



REGULAR CITY COUNCIL AND HOUSING AUTHORITY TUESDAY, JULY 16, 2024 - MINUTES

CALL TO ORDER—The Closed Session meeting was called to order by Mayor Stephens at 5:00 p.m.

ROLL CALL

Present: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Reynolds, Mayor Pro Tem Harlan, and Mayor Stephens.

Absent: Council Member Marr.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. 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: Lori Ann Farrell Harrison, City Manager

Negotiating Parties: Dominic Bulone

Under Negotiation: Price and Terms of Payment

City Council recessed at 5:01 p.m. for Closed Session.

Closed Session adjourned at 5:43 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 Chavez, Council Member Gameros, Council Member Harper (Excused at 8:33 p.m.), Council Member Reynolds, Mayor Pro Tem Harlan, and Mayor Stephens.

Absent: Council Member Marr.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action.

PRESENTATIONS: NONE.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Kim Hendricks, Fairview Park Alliance, spoke on Fairview Park and is opposed to flying in Fairview Park.

Alberta Mirisciotti, Costa Mesa, spoke in support of a beekeeping ordinance.

Priscilla Rocco, Costa Mesa, spoke in support of a beekeeping ordinance.

Sandy Tabako, Garden Grove, spoke in support of a beekeeping ordinance.

Alfie Sanchez, Grand Prix 5K Fun Run, invited the City Council to the event at 3555 Harbor Gateway, 1:00 p.m. - 2:00 p.m., on Sunday, July 21st.

Diana Summer, Lakewood, spoke in support of a beekeeping ordinance.

Speaker, Resilience Orange County, thanked staff for participating in a tenants rights training, shared pictures from the event, spoke on publishing the agenda earlier, and requested a crosswalk at Placentia Avenue and Center Street.

John Wesley Lakewood, spoke in support of a beekeeping ordinance.

Boris Baer spoke in support of a beekeeping ordinance.

Eilleen Aragon spoke in support of a beekeeping ordinance.

Barbara Baer-Imhoof spoke in support of a beekeeping ordinance.

Speaker, spoke on traffic on Placentia Avenue, spoke on development and housing, and spoke against the current parking requirements.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Gameros spoke on the July 3rd event and thanked staff, spoke on the Orange County Fair starting on July 19th, spoke on Movies in the Park, and spoke on community meetings for the Fairview Developmental Center.

Council Member Harper thanked speakers for information on beekeeping and congratulated the Slammers Soccer Club in Costa Mesa for winning National Championships.

Council Member Reynolds spoke on the intersection at Placentia Avenue and Center Street and requested staff to explore options, spoke on bicycle and pedestrian safety, spoke on the Fairview Park Steering Committee and the timing for the Master Plan Update, spoke on the Mobile Home Advisory Committee meeting, and spoke on the August 15th Fair Housing Workshop.

Council Member Chavez thanked speakers for information on beekeeping, spoke on exploring options at the Placentia Avenue and Center Street intersection, spoke on the green striping to Fairview Park, spoke on the 311 app and reporting graffiti, spoke on utilizing the 311 app, and thanked Supervisor Foley for appointing him to the OCTA Community Advisory Committee.

Mayor Pro Tem Harlan congratulated Urban Workshop for celebrating their 10-year anniversary and spoke on Concerts in the Park.

Mayor Stephens spoke on Urban Workshop, spoke on the July 3rd event and thanked staff for their work on the event, thanked the Fire Department for extinguishing the June 23rd fire at Fairview Park, thanked the Fire Department for extinguishing the two structure fires due to electric bike batteries, spoke on Adams Avenue improvements, spoke on the Orange County Fair and July 19th is Costa Mesa Day at the Fair, and spoke on the Raiders training camp beginning on July 20th.

REPORT – CITY MANAGER – Ms. Farrell Harrison reported on bringing forth a beekeeping ordinance, the Raiders training camp, and that staff will explore the Placentia Avenue and Center Street intersection.

REPORT – CITY ATTORNEY – NONE.

CONSENT CALENDAR

MOVED/SECOND: Council Member Reynolds/Council Member Harper

MOTION: Approve the Consent Calendar.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Marr.

Abstain: Mayor Stephens recused himself on item 3 the Warrant Resolution due to campaign contributions received from Everette Dorey LLP and Ware Disposal Inc.

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: Joyce Jie Luo, Christopher Pizarro, Adolfo Rodriguez, Augustine Ume-Ezeoke.

3. ADOPTION OF WARRANT RESOLUTION

Mayor Stephens recused himself on this item due to campaign contributions received from Everette Dorey LLP and Ware Disposal Inc.

ACTION:

City Council approved Warrant Resolution No. 2720.

4. MINUTES

ACTION:

City Council approved the minutes of the regular meeting of June 18, 2024.

5. RENEWAL OF THE MICROSOFT ENTERPRISE AGREEMENT

ACTION:

1. City Council approved a 3-year renewal of the Microsoft Enterprise Agreement through Dell Technologies in the amount not-to-exceed \$924,625.83 (payable in three equal annual payments of \$308,208.61).
2. Authorized the City Manager to sign the agreement and any documents necessary to continue the City's participation in the program during the 3-year term.

6. TRAFFIC MANAGEMENT SERVICES AGREEMENTS WITH THE 32ND DISTRICT AGRICULTURAL ASSOCIATION

ACTION:

1. City Council approved the 2024 agreement between the City and the 32nd District Agricultural Association for traffic management services for the Orange County Fair.
2. Approved the 2024 agreement between the City and the 32nd District Agricultural Association for traffic management services for all designated year-round events at the Orange County Fair and Event Center ("OCFEC").
3. Authorized the City Manager, or her designee, to execute the agreements.
4. Authorized the City Manager, or her designee, to execute any amendments to the agreements, including but not limited to, amendments increasing the maximum compensation to be paid to the City.

7. SERVICES AGREEMENT FOR PUBLIC SAFETY HELICOPTER SUPPORT BETWEEN THE CITY OF HUNTINGTON BEACH AND THE CITY OF COSTA MESA

ACTION:

1. City Council approved the Services Agreement for public safety helicopter support services between the City of Huntington Beach and the City of Costa Mesa for three years in an amount not to exceed \$300,000 annually.
2. Approved the Consumer Price Index (CPI) annually and adjusted the contract accordingly.
3. Authorized the City Manager to execute the Services Agreement, in substantially the form as attached and in such final form as approved by the City Attorney, and future amendments to the Agreement.

8. ACCEPTANCE OF THE INFORMATION TECHNOLOGY DEPARTMENT REMODELING PROJECT, CITY PROJECT NO. 22-09

ACTION:

1. City Council accepted the work performed by Builtall, 4712 East 2nd Street, #520, Long Beach, California 90803, for the Information Technology Department Remodeling Project, City Project No. 22-09, 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 at the conclusion of the one-year warranty period.

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

PUBLIC HEARINGS:

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

1. ENHANCED MOBILITY FOR SENIORS AND INDIVIDUALS WITH DISABILITIES GRANT FUNDING - OCTA

Presentation by Mr. Gruner, Parks and Community Services Director.

Public Comments: None.

MOVED/SECOND: Council Member Reynolds/Council Member Chavez

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Marr.

Abstain: None.

Motion carried: 6-0

ACTION:

City Council conducted the public hearing to meet Orange County Transportation Authority (OCTA) grant fund application requirements to establish coordination with non-profits and ensure services are not being duplicated.

OLD BUSINESS:

1. ADOPTION OF ORDINANCES TO AMEND CHAPTERS 2 AND 3 OF TITLE 4 (BICYCLES); AND CHAPTERS 1 THROUGH 21 OF TITLE 10 (MOTOR VEHICLE TRAFFIC) OF THE COSTA MESA MUNICIPAL CODE

Presentation by Mr. Thomas, Active Transportation Coordinator.

Public Comments: None.

MOVED/SECOND: Council Member Reynolds/Council Member Chavez

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Marr.

Abstain: None.

Motion carried: 6-0

ACTION:

1. City Council adopted Ordinance No. 2024-08, to amend Chapters 2 and 3 of Title 4 (Bicycles) of the Costa Mesa Municipal Code to be in compliance with current California laws related to bicycles and current practices and procedures.
2. Adopted Ordinance No. 2024-09, to amend Chapters 1 through 21 of Title 10 (Motor Vehicle Traffic) of the Costa Mesa Municipal Code to be in compliance with current California laws and related to bicycles and current practices and procedures.

NEW BUSINESS:

1. ORANGE COUNTY POWER AUTHORITY - FEASIBILITY STUDY

Presentation by Ms. Gallardo Daly, Assistant City Manager and Joe Mosca, Chief Executive Officer, Orange County Power Authority.

Public Comments:

Speaker, spoke on the item, spoke on the Orange County Power Authority leadership, inquired why other government entities are opted out, and requested the study be brought before the Finance and Pension Advisory Committee.

Craig Preston, Costa Mesa, spoke in support of the item.

Tom Hazellief spoke in support of the item.

Jennifer Tanaka, Costa Mesa, spoke on the reliability of the feasibility study, and for the City to do their own due diligence, spoke on an opt out program, and spoke on credit ratings.

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

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: Council Member Harper.

Absent: Council Member Marr.

Abstain: None.

Motion carried: 5-1-1

ACTION:

City Council authorized the City Manager and City Attorney to issue a non-disclosure agreement to release City of Costa Mesa load data from Southern California Edison (SCE) to the Orange County Power Authority (OCPA) to conduct a feasibility study to determine whether joining OCPA is mutually beneficial.

2. OPTION TO LEASE AGREEMENT TO CONSTRUCT AND OPERATE A 70-UNIT AFFORDABLE SENIOR AND SUPPORTIVE HOUSING PROJECT LOCATED AT THE CITY'S SENIOR CENTER, 695 WEST 19TH STREET

Presentation by Mr. Mendez, Senior Planner.

Public Comments:

Robert Morse spoke on the need for affordable housing.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Harlan

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Harper and Council Member Marr.

Abstain: None.

Motion carried: 5-0-2

ACTION:

City Council reviewed and approved the "Option to Lease Agreement" for a term that will expire on October 31, 2024, with one possible 120 day extension. The purpose of the agreement is for Jamboree Housing to apply for Project-Based Vouchers issued by the County of Orange.

3. **APPROVE PROPOSED DESIGN IMPROVEMENTS FOR KETCHUM-LIBOLT PARK**

Presentation by Mr. Yang, City Engineer and Mr. Coward, Community Relations Manager.

Public Comments:

Ralph Taboada requested bathrooms to be added to the design and that they be open daily.

David Martinez spoke on a pedestrian cut through at the end of Miner Street for a more direct path, requested to add bathrooms to the design, spoke on noise mitigation, spoke on including bike racks that fit different size bikes, and expressed concern for two parks in District 4 being under construction at the same time.

Cynthia McDonald, Costa Mesa, requested bathrooms and bike racks be added to the design.

Discussion ensued on outreach to the families of Officers Ketchum and Libolt, adding bike racks that's accommodates various sizes, conduct outreach to residents on Miner Street regarding pedestrian access, the OCTA bus stop that has been deactivated, and during phase two explore the feasibility of installing bathrooms.

MOVED/SECOND: Council Member Chavez/ Council Member Gameros

MOTION: Approve staff recommendation, including outreach to families of Officers Ketchum and Libolt for input on the design, add bike racks that's accommodates various sizes, conduct outreach to residents on Miner Street regarding pedestrian access, and during phase two explore the feasibility of installing bathrooms.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Harper and Council Member Marr.

Abstain: None.

Motion carried: 5-0-2

ACTION:

City Council approved the conceptual design plan, park theme, and park components for the improvements at Ketchum-Libolt Park, 2150 Maple Street, Costa Mesa. Including outreach to families of Officers Ketchum and Libolt for input on the design, add bike racks that's accommodates various sizes, conduct outreach to residents on Miner Street regarding pedestrian access, and during phase two explore the feasibility of installing bathrooms.

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

ADJOURNMENT – Mayor Stephens adjourned the meeting at 9:36 p.m.

Minutes adopted on this 6th day of August, 2024.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk

DRAFT