



# CITY OF COSTA MESA

## REGULAR CITY COUNCIL AND HOUSING AUTHORITY\*

### Agenda

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Tuesday, June 4, 2024

6:00 PM

City Council Chambers  
77 Fair Drive

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**\*Note: All agency memberships are reflected in the title "Council Member"**

**Council Member Harper will be attending the meeting via Zoom Webinar from:  
201 Redding Way  
Carson City, NV 89705**

The City Council meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having technical difficulties or experiencing any other critical issues, and unless required by the Brown Act, the meeting will continue in person.

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As a courtesy, the public may participate via the Zoom option.

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[pwd=\\_XoNBT2uciL7zrDsfj4A9Q9srLgExg.bQEU-le6VvXjPDeL](https://us06web.zoom.us/j/81879579049?pwd=_XoNBT2uciL7zrDsfj4A9Q9srLgExg.bQEU-le6VvXjPDeL)

Or sign into Zoom.com and “Join a Meeting”

Enter Webinar ID: 818 7957 9049/ Password: 608584

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- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone:

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During the Public Comment Period, press \*9 to add yourself to the queue and wait for city staff to announce your name/phone number and press \*6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

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Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov). Comments received by 12:00 p.m. on the date of the meeting will be provided to the City Council, made available to the public, and will be part of the meeting record.

Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments, for both videos and pictures. Please e-mail to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) NO LATER THAN 12:00 Noon on the date of the meeting. If you do not receive confirmation from the city prior to the meeting, please call the City Clerks office at 714-754-5225.

Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5): Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM\_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>.

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**REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY**

**JUNE 4, 2024 – 6:00 P.M.**

**JOHN STEPHENS**  
Mayor

**JEFFREY HARLAN**  
Mayor Pro Tem - District 6

**ANDREA MARR**  
Council Member - District 3

**MANUEL CHAVEZ**  
Council Member - District 4

**LOREN GAMEROS**  
Council Member - District 2

**ARLIS REYNOLDS**  
Council Member - District 5

**DON HARPER**  
Council Member - District 1

**KIMBERLY HALL BARLOW**  
City Attorney

**LORI ANN FARRELL HARRISON**  
City Manager

**CALL TO ORDER**

**NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE**

**MOMENT OF SOLEMN EXPRESSION**

[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]

**ROLL CALL**

**PRESENTATIONS: NONE.**

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Comments on Consent Calendar items may also be heard at this time.  
Comments are limited to 3 minutes, or as otherwise directed.

**COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

Each council member is limited to 3 minutes. Additional comments will be heard at the end of the meeting.

1. Council Member Reynolds
2. Council Member Chavez
3. Council Member Gameros
4. Council Member Harper
5. Council Member Marr
6. Mayor Pro Tem Harlan
7. Mayor Stephens

**REPORT – CITY MANAGER**

**REPORT – CITY ATTORNEY**

**CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

1. [PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL 24-235 ORDINANCES AND RESOLUTIONS](#)

RECOMMENDATION:

City Council and Housing Authority approve the reading by title only and waive full reading of Ordinances and Resolutions.

2. [READING FOLDER](#) [24-236](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Aaron Davis, Gregory Fort, Judith Leik, Nicholas Anthony Viscome.

3. [ADOPTION OF WARRANT RESOLUTION](#) [24-223](#)

RECOMMENDATION:

City Council approve Warrant Resolution No. 2718.

**Attachments:** [1. Summary Check Registry 05-23-2024](#)

4. [MINUTES](#) [24-237](#)

RECOMMENDATION:

City Council approve the minutes of the regular meetings of May 7, 2024 and May 21, 2024, and the Study Session meeting of May 14, 2024.

**Attachments:** [1. 05-07-2024 Draft Minutes](#)  
[2. 05-14-2024 Draft Minutes](#)  
[3. 05-21-2024 Draft Minutes](#)

5. [RESOLUTIONS RELATING TO THE CALLING OF THE GENERAL MUNICIPAL ELECTION ON NOVEMBER 5, 2024](#) [24-205](#)

RECOMMENDATION:

Staff recommends the City Council take the following actions:

1. Adopt Resolution No. 2024-xx, to be read by title only and waive further reading, calling and giving notice to conduct a General Municipal Election on November 5, 2024 for the purpose of electing a Mayor for the full term of two years; and election of three members of the City Council from the first, second, and sixth districts, for the full term of four years.
2. Adopt Resolution No. 2024-xx, to be read by title only and waive further reading, requesting the Orange County Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election and to issue instruction to the Orange County Registrar of Voters Elections Department to provide specific services in the conduct of the consolidated election.
3. Adopt Resolution No. 2024-xx, to be read by title only and waive further reading, adopting regulations pertaining to Candidate Statements submitted to the voters at a General Municipal Election to be held on November 5, 2024.

**Attachments:** [1. Calling Election](#)  
[2. Consolidating Election](#)  
[3. Candidate Statements](#)

6. [SB 1205 COMPLIANCE REPORT FOR 2023 STATE-MANDATED 24-216 ANNUAL FIRE INSPECTIONS](#)

RECOMMENDATION:

Staff recommends the City Council adopt a resolution to accept this Compliance Report on the status of all 2023 state-mandated annual fire inspections in the City as required by California Health and Safety Code Section 13146.4.

**Attachments:** [1. SB 1205 RESOLUTION](#)

7. [AMENDMENT NO. TWO TO EXTEND THE TERM OF THE 24-218 PROFESSIONAL SERVICES AGREEMENT WITH FALCK MOBILE HEALTH CORPORATION FOR AMBULANCE SERVICES](#)

RECOMMENDATION:

Staff recommends the City Council approve Amendment Number Two to the Professional Services Agreement with Falck Mobile Health Corporation (Previously known as Care Ambulance) to extend the term for the continuation of emergency ambulance operator and support services until July 31, 2026, and to provide a 2.5% increase in the Annual Compensation Package for each of the next two years.

**Attachments:** [1. Falck Contract Extension 2024 Amendment #2](#)  
[2. PSA Falck 2018](#)  
[3. Falck Operating Budget](#)  
[4. Falck Additional Expenses - Surge Unit](#)  
[5. Falck Contract Extension Amendment #1 2023](#)

8. [\*\*TWO YEAR EXTENSION OF THE PROFESSIONAL SERVICES 24-231 AGREEMENT WITH WITTMAN ENTERPRISES, LLC FOR AMBULANCE BILLING AND COST RECOVERY SERVICES RFP 18-03\*\*](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve Amendment Number Two to extend the term of the Professional Services Agreement for Ambulance Billing and Cost Recovery Services between Wittman Enterprises, LLC and the City of Costa Mesa for two (2) additional years to July 31, 2026 and to increase the per call cost.
2. Authorize the City Manager to execute the Amendment.

**Attachments:** [1. Wittman PSA Amendment No 2](#)  
[2. Wittman Admendment No. 2 Proposal Letter](#)  
[3. Wittman PSA Amendment No 1](#)  
[4. Wittman PSA 2018](#)

9. [\*\*REJECT SOLE BID RECEIVED FOR THE TEWINKLE PARK LAKES 24-219 REPAIR AND REHABILITATION PROJECT, CITY PROJECT NO. 23-10\*\*](#)

RECOMMENDATION:

Staff recommends the City Council reject the sole bid received for the TeWinkle Park Lakes Repair and Rehabilitation Project, City Project No. 23-10.

**Attachments:** [1. Bid Abstract](#)

10. [\*\*RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 24-220 2024-25 FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017\*\*](#)

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2024-xx, approving Harbor Boulevard, West 17th Street, and Gisler Avenue roadway rehabilitation projects for funding with Road Maintenance and Rehabilitation Account (RMRA) revenues for Fiscal Year 2024-25.

**Attachments:** [1. Proposed Resolution](#)



11. [ACCEPTANCE OF THE CITY HALL FIRE ALARM SYSTEM UPGRADE 24-222 AND COMMUNICATION FIRE SUPPRESSION SYSTEM PROJECT - PHASE II, CITY PROJECT NO. 19-14](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Accept the work performed by Johnson Controls International (JCI), 12728 Shoemaker Avenue, Santa Fe Springs, CA 90670, for the City Hall Fire Alarm System Upgrade and Communication Fire Suppression System Project - Phase II, City Project No. 19-14, and authorize the City Clerk to file the Notice of Completion.
2. Authorize the City Manager to release the retention monies thirty-five (35) days after the Notice of Completion filing date; release the Labor and Material Bond seven (7) months after the filing date; and release the Faithful Performance Bond one (1) year after the filing date.

**Attachments:** [1. Final Costs](#)

12. [RENEWED MEASURE M \(M2\) ELIGIBILITY](#) [24-225](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the City's Maintenance of Effort (MOE) for Fiscal Year (FY) 2024-25.
2. Approve the M2 Seven-Year Capital Improvement Program (CIP) comprising the City's Five-Year and future year CIP for FY 2024-25 through FY 2030-31.
3. Adopt Resolution No. 2024-xx, for the Update of the Pavement Management Plan.
4. Authorize staff to submit documents to meet M2 Eligibility requirements.

**Attachments:** [1. City's MOE for FY 2024-25](#)  
[2. M2 Eligibility CIP Projects](#)  
[3. Proposed Resolution with Exhibit A](#)

13. [REJECT ALL BIDS RECEIVED FOR THE CAT6 STRUCTURED 24-240 CABLE AND VERKADA CAMERA INSTALLATION SERVICES REQUEST FOR PROPOSAL NUMBER 24-03](#)

RECOMMENDATION:

Staff recommends the City Council reject all bids for the CAT6 Structured Cable and Verkada Camera Installation Services Request for Proposal Number 24-03, and direct staff to re-advertise the project.

**Attachments:** [1. Request For Proposal 24-03](#)

**AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE CONSENT CALENDAR**

-----END OF CONSENT CALENDAR-----

**PUBLIC HEARINGS:**

(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

1. [BUSINESS IMPROVEMENT AREA \(BIA\) REAUTHORIZATION TO 24-242 LEVY ANNUAL ASSESSMENT](#)

RECOMMENDATION:

Staff recommend the City Council:

1. Conduct a public hearing regarding the Business Improvement Area (BIA) reauthorization and levy of the annual assessment for Fiscal Year 2024-2025.
2. Adopt Resolution No. 2024-XX, confirming the annual report filed by Travel Costa Mesa and levying an annual assessment for Fiscal Year 2024-2025 for the Business Improvement Area covering certain Costa Mesa hotels and motels.
3. Adopt the Fiscal Year 2024-25 Community-Wide Marketing and Support Budget.

**Attachments:** [1. Resolution No. 2024-XX Business Improvement Area](#)  
[2. TCM Annual Report 2023-24](#)  
[3. Financial Audit for FY Ending June 2023](#)  
[4. TCM-Citywide Comm Events budget FY24-25.pdf](#)

2. [FIRST READING OF ORDINANCES APPROVING DEVELOPMENT 24-230 AGREEMENT \(DA-20-02\), REZONE \(R-20-01\), AND SPECIFIC PLAN \(SP-20-01\), AND ADOPTION OF RESOLUTION AMENDING CERTAIN CONDITIONS OF APPROVAL FOR THE ONE METRO WEST PROJECT LOCATED AT 1683 SUNFLOWER AVENUE](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the proposed amendments are in substantial conformance with the Final Environmental Impact Report (EIR) for the One Metro West project (State Clearing House No. 2019050014), including a mitigation monitoring program and statement of overriding considerations, which was certified by the City Council on May 4, 2021, and that no further environmental review under CEQA is required pursuant to CEQA Guidelines Section 15162.
2. Introduce for first reading, by title only, Ordinance No. 2024-XX approving Development Agreement 20-02, modifying payment of impact fees and community benefits funding from one year to five years and clarifying the Agreement's effective date.
3. Introduce for first reading, by title only, Ordinance No. 2024-XX approving Rezone 20-01.
4. Introduce for first reading, by title only, Ordinance No. 2024-XX approving Specific Plan 20-01.
5. Adopt Resolution 2024-XX amending certain conditions of approval of Resolution 2021-55 regarding the artwork on Building A along the I-405 Freeway.

**Attachments:** [Agenda Report](#)

- [1. Ordinance \(Development Agreement\)](#)
- [2. Ordinance \(Rezone\)](#)
- [3. Ordinance \(Specific Plan\)](#)
- [4. Resolution](#)
- [5. Applicant Letters](#)
- [6. Applicant Letter 052024](#)
- [7. List of Development Agreement Public Benefit](#)
- [8. Planning Commission Resolution](#)
- [9. Planning Commission Minutes](#)
- [10. Planning Commission Report 051324](#)
- [11. Planning Commission Public Comments](#)

3. [FISCAL YEAR 2024-25 PROPOSED OPERATING AND CAPITAL 24-232 IMPROVEMENT PROGRAM AND HOUSING AUTHORITY BUDGET](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve Resolution 24-XX, adopting the Proposed Fiscal Year 2024-25 Operating and Capital Improvement Program (CIP) Budget; and
2. Approve Joint Resolution 24-XX adopting the Housing Authority Budget including Housing and Community Development expenditures for Fiscal Year 2024-25; and
3. Authorize and approve staffing as follows:
  - a. Authorize the following full-time positions: increase of 3.0 FTE for Community Outreach Worker for Homeless Services, decrease of 1.0 FTE Community Outreach Worker for the Tenant Eviction Protection Program, and a decrease of 1.0 FTE Code Enforcement Officer for the Tenant Eviction Protection Program for a net increase of 1.0 FTE as presented at the May 14, 2024 Study Session; and
  - b. Authorize the following part-time to full-time conversions: Accounting Specialist II in the Police Department for a 0.37 FTE increase due to the increased responsibilities, heavy workload and succession planning purposes, as presented at the May 14, 2024 Study Session; and
  - c. Authorize a 0.75 part-time Accounting Specialist II in the Finance Department to help support the processing of invoices and a 0.50 part-time Maintenance Worker in the Public Works Department to support the Signs and Markings Program as presented at the May 14, 2024 Study Session; and
  - d. Approve Salary and Classification Updates Resolution 2024-XX (various CMCEA classifications)
4. Approve Resolution 24-XX establishing the Fiscal Year 2024-2025 Appropriations Limit for the City of Costa Mesa at \$310,115,684, by using Orange County's growth for population adjustment, and the California per capita income growth for inflationary adjustment; and
5. Approve the City of Costa Mesa's Revised Special Event Rates; and
6. City Council action is requested for the following to comply with AB 481 Police Equipment Report and Resolution:
  - a. Receive and file the 2024 Annual AB 481 Report and take public

comment; and

- b. Approve Resolution 24-XX Renewing Ordinance No. 2022-03, the AB 481 Equipment Use Policy of the City of Costa Mesa, California, governing the use of police safety equipment.

- Attachments:** [1. Budget Resolution No 24-XX](#)  
[2. FY 2024-25 All Funds Revenues with General Fund](#)  
[3. FY 2024-25 All Funds Appropriations with General Fund, without CIP](#)  
[4. FY 2024-25 Capital Improvement Program](#)  
[5. FY 2024-25 Table of Organization](#)  
[6. Housing Authority No 24-XX](#)  
[7. FY 2024-25 Housing Authority Budget](#)  
[8. FY 2024-25 Special Event Rates](#)  
[9. Appropriation Limit Resolution No 24-XX](#)  
[10. AB481 Annual Report 2024](#)  
[11. AB481 Renewing Military Equipment Ordinance Resolution No 24-XX](#)  
[12. AB481 Ordinance 22-03](#)  
[13. AB481 Equipment Inventory](#)  
[14. CMCEA Resolution](#)  
[15. Revised 5 Year CIP](#)

**OLD BUSINESS: NONE.**

**NEW BUSINESS:**

1. [ADOPTION OF THE MEMORANDUM OF UNDERSTANDING 24-238 BETWEEN THE CITY OF COSTA MESA \(CITY\) AND THE COSTA MESA FIRE MANAGEMENT ASSOCIATION \(CMFMA\) AND THE ADOPTION OF ACCOMPANYING SALARY RESOLUTION FOR CMFMA](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve and Adopt the Memorandum of Understanding between the City of Costa Mesa and CMFMA.
2. Approve and Adopt Resolution Number 2024-XX revising the pay ranges for CMFMA.
3. Authorize the City Manager and members of the City's Negotiation Team to execute the Memorandum of Understanding documents.

**Attachments:** [1. CMFMA 2024-2027 MOU](#)  
[2. CMFMA Resolution](#)

**ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

**ADJOURNMENT**