REGULAR CITY COUNCIL AND HOUSING AUTHORITY
FEBRUARY 17, 2026 - MINUTES

CALL TO ORDER – The Closed Session meeting was called to order by Mayor Stephens at 4:02 p.m.

ROLL CALL

Present: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds (Arrived at 4:04 p.m.), Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

PUBLIC COMMENTS

Dennis D'Alessio spoke about reaching a settlement in his cases with the City.

CLOSED SESSION ITEMS:

1. Public Employment, Workers' Compensation Claim
Pursuant to California Government Code Section 54956.9 (b)(1)
WCAB NO. ADJ20001620

2. Public Employment, Workers' Compensation Claim
Pursuant to California Government Code Section 54956.9 (b)(1)
WCAB NO. ADJ20046157

3. Public Employment, Workers' Compensation Claim
Pursuant to California Government Code Section 54956.9 (b)(1)
WCAB NO. ADJ18312550

4. Public Employment, Workers' Compensation Claim
Pursuant to California Government Code Section 54956.9 (b)(1)
WCAB NO. ADJ18493767

5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - ONE CASE
Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation.

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6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Pursuant to California Government Code Section 54956.8
APN: 424-211-01; Property: 695 W. 19th Street, Costa Mesa, CA 92627
Agency Negotiators: Cecilia Gallardo-Daly, City Manager
Negotiating Parties: Jamboree Housing
Under Negotiation: Price and Terms of Payment

7. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: Maxine Oshiro v. City of Costa Mesa, et al.
Orange County Superior Court Case No. 30-2022-01285097-CU-PA-CJC

8. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: City of Costa Mesa; People of State of Cal. v. D'Alessio Investments LLC, et al.
440 Fair Dr. and 1779 Newport Blvd.
Orange County Superior Court Case No. 30-2020-01170520

9. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: D'Alessio Investments LLC v. City of Costa Mesa
Orange County Superior Court Case No. 30-2020-01132646

10. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: D'Alessio v. City of Costa Mesa, et al.,
United States District Court, Central District of CA, Case No. 8:25-cv-00679-DOC-DFM

11. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: City of Costa Mesa v. D'Alessio; 1963 Wallace Ave.
Orange County Superior Court Case No. 30 2020 01133479

City Council recessed at 4:07 p.m. for Closed Session.

Closed Session adjourned at 5:52 p.m.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:05 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 Buley, Council Member Gameros, Council Member Marr (excused at 7:37 p.m.), Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action.

PRESENTATIONS: NONE.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Speaker, spoke against Flock Cameras and requested they be removed.

Brooke Grey thanked City Council and staff for their work on inclusivity in the city, for including Know Your Rights information at bus shelters, for updating the website, spoke against ICE, and against Flock Cameras.

Speaker, thanked the city for their efforts to support the immigrant community and spoke against Flock Cameras

Speaker, thanked City Council for sharing Know Your Rights information, thanked Police Chief LaPointe for filing the FOIA requests with DHS, spoke on holding federal agents accountable, and spoke on enforcing the No Vigilantes Act.

Speaker, spoke against Flock Cameras

Speaker, spoke against Flock Cameras.

Juano Trejo, thanked Council Member Reynolds for providing food to families in need, thanked City Council for their efforts during difficult times and the money designated to help families, requested a registry on the number of people detained in Costa Mesa, and thanked the Police Department for being present in the community.

Anne Stenton, Costa Mesa, thanked City Council for their efforts to support immigrants, encouraged the city to submit FOIA requests, and spoke against Flock Cameras.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Reynolds thanked staff for their work to receive donations and facilitating assistance out to community organizations, thanked the Police Department for their report to the Active Transportation Committee on collision data, reported on attending the annual foundation gala for the Orange County Soccer Club and is interested in a partnership for a Costa Mesa night, spoke on a conversation with various property owners and Measure K locations and wanting to understand more of the process, spoke on Flock Cameras and controls, asked for an audit and if there is a risk of data breach, spoke on an event on February 18th at 6:00 p.m. in Costa Mesa for residents to get involved in community volunteering, reported that Orange County Rapid Response has statistics on those being detained, and requested to adjourn the meeting in honor and memory of Kathleen Andrews.

Council Member Pettis spoke on small businesses and on Housing and Community Development, requested more focus on community engagement and communications, spoke on watching the commission meetings, spoke on the Arts Commissions budgetary concerns and requests, and thanked the public for their participation in the government process.

Council Member Buley thanked Finance Director Molina and City Manager Gallardo-Daly for information on the budget and requested drafts of the budget be provided to the Finance and Pension Advisory Committee, attended the District meeting and addressed e-bike concerns, spoke on proposed state legislation on e-bikes for a registration process, thanked staff for helping a small business owner navigating Tessa, thanked Parks and Community Services Director Mr. Gruner and his department for handling residents concerns at Moon Park, and spoke on attending a Costa Mesa United Committee event.

Council Member Gameros thanked the community for expressing concerns on safety, spoke in support of the Costa Mesa Police Department and Fire Department, spoke on the Flock Camera systems, spoke on housing affordability in the community, spoke on the status of the Costa Mesa Tennis Center and thanked Parks and Community Services Director Mr. Gruner for staffing the tennis center, and indicated that Adam Ereth with the Someone Cares Soup Kitchen has food boxes ready for distribution.

Council Member Marr spoke on Flock cameras and requested staff to look at settings, expressed condolences to the family and friends of Kathleen Andrews, and spoke against ICE.

Mayor Pro Tem Chavez wish everyone a Happy Lunar New Year, Ramadan, and Lent, spoke on attending the groundbreaking for Ketchum Libolt Park, spoke on attending an Estancia High School club meeting to speak to students on the Costa Mesa Police Department and how they are not working with ICE, spoke on Flock Cameras and requested a report from the Police Department, spoke against the school district proposed banning of e-bikes, spoke on the City of Irvine's policy on e-bikes, spoke in memory of Kathleen Andrews, and requested to also adjourn the meeting in honor of Deputy Police Chief Chamness' father who recently passed away.

Mayor Stephens spoke on the Ketchum Libolt groundbreaking, spoke on attending a ribbon cutting for "Changes", spoke on Flock cameras and indicated they are successful for crime fighting and requested staff to analyze, wished everyone a Happy Mardi Gras, Lent, and Lunar New Year, spoke in memory of Kathleen Andrews and Bruce Chamness and adjourning the meeting in their honor.

REPORT – CITY MANAGER – Ms. Gallardo-Daly reported that on February 24th at 6:00 p.m. the Fire Marshal will kick-off the CERT program, spoke on the Neighborhoods Where We All Belong upcoming community workshops, spoke on the Tennis Center is temporarily being run by Agape Tennis Academy, stated Earth Day and Arbor Day festivals are on April 18th, February 17th is Lunar New Year, and spoke on state legislation SB 100 regarding law enforcement wearing masks.

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REPORT – CITY ATTORNEY – Ms. Hall Barlow reported that the City Attorney's Office submitted a FOIA request last August to Department of Homeland Security for records related to immigration enforcement actions, and the response did not provide specific information on incidents, spoke on contacting Congressman Min and that specific information could not be released due to federal privacy laws, stated that interested family members should submit requests as they are more likely to receive a better response, and that the City Attorney's office refigured and resubmitted another request.

CONSENT CALENDAR

MOVED/SECOND: Mayor Pro Tem Chavez/Mayor Stephens
MOTION: Approve the Consent Calendar.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: None.
Abstain: Council Member Gameros recused himself on item 3 the Warrant Resolution due to his wife working for Priceless Pet Rescue.
Motion carried: 7-0

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: Alissa Aguayo, Fouad Malley, Debra Von Trapp.

3. ADOPTION OF WARRANT RESOLUTION

ACTION:
City Council approved Warrant Resolution No. 2748.

4. MINUTES

ACTION:
City Council approved the minutes of the regular meeting of February 3, 2026.

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5. AUTHORIZE PURCHASE ORDER WITH BOUND TREE MEDICAL, LLC FOR THE PURCHASE OF SMALL DOLLAR EMERGENCY MEDICAL SUPPLIES THAT CUMULATIVELY EXCEED $100,000 THROUGH THE EXTENDED TERM OF THE COOPERATIVE AGREEMENT

ACTION:
City Council authorized the City Manager to execute a purchase order with Bound Tree Medical within the Fire & Rescue Department's FY 2025-26 operating budget for various small dollar commodity purchases, which collectively exceed $100,000, under the new cooperative agreement, Charles County, Maryland Medical Supplies Contract 22-42.

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

PUBLIC HEARINGS: NONE.
(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

OLD BUSINESS:

1. ADOPT 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.

Public Comments:

Andrew Barnes, Costa Mesa, spoke against the ordinance.

Wendy Leece, Costa Mesa, spoke against the ordinance.

MOVED/SECOND: Council Member Marr/Council Member Reynolds
MOTION: Approve staff recommendation.

Council Member Pettis spoke in opposition of the item due to a potential loss of sales tax.

Council Member Buley spoke in opposition of the item due to concerns with complying with labor laws and the perception of making it difficult for businesses to operate in Costa Mesa.

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MOVED/SECOND: Council Member Marr/Council Member Reynolds
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 Buley and Council Member Pettis.
Absent: None.
Abstain: None.
Motion carried: 5-2

ACTION:
City Council Adopted 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 and directed staff to return to City Council with a report on implementation and outcomes in one year.

NEW BUSINESS:

1. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH BRACKEN'S KITCHEN FOR KITCHEN OPERATIONS AT THE BRIDGE SHELTER

Presentation by Mr. Robbins, Neighborhood Improvement Manager.

Public Comments:

Mr. Bracken agreed to a three (3) year contract with two (2) one (1) year extensions.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez
MOTION: Approve staff recommendation.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Marr.
Abstain: None.
Motion carried: 6-0

ACTION:
1. City Council approved a Professional Services Agreement (PSA) with Bracken's Kitchen for Kitchen Operations at the Costa Mesa Bridge Shelter in an amount not to exceed $492,750 annually for a term of five (5) years from April 19, 2025 to April 18, 2030.

2. Authorized the City Manager and the City Clerk to execute the agreement and any future amendments to the agreement.

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2. CITY OF COSTA MESA'S URBAN CANOPY AND LAND ASSESSMENT

Presentation by Mr. Ryan, Maintenance Services Manager.

Public Comments:

Speaker, spoke on a map indicating where more trees are needed and spoke on eliminating pavement and finding more places to plant trees.

Andrew Barnes, Costa Mesa, spoke on a canopy that creates shade, the need to have options for replanting trees, and spoke on the importance of maintenance of trees.

Cynthia McDonald, Costa Mesa, spoke on the value of trees.

MOVED/SECOND: Council Member Reynolds
MOTION: Bring back to City Council by April 21st a proposal or range of proposals to grow the tree canopy, including current costs for a tree program, what it would take to grow the canopy by 5% and increase to 20 or 30% in residential neighborhoods, include budget requirements for the potential targets, include grant opportunities or partnering opportunities, strategies to encourage planting on private lots, strategies for growth in areas marked as unsuitable when they are residential areas or pedestrian priority areas, and a potential policy to support growth and management of the urban forest.

Mayor Stephens noted the deadline of April 21st may not work.

Discussion ensued on the process and timelines.

MOVED/SECOND: Council Member Reynolds/Mayor Stephens
MOTION: Bring back to City Council by April 21st additional information on the City's existing tree program activities and expenses, with potential recommendations for expanding the tree program.
The motion carried by the following roll call vote:
Ayes: Council Member Gameros, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: Council Member Buley.
Absent: Council Member Marr.
Abstain: None.
Motion carried: 5-1

ACTION:
City Council reviewed and provided feedback to staff to bring back to City Council by April 21st additional information on the City's existing tree program activities and expenses, with potential recommendations for expanding the tree program.

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3. TRAINING REQUIREMENTS FOR ELECTED AND APPOINTED OFFICIALS

Presentation by Ms. Hall Barlow, City Attorney.

Public Comments: None.

MOVED/SECOND: Mayor Stephens/Council Member Gameros
MOTION: Approve staff recommendation.
The motion carried by the following roll call vote:
Ayes: Council Member Buley, Council Member Gameros, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.
Nays: None.
Absent: Council Member Marr.
Abstain: None.
Motion carried: 6-0

ACTION:
City Council received and filed a report on updated Training Requirements for Elected and Appointed Officials.

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

ADJOURNMENT – Mayor Stephens adjourned the meeting at 9:04 p.m. in honor and memory of Kathleen Andrews and Bruce Chamness.

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

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John Stephens, Mayor

ATTEST:

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Brenda Green, City Clerk

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