

June 9, 2026
City Council Meeting

PowerPoint Presentations

Business Highlight

District 5

Pacific Coast
Hot Dogs
(PCH)



HOT DOG

MUSTARD, KETCHUP
RELISH, ONION
\$5.50

PCH "CHILI" DOG

MUSTARD, ONION, CHILI
ADD CHEESE \$1.00
\$6.25

SAUERKRAUT DOG

MUSTARD, ONION
SAUERKRAUT
\$6.25

BBQ BACON DOG

BARBEQUE SAUCE, BACON
SAUTEED ONIONS, JALAPENO
PICKLE SPEAR
\$6.95

**MAKE IT
A COMBO**

JUST ADD
\$6.40 FOR
DRINK & FRIES

CHICAGO DOG

MUSTARD, RELISH, ONION
TOMATOES, CHILI PEPPER
PICKLE, CELERY SALT
\$6.25

TIJUANA DOG

BACON, MUSTARD, TOMATOES
SAUTEED ONIONS, JALAPENO
\$6.95

NEW YORK DOG

MUSTARD, KETCHUP
RED ONIONS, SAUERKRAUT
\$6.25

FIRE DOG

MUSTARD, RELISH, ONION
TOMATOES, JALAPENO
\$6.25

CORN DOG

\$3.50

CHILI CHEESE FRIES \$6.25
CHEESE FRIES \$6.25
CHILI FRIES \$6.00
FRIES \$3.45

BACON WRAPPED JALAPENOS \$5.50
BACON WRAPPED DATES \$5.50
CHILI CUP \$4.50
CHIPS \$2.50
RANCH \$0.50

TACO

GROUND BEEF, LETTUCE
CHEESE, TOMATO, ONION
TACO & TABASCO SAUCE
\$3.50

SHAKES & FREEZES

VANILLA • CHOCOLATE • MINT CHIP
STRAWBERRY • LEMON SHERBET
CHOCOLATE MALTED CRUNCH
STRAWBERRY LEMONADE
ROOT BEER • COKE • DR. PEPPER
\$5.75
ADD MALT \$0.50

PREMIUM SHAKES

OREO • BANANA • CHOC. BANANA
COFFEE • COFFEE MOCHA
\$6.25

FLOATS

ROOT BEER • COKE • DR. PEPPER
\$5.50

Thrifty

ICE CREAM
CHOCOLATE MALTED CRUNCH
VANILLA • MINT CHIP
STRAWBERRY
SINGLE \$1.85
DOUBLE \$2.75

FOUNTAIN DRINKS \$2.95
BOTTLE WATER \$1.50
BOTTLE COKE \$3.75



HOPPY
MADE FRESH DAILY

CITY OF ORANGE
000111
Pacific Coast Hotdogs
2438 E. Chapman Ave. Orange
PASS
This food hotdog was inspected
and deemed to be in substantial compliance with
California Health and Safety Code
A. Serrano 12/13



3438 E. Chapman
M-Th 11:00-9:00
F – Sun 10:30 -9:00

Item 9.1



FY27 BUDGET ADOPTION

Citywide Budget Fiscal Year 2026-2027

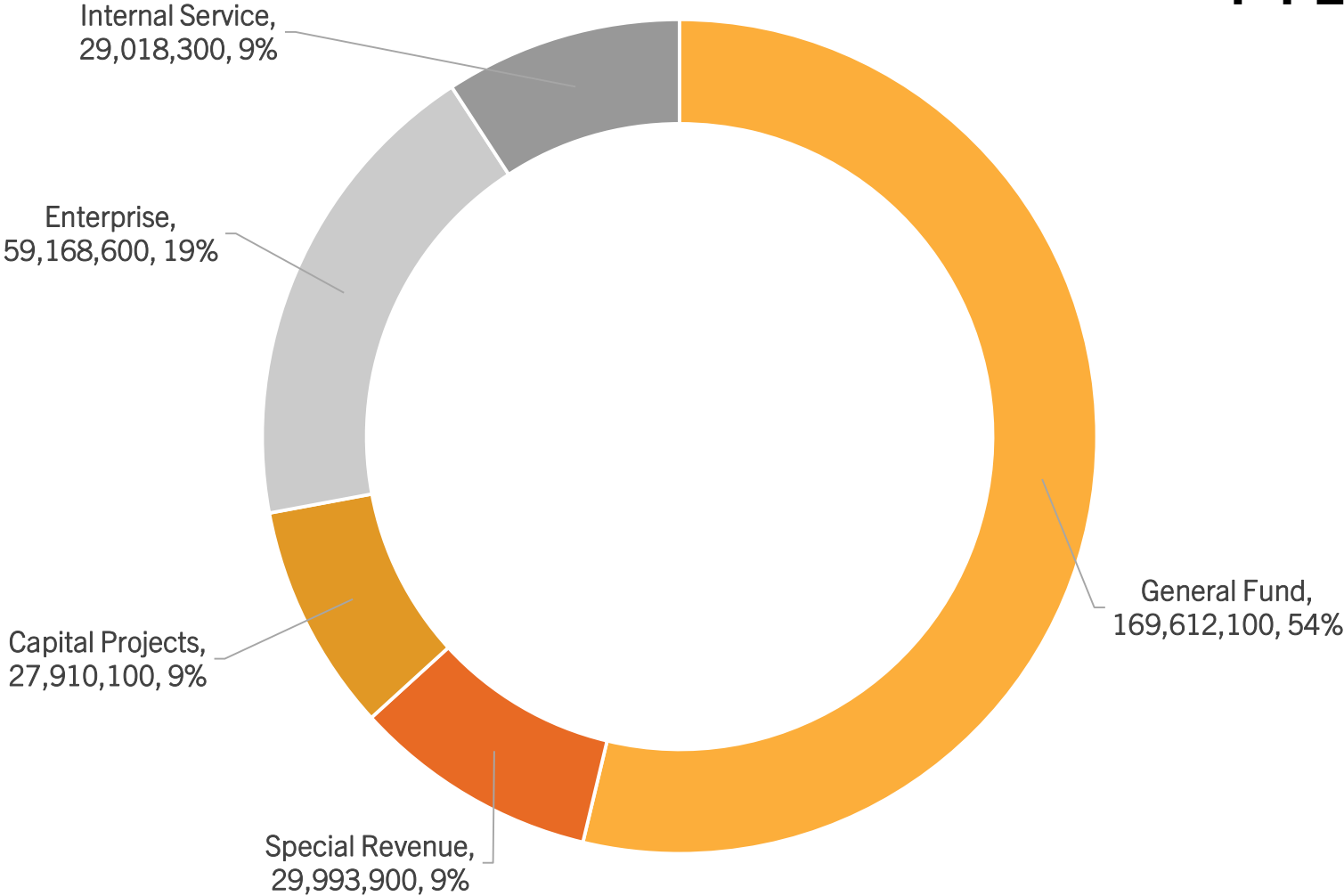


FY27 BUDGET ADOPTION

ALL FUNDS

FY27 EXPENDITURES

ALL FUNDS



TOTAL

\$315.7 M

Decrease of \$1.6 M

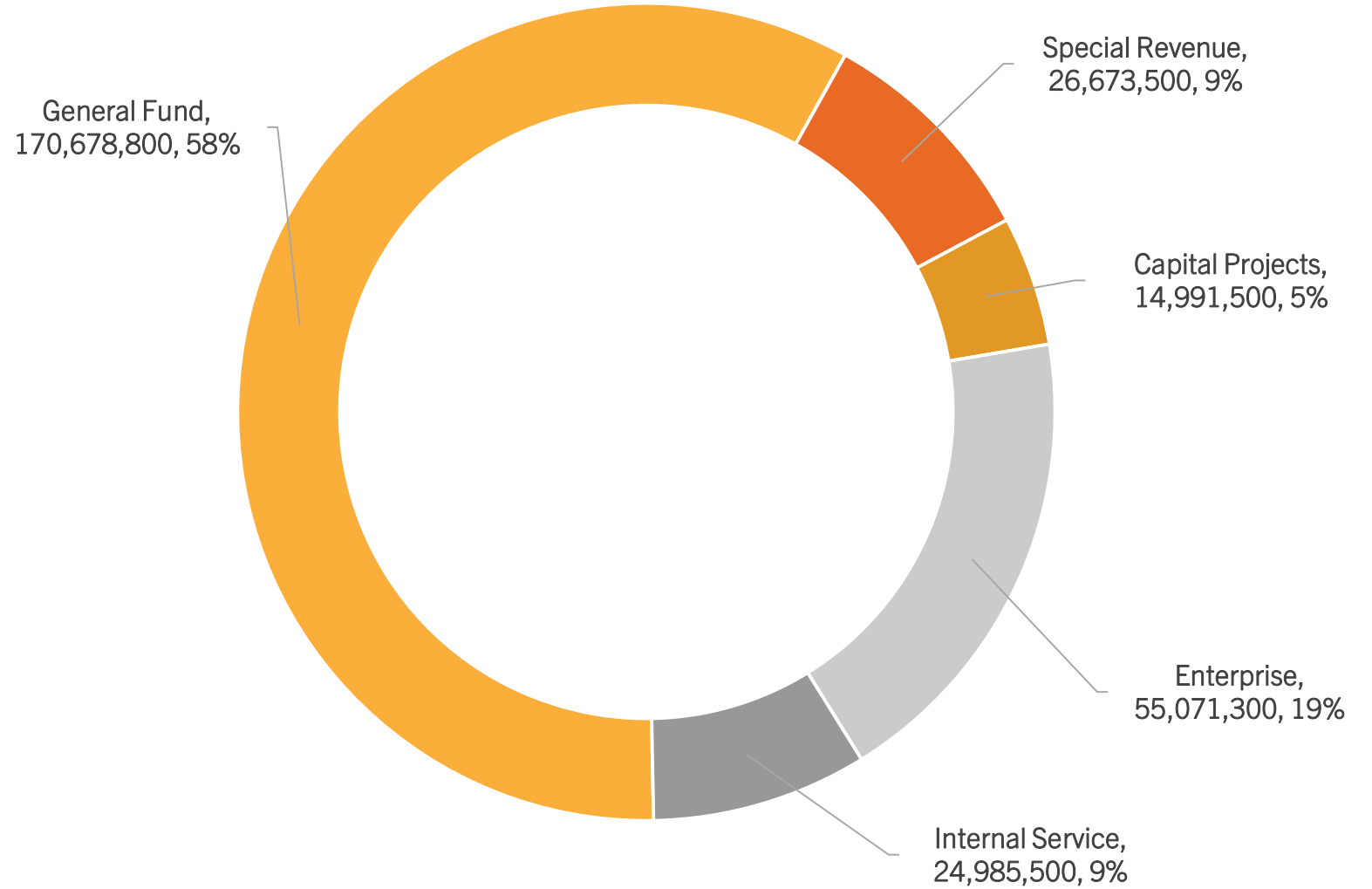
FY27 REVENUES

ALL FUNDS

TOTAL

\$292.4 M

Decrease of \$500,000

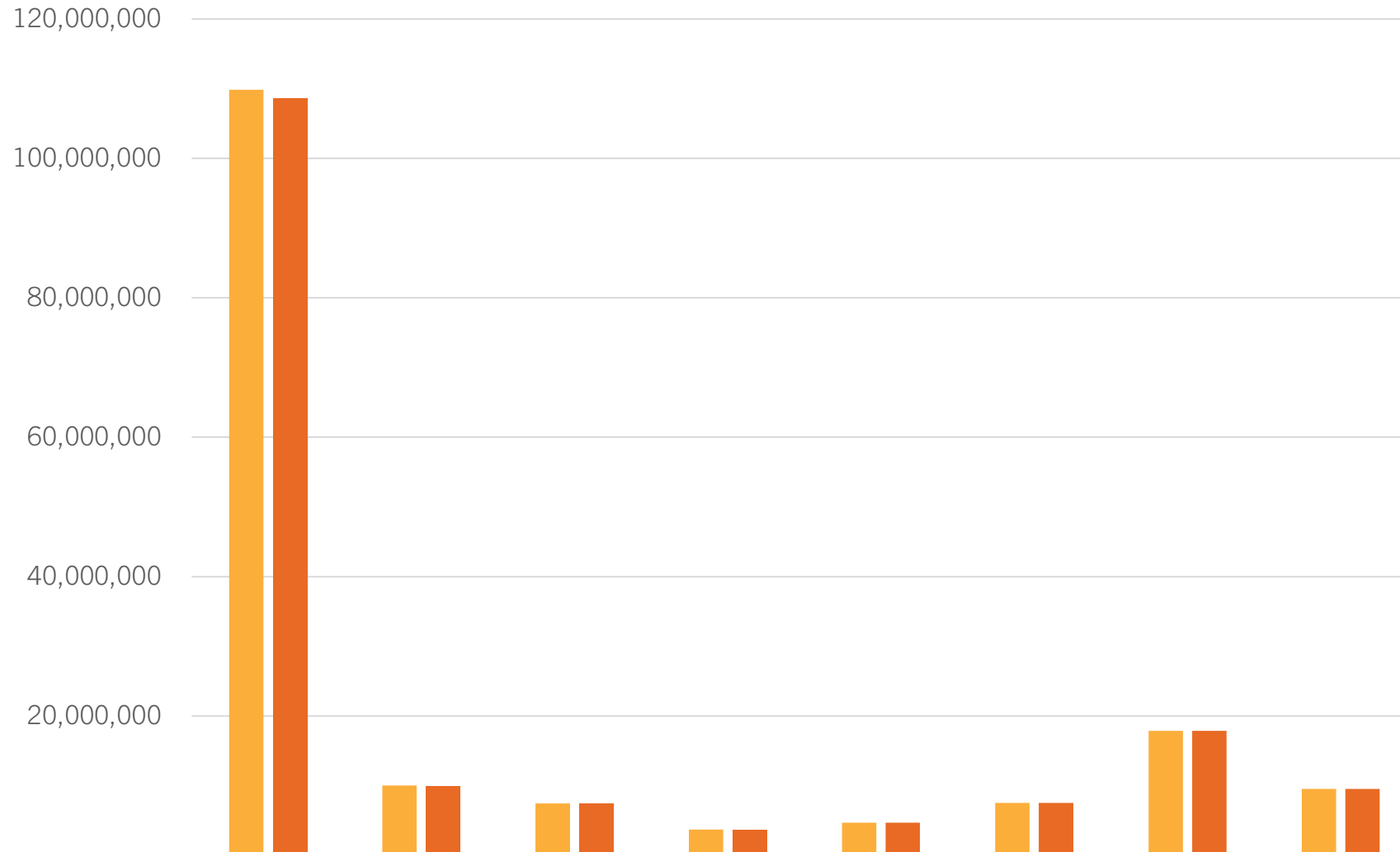




FY27 BUDGET ADOPTION

GENERAL FUND

FY27 GENERAL FUND EXPENDITURE



TOTAL EXPENDITURE

\$169.6 M

Decrease of \$1.2 M

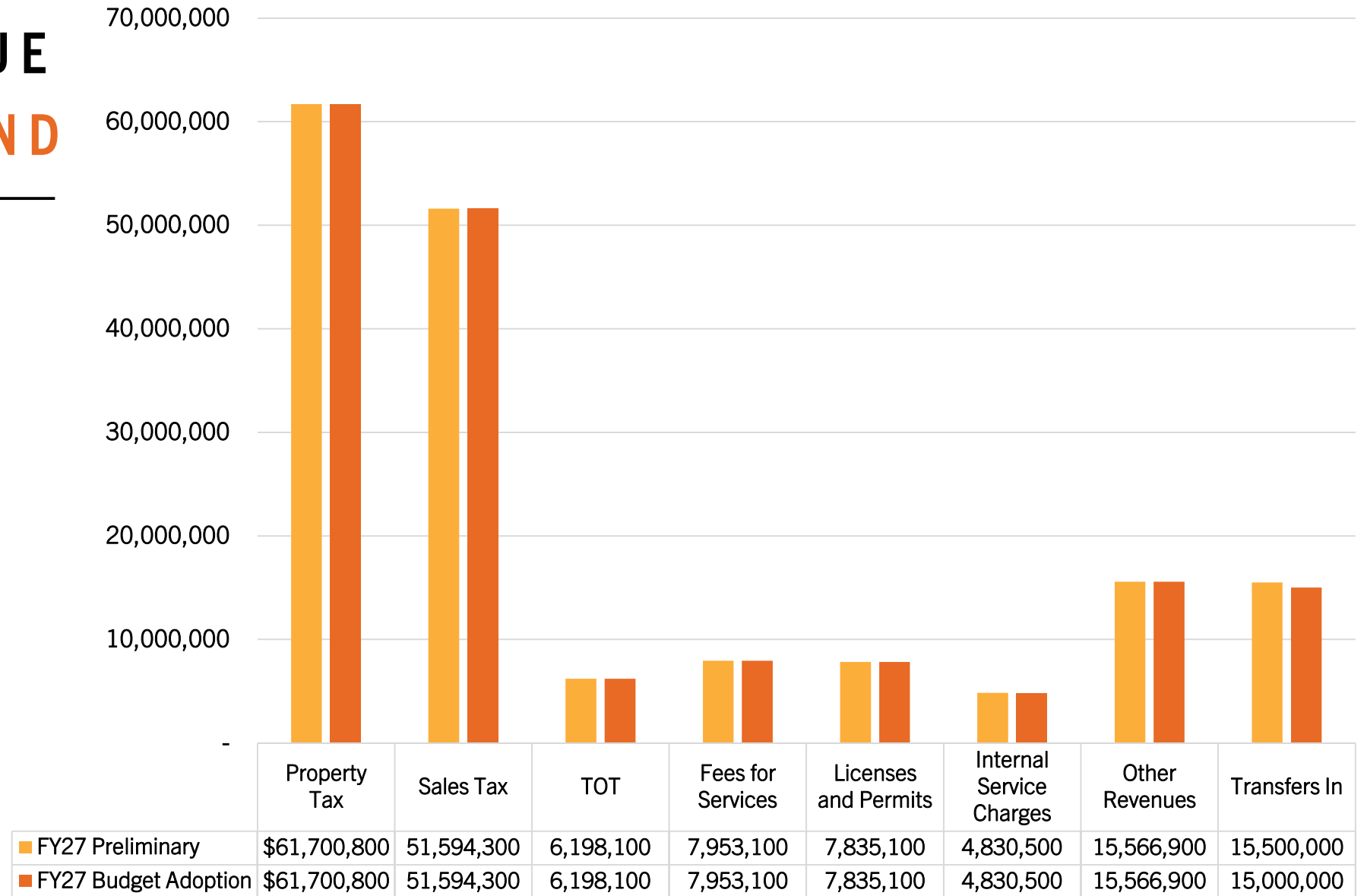
	Salaries & Benefits	Repair/ Maint	Prof/Other Services	Internal Service Charges	Materials & Supplies	Other Expenses	Debt Service	Transfers Out
FY27 Preliminary	\$109,840,200	10,037,200	7,473,200	3,733,900	4,731,000	7,574,200	17,908,400	9,554,500
FY27 Budget Adoption	\$108,599,700	10,037,200	7,473,200	3,733,900	4,731,000	7,574,200	17,908,400	9,554,500

FY27 REVENUE GENERAL FUND

TOTAL REVENUES

\$170.7 M

Decrease of \$500,000



FY27 PROJECTED FUND BALANCE

GENERAL FUND

	FY27 Preliminary	FY27 Budget Adoption	Variance
Operating Revenues	\$155,678,800	\$155,678,800	-
Total Revenues	155,678,800	155,678,800	-
Operating Expenditures	143,389,700	142,149,200	-1,240,500
Debt Service	17,908,400	17,908,400	-
Total Expenditures	161,298,200	160,057,600	-1,240,500
Operating Surplus/Deficit	-5,619,600	-4,378,800	1,240,500
Transfers-In	15,500,000	15,000,000	-500,000
Transfers-Out	9,554,500	9,554,500	-
Net Surplus/Deficit	325,900	1,066,500	740,500
Estimated Beginning Fund Balance - 7/1	27,839,759	27,839,759	-
Estimated Ending Fund Balance - 6/30	28,165,659	28,906,259	740,500
Catastrophic Reserve*	25,810,164	28,429,840	2,619,694
Undesignated Ending Fund Balance - 6/30	\$2,355,495	\$476,419	-1,879,194

*Catastrophic reserve threshold increased from 18% to 20% per FMP

FY27 PROJECTED FUND BALANCE

CAPITAL PROJECTS FUND (500)

	FY27 Preliminary	FY27 Budget Adoption	Variance
Proposed Revenues	\$3,585,000	\$3,585,000	-
Proposed Transfers-In	-	-	-
Total Proposed Revenues	3,585,000	3,585,000	-
Proposed Expenditures	5,140,500	5,140,500	-
Proposed Transfers-Out	9,000,000	8,500,000	-500,000
Total Proposed Expenditures	14,140,500	13,640,500	-500,000
Proposed Surplus/Deficit	-10,555,500	-10,055,500	500,000
Estimated Beginning Fund Balance - 7/1/26	12,013,635	12,013,635	-
Undesignated Ending Fund Balance - 6/30/27	\$1,458,135	\$1,958,135	500,000

ACKNOWLEDGEMENTS

Q & A



Michelle Kresan, Asst Finance Director

Trang Nguyen, Finance Director





Surplus Property Declarations for Various Assets

City Council Meeting
June 9th, 2026

Background & Context

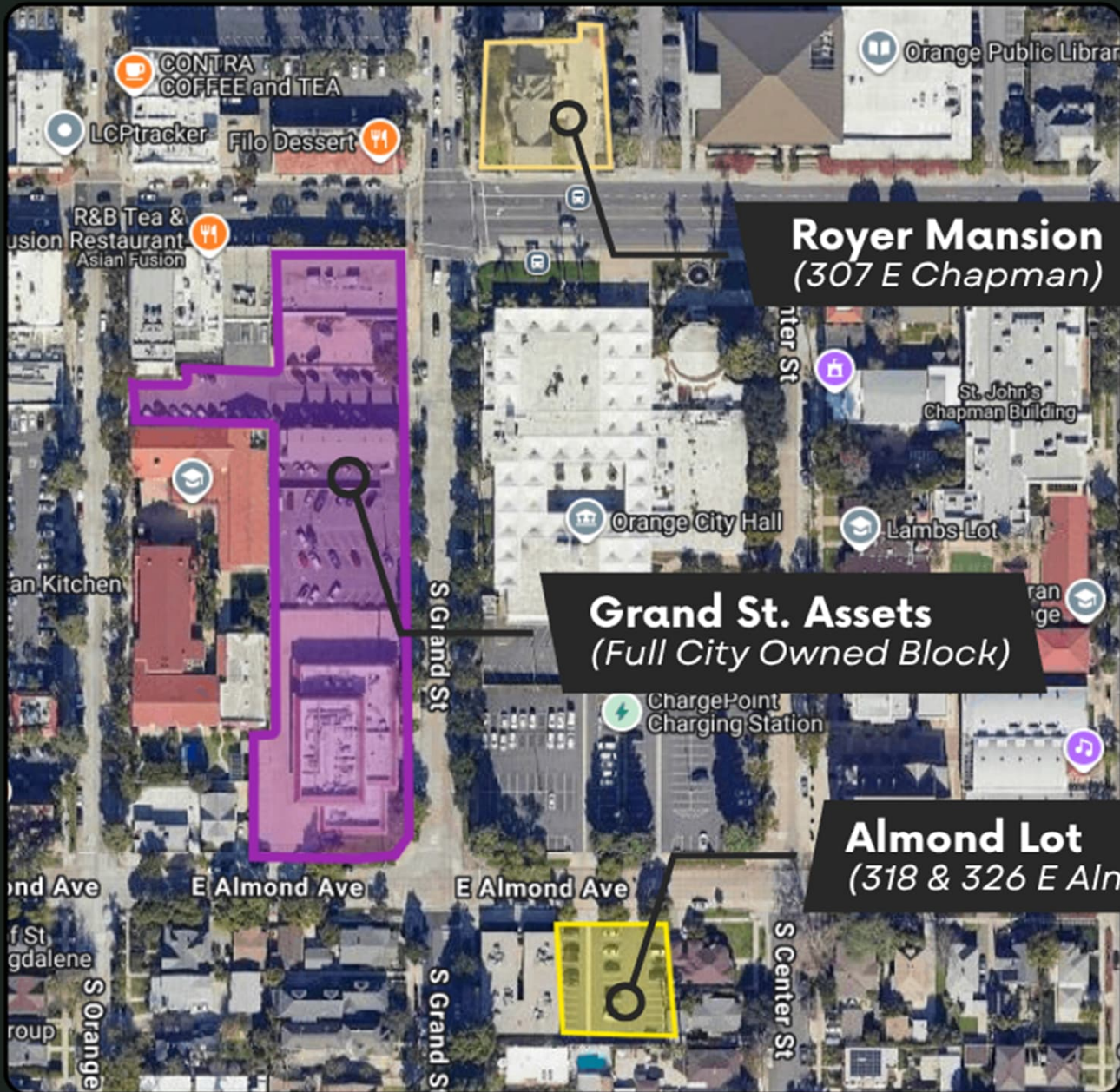
Economic Development Objectives

- Objective 2.4 – Diversify Revenue & Attract Complimentary Development
- Proposal Declares 11 Assets Surplus, Conforms with CA State Requirements.

Constraints

- Some Exempt Sites Included
- Some properties subject to Full SLA, others subject to CADNR Notice.





Royer Mansion
(307 E Chapman)

Grand St. Assets
(Full City Owned Block)

Almond Lot
(318 & 326 E Almond)



Cypress Homes
(171 & 177 N Cypress)

Properties Subject to Surplus Land Act
Properties Exempt from Surplus Land Act*

**Historic Properties subject to Open Space NOA for 60 Days.
Royer Mansion, and Cypress Properties*

SLA Exempt Sites* (Assets #1-5)



307 E Chapman - Royer Mansion



177 N Cypress Property



171 N Cypress Property



Almond Street Lot
(318 & 326 East Almond Ave)

*Subject to 60 Day NOA to CADNR



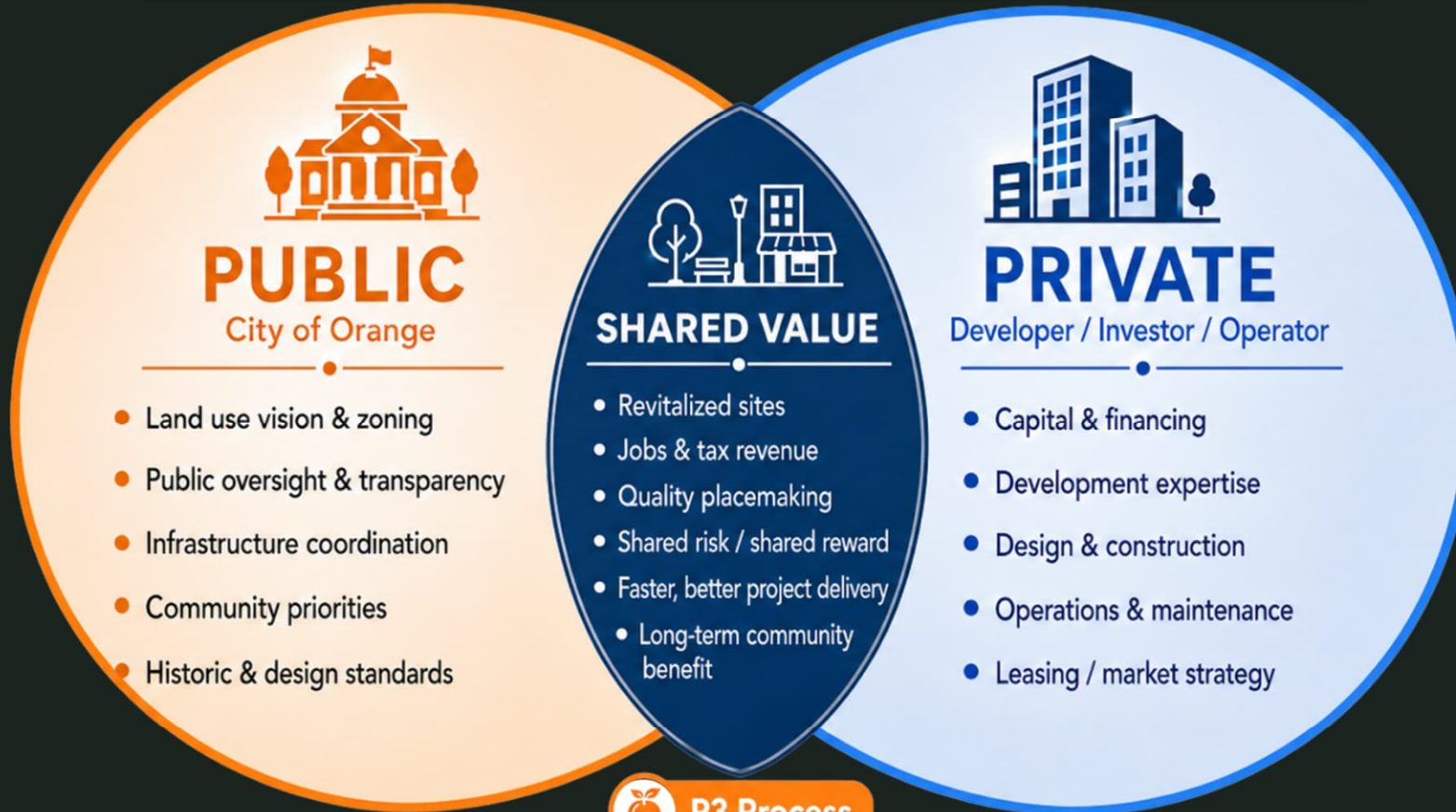
CALIFORNIA
NATURAL
RESOURCES
AGENCY

Grand Street (Assets #6-11)



Public-Private Partnership (P3)

How the City of Orange and private partners create shared value




PUBLIC
City of Orange

- Land use vision & zoning
- Public oversight & transparency
- Infrastructure coordination
- Community priorities
- Historic & design standards


SHARED VALUE

- Revitalized sites
- Jobs & tax revenue
- Quality placemaking
- Shared risk / shared reward
- Faster, better project delivery
- Long-term community benefit


PRIVATE
Developer / Investor / Operator

- Capital & financing
- Development expertise
- Design & construction
- Operations & maintenance
- Leasing / market strategy

P3 Process



1. Identify Opportunity



2. Set Public Goals



3. Competitive RFP



4. Structure the Deal



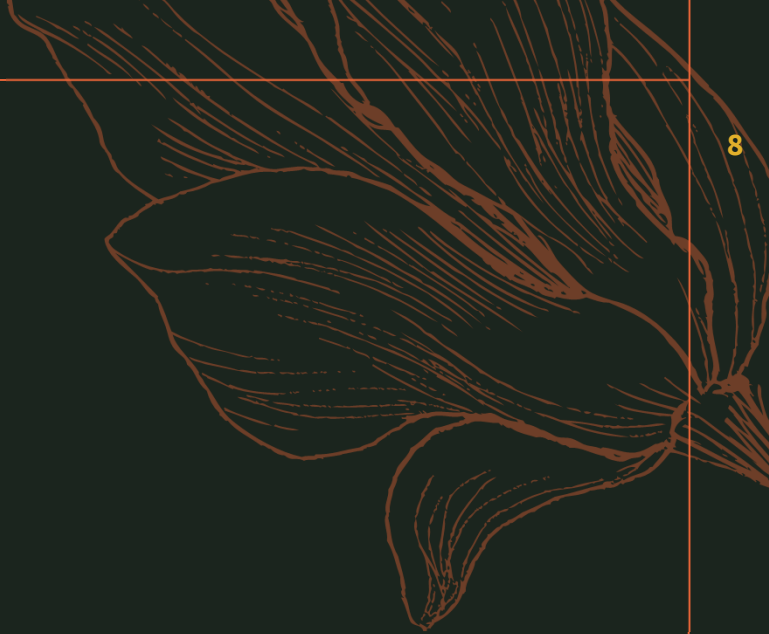
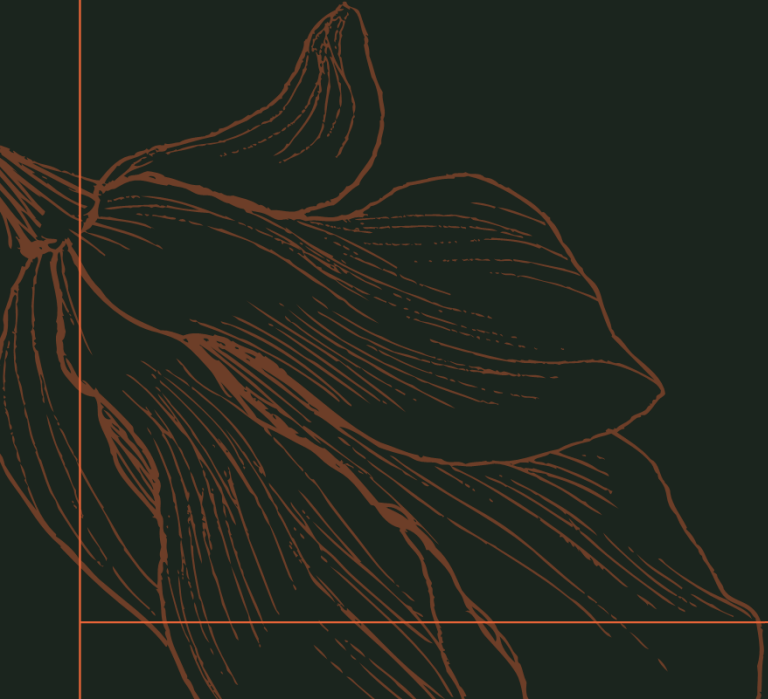
5. Deliver & Operate

Recommendation

1. Adopt Resolution #11697 Surplus Land Act Declaration (Exempt Properties & Historic Assets)
2. Adopt Resolution #11698 Surplus Land Act Declaration (Grand Street Assets)
3. Authorize City Manager to Proceed with SLA Process & Disposition of Properties.



Questions?



SLA Exempt Sites

Assets #1-5

Properties include Royer Mansion on 307 E Chapman, the two Cypress Homes 171 and 177 N Cypress as well as the Almond Parking Lot

Properties Under Consideration

- 2 Single Family Historic Homes
- 1 Historic Office Building
- 1 Surface Parking Lot (South of City Hall)

Constraints

- Significant Deferred Maintenance
- Some properties subject to Full SLA, others subject to CADNR Notice.

Grand Street Block (SLA Sites)

Assets Identified as #6-11

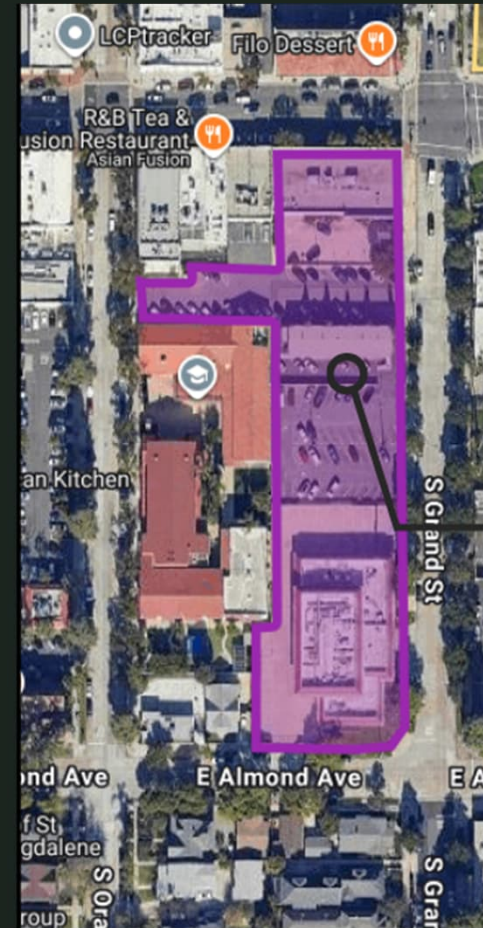
- Properties cover entire of Grand Street & E. Chapman

Properties Under Consideration

- 1 Existing Govt. Use Facility
- 1 Apartment Building W/12 Units
- 1 Former Fire Dept Facility
- 3 Surface Parking Lots

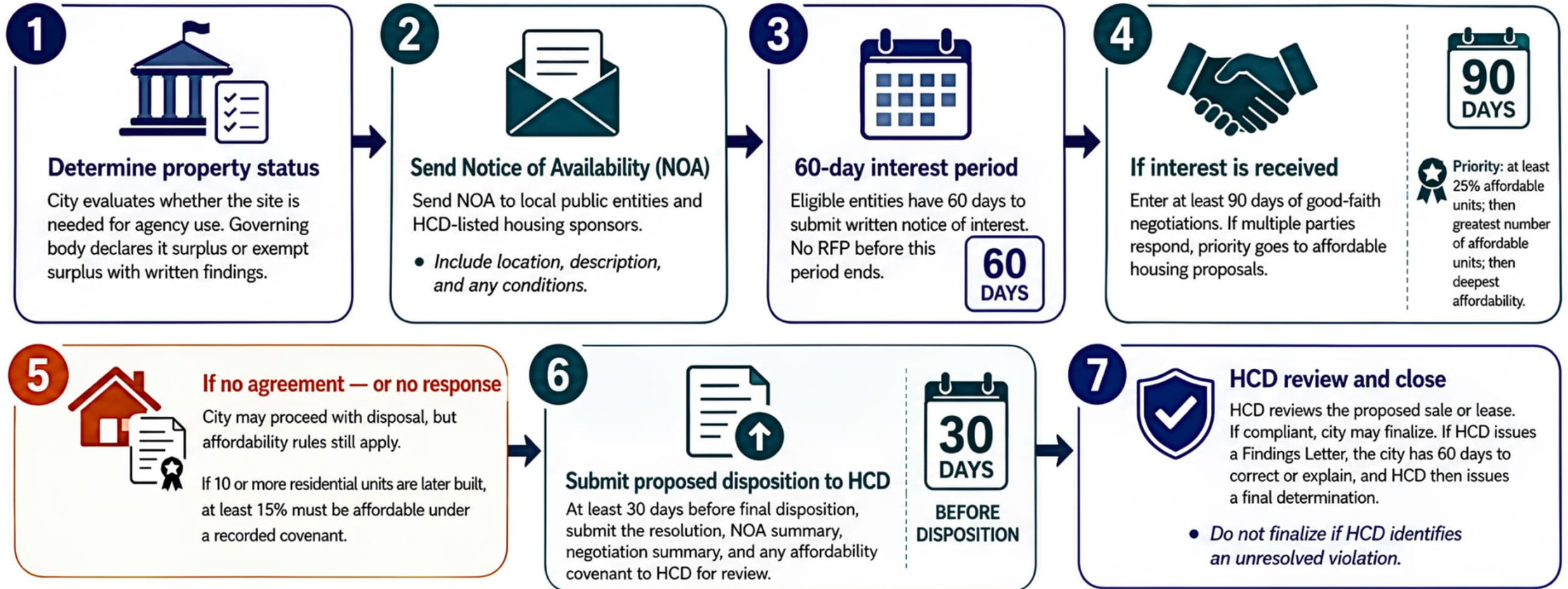
Constraints

- Existing Tenants (6 of 12 Units in Apartment).
- Deferred maintenance, Liabilities & \$638/Mo Rent
- Some Former RDA, Full SLA Required on All Sites.



California Surplus Land Act

Standard process for a city disposing of surplus real property.



Key takeaway

The SLA is designed to give affordable housing and public entities a first opportunity to acquire surplus public land.



Important

Illustrative summary of the standard Surplus Land Act process for cities. Not legal advice.

SLA LEASE LIMITS

How the Surplus Land Act treats leases of surplus land.



1 15 YEARS OR LESS

Generally not treated as a disposition under the SLA, including renewal or extension options.



2 MORE THAN 15 YEARS

Generally treated as a disposition under the SLA, including renewal or extension options.



3 NO DEVELOPMENT OR DEMOLITION

Generally outside the SLA disposition process regardless of lease term.



OPTION TO PURCHASE: A lease of 15 years or less with an option to purchase is treated as a disposition when executed.

- 
- Jul 1997** ● **CONTEXT** Old Towne Orange listed on the National Register of Historic Places.
 - 2006** ● **ROYER** Orange Redevelopment Agency buys the Royer Mansion, 307 E. Chapman Ave.
 - Feb 2012** ● **ROYER** Redevelopment agencies dissolved; the Royer Mansion passes to the Successor Agency.
 - Mar 5, 2024** ● **CYPRESS** Draft Resolution 11554 (171 & 177 N. Cypress St) sent to HCD for exempt-surplus review.
 - Apr 11, 2024** ● **CYPRESS** HCD replies the draft meets the exemption requirements; asks for the adopted copy.
 - May 28, 2024** ● **CYPRESS** Council adopts Res. 11554 — Cypress parcels declared exempt surplus land (5-1).
 - 2024-25** ● **ROYER** Royer Mansion marketed for sale; specific disposition action date to confirm.

The test to weigh: the § 54221(f)(1)(B) exemption the City used is unavailable for property listed on — or eligible for — the National Register, and all three parcels sit inside the National Register-listed Old Towne district.

Item 9.3

SB 707 (2025)
Significant Brown Act
Revisions

June 9, 2026



Key Changes at a Glance

- Two-way remote participation for the public
- Language access requirements
- Public outreach requirements
- Expanded teleconferencing options for Councilmembers
- Teleconferencing options for advisory bodies

Two-Way Remote Public Participation

New Requirement

Applicable meetings must provide:

- ✓ Two-way telephonic access OR
- ✓ Two-way audiovisual participation

Members of the public must be able to:

- Attend remotely
- Listen to the meeting in real time
- Provide live public comment and receive the same speaking time as in-person attendees

Language Access Requirements

Expanded Accessibility and Participation

SB 707 includes language access provisions intended to increase participation by residents with limited English proficiency.

Requirements include:

- Translation of agendas (not entire agenda packets)
- Interpretation assistance information
- Reasonable assistance for community-provided interpretation
- Additional language accessibility measures

Public Outreach Requirements

Informing the Community

Residents should understand:

- How to attend
- How to participate
- How to comment
- How to access language services

Electronic requests:

- The City must have an electronic system (via email or agenda management platform) for agenda requests, with a prominent link on the home page

Dedicated Meeting Webpage:

- This page must include a meeting calendar, agendas, and a general explanation of the public meeting process and procedures for providing comment

Public Outreach Requirements (continued)

Proactive Outreach:

- The City is tasked with making reasonable efforts (as determined by the City Council) to invite groups that don't traditionally participate in public meetings to attend
- Outreach strategies may include:
 - Use of multilingual social media channels
 - Engagement through community-based organizations
 - Media organizations that provide news coverage in the City, including those serving non-English speaking communities
 - Collaboration with schools, nonprofits, and neighborhood groups

Expanded Teleconferencing Options for Councilmembers

New Brown Act Flexibility

SB 707 expands circumstances in which Councilmembers may participate remotely.

- Traditional Teleconferencing
- Councilmember(s) with a qualifying disability
- New Teleconferencing Options (must first meet threshold criteria to utilize these options)
 - Emergencies (state or local declaration)
 - Just Cause

Threshold Requirements

Before a Councilmember may participate remotely under the Just Cause or Emergency circumstance provisions, the following conditions, along with option-specific requirements, must be met:

1. Meeting agenda must:
 - Provide details on how the public can remotely access and make public comments
 - List physical location where Councilmembers and members of the public may attend in person
 - Identify procedures for addressing requests for accommodation from members of the public with disabilities
2. Remote participation requires both audio and video technology
3. Public access must be maintained
 - If telephonic or internet service within City's control is disrupted, no action may be taken by the Council until service is restored pursuant to the adopted Technology Disruption policy adopted on May 26, 2026
4. Prior to voting, disclosure of others (18+) present in the room at remote location
5. Minutes of the meeting must list the legal basis for each Councilmember's remote participation

Traditional Teleconferencing

Traditional teleconferencing rules that still apply:

- Teleconference locations listed on agenda
- Agenda posted at each teleconference location
- Public access and participation available at each location
- Quorum of City Councilmembers must participate from within City limits
- Roll call votes

Councilmembers with a Qualifying Disability

- Teleconferencing option available for Councilmembers with a qualifying disability as defined under federal or state law
- Treated as in-person attendance
- Traditional teleconference location requirements do not apply
- Audio and visual participation is generally required
- Disclosure of others present in the room

Emergencies

A legislative body may conduct teleconference meetings during a proclaimed state or local emergency if all threshold requirements are met and when:

- The Council determines by majority vote that in-person meetings present imminent risks to health or safety; OR
- The Council has already made that initial determination and continues operating under emergency conditions

Every 45 days, the Council must make the following findings:

- Confirm circumstances of the emergency
- Determine the emergency still directly impacts the safety of meeting in person

During the emergency, meeting room, video, and live webcasting are optional

Just Cause

Teleconferencing meetings permissible using the “Just Cause” option if the threshold requirements and all of the following are met:

- A quorum of City Councilmembers must participate in person from one physical location
- Councilmember using Just Cause option must notify Council via the City Clerk and City Attorney as early as possible and describe reason for remote participation
- A Councilmember may not participate remotely for “just cause” more than 5 meetings per calendar year

Just Cause Circumstances

“Just Cause” qualifying circumstances:

- Unexpected caregiving responsibilities of a child, parent, grandparent, grandchild, sibling, spouse, or partner
- Contagious illness
- Need related to physical or mental condition not subject to the “disability” teleconferencing option
- Travel while on official City business
- Immunocompromised child, parent, grandparent, grandchild, sibling, spouse, or partner
- A physical or family medical emergency
- Military service obligations under official orders at least 50 miles outside of City boundaries

Eligible Subsidiary Bodies

SB 707 permits – but does not require – teleconferencing for eligible subsidiary bodies subject to City Council approval. Eligible subsidiary bodies include boards, commissions, and committees of a local public agency which serve exclusively in an advisory capacity and have no “final action” decision-making authority. These bodies can meet via teleconference if all threshold requirements as well as all of the following requirements are met:

- Agenda must designate one physical meeting location that is accessible to board members and the public; at least one board member and staff member must be physically present at the location during each meeting
- Remote participation by member requires both audio and video technology
- City Council must make required findings

Threshold Requirements for Subsidiary Bodies

Eligible Subsidiary Bodies must meet the following threshold requirements before participating remotely:

1. Meeting agenda must:
 - Provide details on how the public can remotely access and make public comments
 - List physical location where members may attend in person
 - Identify procedures for addressing requests for accommodation from members of the public with disabilities
2. Remote participation requires both audio and video technology
3. Public access must be maintained
 - If telephonic or internet service within City's control is disrupted, no action may be taken by the Council until service is restored pursuant to the adopted Technology Disruption policy adopted on May 26, 2026
4. Prior to voting, disclosure of others (18+) present in the room at remote location
5. Minutes of the meeting must list the legal basis for each member's remote participation

Council Findings for Subsidiary Bodies

Before the eligible subsidiary body can meet via teleconference for the first time, the City Council must make the following findings by majority vote, and every six months thereafter:

- Council has considered the circumstances of the eligible subsidiary body
- Teleconference meetings would enhance public access to meetings and the public has been made aware of the type of remote participation that will be made available at a regularly scheduled meeting and has been provided the opportunity to comment at an in-person City Council meeting authorizing the subsidiary body to meet remotely
- Teleconference meetings would promote the attraction, retention, and diversity of members

Ongoing Oversight of Subsidiary Bodies

- If the City Council makes the required findings, the eligible subsidiary body shall approve the use of teleconferencing by majority vote before using teleconference pursuant to this provision
- Council oversight: The City Council must repeat this process every six months
- The City Council has the discretion to approve or disapprove the teleconferencing request at any time
- Planning Commission, Design Review Committee, and Traffic Commission are not advisory bodies under SB 707

Implementation Considerations

Operational, Technical, and Fiscal Impacts

- Training for City Clerk staff, IT, and meeting facilitators
- Update protocols for managing hybrid public comment
- Upgrade or standardize platforms for reliable two-way audio/video participation
- Ensure accessibility for both in-person and remote participants
- Fiscal Impacts
 - Potential ongoing costs for interpretation services
 - Technology licensing, upgrades, and maintenance
 - Expanded outreach and translation resources
 - Additional staffing resources to support expanded public participation, hybrid meeting operations, and overall SB 707-realed meeting support

Recommended Action

1. Receive and file presentation.
2. Determine “reasonable efforts” for outreach to encourage participation in City Council meetings.
3. Consider adoption of Resolution No. 11703.

Questions?