



REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY JANUARY 20, 2026 - MINUTES

CALL TO ORDER – The Closed Session meeting was called to order by Mayor Stephens at 4:08 p.m.

ROLL CALL

Present: Council Member Gameros, Council Member Pettis, Council Member Reynolds (Via Zoom Webinar), Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: Council Member Buley and Council Member Marr.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

- 1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - THREE CASES**
Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation.
- 2. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION – ONE CASE**
Pursuant to California Government Code Section 54956.9 (d)(4), Potential Litigation.
- 3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: Schaefer v. City of Costa Mesa
Orange County Superior Court Case No. 30-2022-01286737-CU-PO-CJC

City Council recessed at 4:10 p.m. for Closed Session.

Closed Session adjourned at 5:35 p.m.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:00 p.m.

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE – A video was played of the National Anthem and the Mayor led the Pledge of Allegiance.

MOMENT OF SOLEMN EXPRESSION – Led by Calvary Chapel Dave Manne, Pastor Emeritus.

ROLL CALL

Present: Council Member Gameros, Council Member Pettis, Council Member Marr (Arrived at 6:16 p.m.), Council Member Reynolds (Via Zoom Webinar, excused at 9:55 p.m.), Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: Council Member Buley.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action.

PRESENTATIONS:

City Council recognized Anne McEligot for her 40-Year volunteer service with AYSO.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Jan Hansen, Costa Mesa, expressed concerns on an unpermitted deck built by the next-door neighbor.

Reina Cuthill, spoke on Love Costa Mesa, and the Community Impact Program (CIT) transitional work program.

Terry Moore, Director of the Community Impact Program, spoke on the program.

Ian Stevenson, Costa Mesa, spoke on Love Costa Mesa, and thanked the City Council for their support of the programs and for their leadership.

Brooke Grey, Costa Mesa, thanked the City Council for the availability of community resources, and requested an accounting of how the donated monies were spent for the food services.

Eric Jimenez, Executive Director with Bright Youth, requested a new community center in the Shalimar Park community.

Speaker, requested an accounting of the monies provided in the Legal Defense Fund, and requested to update the website with additional information.

Natalie Foley, spoke on the availability of immigrant resources and updating the information on the City website.

Speaker, spoke on the No Vigilantes Act, and requested FOIA requests for immigration enforcement data.

Speaker, spoke on the work of Bright Youth, and in support of a new community center in the Shalimar Park area.

Speaker, spoke on the Peace and Freedom party and against ICE.

Margo Farris, Costa Mesa, spoke on problems at the Costa Mesa Tennis Center.

Chris Nelson, Costa Mesa, spoke on providing resources to the immigrant community.

Roberto Herrera, Resilience Orange County, spoke on issues associated with enforcement and spoke on providing resources to the immigrant community.

Cynthia McDonald, Costa Mesa, spoke on resident participation, transparency, and an ethics policy.

Priscilla Baltezar, Costa Mesa, thanked the City Council for immigrant resources.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Gameros spoke on the Police Department acting in honor and respect and spoke against ICE.

Council Member Marr spoke on speaking at the Black Chamber of Commerce event and on Martin Luther King Jr., and for 2026 focusing on housing, rights for the immigrant community, and funding for the infrastructure.

Council Member Reynolds expressed gratitude for staff and the community for their support to the community, and requested an update from staff on how those in need can access food resources.

Council Member Pettis spoke on participating in the process of local government, spoke on the budget and focusing on infrastructure, spoke on attending the groundbreaking for Brentwood Park, attending the Safe Routes to School event, recognized Sergio Escobar for his support, and spoke on Love Costa Mesa.

Mayor Pro Tem Chavez provided comments from Juano Trejo for public comment thanking staff for their work in the community, spoke on the need for the community to feel safe, spoke against ICE, spoke in support of a Shalimar community center, stated staff is working on the tennis center issues, spoke on the groundbreaking at Brentwood Park, and spoke in support of parks, and thanked Chief Stefano for his service to the city and community.

Mayor Stephens spoke on appointing Cecilia Gallardo-Daly as City Manager, spoke on the Snoopy House event, spoke on attending the Synth Beer ribbon cutting, attending the Early Bird Breakfast Burritos ribbon cutting, spoke on attending the Costa Mesa United Golf Tournament, spoke on attending the upcoming mayors conference with City Manager Gallardo-Daly, spoke on attending the Police Department promotion ceremony, spoke on a decrease in crime and the Police Department being fully funded, spoke in memory of Joe Weber and former Police Chief Roger Neth and praised Chief Stefano and thanked him for his service to the community.

REPORT – CITY MANAGER – Ms. Gallardo Daly reported on the Brentwood Park ribbon cutting, spoke on Lets Talk Costa Mesa on social media, a Community bike skills workshop on January 24th, and the City is currently recruiting for the firefighters position.

REPORT – CITY ATTORNEY – Ms. Hall Barlow spoke on the defense agreements for immigration services and the \$200,000 allocated, the two providers are actively providing services, information will be posted on the website, and spoke on the tennis center issues and that staff is working on a solution.

CONSENT CALENDAR

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Approve the Consent Calendar.

The motion carried by the following roll call vote:

Ayes: Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: Council Member Buley.

Abstain: Council Member Gameros recused himself on item 3 the Warrant Resolution due to his wife working for Priceless Pet Rescue.

Motion carried: 6-0

1. PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS

ACTION:

City Council and Housing Authority approved the reading by title only and waived further reading of Ordinances and Resolutions.

2. READING FOLDER

ACTION:

City Council received and filed Claims received by the City Clerk and authorized staff to reject any and all Claims: Thomas Devlin, Magdy Elias, Lori Ann Farrell Harrison, Silvestra Rojas Lara, Rose Michelson, Elizabeth Nelson, Jeffrey Standel, Melody Waterman.

3. ADOPTION OF WARRANT RESOLUTION

ACTION:

City Council approved Warrant Resolution No. 2746.

4. MINUTES

ACTION:

City Council approved the minutes of the regular meetings of November 4, 2025, November 18, 2025, and December 2, 2025.

5. ACCEPTANCE OF THE COSTA MESA POLICE DEPARTMENT FLOOR REPLACEMENT PROJECT, CITY PROJECT NO. 24-05

ACTION:

1. City Council accepted the work performed by Interior Resources, Inc., dba Commercial Interior Resources, Inc. (CIR) for the Costa Mesa Police Department Floor Replacement Project, City Project No. 24-05, and authorize the City Clerk to file the Notice of Completion.
2. Authorized 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.

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

PUBLIC HEARINGS:

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

1. INTRODUCTION AND FIRST READING BY TITLE ONLY OF AN ORDINANCE AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE TO ALLOW FOR MINISTERIAL APPROVAL OF TWO-UNIT SMALL LOT ORDINANCE PROJECTS (PCTY-25-0007) AND ADOPTION OF ASSOCIATED FEES

Presentation by Mr. Yeager, Senior Planner.

Public Comments:

Speaker, spoke in opposition of the item.

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Marr

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Gameros, Council Member Marr, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: Council Member Pettis.

Absent: Council Member Buley.

Abstain: None.

Motion carried: 5-1-1

ACTION:

1. City Council found that the project is Exempt from the California Environmental Quality Act (CEQA), Section 15061(b)(3) ("General Rule") based on the findings and conclusions in the staff report.

2. City Council adopted the revisions to Title 13 of the Costa Mesa Municipal Code (Zoning Code) to allow for ministerial approval of two-unit Small Lot Ordinance (SLO) projects. Introduce for first reading, by title only, Ordinance No. 2026-01 approving Code Amendment PCTY-25-0007, amending the Zoning Code sections pertaining to two-unit SLO projects; and
3. City Council adopted Resolution No. 2026-01 establishing a fee for two-unit ministerial SLO projects and reaffirming the same fee for Urban Lot Split projects.

City Council recessed into a break at 7:44 p.m.

City Council reconvened at 8:01 p.m.

2. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, REQUIRING STAFFING AT SELF-SERVICE CHECKOUT STATIONS

Presentation by Mr. Barkman, Government Affairs Manager and Mr. Inloes, Economic Development Administrator.

Public Comments:

Derek Smith, Political Director for UFCW Local 324, spoke in support of the ordinance.

David Haithcock, President and CEO of the Costa Mesa Chamber of Commerce, spoke in opposition of the ordinance as written.

Speaker, works at Vons, spoke in support of the ordinance.

David Luney, District Director for Sprouts in Orange County, spoke in opposition of the ordinance

Brian Baxley, CVS, Ralph, and Albertsons union representative, spoke in support of the ordinance.

Bill Brewer, Sprouts Farmers Market, spoke in opposition of the ordinance.

Speaker, spoke in support of the ordinance.

Lily, Store Manager at the Sprouts in Costa Mesa, spoke in opposition to the ordinance.

Victor Romero spoke in support of the ordinance.

Speaker, spoke in opposition of the ordinance.

Tom Moreno, Albertsons, spoke in support of the ordinance.

Speaker, Ralphs, spoke in opposition of the ordinance.

Matt Walters, Costa Mesa, spoke in support of the ordinance.

Speaker, spoke in opposition of the ordinance.

Speaker, spoke in support of the ordinance.

Speaker, Asset Protection for Albertsons stores, spoke in opposition to the ordinance.

Carlos Camacho, Chief of Staff for the Orange County Labor Federation, spoke in support of the ordinance.

Dan Graves, Vons Manager, spoke in opposition of the ordinance.

Speaker, spoke in support of the ordinance.

John, Store Director at Vons on Harbor Blvd, spoke in opposition of the ordinance.

Matt Bell, President of UFCW Local 324, spoke in support of the ordinance.

TJ Burkle, Government Relations for Ralphs, spoke in opposition of the ordinance.

Courtney Carranza, Director of Public and Government Affairs for Albertsons, Vons, and Pavilions, spoke in opposition of the ordinance.

Tim James, California Grocers Association, spoke in opposition of the ordinance.

Sue Lester, Costa Mesa, spoke in opposition of the ordinance.

Speaker, spoke in opposition of the ordinance.

Ryan Allain, Director of Government Affairs with the California Retailers Association, spoke in opposition of the ordinance,

Cynthia McDonald, Costa Mesa, spoke on self-checkouts and a preference to shop at farmers markets.

MOVED/SECOND: Council Member Gameros/Council Member Marr

MOTION: Adopt Long Beach's version of the ordinance with the following changes:

- Change the cure to 30 days.
- Bring back for Council review in one year.
- The ordinance applies to all stores, no exceptions.

Council Member Marr requested the following amendments:

- Include the 85,000 square foot language.
- Notice to store management in addition to corporate.

Council Member Gameros agreed to the changes and amended his original motion to change the cure to 7 days.

MOVED/SECOND: Council Member Gameros/Council Member Marr

MOTION: Adopt Long Beach's version of the ordinance with the following changes:

- Bring back for Council review in one year.
- The ordinance applies to all stores, no exceptions.
- Include the 85,000 square foot language.
- Notice to store management in addition to corporate.

The motion carried by the following roll call vote:

Ayes: Council Member Gameros, Council Member Marr, and Mayor Pro Tem Chavez.

Nays: Council Member Pettis and Mayor Stephens.

Absent: Council Member Buley and Council Member Reynolds.

Abstain: None.

Motion carried: 3-2-2

ACTION:

1. City Council received public comment and considered the draft ordinance.
2. Introduced and gave first reading, waiving further reading, to Ordinance No. 2026-02 Adding Article 7 of Chapter II of Title 9 to the Costa Mesa Municipal Code relating to Grocery and Drug Store Staffing Standards for Self-Service Checkout Stations.

OLD BUSINESS: NONE.

NEW BUSINESS:

1. **AWARD OF THE SHALIMAR PARK IMPROVEMENT PROJECT, CITY PROJECT NO. 25-06, AND FINDING OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION**

Presentation by Mr. Yang, City Engineer.

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Marr

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Gameros, Council Member Marr, Council Member Pettis, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: Council Member Buley and Council Member Reynolds.

Abstain: None.

Motion carried: 5-0

ACTION:

1. City Council made a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA Guidelines section 15301.
2. Adopted plans, specifications, and working details for the Shalimar Park Improvement Project, City Project No. 25-06.
3. Rejected the apparent low bid submitted by ACC & Engineering, LLC (ACC), 1130 North Kraemer Boulevard # I, Anaheim, California 92806 as non-responsive.
4. Rejected the bid submitted by Earthscapes Landscape, Inc., 603 South Milliken Avenue, Unit J, Ontario, California 91761 as non-responsive.
5. Awarded a Public Works Agreement (PWA) for construction to the second lowest bidder, Micon Construction, Inc., 1616 Sierra Madre Circle, Placentia, California 92870 in the amount of \$1,296,650 and authorized a ten percent (10%) contingency in the amount of \$129,665 for unforeseen costs related to this project.
6. Authorized the City Manager and the City Clerk to execute the PWA with Micon Construction, Inc., and future amendments to the agreement within Council authorized limits.

3. APPROPRIATION OF OPIOID SETTLEMENT FUNDS

Presentation by Mr. Robbins, Neighborhood Improvement Manager.

Public Comments: None.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Gameros, Council Member Marr, Council Member Pettis, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: Council Member Buley and Council Member Reynolds.

Abstain: None.

Motion carried: 5-0

ACTION:

City Council authorized the appropriation of past and future Opioid Settlement Funds to subsidize eligible expenses including legal fees and opioid remediation services for people experiencing homelessness.

4. **URBAN PLAN MASTER PLAN SCREENING REQUEST (PSCR-25-0001) FOR A PROPOSED 34 UNIT LIVE/WORK AND RESIDENTIAL LOFT DEVELOPMENT ON A 1.4 ACRE SITE WITHIN THE MESA WEST BLUFFS URBAN PLAN LOCATED AT 1626 PLACENTIA AVENUE**

Presentation by Mr. Yeager, Senior Planner.

Public Comments: None.

ACTION:

City Council discussed the screening application and provided feedback.

5. **COMPENSATION, CLASSIFICATION AND STAFFING UPDATES AND ADOPTION OF THE MEMORANDUM OF UNDERSTANDING (MOU) AND SALARY RESOLUTIONS BETWEEN THE CITY OF COSTA MESA (CITY) AND THE COSTA MESA CITY EMPLOYEES ASSOCIATION (CMCEA), COSTA MESA DIVISION MANAGERS ASSOCIATION (CMDMA), CONFIDENTIAL MANAGEMENT UNIT, CONFIDENTIAL UNIT, EXECUTIVE EMPLOYEES, PART TIME EMPLOYEES AND POLICE RECRUITS**

Presentation by Ms. Lee, Human Resources Manager.

Public Comments: None.

MOVED/SECOND: Council Member Marr/Mayor Pro Tem Chavez

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Gameros, Council Member Marr, Council Member Pettis, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: Council Member Buley and Council Member Reynolds.

Abstain: None.

Motion carried: 5-0

ACTION:

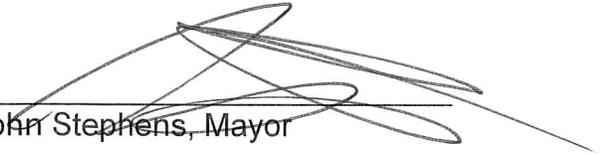
1. City Council approved and adopted the Memorandum of Understanding between the City of Costa Mesa and CMCEA.
2. Approved and adopted Resolutions No. 2026-02 establishing the Senior Community Services Specialist, Lead Community Services Specialist, Senior Property and Evidence Specialist, Senior Civilian Investigator and Fairview Park Senior Maintenance Technician classifications and revising pay ranges for Community Outreach Supervisor.

3. Approved and adopted Resolution No. 2026-03 revising pay ranges for Neighborhood Improvement Manager, Recreation Manager, Public Affairs Manager, Assistant Development Services Director and renaming the Community Improvement Manager, Planning and Sustainable Development Manager and Telecommunications Manager classifications and updating benefits information for the CMDMA.
4. Approved and adopted Resolution No. 2026-04 updating benefits information for the Confidential Management Unit.
5. Approved and adopted Resolution No. 2026-05 revising benefits information for the Confidential Unit.
6. Approved and adopted Resolution No. 2026-06 revising pay ranges for City Manager, Police Chief, Fire Chief, Deputy Police Chief and Assistant Fire Chief and benefits information for Executive Employees.
7. Approved and adopted Resolution No. 2026-07 revising pay ranges for Video Production Aide and Reserve Public Safety Dispatcher and updating benefits information for Part Time employees.
8. Approved and adopted Resolution No. 2026-08 revising pay ranges for Police Recruits.
9. Authorized and approved staffing for the following full-time position: Office Specialist II (Confidential) in the City Clerk's Division of the City Manager's Department.
10. Authorized the City Manager and members of the City's Negotiation Team to execute the MOU.

ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS – NONE.

ADJOURNMENT – Mayor Stephens adjourned the meeting at 10:50 p.m. in honor and memory of Joe Weber and Roger Neth.

Minutes adopted on this 3rd day of February, 2026.



John Stephens, Mayor

ATTEST:



Brenda Green, City Clerk