

Lions Park Projects

City Council Meeting
June 16, 2026



Groundbreaking – July 28, 2017



Construction 2017- 2019 Donald Dungan Library



Construction 2018- 2021 Norma Hertzog Community Center



Donald Dungan Library Ribbon Cutting May 24, 2019



Donald Dungan Library Ribbon Cutting May 24, 2019



Norma Hertzog Community Center Ribbon Cutting July 17, 2021



Lions Park Playground Ribbon Cutting July 17, 2021



Lions Park Café Groundbreaking December 18, 2024



Lions Park Café Construction 2024-2026



Leadership in Energy and Environmental Design (LEED) Certifications



Appeal and Award a Maintenance Services Agreement for Janitorial Services to CCS Facility Services – Orange County, Inc.

**City Council Meeting
June 16, 2026**



Background

- Janitorial services contract includes the complete and comprehensive custodial cleaning and waste disposal at all City facilities including, but not limited to:
 - City Hall
 - Police Department
 - Bridge Shelter
 - Downtown Recreation Center
 - Norma Hertzog Community Center
 - Senior Center
 - Fire Stations 1-6
- Current agreement for janitorial services expires June 30, 2026.

Procurement Process

- Scope of Services:
 - The Janitorial Services contractor is responsible for the cleaning, disinfecting, and sanitation of City buildings, parks, and facilities.
- City issued Request for Proposals on PlanetBids on February 10, 2026, and received 11 submissions.
 - Two (2) vendors did not meet minimum requirements.
 - One (1) vendor did not attend the mandatory job walk.
 - Eight (8) vendors were evaluated in accordance with City's purchasing policy by three raters from various departments.
 - Three (3) vendors were interviewed by the raters.
 - CCS Facility Services – Orange County (CCS-OC) was determined to be highest ranked based on the proposal and subsequent interviews.
- CCS-OC has been providing janitorial services for over 15 public agencies in Southern California.

Appeal

- On May 4, 2026, the City's current vendor and proposer on this RFP, Executive Facilities Services, Inc. (EFS), filed a bid protest against the Notice of Intent to Award of the contract to CCS-OC.
- Eleven (11) separate issues on CCS-OC and one (1) issue with "scoring discrepancies" by City evaluators were identified by EFS.
- A formal response through City Manager acting as Purchasing Officer was provided to EFS on each of the twelve (12) issues.
- Subsequently EFS submitted appeal to City Council citing CCS-OC's failure to disclose Immigrations and Customs Enforcement (ICE) action on CCS-Denver, repeated the "scoring discrepancies" issue, and a new issue related to CCS-Washington.
- CCS-OC provided response that issues related to CCS-Denver and CCS-Washington are not relevant as they are separate legal entities.
- Scoring discrepancies issue was addressed in the initial protest response.

Preferred Vendor

PROPOSERS	SCORES
CCS Facility Services – Orange County, Inc.	1155
MasterCorp Commercial Services	1045
Executive Facilities Services	1010
Base Hill	910
Santa Fe Janitorial Maintenance	885
Uniserve Facilities Services	885
Omni Enterprise	840
Coast 2 Coast Preservations	770

Staff Recommendations

- Deny Executive Facilities Services, Inc. appeal from the Purchasing Officer's rejection of the bid protest filed against the proposed award to CCS Facility Services – Orange County, Inc.
- Award the Maintenance Services Agreement (MSA) to CCS Facility Services, – Orange County, Inc., 3001 Red Hill Avenue, Building #6-220, Costa Mesa, CA 92628, for a period of two (2) years with the option for three (3) one-year renewal periods for janitorial services for City buildings, parks, and facilities in an annual amount not to exceed \$577,973.
- Authorize a ten percent (10%) contingency annually for emergency response, special events and other unforeseen costs, and approval for Consumer Price Index (CPI) escalation and de-escalation.
- Authorize the City Manager or designee to execute the agreement and any future amendments to the agreement.



Proposed First Time Homebuyer Pilot Program Funded by Measure Q

City Council Meeting
June 16, 2026



Background

- November 3, 2020 – Voters approved City of Costa Mesa Retail Cannabis Tax and Regulation Measure (Measure Q - Ordinance No. 2021-09).
- May 4, 2021 – City Council directed one half of one percent of Measure Q revenues be allocated for First Time Homebuyer (FTHB) program.
- June 4, 2024 – City Council appropriated \$2.5 M ARPA funds to Housing Trust Fund, which could be used for income restricted FTHB program.
 - Funds have since been committed to other affordable housing projects.
- July 1, 2024 – Preliminary analysis determined insufficient funding available for FTHB program.

Costa Mesa Housing Market

Estimated Costs Associated with Purchase of \$1 Million Home in Orange County

Cost Category	Low-End Estimate	Mid Estimate	High-End Estimate
Down Payment	3.5% - \$35,000	10% - \$100,000	20% - \$200,000
Closing Cost	\$45,072*	\$28,907	\$26,142
Monthly Mortgage (P&I)	\$5,555	\$5,689	\$5,057
Additional Monthly Costs (taxes, insurance, mortgage insurance)	\$1,894	\$1,534	\$1,294
Total Monthly Costs	\$7,449	\$7,223	\$6,351
Estimated Minimum Annual Household Income Needed**	\$297,960	\$288,930	\$254,040

*Closing costs higher due to the upfront mortgage insurance premium required for a 3.5% down FHA loan

**Median Family Income in Orange County for 2026: \$136,600

City of Costa Mesa Median Home Purchase Price in 2026: \$1.4 million

Core Program Elements

1. Grant Amount
2. Eligible Uses of Grant Funds
3. Household Eligibility
4. Income Limit
5. Cash Assets
6. Eligible Housing Types
7. Residency Requirements
8. Application Review Process

Grant Amount

- Staff recommends structuring assistance as a one-time grant to maximize number of households served.
- Measure Q dedicated FTHB fund balance: approximately \$550,000
- Anticipated annual revenue: \$242,200

FTHB Program Grant Options

	Option 1	Option 2	Option 3
Grant Amount	\$25,000	\$30,000	\$35,000
Estimated Households Served with Current Balance	22	18	15

Council Direction Requested: Provide direction on a grant amount

Grant Amount – Potential Alternate Structure

- 0% interest loan, repayable at sale/transfer or refinance, subordination
- Would require additional administration for loan set up and monitoring
- Approximately \$6,000 per loan to administer with third-party contractor
- No additional staff capacity to administer loans. Part-time staff member at a minimum needed in addition to additional legal and finance staff time and resources.
- 0% interest loan would not keep pace with inflation
- Subordination may make recapture of funds more challenging
- Alternatively, could consider an interest rate or high loan amount

Council Direction Requested: Provide direction on a grant amount

Eligible Use of Grant Funds

- Applicants will be required to identify their intended use of funds and provide documentation prior to fund disbursement.

Proposed Eligible Use of Grant Funds

Eligible Expenses	Ineligible Expenses
<ul style="list-style-type: none">• Down payment assistance• Closing costs• Interest rate buy downs• Any similar expenses related to the financing aspect of the home purchase	<ul style="list-style-type: none">• Costs related to home renovations, improvements, and purchase of furniture or other household related items

Council Direction Requested: Provide directions on the eligible uses of grant funds.

- *Staff Recommendation: Approve the list of eligible expenses as described.*



Household Eligibility

- Measure Q Requirements (at least one)
 - Current Costa Mesa residents
 - Former residents who were raised in the City
 - Graduates of Newport-Mesa Unified School District
- First-Time Homebuyer (at least one)
 - Has never owned a home in California
 - Has not owned a home in California within the past three years
- Mortgage Pre-Approval
 - Obtain pre-approval for fixed rate mortgage loan
 - All cash purchases are not eligible.



Council Direction Requested: Eligibility Criteria

- *Staff Recommendation: Applicants are eligible if they meet Measure Q requirements, the definition of first-time homebuyer and obtain pre-approval for a fixed rate mortgage loan.*

Income Limit

- Measure Q does not impose income restrictions.
- Income limit options use U.S. Department of Housing and Urban Development 2026 Area Median Income.
- If income limit is desired, staff recommends setting a single income threshold regardless of household size.

FTHB Program Income Limit Options

	Option 1	Option 2	Option 3
Area Median Income	150% AMI	200% AMI	250% AMI
Annual Income	\$207,900	\$277,200	\$346,500

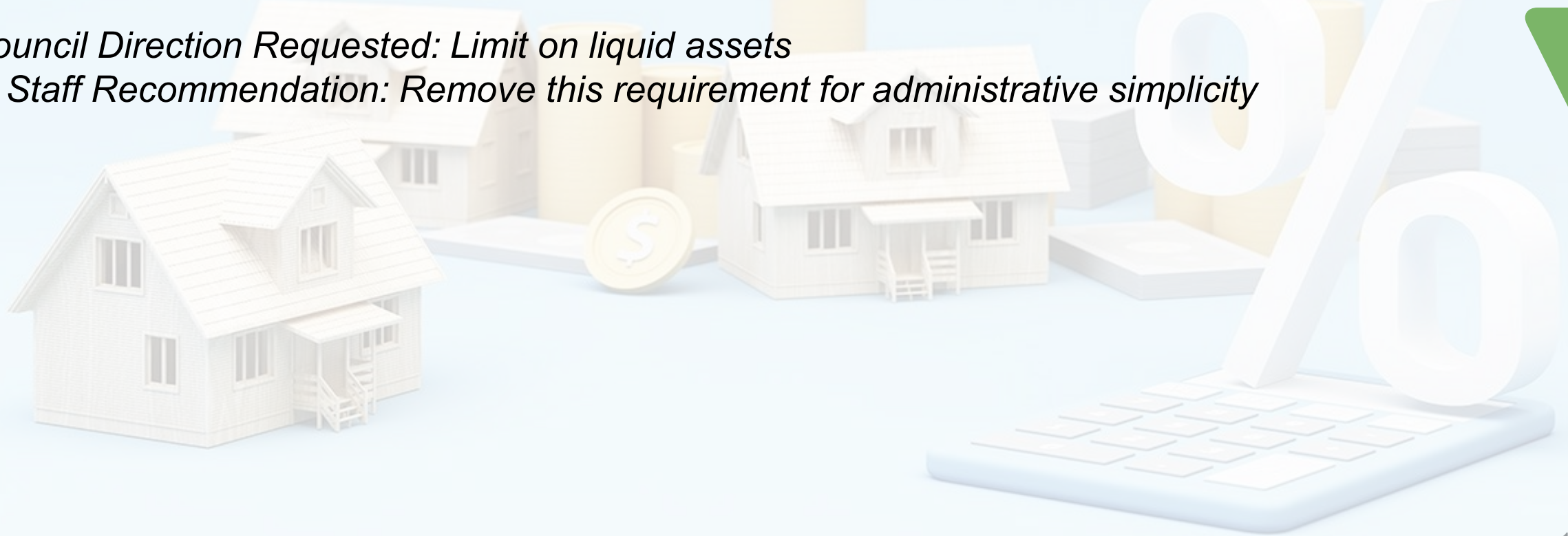
Council Direction Requested: Whether to adopt an income limit

Cash Assets

- Prior analysis recommended no more than \$100,000 in liquid assets remaining after the close of escrow.
- Verification of an applicants' liquid assets is an administrative challenge.

Council Direction Requested: Limit on liquid assets

- *Staff Recommendation: Remove this requirement for administrative simplicity*



Eligible Housing Types

- Purchased home must be located within the City of Costa Mesa.

Eligible Housing Types	Non-Eligible Housing Types
<ul style="list-style-type: none">• Single-family detached homes• Townhomes• Condominiums• Manufactured homes	<ul style="list-style-type: none">• Multi-unit properties (e.g. duplexes, triplexes)• Recreational vehicles (RVs)

Council Direction Requested: Eligible housing types

- *Staff Recommendation: Approve the eligible and non-eligible housing types in table*

Residency Requirement

- May require participants to occupy home as primary residence for minimum of five years
- Residency requirement helps ensure the program funds long-term homeownership



Council Direction Requested: Residency requirements

- *Staff Recommendation: Require a residency requirement for a minimum of five years*



Application Process

Recommendation:

- Application period open for 60 days (to open Fall 2026).
- All applications enter a lottery to select households for review.
- Pre-approved household have 12 months to secure and close on a home.
- Staff will maintain a waiting list if selected households cannot close within timeline.

Considered but rejected:

- Reviewing applications in the order received.

Council Direction Requested: Review applications using a randomized lottery

City Council Considerations

Core Program Element	Council Direction
1. Grant Amount	Option 1: \$25,000 Option 2: \$30,000 Option 3: \$35,000 Alternate loan structure
2. Eligible Uses of Grant Funds	Staff Recommendation: Approve eligible expenses <ul style="list-style-type: none"> • Eligible: down payment assistance, closing costs, interest rate buy downs, similar expenses related to the financing aspect of the home purchase • Ineligible: costs related to home renovations, improvements, furniture or other household related items
3. Household Eligibility	Staff Recommendation: Applicants eligible if they meet criteria <ul style="list-style-type: none"> • Measure Q Requirements: current Costa Mesa resident, former resident raised in the City, or graduate of NMUSD • FTHB: never owned a home in California or not owned a home in California within the past three years • Mortgage preapproval (no all-cash purchases)
4. Income Limit	Option 1: 150% (apprx \$207,900) Option 2: 200% (apprx \$277,200) Option 3: 250% (apprx \$346,500) Option 4: No AMI restrictions



City Council Considerations

Core Program Element	Council Direction
5. Cash Assets	Staff Recommendation: Remove this requirement
6. Eligible Housing Types	Staff Recommendation: Approve eligible and non-eligible housing types <ul style="list-style-type: none">• Eligible: Single-family detached home, townhomes, condominiums, manufactured homes• Ineligible: Multi-unit properties, recreational vehicles
7. Residency Requirements	Staff recommendation: occupy as primary residence for minimum of 5 years
8. Application Review Process	Staff recommendation: 60-day application window, randomized lottery, 12 month to purchase home, maintain wait list





Recommendation

Staff recommends that the City Council provide direction on a pilot First-Time Homebuyer (FTHB) Program utilizing the dedicated Measure Q revenue; provide direction on the core elements of the proposed program; and direct staff to return to the Council with an evaluation of the program following completion of the pilot period.



Council Direction

Core Program Element	Council Direction
1. Grant Amount	
2. Eligible Uses of Grant Funds	
3. Household Eligibility	
4. Income Limit	
5. Cash Assets	
6. Eligible Housing Types	
7. Residency Requirements	
8. Application Review Process	



Grant vs Loan Projections

		2026	2027	2028	2029	2030	Total Households
Measure Q fund balance		\$550,000	\$242,200	\$242,200	\$242,200	\$242,200	
Grant	\$30,000	18	8	8	8	8	50
Loan + servicing	\$36,000	15	6	5	5	5	36
Loan + servicing	\$81,000	6	2	2	2	2	14

- Loan Document Preparation and Servicing
 - Underwriting
 - Document prep
- Annual Monitoring (verifying occupancy, insurance, and property taxes)
- Document Retention

Fairview Road and Belfast Avenue Traffic Signal Project

City Council Meeting
June 16, 2026



Background

- In FY 2023-24 budget, Council adopted a new Capital Improvement Program (CIP) project to design and construct a new traffic signal at the intersection of Fairview Road and Belfast Avenue.
- The traffic signal will help facilitate controlled ingress and egress of Belfast Avenue.
- Preliminary design phase began in October 2024.
- Community outreach meeting held in March 2025.
- Final design phase began in October 2025.



Project Features

- Signal synchronization with Fairview Road corridor and intersection of Fairview Road and McCormack Lane.
- High-visibility crosswalk across Fairview Road.
- Raised concrete curb extension (bulb-out) to reduce pedestrian crossing distance and extension of northbound left-turn pocket
- Accessible curb ramps and pedestrian push buttons.
- Yellow retroreflective border backplates.
- Emergency Vehicle Preemption
- Intersection lighting.
- Countdown pedestrian signals.
- Leading Pedestrian Intervals.



Conceptual Rendering of Fairview/Belfast Traffic Signal

Belfast Avenue

- Residential street with 25 mph posted speed limit.
- Relatively high traffic volumes for residential street in the City (1,400 vehicles per day).
- Within focus area of Safe Route to School and provides direct access to Killybrooke Elementary.
- Project requires removal of one (1) parking space on north side of Belfast Avenue.
- Project includes planned speed humps on Belfast Avenue to minimize potential speeding on residential street and approaching the traffic signal.



Conceptual Rendering of Planned Speed Humps on Belfast Avenue

Fairview Road Signal Coordination

- Consultant and City Staff have analyzed the signal coordination and traffic flow between Fairview/Belfast and Fairview/McCormack.
- A simulation has been prepared to demonstrate planned traffic signal operations.



Project Information

Construction

- Bid Opening on May 4, 2026
- Seven bids were received
- Lowest Responsive Bidder:
Select Electric, Inc.
- Bid Amount: \$683,584
 - \$347,529 for the traffic signal
 - \$336,055 for associated civil work
- Completion: Spring 2027



Project Funding

- Contract Amount: \$ 751,943
(including contingency)
- Funding Source: Gas Tax, OCTA
Measure M2 Fair Share



Recommendation

- Adopt plans, specifications, and working details for the Fairview Road and Belfast Avenue Traffic Signal Project, City Project No. 26-03, and find the project categorically exempt from California Environmental Quality Act (CEQA).
- Reject the apparent low bid submitted by Elecnor Belco Electric, Inc., 14320 Albers Way, Chino, CA 91710 as non-responsive.
- Award a Public Works Agreement (PWA) for construction to the apparent second lowest bidder, Select Electric Inc., 1700 E. Via Burton, Anaheim, CA 92806, in the amount of \$683,584, and authorize a ten percent (10%) contingency in the amount of \$68,358.40.
- Authorize the City Manager and the City Clerk to execute the PWA and any future amendments to the agreements within Council authorized limits.



**AWARD OF PROFESSIONAL SERVICES
AGREEMENT FOR THE SENIOR
TRANSPORTATION PROGRAM**

**City Council Meeting
June 16, 2026**



Overview

1. Existing Senior Mobility Program
2. Senior Mobility Program (SMP) Analysis
3. Request for Proposal
4. Staff Recommendation: Service Model – Award of Contract

Background

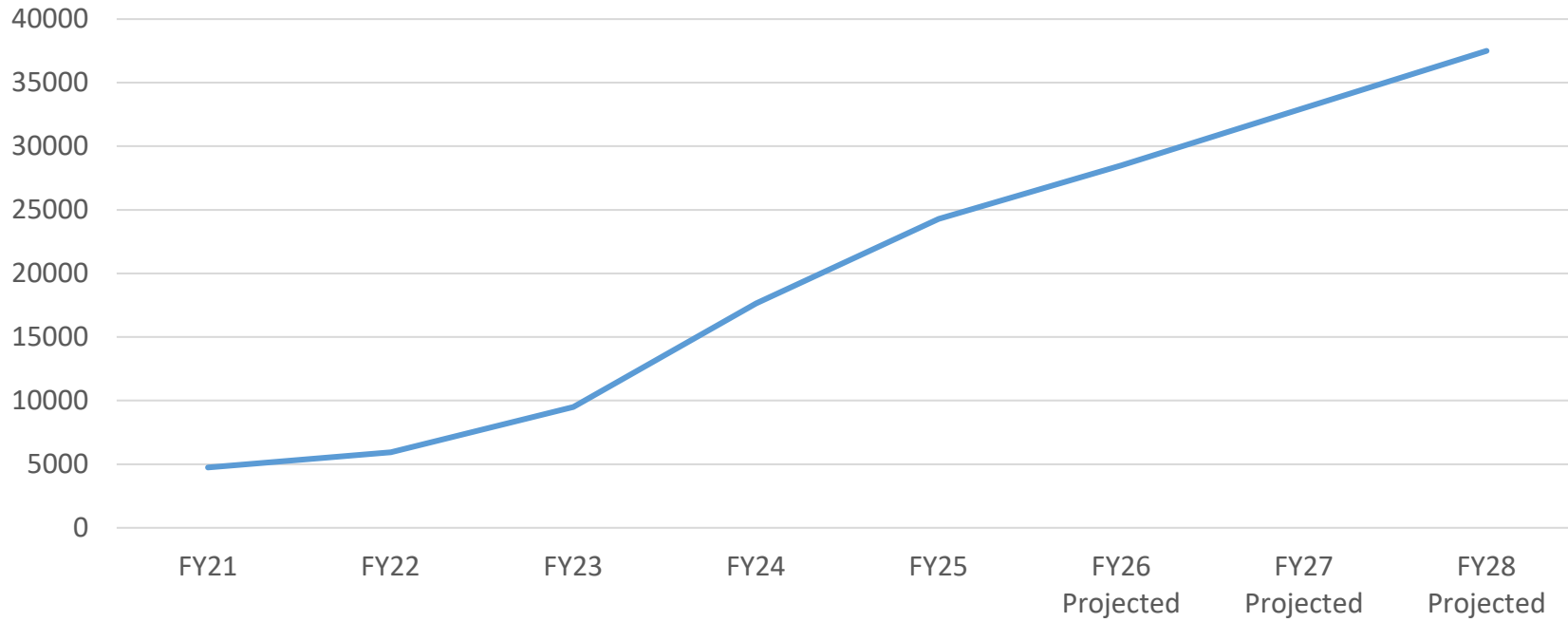
- 2011: Program started due to available M2 funding
 - 2011 to 2020 used a shuttle service model
- 2020: Emergency Services Agreement
 - Shuttle service provider became insolvent
 - Went to a door-to-door taxi model with Orange County Yellow
- Costa Mesa's Senior Transportation Program (STP) is divided into two (2) components:
 1. **Senior Mobility Program (SMP)**
 - Local trips within Costa Mesa
 2. **Medical Transportation Program (MTP)**
 - Non-emergency medical rides
 - Most of Northern Orange County and Long Beach VA Hospital

Current Program Overview

Contractor	Orange County Yellow
PSA Expires	June 30, 2026
Eligibility	60+ years old; Costa Mesa resident and Senior Center member
User Cost	All rides are free Monday – Friday 8:00 am to 4:00 pm
Reservation	Is required and must be booked at least 48 hours in advance
Limits	No limit on how many rides can be taken and destinations
City Cost	\$12.50 per ride and \$2.50 per mile

Growth Trends

Taxi Program Ridership

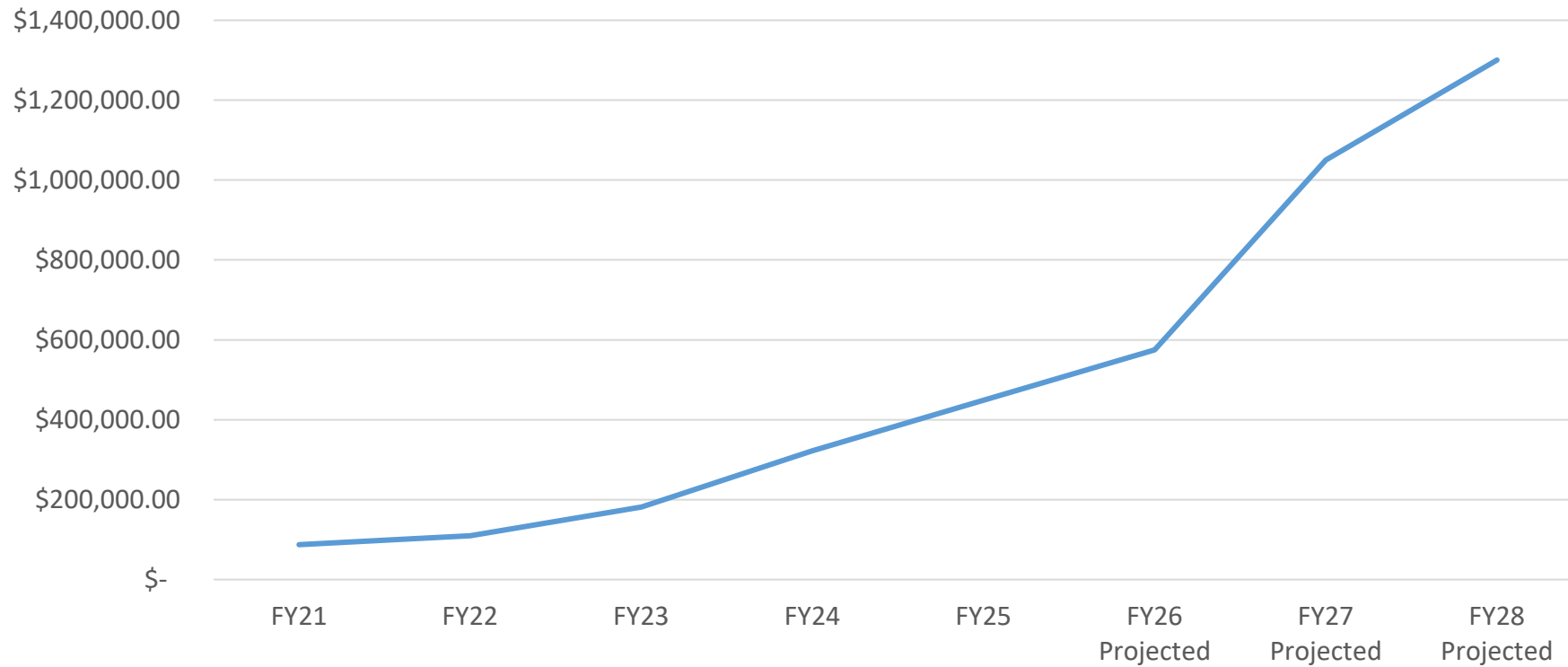


Rides Serviced

FY 2024-25	24,290
FY 2018-19	~7,000

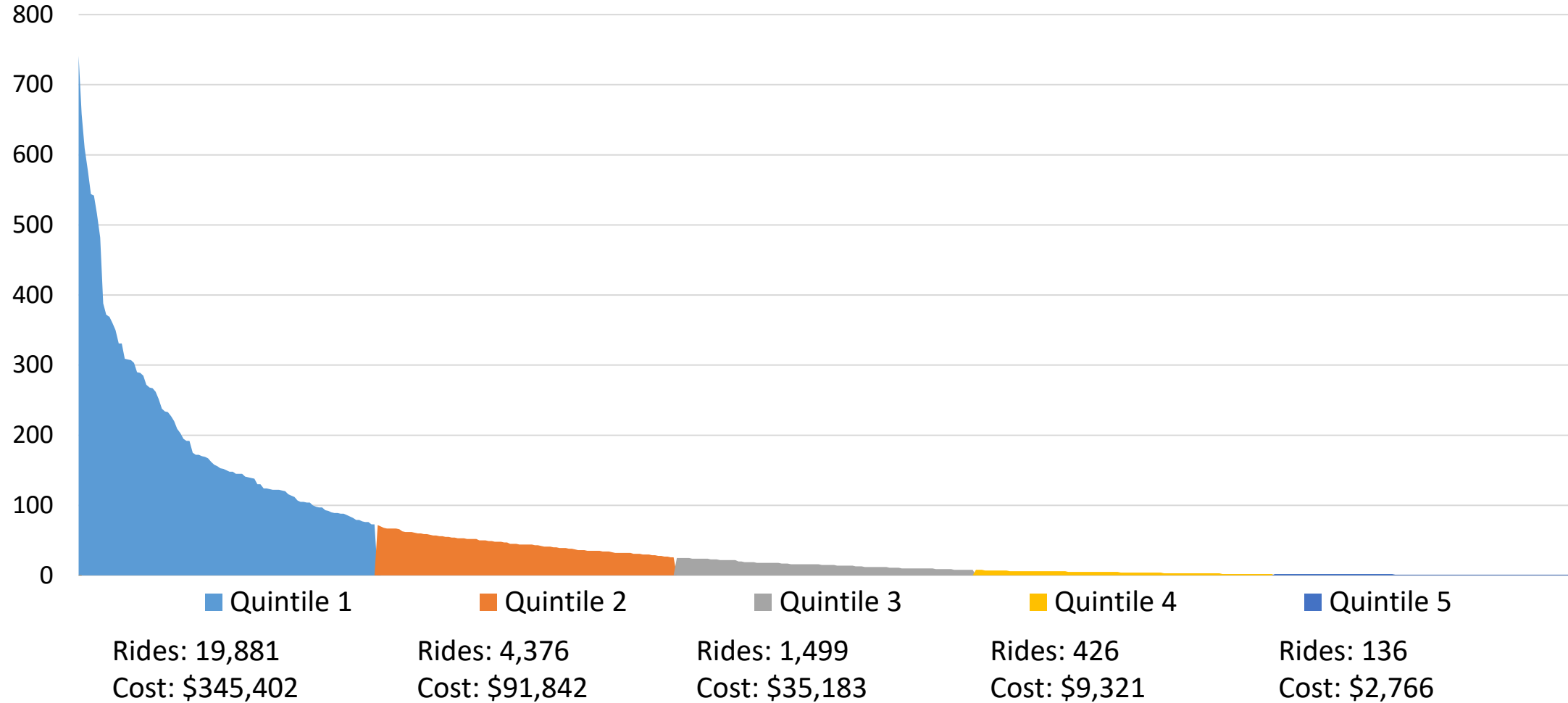
Growth Trends

Taxi Program Cost



Ridership Stats Oct 2024 – Sept 2025

Ridership by Quintile



FY 2026-27 Reliable Funding Sources



Funding Source	FY 2026-27
M2 Project U Funding	~\$130,525
M2 City Match	~\$32,631
Hoag Grant	\$50,000
Total Funding Available	\$213,156

Senior Mobility Program (Taxi Services)

- **Three (3) Q&A meeting at the Senior Center**
 - March 4, 5, 10, 2026
 - Meant to receive guidance on implementation of copays, boundaries, or ride limits
- Survey sent to all STP Participants
 - Regular Mail and E-Mail
- Priorities
 - Users prioritize medical rides
 - Average fee suggestions
 - Senior Mobility Program: \$3.56
 - Medical Transportation Program: \$6.12

Senior Mobility Program (Taxi Services) cont.

- PACS reviewed the Senior Transportation Program at its Commission meetings on:
 - February 12, 2026
 - March 12, 2026
- Additional In-Person Meetings
 - In-person follow up meetings with senior center members on:
 - May 18 & 28, 2026
 - June 3 & 11, 2026
- Present recommended model based on community and Commission feedback as presented to Council.

Request For Proposal

Scope of Services - Service provider must have the ability to flexibly implement the following control costs:

- Service Area
- Acceptance of Copays
- Limit Rides Per Month Per Person

Proposals Received

- Orange County Yellow
- Onward Health

RFP Results

Proposer	Points	Rank
OCY Management	1330	1 st
Onward Health	1075	2 nd

Proposal Fee Structures

Orange County Yellow

July 1, 2026 – June 30, 2029	
Non-medical rides in Costa Mesa	\$17.50 per ride
Medical rides	\$15.00 per ride and an additional \$3.00 per mile
July 1, 2029 – June 30, 2031	
Non-medical rides in Costa Mesa	\$19.50 per ride
Medical rides	\$16.00 per ride and an additional \$3.50 per mile

Onward Health

Beginning July 1, 2026	
Non-medical rides in Costa Mesa	\$36.00 per ride
Medical rides	\$36.00 per ride and an additional \$2.25 per mile after 5 miles
ADA Non-medical rides in Costa Mesa	\$65.00 per ride
ADA Medical rides	\$65.00 per ride and an additional \$2.25 per mile after 5 miles
Cancellations within 2 hours	\$15.00

Proposed Service Model

The PACS Commission and staff are recommending a service models that will:

1. Boundaries

- **Non-Medical Rides**

- **Current:** Anywhere within Costa Mesa
- **New:** No Change

- **Medical Rides**

- **Current:** Anywhere within Costa Mesa, Newport Beach, Huntington Beach, Santa Ana, Fountain Valley, Irvine, Anaheim, Orange, Tustin, Garden Grove, Westminster, City of Commerce, and the Long Beach VA Hospital.
- **New:** Garden Grove, Westminster, and Midway City removed. “Big Box” stores like CVS prohibited outside of Costa Mesa

2. Ride Limits

- **Current:** None
- **New:** 8 one-way rides per month per person

3. Copay

	Current Model	New Model
Non-Medical Rides	Free	\$3.00
Medical Rides	Free	\$5.00

Next Steps

Should Council approve staff recommendations:

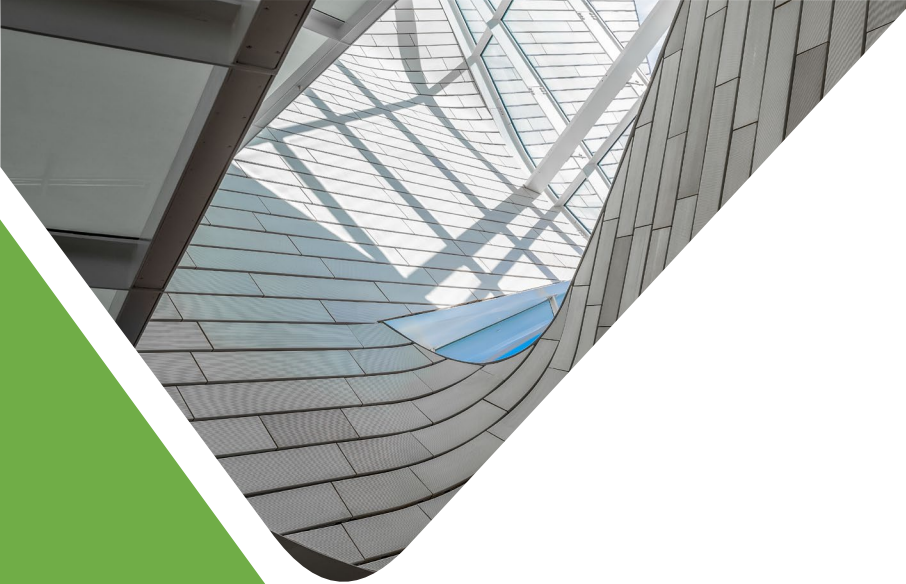
- Staff will conduct outreach and engagement
- Work with OCY to monitor program closely to ensure quality service and program fiscal sustainability
- Research future grant options



Recommendations

Staff recommends the City Council:

1. Award a Professional Services Agreement (PSA) for the Senior Transportation Program with Orange County Yellow Management LLC (OCY) (Attachment 1) at 520 West Dyer Road, Santa Ana, California, 92707 with an annual amount not to exceed \$200,000, for a period of three years effective July 1, 2026 - June 30, 2029; and
2. Authorize a ten (10%) percent contingency in the amount of \$20,000 for unforeseen costs; and
3. Authorize the City Manager to execute the PSA and future amendments for this agreement within City Council authorized limits.



Questions



AWARD OF PROFESSIONAL SERVICES AGREEMENT FOR THE ARTS AND CULTURE MASTER PLAN UPDATE

City Council Meeting
June 16, 2026



Background

- March 16, 2021- City Council approved the City of Costa Mesa's first Arts & Culture Master Plan which established a vision to reaffirm Costa Mesa's identity as a "City of the Arts".
- The 5-Year Master Plan has since resulted in several key initiatives and organizational achievements:
 1. First Arts Specialist staff position in 2022,
 2. Establishment of Arts Commission in 2022,
 3. Expansion of arts programming and grant opportunities,
 4. Development of public art initiatives, and
 5. Increased partnerships with regional arts organizations and local arts.
- Currently, in year 5 of the Master Plan and seeking to retain the services of a consultant for the update of the Arts & Culture Master Plan.

RFP Process

- September 4, 2025- the Arts Commission voted to approve a Scope of Work for an RFP to update the Arts and Culture Master Plan which included:
 - Assessing accomplishments and outcomes from the original plan
 - Recommending strategies and priorities for a new 5-to-10-year vision.
- October 27, 2025- the RFP was released for Arts and Culture Master Plan Update.
- Five (5) proposals were received, and interviews were conducted with the top four companies.
- Interviews were scored by panelists in the following categories:
 - Grasp of the project
 - Approach
 - Qualifications and experience
 - Communication
 - Quality of presentation



RFP Process

- Based on proposal and interview scores, it was determined that MIG is the most qualified and experienced vendor for the update.

Proposers	Proposal Scores	Interview Scores	Total
Moore, Iacofano, Goltsman, Inc.	1277.55	1425	2702.55
Designing Local	1315.00	940	2255.00
Dyson & Womack	1147.70	995	2142.70
Arts OC	1192.60	405	1897.60

Preferred Vendor

- MIG in partnership with Cultural Planning Group (CPG) & CVL Economics has the demonstrated experience which includes:
 - Proven arts and cultural planning expertise
 - Comprehensive, data-driven planning approach
 - Strong community engagement and multilingual outreach capabilities
 - Experience developing funding, governance, and implementation strategies
 - Successful municipal projects throughout California and nationally
 - Specialized expertise in public art, cultural policy, and economic impact analysis
- **Other City References**
 - Redmond
 - Grant Rapids
 - San Diego



Staff Recommendations

1. Award a Professional Services Agreement (PSA) to Moore, Iacofono, Goltsman (MIG) in an amount not to exceed \$132,655 to conduct an Arts and Culture Master Plan Update
2. Authorize a ten percent (10%) contingency in the amount of \$13,265 for unforeseen costs related to the project.
3. Authorize the City Manager and City Clerk to execute the PSA and future amendments to this agreement within Council authorized limits.