



REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY DECEMBER 2, 2025 - MINUTES

CALL TO ORDER – The Closed Session meeting was called to order by Mayor Stephens at 4:01 p.m.

ROLL CALL

Present: Council Member Buley, Council Member Gameros, Council Member Marr (arrived at 5:00 p.m. Via Zoom Webinar, from Arlington Virginia), Council Member Pettis, Council Member Reynolds (arrived at 4:15 p.m.), Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6 (a)

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

Name of Employee Organization: Costa Mesa City Employees Association (CMCEA)

2. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6 (a)

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

Name of Employee Organization: Costa Mesa Division Managers Association (CMDMA)

3. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6 (a)

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

Name of Employee Organization: Costa Mesa City Executive Unit

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - THREE CASES

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

5. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION – ONE CASE

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

6. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: Farrell Harrison v. City of Costa Mesa, et al.,
Orange County Superior Court Case No. 30-2025-01495293-CU-WM-CJC

7. 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

8. 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

9. 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

10. 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

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. Ohio House LLC
Orange County Superior Court, Case No. 30-2020-01146835-CU-OR-CJC

City Council recessed at 4:03 p.m. for Closed Session.

Closed Session adjourned at 5:56 p.m.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:10 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 Pastor Phil Eyskens, Lighthouse Church.

ROLL CALL

Present: Council Member Buley, Council Member Gameros, Council Member Marr (Via Zoom Webinar, from Arlington Virginia, excused at 9:35 p.m.), Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT – Ms. Hall Barlow reported no reportable action was taken and direction was given. Ms. Hall Barlow commented on a social media item stating that the city has failed to move forward with immigration defense agreements. Ms. Hall Barlow stated that the statement is incorrect, and that immigration legal defense are already representing a number of Costa Mesa residents, and stated that a website is available for residents to donate additional funding for the services.

PRESENTATIONS: NONE.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Jay Humphrey, Costa Mesa, wished everyone Happy Holidays and best wishes, and spoke on an Orange County Register article that reported inaccurate public commenters on the Fairview Park item.

Speaker, Costa Mesa, thanked City Council and staff for the legal defense funds, inquired on the contract and how to access the funds, spoke on Gabriel Garcia-Aviles and if the city has contacted the family, and spoke on the funding for the Someone Cares Soup Kitchen.

Speaker, spoke on Project Based Learning and invited City Council to visit International School for Science and Culture (ISSAC) School.

Natalie Foley, requested the accessibility of immigrant resources on the website to be updated, and more visibility on the website regarding Know Your Rights.

Kim Hendricks, representing Fairview Park Alliance, advertised the Fairview Park calendar is available with a \$20 donation, and spoke on volunteer opportunities with the Alliance.

Haley Horton, Costa Mesa, spoke on the impact of ICE raids and requested the website be updated with Know Your Rights information.

Cynthia McDonald, Costa Mesa, requested to reopen the public hearing for additional public comments on the Fairview Park Master Plan.

Speaker, Costa Mesa, requested more information on the website regarding Know Your Rights, and suggested having the information available in public spaces such as bus stops and libraries, and to have Know Your Rights packets be made available for businesses in the community.

Padmini Srinivasan Hands, Principal and Executive Director of International School for Science and Culture (ISSAC) School spoke on being thankful for being a part of Costa Mesa and is grateful for City Councils support, spoke on Project Based Learning and Human Rights, and spoke on celebrating culture.

Speaker, requested an update on the legal defense funds, requested the city share the contracts, and inquired on the plan to share the information with the community.

Hank Castignetti, Orange County Model Engineers, invited City Council and residents to visit on December 20th and 21st to visit Santa and Mrs. Claus and the Grinch at the train, and spoke on partnering with Sparks of Love Toy Drive.

Speaker, thanked City Council for the work done over the past year, requested another dog park and to upgrade the current one, and requested to adjourn the meeting in honor of Mr. Surratt of Surratt Car Wash.

Speaker, Costa Mesa, requested an update on efforts to improve visibility of Know Your Rights information and requested information on how immigrant defense funds are being disseminated.

Speaker, spoke on ICE enforcement, spoke on immigration, and open borders, and spoke on affordable housing mandates.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Buley spoke in support of an additional dog park, spoke on one year of being on the Council, spoke on visiting the Orange County Christian Learning Center, spoke on attending the Segerstrom tree lighting event, and thanked staff for their support.

Council Member Gameros thanked staff for their work and support, requested clarification regarding the funds for Someone Cares Soup Kitchen, and wished everyone Happy Holidays.

Council Member Marr spoke on attending the firefighter's promotion ceremony and thanked staff for their support.

Council Member Reynolds spoke on a Coastkeeper's event on Monday, December 8th at the Library regarding oil drilling off the coast, spoke on the Historical Society walking tour on Sunday, December 14th, spoke on supporting community members that are afraid, spoke on having resources on the website easily accessible, and spoke on the budget process, and encouraged everyone to shop local.

Council Member Pettis spoke on attending the firefighter's promotion ceremony, and wished everyone a Merry Christmas.

Mayor Pro Tem Chavez spoke on visiting International School for Science and Culture (ISSAC) School, spoke on updating the content on the website regarding Know Your Rights, and invited everyone to visit Snoopy House.

Mayor Stephens thanked Sergio Escobar for his work on the Basket Brigade event, spoke on attending the 100th birthday celebration of Shirley Foster, spoke on attending the firefighter's promotion ceremony, spoke on Snoopy House, spoke on updating the website for Know Your Rights information, spoke on donating monies to the Immigration Defense Fund, and wished everyone a Merry Christmas.

REPORT – CITY MANAGER – Ms. Gallardo-Daly reported that Snoopy House is returning to City Hall December 12th -19th and thanked the Estancia High School Students for assisting with rebuilding the sets, spoke on updating the Know Your Rights information on the website, and wished everyone Happy Holidays.

REPORT – CITY ATTORNEY – Ms. Hall Barlow reported on the legal defense funds and that direction was to enter into agreements with Public Law Center and Immigration Defenders, reported the Public Law Center agreement is final and they are accepting clients, and the Immigration Defenders agreement is being finalized and they have been accepting clients, contact information is available on the website, clarified that the money does not go to individuals, it goes to the providers of the services, individuals in need should contact Public Law Center or Immigration Defenders for legal services, and clarified that clients information is confidential.

CONSENT CALENDAR

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

MOTION: Approve the Consent Calendar except for Consent Calendar Item Nos. 7 and 9.

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 Recue.

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: Jonathan Barillas, Jeffrey Brian Magy, Kyle Samuelson.

3. ADOPTION OF WARRANT RESOLUTION

ACTION:

City Council approved Warrant Resolution No. 2745.

4. REVIEW AND APPROVE RECOMMENDED CITY COUNCIL MEETING CALENDAR FOR 2026

ACTION:

Reviewed and approved the City Council Meeting Calendar for 2026.

5. AUTHORIZE THE USE OF SOURCEWELL'S NATIONAL COOPERATIVE AGREEMENT WITH NATIONAL AUTO FLEET FOR THE PURCHASE OF EIGHT (8) ALLMAND PORTABLE LIGHT TOWERS

ACTION:

1. City Council authorized the use of Sourcewell's Cooperative Agreement No. 091521-NAF with National Auto Fleet Group for the purchase of eight (8) Allmand GR Series portable light towers.
2. Authorized the City Manager to execute the necessary documents for the purchase in the amount of \$109,897 through National Auto Fleet Group located at 490 Auto Center Drive, Watsonville, CA 95076.

6. AUTHORIZE THE USE OF A COOPERATIVE AGREEMENT WITH LONG BEACH BMW FOR THE PURCHASE OF FOUR NEW 2026 BMW R1300 RT-P POLICE MOTORCYCLES

ACTION:

1. City Council approved the purchase of four (4) new 2026 BMW R1300 RT-P police motorcycles based on pricing through a Goods Purchase Agreement between The City of San Bernardino and Long Beach BMW entered on June 25, 2025.
2. Authorized the City Manager to execute the necessary documents for the purchase in the amount of \$164,439 from Long Beach BMW Motorcycles located at 2125 E. Spring Street, Long Beach, CA 90806.

8. FREEWAY MAINTENANCE AGREEMENT AND AGREEMENT FOR SHARING COSTS OF STATE HIGHWAY ELECTRICAL FACILITIES

ACTION:

1. City Council approved Freeway Maintenance Agreement between the State of California Department of Transportation (Caltrans) and the City of Costa Mesa for the I-405 Improvements Project.
2. Approved the Agreement for Sharing Costs of State Highway Electrical Facilities between Caltrans and the City of Costa Mesa.
3. Authorized staff to accept any minor amendments to the agreements based on final review by all parties and for the Mayor and City Clerk to execute final agreements.

ITEMS PULLED FROM THE CONSENT CALENDAR

7. MEASURE M2 EXPENDITURE REPORT

Public Comments:

Jay Humphrey, Costa Mesa, spoke on the listing for a traffic signal at Belfast Avenue.

Cynthia McDonald, Costa Mesa, spoke on the listing for a traffic signal at Belfast Avenue.

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 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 adopted Resolution No. 2025-46, approving the Measure M2 Expenditure Report and authorized staff to submit the report to the Orange County Transportation Authority (OCTA).

9. ADAMS AVENUE BICYCLE FACILITY PROJECT (FROM HARBOR BOULEVARD TO FAIRVIEW ROAD), FEDERAL PROJECT NO. STPL-5312(108), CITY PROJECT NO. 25-11

Presentation by Mr. Nikoui, Senior Engineer.

Public Comments: None.

MOVED/SECOND: Mayor Stephens/Council Member Marr

MOTION: Approve staff recommendation.

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 adopted plans, specifications, and working details for the Adams Avenue Bicycle Facility Project (From Harbor Boulevard to Fairview Road), Federal Project No. STPL-5312(108), City Project No. 25-11, and found the project categorically exempt from CEQA.
2. Approved a Public Works Agreement (PWA) in the amount of \$2,268,636, and a ten percent (10%) contingency in the amount of \$226,864 to Excel Paving Company, 2230 Lemon Avenue, Long Beach CA 90806.
3. Approved Professional Services Agreement (PSA) in the amount of \$241,374 and a ten percent (10%) contingency in the amount of \$24,137, to Z&K Consultants, Inc., 17130 Van Buren Blvd. #122, Riverside, CA 92504, for construction management and inspection support services for the Adams Avenue Bicycle Facility Project.
4. Authorized the City Manager and the City Clerk to execute the PWA and the PSA and any future amendments to the agreements within Council authorized limits.

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

PUBLIC HEARINGS:

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

1. **CONTINUATION REQUEST OF AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO UPHOLD THE ECONOMIC AND DEVELOPMENT SERVICES DIRECTOR'S DECISION TO DENY A REASONABLE ACCOMMODATION REQUEST TO DEVIATE FROM CERTAIN REQUIREMENTS OF THE ZONING CODE TO OPERATE A SOBER LIVING HOME, OPERATED BY THE OHIO HOUSE AT 115 EAST WILSON STREET, UNITS A THROUGH E**

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 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 opened the public hearing and continued the item to the February 3, 2026 meeting, pursuant to the applicants' request.

2. PUBLIC HEARING REGARDING THE DEVELOPMENT IMPACT FEES ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2025, AND THE TRAFFIC IMPACT FEE ANALYSIS

Presentation by Ms. Molina, Finance Director and Mr. Martin, Transportation Services Manager.

Public Comments:

David Martinez spoke on Senate Bill 358 regarding mitigation impact fees.

MOVED/SECOND: Council Member Reynolds/Mayor Stephens

MOTION: Approve staff recommendation.

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 received and filed the Development Impact Fees Annual Report for the Fiscal Year ended June 30, 2025.
2. Adopted Resolution No. 2025-47 continuing the citywide traffic impact fee for new development that incorporates recommendations from the Traffic Impact Fee Ad Hoc Committee and staff, which include:
 - Adopt a traffic impact fee of \$231 per Average Daily Trip (ADT) based on the Capital Improvement Projects in Attachment 4 and Active Transportation projects in the adopted Active Transportation Plan (ATP).
 - Approve allocation of up to ten percent (10%) of traffic impact fees towards traffic signal synchronization projects.
 - Approve a five percent (5%) reduction in automobile trips as a result of ATP implementation and an additional five percent (5%) reduction in automobile trips for developments proposing to implement active transportation improvements beyond typical development requirements.

City Council recessed into a break at 7:50 p.m.

City Council reconvened at 8:12 p.m.

OLD BUSINESS:

1. DRAFT FAIRVIEW PARK MASTER PLAN UPDATE: DISCUSSION AND APPROVAL OF RECOMMENDATIONS

MOVED/SECOND: Council Member Reynolds/Council Member Marr

MOTION: Move forward with the Draft Master Plan and include the following:

- Bring the trails map into consistency with the Active Transportation Plan.
- The fly field can either stay in the current location or be moved to the proposed new location for the purpose of the CEQA analysis.
- Related to the tribal work:
 - Where the plan discusses interpretive programming, explicitly include collaboration and coordination with the tribes.
 - Regarding multi-lingual signage, include incorporation of tribal languages if supported by the tribes, and
 - On page 65 regarding cultural and tribal restoration to add language to establish on going communication and collaboration with the tribal advisory group.
- Direct staff to continue engagement with the tribal advisory group and bring back a proposal for council for ongoing relations with tribal governments, engagement for interpretive signage and other park programming, site access and use, and any other recommendations prioritized by the tribes.

SUBSTITUTE MOTION/SECOND: Council Member Buley/Mayor Stephens

SUBSTITUTE MOTION: Amend the 2008 Master Plan to include the following items from attachment 2 of the staff report:

- 8: Provide for a potential native plant growing space on the east side of Fairview Park in a location that avoids impacts to native habitat. The growing space shall be planned and designed in consultation with a qualified restoration ecologist.
- 16: Adopt the Maintenance, Operations, and Management Plan for Fairview Park, including the Invasive Species Management Plan for Fairview Park.
- 18: Provide continuing opportunities for tribal coordination and participation in the implementation of the Updated Fairview Park Master Plan.
- 19: Provide an ADA-accessible pathway from the main parking lot to the existing paved multi-purpose path west of the main parking lot.
- 24: Incorporate a native pollinator area to attract butterflies and other pollinators. The native pollinator area would replace the ornamental vegetation including invasive species currently located in the planter area.
- 25: Based on community input - consider renaming the site to reflect the site's natural and cultural resources.

Council Member Gameros requested to amend the substitute motion to include moving the flying field to the east side of the park as long as it does not trigger Measure AA.

Council Member Buley (1st) did not agree to the change.

Council Member Reynolds clarified that the staff recommendation is to move the flying field to the east side of the park and agreed to make the change to the original motion.

Mayor Pro Tem Chavez noted that he does not support the substitute motion due to the flying field remaining at its current location.

SUBSTITUTE MOTION/SECOND: Council Member Buley/Mayor Stephens

SUBSTITUTE MOTION: Amend the 2008 Master Plan to include the following items from attachment 2 of the staff report:

- 8: Provide for a potential native plant growing space on the east side of Fairview Park in a location that avoids impacts to native habitat. The growing space shall be planned and designed in consultation with a qualified restoration ecologist.
- 16: Adopt the Maintenance, Operations, and Management Plan for Fairview Park, including the Invasive Species Management Plan for Fairview Park.
- 18: Provide continuing opportunities for tribal coordination and participation in the implementation of the Updated Fairview Park Master Plan.
- 19: Provide an ADA-accessible pathway from the main parking lot to the existing paved multi-purpose path west of the main parking lot.
- 24: Incorporate a native pollinator area to attract butterflies and other pollinators. The native pollinator area would replace the ornamental vegetation including invasive species currently located in the planter area.
- 25: Based on community input - consider renaming the site to reflect the site's natural and cultural resources.

The motion failed by the following roll call vote:

Ayes: Council Member Buley, Council Member Pettis, and Mayor Stephens.

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

Absent: None.

Abstain: None.

Motion failed: 3-4

Council Member Gameros requested the original motion be restated.

Council Member Reynolds restated the original motion and added the inclusion of speed limits for biking and to move the flying field to the east side of the park.

ORIGINAL MOTION/SECOND: Council Member Reynolds/Council Member Marr

ORIGINAL MOTION: Move forward with the Draft Master Plan and include the following:

- Bring the trails map into consistency with the Active Transportation Plan.
- Speed limits for biking.
- The fly field be moved to the proposed new location on the east side of the park.
- Related to the tribal work:
 - Where the plan discusses interpretive programming, explicitly include collaboration and coordination with the tribes.
 - Regarding multi-lingual signage, include incorporation of tribal languages if supported by the tribes, and
 - On page 65 regarding cultural and tribal restoration to add language to establish on going communication and collaboration with the tribal advisory group.

The motion carried by the following roll call vote:

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

Nays: Council Member Buley, Council Member Pettis, and Mayor Stephens.

Absent: None.

Abstain: None.

Motion carried: 4-3

ACTION:

1. City Council reviewed and discussed the Draft Fairview Park Master Plan Update prepared by consultant Moore, Iacofano, Goltsman, Inc. (MIG); and
2. Provided the following direction on the Draft Fairview Park Master Plan Update for inclusion in the final Fairview Park Master Plan Update for adoption:
 - Bring the trails map into consistency with the Active Transportation Plan.
 - Speed limits for biking.
 - The fly field be moved to the proposed new location on the east side of the park.
 - Related to the tribal work:
 - Where the plan discusses interpretive programming, explicitly include collaboration and coordination with the tribes.
 - Regarding multi-lingual signage, include incorporation of tribal languages if supported by the tribes, and
 - On page 65 regarding cultural and tribal restoration to add language to establish on going communication and collaboration with the tribal advisory group.

MOVED/SECOND: Council Member Reynolds/Mayor Stephens

MOTION: Direct staff to continue engagement with the tribal advisory group and bring back a proposal to council for ongoing relations with tribal governments, engagement for interpretive signage and other park programming, site access and use, and any other recommendations prioritized by the tribes.

The motion carried by the following roll call vote:

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

Nays: Council Member Pettis.

Absent: None.

Abstain: None.

Motion carried: 6-1

ACTION:

1. City Council directed staff to continue engagement with the tribal advisory group and bring back a proposal to council for ongoing relations with tribal governments, engagement for interpretive signage and other park programming, site access and use, and any other recommendations prioritized by the tribes.

NEW BUSINESS:

1. **AMENDMENT TO MEMORANDUM OF UNDERSTANDING WITH THE CITY OF NEWPORT BEACH FOR USE OF BEDS AT THE COSTA MESA BRIDGE SHELTER**

Presentation by Mr. Robbins, Neighborhood Improvement Manager.

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/Mayor Stephens

MOTION: Approve staff recommendation.

Council Member Reynolds requested adding a section that the City of Newport Beach shall be responsible for housing or relocating any Newport Beach residents who remain at the shelter at the conclusion of the agreement.

Mayor Pro Tem Chavez (1st) and Mayor Stephens (2nd) agreed to the change.

MOVED/SECOND: Mayor Pro Tem Chavez/Mayor Stephens

MOTION: Approve staff recommendation and include a sentence or section that the City of Newport Beach shall be responsible for housing or relocating any Newport Beach residents who remain at the shelter at the conclusion of the agreement.

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 approved Amendment No. 2 to the Memorandum of Understanding with the City of Newport Beach, reducing their allocation of beds at the Costa Mesa Bridge Shelter from twenty-five (25) to twenty (20) and adjusting their associated costs, accordingly and include that the City of Newport Beach shall be responsible for housing or relocating any Newport Beach residents who remain at the shelter at the conclusion of the agreement.

2. **PROVIDE DIRECTION TO STAFF TO EXPLORE TWO CITY BALLOT INITIATIVES PERTAINING TO TRANSIENT OCCUPANCY TAX AND BUSINESS LICENSE TAX**

Presentation by Ms. Molina, Finance Director and Mr. Diminich, Finance Officer.

Public Comments:

David Martinez, Costa Mesa, inquired on why these specific items were chosen.

MOVED/SECOND: Mayor Stephens/ Mayor Pro Tem Chavez

MOTION: Approve staff recommendation.

SUBSTITUTE MOTION/SECOND: Council Member Buley/Council Member Pettis

SUBSTITUTE MOTION: Direct staff to explore Transient Occupancy Tax (TOT) only.

The motion failed by the following roll call vote:

Ayes: Council Member Buley and Council Member Pettis.

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

Absent: Council Member Marr.

Abstain: None.

Motion failed 2-4

ORIGINAL MOTION/SECOND: Mayor Stephens/ Mayor Pro Tem Chavez

ORIGINAL MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: Council Member Buley and Council Member Pettis.

Absent: Council Member Marr.

Abstain: None.

Motion carried: 4-2

ACTION:

City Council provided direction to staff to explore placement of potentially two ballot measures in the November 2026 elections to consider an increase in the City of Costa Mesa's Transient Occupancy Tax (Hotel tax) and a Business License Tax.

3. EMPLOYMENT AGREEMENT FOR CITY MANAGER

Presentation by Ms. Hall Barlow, City Attorney.

Public Comments: None.

MOVED/SECOND: Council Member Gameros/Mayor Stephens

MOTION: Approve staff recommendation and include revising section 2(d) stating that the City Manager and City Council will agree on performance goals.

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 approved the agreement with Cecilia Gallardo-Daly to serve as City Manager commencing December 2, 2025.

ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND

SUGGESTIONS – NONE.

ADJOURNMENT – Mayor Stephens adjourned the meeting at 10:35 p.m. in honor and memory of Mr. Surratt.

Minutes adopted on this 20th day of January, 2026.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk