



**CITY OF FULLERTON  
INFRASTRUCTURE AND NATURAL  
RESOURCES ADVISORY COMMITTEE**

**REGULAR MEETING AGENDA  
JANUARY 23, 2020, 7:30 A.M.**

Council Conference Room  
303 West Commonwealth Avenue  
Fullerton, California

The Infrastructure and National Resources Committee (INRAC) has been tasked to review Fullerton's aging infrastructure, with particular attention to the deteriorating streets, and to make recommendations on the level of funding needed to correct the problems. On January 23, 2020 the INRAC provided a progress report to the citizens. That report focused upon the streets. Additional progress reports on the remaining infrastructure will be scheduled in the coming weeks.

We thank the citizens of Fullerton for their interest and their comments. We were able to address a number of questions in the meeting. In addition, we invited the audience to submit written questions &/or comments. Below are the written comments we received together with our interim response.

**Comment #1**

Why are some street in our neighborhood being repaired and not others? Our street, Madonna is in terrible shape, many potholes.

**Response:**

The city has a survey of every street and as you note many are in bad condition. We have very limited funding, therefore we typically coordinate street repairs with our needed water and/or sewer pipe repairs and replacements. By combining this work, we are able to stretch the limited street funds. It is important to note, the City has strict requirements on the use of funding. (i.e. sewer, water, park, etc. fees cannot be used on street improvements).

**Comment #2**

Would the proposed legislation to raise the sales tax and require 15% revenue spending on infrastructure be a single item on the ballot and not two separate items?

**Response:**

They would be two separate ballot measures.

**Comment #3**

Fullerton residents may be more open to a sales tax if we understand: How did we get here? Why other surrounding cities don't have this problem? Has Fullerton benchmarked itself to other cities?

**Response:**

Yes, we have bench marked with other cities. In regards to street condition, Fullerton has the worst streets in the county. The situation is the result of putting off repairs due to limited funding. There has been increased expenses and no increase in new revenue for many years. Adjacent cities such as La Habra and Placentia have previously passed voter approved tax initiatives to address the revenue needed to address their street conditions.

Comment #4

What action will the Infrastructure Committee take to get the City Council to take your two sales tax recommendations seriously and not convert either of those two recommendations into placing 50% +1 vote sales tax measure where all the money raised from it could be spent on salaries and pensions on the November ballot?

**Response:**

It will be our strong recommendation for a special sales and use tax that will specify the funds go for the infrastructure. It will require a 2/3 vote of the citizens.

Comment #5

When is next meeting or update?

**Response:**

We hope to brief the city council by the first week of March. The meeting will be announced.

Comment #6

Would like Downtown problems fixed:

- Many street lights out parking lots and Santa Fe Ave including bus stop dark
- Bike lockers in SOCO District is a nonstop urinal and doesn't get cleaned well. (need public restrooms)
- Overgrown trees along Harbor Blvd are in need of replacing (tearing up sidewalk)
- City workers are not doing their jobs, we never see them around town unless there are talking with each other (make good use of the money we are already spending)

**Response:**

Thanks for the concerns. We have passed your comments on to the appropriate staff and will follow up to ensure corrective action. We can assure you that the city workers are doing their jobs and working the highest priority tasks each day.

Comment #7

Balance investment in pedestrian infrastructure as well as streets. Not just one or the other. My grandmother fell just earlier tonight due to uneven pavement in front of her home on Woods and Woodcrest. Specifically XXX Woodcrest Ave.

**Response:**

The sidewalks are inspected periodically, and repairs scheduled on the worst locations. We have passed your comments on to the appropriate staff and will follow up to ensure corrective action. We recommend that all citizens report specific issues to the maintenance department. They are typically able to respond in a day or two.

Comment #8

- Bed Tax – 5 Hotels
- Road Material
- Death curbs on E. Wilshire between Harbor and Pomona

**Response:**

Excellent idea on the bed tax. We will look into it. Thanks for the comment on the curbs on E Wilshire, we will review this area. Materials for street repairs and improvements are determined

based on multiple factors including initial cost, maintenance costs, utility trenching repair needs, future City improvement projects, etc.

**Comment #9**

- Require quarterly updates on progress to Council
- \$1.5M one time + annual. Last year recommendation. Did Council policy get factored in?
- Safety improvements included? Policy before rehab
- Tax exempt property analysis
- Urban 3 – type analysis where costs + revenues generated, net out

**Response:**

The Committee's recommendations to Council will include an oversight committee that will involve regular progress updates from staff. At this time, our recommendations are to gain the needed revenue to address our infrastructure for the long term, any additional funds via Council policy will be an added bonus. All projects are reviewed and discussed with our Traffic Engineer – safety improvements would be implemented as needed/recommended. This committee has not reviewed the number of tax exempt property – we feel this should be addressed by Economic Development.

**Comment #10**

How do you prioritize street for repaving?  
Do neighbor petitions make a difference?

**Response:**

Street repair/improvement is typically coordinated with our needed water and/or sewer replacement projects. By combining the work, we are able to extend our very limited street funding. Due to our funding levels, neighborhood petitions do not make a difference to our planning procedures.

**Comment #11**

- Recommend bankruptcy to the City Council
- We have spent too much money on pensions
- Restructure debt

**Response:**

Even with bankruptcy, the city of Stockton was unable to restructure their pension debt and our problems while serious are still within our ability to manage them.

**Comment #12**

Please consider asking for Federal assistance from the current administration. Also, same with State government for funding. Declare a state of emergency!

**Response:**

We appreciate this novel approach.

**Comment #13**

All infrastructure decays and has a certain life expectancy. Why haven't funds been set aside for repairs? Or what happened to those funds? What is the status of funds loaned to CSUF? Any progress?

**Response:**

Funds should have been planned for repairs. Our city had a very large growth in the late 50's and 60's resulting in new streets and other infrastructure elements. Very little maintenance was needed for many years and the budget was prioritized to other items. We now must make those investments. The City Council is continuing to meet with CSUF.

**Comment #14**

How will we ensure that any new revenue from a sales tax or special use tax will be used for infrastructure? For example, how will we make sure that we won't have the same situation as Santa Ana? What accountability will be placed on the City Council?

We support sales tax over parcel tax

The alternate recommendation requires two things to be approved by voters. What happens if the second one doesn't pass? We lose the secured 15% towards infrastructure.

Very much liked the idea of creating "growth" in the City. Brea has done this and has worked well. Fullerton has great areas waiting for a focus of growth.

**Response:**

We will strongly recommend the special sales and use tax, which will require the funds be used for the infrastructure. If the city council chooses to go for the general tax, we will strongly recommend a citizen approved ordinance that requires a percentage on the additional revenue go for the infrastructure. Our expectation is the ordinance will receive very strong support from the voters.

**Comment #15**

I am a Fullerton resident and a real estate expert (State licensed appraiser, MAI designated appraiser and a licensed real estate broker). With this background, I URGE you – do not increase property taxes to fund these infrastructure repairs. My experience as an appraiser has demonstrated to me that "voter approved indebtedness" added to property tax bills (think mello-roos impacted communities) has ALWAYS had the effect of decreasing the demand for properties and lowering property values in comparison with nearby communities that are not similarly impacted by additional property taxes.

Also, DO NOT authorize AirBNB style short term rentals. You might succeed in raising bed tax revenue with such a scheme, but you will pay for it with increased policing costs (due to parties, etc).

**Response:**

Thank you. We are not recommending a property tax.