



## **REGULAR CITY COUNCIL AND HOUSING AUTHORITY TUESDAY, FEBRUARY 18, 2025 - MINUTES**

**CALL TO ORDER** – The Closed Session meeting was called to order by Mayor Stephens at 4:00 p.m.

### **ROLL CALL**

Present: Council Member Buley, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, Mayor Pro Tem, and Mayor Stephens.

Absent: None.

### **PUBLIC COMMENTS – NONE.**

### **CLOSED SESSION ITEMS:**

1. Public Employment, Workers' Compensation Claim, Pursuant to California Government Code Section 54956.9 (b)(1), WCAB NO. ADJ18072347
2. Public Employment, Workers' Compensation Claim, Pursuant to California Government Code Section 54956.9 (b)(1), WCAB NO. ADJ18438457
3. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - ONE CASE**  
Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation.
4. **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: Lori Ann Farrell Harrison, City Manager  
Negotiating Parties: Jamboree Housing  
Under Negotiation: Price and Terms of Payment
5. **CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION–ONE CASE**  
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 4:02 p.m. for Closed Session.

Closed Session adjourned at 5:45 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** – Chara Wondercheck led the National Anthem and Mayor Stephens led the Pledge of Allegiance.

**MOMENT OF SOLEMN EXPRESSION** – Led by The Rev. Dr. George Okusi, St. John the Divine Episcopal Church.

**ROLL CALL**

Present: Council Member Buley, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, Mayor Pro Tem, and Mayor Stephens.

Absent: None.

**CITY ATTORNEY CLOSED SESSION REPORT** – The City Council gave staff direction, no reportable action.

**PRESENTATIONS:**

Bobby McDonald, President and Executive Director of the Black Chamber of Commerce of Orange County, and Dr. Stephen Glass, member of the OC Alphas Nu Tau Lambda Chapter, accepted a proclamation on behalf of their organizations in recognition of Black History Month, and Debora Wondercheck, Arts Commissioner introduced Alfred Jackson who performed “Lift Every Voice and Sing” and “A Change is Gonna Come”.

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Flo Martin, Costa Mesa, spoke on John Lewis books titled “March” books 1 through 3 and recommended the City Council read the John Lewis book titled “RUN”.

Jose Toscano, Costa Mesa, spoke on the California State Primary Election System, and conducting a runoff election where the top two candidates move onto a new election to ensure a candidate receives 50% of the vote.

Speaker, spoke on government openness and transparency, and customer service.

Karen Wolf, Costa Mesa, requested liquid amber trees to be removed.

Speaker, spoke on Proposition 4 regarding climate prevention, and emergency preparedness.

Speaker, spoke on the City liabilities, expenses, and paying down debt.

Speaker, spoke on speeding on the streets, requested police patrols, and spoke against street improvements on 19th Street.

Rob Miller requested the 311 App to be accessible in Spanish.

## **COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

Council Member Reynolds spoke on the messages and presentations in recognition of Black History Month, thanked staff, business leaders, and residents for all their time supporting the community, and requested pro-active messaging to the public for reporting issues with sidewalks on the 311 App.

Council Member Pettis spoke on concerns with the 311 App, spoke on infrastructure as a priority, spoke on resolving issues and improvements at Harper Park, Jordan Park, and Brentwood Park, and requested an estimate on when renovations will be complete.

Council Member Buley spoke on Tessa and that permits need to be closed out in the system, and that some coding and implementing issues are being corrected, spoke on the 311 App and reporting graffiti abatement, and requested a notification when requests are completed.

Council Member Gameros reported a skate park conceptual design community meeting on March 12<sup>th</sup>, spoke on the February 7<sup>th</sup> DUI Checkpoint, recognized the Police Department for emergency preparedness during the rainstorm, and thanked volunteers for planting native vegetation at Fairview Park.

Council Member Marr spoke on the Black History Month presentation, spoke on a series of fire preparedness community meetings, and the first one is on Tuesday, February 25<sup>th</sup> at 5:30 p.m. at the Senior Center, and spoke on volunteering with Congressman Min and Mayor Stephens at the Senior Center for the Meals on Wheels program.

Mayor Pro Tem Chavez spoke on sidewalk maintenance, the need for sidewalks on all city streets, requested an update if the 311 App can be made available in Spanish, spoke on customer service, efficiency, and responsiveness.

Mayor Stephens spoke on the Black History Month presentation, spoke on meeting with Congressman Min regarding Meals on Wheels, requested an update on federal funding risks at the 2<sup>nd</sup> meeting in March, spoke on an OCTA tour in San Clemente with Congressman Min, spoke on providing a presentation at SOY on local government, thanked city departments and community partners who assisted during the rainstorm, and wished his sister Lori a Happy 75th Birthday.

**REPORT – CITY MANAGER –** Ms. Farrell Harrison stated staff will follow up on comments and questions brought up during public comments, stated that the Costa Mesa 311 App does not currently have availability in Spanish but is working on providing, and stated that staff will provide an update on federal funding and risks in March during the mid-year budget discussion.

**REPORT – CITY ATTORNEY - NONE.**

## CONSENT CALENDAR

**MOVED/SECOND:** Mayor Pro Tem Chavez/Mayor Stephens

**MOTION:** Approve the Consent Calendar except for item nos. 5 and 6.

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

### 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: Mark Gnesin, Cody Grant, Lori Harvey, Edward Kao.

### 3. **ADOPTION OF WARRANT RESOLUTION**

ACTION:

City Council approved Warrant Resolution No. 2728.

### 4. **MINUTES**

ACTION:

City Council approved the minutes of the special meeting of January 28, 2025 and the regular meeting of February 4, 2025.

### 7. **EXTENSION OF 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**

ACTION:

City Council reviewed and approved the "Extension of Option to Lease Agreement" for an additional 60-day term that will expire on April 30, 2025 to finalize lease negotiations with appropriate affordable housing terms and complete assembling funding for the project.

## ITEMS PULLED FROM THE CONSENT CALENDAR

### 5. AWARD OF THE COSTA MESA CITY HALL TRAINING ROOM BASEMENT REMODEL PROJECT, CITY PROJECT NO. 24-11, AND FINDING OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION

Public Comments:

Speaker, spoke on using monies for reducing city debt, spoke on options of leasing space from Vanguard, inquired on the necessity of a training room, and spoke on allowing both union and non-union to bid.

Danielle Wilson spoke on Spanish lessons for employees.

**MOVED/SECOND:** Council member Marr/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 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 made a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA guidelines Section 15301 and adopted plans, specifications, and working details for the Costa Mesa City Hall Training Room Basement Remodel Project, City Project No. 24-11.
2. Rejected the bid submitted by Triangle DeCon Services, Inc., 25422 Adriana Street, Mission Viejo, California 92691 as non-responsive.
3. Awarded a Public Works Agreement (PWA) for construction to American Construction Company, LLC (ACC), 1130 North Kraemer Boulevard, No. 1, Anaheim, California 92806 in the amount of \$490,000 with an additional ten percent (10%) contingency in the amount of \$49,000, as needed for any unforeseen costs related to this project.
4. Authorized the City Manager and City Clerk to execute the PWA and future amendments to the agreement within Council authorized limits.

**6. EMERGENCY GENERATOR UNITS FOR CITY HALL AND THE COMMUNICATIONS BUILDING**

Public Comments:

Speaker, spoke on using Tesla batteries and solar as an option, spoke on allowing both union and non-union to bid.

Speaker, spoke on including the Senior Center, inquired if the Police Department has its own generator and its condition, spoke on bond funding, inquired if the generators were regularly checked for maintenance issues, inquired on a plan if there is a power outage before the new generators are installed, and spoke on long range planning for Capital Improvement Projects.

Speaker, spoke on sustainability and municipal battery storage, and spoke on electric options.

Speaker, spoke on the shelf life of lithium batteries, that they are a good use for motorcycles but not for generators with a long shelf life, spoke against Elon Musk businesses, and supports buying from other companies.

**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 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 authorized the use of Sourcewell's Cooperative Agreement #092222-CAT with Caterpillar Inc. for the purchase of two (2) diesel emergency generators, two (2) automatic transfer switches, and two (2) double wall day tanks for fuel for City Hall and the Communications Building through Quinn Power Systems totaling \$389,543.19.
2. Approved an appropriation of \$700,000 in the Capital Improvement Fund (Fund 401) fund balance to purchase the equipment outlined above totaling \$389,543.19, and an additional \$300,000 for a separate design and installation contract to be brought under separate cover in the future, ensuring sufficient funds are available to complete the project.

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

**PUBLIC HEARINGS: NONE.**

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

**OLD BUSINESS: NONE.**

City Council recessed into a break at 7:52 p.m.

City Council reconvened at 8:05 p.m.

**NEW BUSINESS:**

**1. PROFESSIONAL SERVICES AGREEMENT WITH DUDEK FOR HOUSING ELEMENT REZONING PROGRAM AND ENVIRONMENTAL IMPACT REPORT**

Presentation by Ms. McGill, Planning & Sustainable Development Manager.

Public Comments:

Speaker, spoke in opposition of the item, the costs, heavy traffic, and is opposed to more housing.

Jay Humphrey, Costa Mesa, spoke in support of more outreach and supports an advisory committee.

Speaker, spoke on a project next to Estancia High School and that residents were relocated, spoke on a cost benefit analysis on projects implemented for housing, and to not displace current residents.

Speaker, spoke on not having a certified Housing Element, spoke on the lengthy permit process, and spoke on reinstituting the permit streamlining act.

Dianne Russell, Costa Mesa, spoke in support of Measure K, encourages development of affordable housing, expressed concern that affordable housing will be excluded in the rezoning process, stated Measure K requires strong community input, requested an advisory committee, and spoke on beautifying Newport Blvd and Harbor Blvd.

Speaker, spoke on RHNA numbers, Measure Y, and Measure K.

Cynthia McDonald, Costa Mesa, requested an advisory committee.

Richard Huffman requested an advisory committee.

**MOVED/SECOND:** Council member Marr/Mayor Stephens

**MOTION:** Approve staff recommendation with the addition of being intentional with community engagement.

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 approved the Professional Services Agreement (PSA) to Dudek (an environmental, planning and engineering firm) in the amount of \$1,850,611 for consulting services, for a three-year term, with up to two one-year extensions, if necessary, with the initial three-year term effective February 18, 2025 - February 17, 2028.
2. Authorized a ten percent (10%) contingency in the amount of \$185,061 for unforeseen costs related to the project.
3. Authorized the City Manager, or designee, and City Clerk to execute the PSA and any future amendments to the agreement.

**2. CITY OF COSTA MESA, COSTA MESA FINANCE AUTHORITY, AND COSTA MESA HOUSING AUTHORITY AUDITED FINANCIAL STATEMENTS, AND HOUSING SUCCESSOR ANNUAL REPORT FOR THE PERIOD ENDING JUNE 30, 2024.**

Presentation by Ms. Molina, Finance Director and Ms. Acosta-Reyes, Finance Manager.

**Public Comments:**

Speaker, spoke about a letter submitted to the Finance and Pension Advisory Committee and staff response times, requested to dismantle or reconstitute the Finance and Pension Advisory Committee, spoke on the increase in spending in general government, and the need for 5-year budget projections.

**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 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 following reports for the fiscal year ended June 30, 2024:
  - a. Annual Comprehensive Financial Report (ACFR).
  - b. Air Quality Improvement Fund Compliance Report.
  - c. Audit Communication Letter.
  - d. Independent Accountant's Report on Agreed-Upon Procedures Applied to Appropriation Limit Worksheets.
2. City Council and Costa Mesa Financing Authority received and filed the Costa Mesa Financing Authority audited financial statements for the fiscal year ended June 30, 2024.
3. City Council and Housing Authority received and filed the following reports for the fiscal year ended June 30, 2024:
  - a. Independent Financial Audit of the Costa Mesa Housing Authority, including the Low and Moderate-Income Housing Asset Fund; and
  - b. The Fiscal Year 2023-24 Housing Successor Annual Report prepared under the California Health and Safety Code section 34176.1 as the housing successor and section 34328 as a housing authority.

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

**ADJOURNMENT** – Mayor Stephens adjourned the meeting at 10:41 p.m.

**Minutes adopted on this 4<sup>th</sup> day of March, 2025.**

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John Stephens, Mayor

ATTEST:

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Brenda Green, City Clerk

DRAFT