Member

Marty Simonoff, Council Member

Steven Vargas, Council Member

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

Procedures for Addressing the Council

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

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

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

Special Accommodations

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

Important Notice

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

1.A. Call to Order/Roll Call

1.B. Public Comment

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

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

2.A. Call to Order/Roll Call

2.B. Public Comment

2.C. Clarify Regular Meeting Topics

2.D. Comprehensive User Fee Study Update

2.E. Policy Considerations for Short-Term Rental Properties

2.F. Consideration of Adding an Economic Development Chapter to Brea City Code

2.G. Council Member Reports/Requests

2.H. Study Session Adjournment

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

3.A. Call to Order/Roll Call

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

3.C. Invocation: Pastor Rick Crockett, Crosspointe Church

3.D. Proclamation: National Preparedness Month

3.E. Proclamation: Service Club Month

3.F. Report - Prior Study Session

3.G. Community Announcements

3.H. Matters from the Audience

3.I. Response to Public Inquiries

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. 2025 Public Health Goals on Water Quality

— 1. Conduct a Public Hearing to receive public input, and;

— 2. Accept and approve the 2025 Public Health Goals Report on Water Quality. There is no fiscal impact to the General Fund.

4.B. Second Reading Brea Construction Code Tri-Annual Code Update

- 1. Hold a public hearing to consider adoption of Ordinance No. 1264;
- 2. Adopt by title only and waive further reading of Ordinance No. 1264, "An Ordinance of the City Council of the City of Brea adopting by reference the 2025 Edition of the California Administrative, Building, Residential, Mechanical, Plumbing, Electrical, Green Building Standards, Energy, Historical Building, and Existing Building Codes, the 2024 Edition of the International Property Maintenance Code, and the 2024 Edition of the International Swimming Pool And Spa Code, together with appendices, amendments, deletions and penalties, amending Title 15 of the Brea City Code, and approving a CEQA Exemption Determination," adopting by reference and amending, Codes comprising the 2025 Edition of the California Building Standards Code, and related "model" codes (collectively "California Code(s)" sometimes herein), the 2024 International Swimming Pool and Spa Code, and the 2024 International Property Maintenance Code; and
- 3. Adopt Resolution No. 2025-061, setting forth required findings for amendments to the 2025 Edition of the California Building Standards Code and related "model" codes (collectively "California Code(s)" sometimes herein), and the 2024 International Swimming Pool and Spa Code, based on local climatic, topographical, and/or geological conditions.

4.C. Second Reading 2025 Fire Code and Wildland Urban Interface Ordinance

- 1. Hold a public hearing to consider adoption of Ordinance No. 1265;
- 2. Adopt by title only and waive further reading of Ordinance No. 1265, "An Ordinance of the City Council of the City of Brea adopting by reference and Amending the 2025 California Wildland - Urban Interface Code and California Fire Code and Portions of the 2024 International Fire Code, as the City of Brea Fire Code, together with certain amendments, additions, deletions and exceptions, amending Title 16 (Fire Safety) of the Brea City Code, and Approving a CEQA Exemption Determination," adopting by reference and amending the 2025 California Fire Code (CFC) and 2025 California Wildland Urban Interface Code (CWUIC); and
- 3. Adopt Resolution No. 2025-062, setting forth required findings for amendments to the 2025 California Fire and Wildland Urban Interface Codes based on local climatic, topographical, and/or geological conditions.

5. ADMINISTRATIVE ITEMS

This agenda category is for City Council consideration of a wide variety of topics related to the City's operations. Public comments regarding items in this section should be presented during "Matters from the Audience."

5.A. 2025 Investment Advisory Committee (IAC) Annual Update and City Treasurer Presentation

5.B. Annual Report related to Police Department use of Military Equipment as required by Government Code § 7072

- 1. Receive and file.

6. CONSENT CALENDAR

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

6.A. August 19, 2025 Regular City Council Meeting Minutes

- 1. Approve.

6.B. Annual Mills Act Compliance Report

- 1. Receive and file the annual Mills Act compliance report. There is no fiscal impact to the General Fund.

6.C. Encroachment, Maintenance, and Restoration Agreement for Main Event at 245 W. Birch St.

- 1. Approve the Encroachment, Maintenance, and Restoration Agreement for Main Event at 245 W. Birch St.;
- 2. Authorize the City Manager to execute the Encroachment, Maintenance, and Restoration Agreement and any non-monetary contract amendments and ancillary documents required for implementation of the Encroachment, Maintenance, and Restoration Agreement; and
- 3. Authorize the City Clerk to record the Encroachment, Maintenance, and Restoration Agreement. There is no impact to the General Fund resulting from acceptance of this Agreement.

6.D. Approval of Police Mobile Data Computers (MDC), Modems and Peripherals Replacements

- 1. Authorize the City's Procurement & Contracts Administrator to provide a Purchase Order for the purchase of Mobile Data Computers (MDCs), modems, and peripherals for the Police Department; and
- 2. Authorize the City Manager to sign the Professional Services Agreement with Motorola Solutions for \$522,924.75. Funding for these purchases has already been appropriated in the current fiscal year.

6.E. Consideration and Approval of Easement Agreements with TPA VI, LLC for the Purchase of the City's Lease Interests in Wireless Telecommunication Sites at 101 South Brea Boulevard and 400 North Kraemer Boulevard

- 1. Find the below-mentioned Easement Agreements exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3);
- 2. Approve Easement Agreements and related closing documents with TPA VI, LLC (TowerPoint) for purchase of the City's lease interests in wireless telecommunications sites located at 101 South Brea Boulevard and 400 North Kraemer Boulevard;
- 3. Adopt Resolution Nos. 2025-063 and 2025-064 approving execution of the Easement Agreements and authorizing the City Manager to execute such Easement Agreements and all related closing documents upon completion of TowerPoint's title search/commitments as described in Attachment I;
- 4. Authorize the City Manager to administratively make non-substantive revisions to the Easement Agreements and related closing documents as necessary or appropriate; and
- 5. Amend the Fiscal Year 2025-27 City's General Fund (110) Operating Budget to: a. Appropriate up to \$1,785,000 in one-time revenue from the new Easement Agreements; and b. De-obligate up to \$194,075 (for this budget cycle) in revenue due to the new Easement Agreements' purchase of the City's interests in the two existing wireless leases.

6.F. Investment Policy Guidelines for the City of Brea's Employee Benefits Fund Pension Plan

- 1. Review and approve the Investment Policy Guidelines for the City of Brea's Employee Benefits Fund Pension Plan through Public Agency Retirement Services (PARS).

6.G. Statement of Investment Policy for the City/Brea Successor Agency to the Brea Redevelopment Agency

- 1. Review and approve the City of Brea/Successor Agency to the Brea Redevelopment Agency Statement of Investment Policy.

6.H. Investment Policy Guidelines for the City of Brea's Other Post Employment Benefits (OPEB) Trust Fund

- 1. Review and approve the Investment Guidelines for the City's Other Post Employment Benefits (OPEB) Trust Fund through Public Agency Retirement Services (PARS).

6.I. Monthly Report of Investments for the City of Brea for Period Ended August 31, 2025

- 1. Receive and file.

6.J. August Outgoing Payment Log and City Disbursement Registers for August 15, 2025 , August 22, 2025, August 29, 2025, and September 5, 2025

- 1. Receive and file.

7. CITY/SUCCESSOR AGENCY - CONSENT

7.A. Monthly Report of Investments for the Successor Agency to the Brea Redevelopment Agency for Period Ended August 31, 2025

- 1. Receive and file.

8. ADMINISTRATIVE ANNOUNCEMENTS

8.A. City Manager

8.B. City Attorney

8.C. Council Requests

9. COUNCIL ANNOUNCEMENTS

9.A. Council Announcements

10. ADJOURNMENT

10.A. Meeting Adjournment

Date Posted: September 11, 2025