



REGULAR CITY COUNCIL AND HOUSING AUTHORITY MAY 20, 2025 - SPECIAL CLOSED SESSION - MINUTES

CALL TO ORDER – The Special Closed Session meeting was called to order by Mayor Stephens at 3:00 p.m.

ROLL CALL

Present: Council Member Buley, Council Member Gameros (arrived at 4:20 p.m.), Council Member Marr, Council Member Pettis, Council Member Reynolds (arrived at 4:20 p.m., Via Zoom Webinar), Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)

Name of Case: Ohio House, LLC v. City of Costa Mesa, USDC, Central District of CA, Case No. 8:19 cv 01710 DOC (KESx)

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)

Name of Case: City of Costa Mesa v. Ohio House, LLC, a California limited liability corporation; Richard Perlin, Nancy Perlin, Dolores Perlin, and Brandon Stump as individuals, Orange County Superior Court Case No. 30-2018-01006173-CU-OR-NJC

3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)

Name of Case: Insight Psychology and Addiction, Inc. v. City of Costa Mesa, U.S. District Court, Central District of California, Case No. 8:20 cv 00504 JVS JDE

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8

APN: 424-051-23; Property: 778 Shalimar Drive, Costa Mesa, CA 92627

Agency Negotiators: Cecilia Gallardo-Daly, Assistant City Manager

Negotiating Parties: Dominic Bulone

Under Negotiation: Price and Terms of Payment

- 5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
Pursuant to California Government Code Section 54956.8
Fairview Developmental Center; APN: 420-012-16
Property: 2501 Harbor Blvd., Costa Mesa, CA 92626
Agency Negotiators: Cecilia Gallardo-Daly, Assistant City Manager
Negotiating Parties: State of California
Under Negotiation: Price and Terms of Payment
- 6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
Pursuant to California Government Code Section 54956.8
APN: 140-041-81
Property: 3333 Susan Street, Costa Mesa, CA 92626
Agency Negotiator: Cecilia Gallardo-Daly, Assistant City Manager
Negotiating Parties: Legacy Partners
Under Negotiation: Price and Terms of Payment
- 7. CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6(a)
Agency Designated Representative: Cecilia Gallardo-Daly, Assistant City Manager
Name of Employee Organization: Costa Mesa Police Association (CMPA)
- 8. CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6(a)
Agency Designated Representative: Cecilia Gallardo-Daly, Assistant City Manager
Name of Employee Organization: Costa Mesa Police Management Association (CMPMA)
- 9. CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6(a)
Agency Designated Representative: Cecilia Gallardo-Daly, Assistant City Manager
Name of Employee Organization: Costa Mesa City Employees Association (CMCEA)
- 10. CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6(a)
Agency Designated Representative: Cecilia Gallardo-Daly, Assistant City Manager
Name of Employee Organization: Costa Mesa Confidential Unit
- 11. CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6(a)
Agency Designated Representative: Cecilia Gallardo-Daly, Assistant City Manager
Name of Employee Organization: Costa Mesa Division Managers Association
- 12. CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6(a)
Agency Designated Representative: Cecilia Gallardo-Daly, Assistant City Manager
Name of Employee Organization: Costa Mesa Confidential Management Unit

13. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6(a)

Agency Designated Representative: Cecilia Gallardo-Daly, Assistant City Manager

Name of Employee Organization: Costa Mesa City Executive Unit

14. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - TWO CASES

Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation

15. CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION - ONE CASE

Pursuant to California Government Code Section 54956.9 (d)(4), Potential Litigation

Name of Case: City and County of San Francisco, et al. v. Trump, USDC N. Dist. of CA, Case No. 25-cv-01350-WHO

City Council recessed at 3:04 p.m. for Closed Session.

Closed Session recessed to the open session at 5:52 p.m.

Closed Session resumed at 9:13 p.m., after the open session.

Closed Session adjourned at 11:08 p.m. and the City Attorney reported: Motion by Council Member Gameros, Second by Council Member Buley, to retain Greg Labate of Sheppard Mullin Richter & Hampton LLP to defend City in connection with anticipated litigation. Motion carried 4-3, with Mayor Pro Tem Chavez, Council Member Marr and Council Member Reynolds voting no.

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 Rabbi Miriam Philips from Temple Bat Yahm.

PRESENTATIONS:

City Council presented a proclamation to Rabbi Miriam Philips in recognition of Jewish American Heritage Month.

City Council recognized NMUSD Student Athletes for their accomplishments.

ROLL CALL

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

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action, will resume after the end of the regular open meeting, and possible reporting on one of the items.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Flo Martin, Costa Mesa, praised the Public Works Department and City Clerk's office.

Ian Stevenson, spoke on Love Costa Mesa Day and in support of the arts mural program that the Arts Commission has approved.

Cory Benning, Costa Mesa, spoke in support of the arts mural program that the Arts Commission has approved.

Russell Toler, spoke in support of arts murals in support of the mural program that the Arts Commission has approved.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Pettis spoke in support of a public facing art initiative for the Arts Commission, thanked Mr. Sethuraman for the quick response to a Costa Mesa 311 app inquiry, and spoke on a Costa Mesa 311 app walk over the weekend.

Council Member Buley spoke in memory of Pat Chamberlain who passed away and requested to adjourn the meeting in his memory.

Council Member Gameros recognized Memorial Day and requested to dedicate the meeting to those who have given their lives in service.

Council Member Marr spoke on Love Costa Mesa Day, spoke on attending the Project Hope Alliance Anti Gala, and requested information on ICE activity in Costa Mesa.

Council Member Reynolds spoke on Love Costa Mesa Day, thanked the Public Works Department for their work, spoke on the Randall Preserve and three plans from the Advisory Committee that the public will have an opportunity to comment on (Resource Management Plan, Public Access Plan, and Coastal Resilience Plan) during a 60 day comment period ending July 14th, requested assistance from the City for noticing of the meetings, spoke on a fire at the Randall Preserve and using resources to ensure residents and businesses are protected from risk related activities at Randall Preserve, Talbert Park, and Fairview Park.

Mayor Pro Tem Chavez spoke on attending the Leafmore Awards Ceremony at Vanguard University, spoke on attending the Save Our Youth (SOY) scholarship award ceremony, spoke on celebrating the retirement of Orange County Fair Board CEO Michelle Richards, spoke on touring the Families Forward food pantry in Irvine, spoke on Love Costa Mesa Day, spoke in support of the Arts Mural program and visioning for the Arts Commission, requested an update on ICE activity in Costa Mesa, and spoke on the Randall Preserve community outreach meeting on Wednesday, May 21st at Field Works, from 6:00 p.m. to 8:00 p.m.

Mayor Stephens spoke on Love Costa Mesa Day and thanked Francine Jimenez for her work, spoke on the Gisler/Garfield Bridge being taken off of the Master Plan of Arterial Highways, spoke on attending the International Conference Shopping Centers (ICSC) event, and spoke in memory of Pat Chamberlain.

REPORT – CITY MANAGER – Ms. Gallardo-Daly reported on the Trap Neuter Return (TNR) program, spoke on Priceless Pets and their new location, spoke on May is National Wildfire Awareness & Community Preparedness Month, spoke on Love Costa Mesa Day, and spoke on Tip A Cop event for the Special Olympics on Thursday, May 22nd at Claimjumper and all donations received will be provided to the Special Olympics.

REPORT – CITY ATTORNEY – Ms. Hall Barlow stated an update on pending litigation will be forthcoming in the next weeks.

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 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 at Priceless Pets, and Mayor Stephens recused himself on item 3 the Warrant Resolution due to campaign contributions received from Ware Disposal.

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: Back Bay Gardens HOA, Johnny Guevara, Elena Montoya, Shannon Raab, John Raab.

3. ADOPTION OF WARRANT RESOLUTION

Council Member Gameros recused himself on the item due to his wife working at Priceless Pets.

Mayor Stephens recused himself on the item due to campaign contributions received from Ware Disposal.

ACTION:

City Council approved Warrant Resolution No. 2734.

4. MINUTES

ACTION:

City Council approved the minutes of the Special Study Session of April 22, 2025.

5. PROFESSIONAL SERVICES AGREEMENT WITH GALLS, LLC FOR UNIFORMS, ALTERATIONS AND DUTY GEAR

ACTION:

1. City Council awarded a Professional Services Agreement (PSA) to Galls, LLC for uniforms, alterations, and duty gear for an initial two years, effective July 1, 2025-June 30, 2027, with three one-year renewal options for a total not to exceed amount of \$175,000 annually.
2. Approved the Consumer Price Index (CPI) escalation and de-escalation.
3. Authorized the City Manager and the City Clerk to execute the PSA and any future amendments to the agreement.

6. SECOND AMENDMENT TO THE WASTE DISPOSAL AGREEMENT WITH THE COUNTY OF ORANGE

ACTION:

City Council approved the Second Amendment to the Waste Disposal Agreement with the County of Orange.

7. PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL ENVIRONMENTAL AND TECHNICAL SERVICES LIST

ACTION:

1. City Council approved and authorized the City Manager and City Clerk to execute a three-year Professional Services Agreement (PSA) with two one-year renewals with each consulting firm listed below from July 1, 2025 - June 30, 2030, in substantially the form as attached and in such final form as approved by the City Attorney for on-call staff support for environmental and technical services:
 - Ascent Environmental, Inc.
 - Chambers Group, Inc.
 - Dudek
 - EPD Solutions, Inc.
 - First Carbon Solutions
 - Kimley-Horn and Associates, Inc.
 - LSA Associates, Inc.
 - Michael Baker International
2. Authorized the City Manager, or designee, and City Clerk to execute the PSA and future amendments with the above listed firms including any potential increases in compensation as long as the amendments are within the annual budget.

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. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, DESIGNATING LOCAL RESPONSIBILITY AREA FIRE HAZARD SEVERITY ZONES IN THE CITY OF COSTA MESA, AS IDENTIFIED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 51178**

Presentation by Fire Chief Stefano and Assistant Fire Chiefs Pyle and Neal.

Public Comments:

Speaker, requested maps to be made available earlier specifically for the westside zones, inquired if fireworks endanger residents and increases insurance costs, spoke on the City's liability, and inquired on plans for extra patrols during the 4th of July.

Jim Erickson, Costa Mesa, spoke on the North/West side of Fairview Park, and the entire Eastside of Fairview Park are not high severity zones, as there is regular mowing and care taken in those areas, requested regular mowing to help mitigate the risk in the South and West side of Fairview Park as it remains a fire risk, and requested residents in the high risk areas be notified.

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

MOTION: Approve staff recommendation and direct staff to send letters to all properties in the moderate and high zones to notify them of the adoption of the ordinance, provide them information on implications, direct them to the website for more information, and direct them to the voluntary home hardening recommendations.

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: None.

Motion carried: 7-0

ACTION:

1. City Council introduced for first reading, by title only and waived further reading, Ordinance 2025-03 of the City Council of the City of Costa Mesa, California, designating moderate and high Local Responsibility Area Fire Hazard Severity Zones by map within the jurisdiction of the City of Costa Mesa.

2. Directed staff to send letters to all properties in the moderate and high zones to notify them of the adoption of the ordinance, provide them information on implications, direct them to the website for more information, and direct them to the voluntary home hardening recommendations.

2. PUBLIC HEARING FOR 2025-2029 CONSOLIDATED PLAN, INCLUDING FISCAL YEAR 2025-2026 FUNDING PRIORITIES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME), AMENDED CITIZEN PARTICIPATION PLAN, AND 2025-2029 ORANGE COUNTY REGIONAL ASSESSMENT OF FAIR HOUSING

Presentation by Ms. Daily, Grant Administrator.

Public Comments:

Andrea Schmidt on behalf of the Housing and Public Service Grants Committee, spoke on the scoring process and provided the Committees recommendations.

Roberto Herrera, Resilience Orange County, spoke in support of funding for low income individuals, spoke in support of policies for tenants, spoke in support of legal defense funding for no fault evictions, and spoke in support of supplementing legal services for undocumented individuals.

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

MOTION: Approve staff recommendation.

Council Member Reynolds requested to add to the motion direction to staff to examine opportunities to expand tenant legal support services for all residents of Costa Mesa.

Mayor Pro Tem Chavez (1st) and Council Member Marr (2nd) agreed to the addition.

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

MOTION: Approve staff recommendation and direct staff to examine opportunities to expand tenant legal support services for all residents of Costa Mesa.

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: None.

Motion carried: 7-0

ACTION:

1. City Council held a Public Hearing regarding the 2025-2029 Consolidated Plan, including the 2025-2026 Annual Action Plan and the amended Citizen Participation Plan, and the 2025-2029 Orange County Regional Assessment of Fair Housing.

2. Approved the recommended allocation of \$907,261 for the Fiscal Year (FY) 2025-2026 Community Development Block Grant.
3. Approved the recommended allocation of \$378,720 for the Fiscal Year (FY) 2025-2026 HOME Investment Partnerships Grant.
4. Adopted Resolution No. 2025-08 to:
 - Approve the 2025-2029 Consolidated Plan including the 2025-2026 Annual Action Plan and amended Citizen Participation Plan.
 - Approve the 2025-2029 Orange County Regional Assessment of Fair Housing.
 - Authorize the Acting City Manager, or the Acting City Manager's designee, to submit the 2025-2029 Consolidated Plan, including the 2025-2026 Annual Action Plan, to the U.S. Department of Housing and Urban Development.
 - Designate the Acting City Manager, or the Acting City Manager's designee, as the official representative of the City to administer the programs and to execute and submit all required agreements, certifications, and documents required by HUD, and execute all agreements and subrecipient agreements for the use of funds approved in the 2025-2026 Annual Action Plan.
5. Directed staff to examine opportunities to expand tenant legal support services for all residents of Costa Mesa.

OLD BUSINESS: NONE.

NEW BUSINESS:

1. LEGISLATIVE UPDATE AND APPROVAL OF A LEGISLATIVE PLATFORM AND LEGISLATIVE MATRIX

Presentation by Mr. Barkman, Government Affairs Manager and Cori Takkinen and Elisa Arcidiacono representing Townsend Public Affairs.

Public Comments:

Speaker, spoke on the stock market, jobs, tariffs, and the California economy.

Marc Vukceovich, spoke in support of SB79 a Street for All sponsored bill, regarding planning and zoning: housing development: transit-oriented development.

Roberto Herrera, Resilience Orange County, spoke on additional time to allow more feedback, spoke on public safety and SB54, spoke on housing, tenant protections and AB1157 on stabilizing rents, and supports incorporating tenant programs.

Jenn Tanaka, Costa Mesa, spoke on the recommendations by Costa Mesa Alliance for Better Streets, spoke in support of SB79, and spoke on distribution of sales tax.

MOVED/SECOND: Council Member Marr/Council Member Pettis

MOTION: 1. Accept the Legislative Platform

2. Revise Council Policy 000-8 to:

- Make reference to the Legislative Platform
- Update Policy and remove out of date information i.e., Chief of Staff
- Update Policy to reference the process

3. Direct staff to bring back to City Council a revised Legislative Platform after Council Members have provided feedback to staff and received input from community partners.

Council Member Reynolds requested to continue the Legislative Platform to a future meeting to allow Council Members to provide feedback.

Council Member Marr (1st) and Council Member Pettis (2nd) agreed to the change.

MOVED/SECOND: Council Member Marr/Council Member Pettis

MOTION: 1. Revise Council Policy 000-8 to:

- Make reference to the Legislative Platform
- Update Policy and remove out of date information i.e., Chief of Staff
- Update Policy to reference the process

2. Direct staff to bring back to City Council a revised Legislative Platform and Legislative Matrix after Council Members have provided feedback to staff and received input from community partners.

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: None.

Motion carried: 7-0

ACTION:

City Council received and filed an update on Federal and State budgets from Townsend Public Affairs and:

1. Revised Council Policy 000-8 to:

- Make reference to the Legislative Platform
- Update Policy and remove out of date information i.e., Chief of Staff
- Update Policy to reference the process

2. Directed staff to bring back to City Council a revised Legislative Platform and Legislative Matrix after Council Members have provided feedback to staff and received input from community partners.

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

ADJOURNMENT – Mayor Stephens adjourned the open meeting at 9:13 p.m. in memory of Pat Chamberlain and in honor of those who have given their lives in service and City Council recessed back to Closed Session.

Closed Session ended at 11:08 p.m., and the City Attorney reported: Motion by Council Member Gameros, Second by Council Member Buley, to retain Greg Labate of Sheppard Mullin Richter & Hampton LLP to defend City in connection with anticipated litigation. Motion carried 4-3, with Mayor Pro Tem Chavez, Council Member Marr and Council Member Reynolds voting no.

Minutes adopted on this 17th day of June, 2025.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk