



**REGULAR CITY COUNCIL AND HOUSING AUTHORITY
APRIL 1, 2025 - 6:00 P.M. - 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 Marr (Arrived 4:05 p.m.), Council Member Pettis, Council Member Reynolds (Arrived 4:01 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: Lori Ann Farrell Harrison, 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: Lori Ann Farrell Harrison, City Manager
Name of Employee Organization: Costa Mesa Police Management Association (CMPMA).
3. **CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6, (a)
Agency Designated Representative: Lori Ann Farrell Harrison, City Manager
Name of Employee Organization: Costa Mesa Police Association (CMPA).
4. Public Employment, Workers' Compensation Claim
Pursuant to California Government Code Section 54956.9 (b)(1)
WCAB NO. ADJ17537318, ADJ17537816
5. Public Employment, Workers' Compensation Claim
Pursuant to California Government Code Section 54956.9 (b)(1)
WCAB NO. ADJ18957837

City Council recessed at 4:02 p.m. for Closed Session.

Closed Session adjourned at 5:08 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 Pastor Phil Eyskens, Lighthouse Church.

ROLL CALL

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

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT

PRESENTATIONS:

Arts Commission Chair Alisa Ochoa and Vice Chair Fisher Derderian introduced Costa Mesa Poet Laureate Danielle Hanson who spoke on art and read a poem.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Flo Martin, Costa Mesa, praised first responders.

Speaker, spoke in support of a Trap Neuter Return program or a low cost spay and neuter program.

Speaker, spoke in support of spending the cannabis tax on the Arts and spoke against spending the money on salaries.

Jake Johnston, Costa Mesa, spoke against sober living facilities and mental health facilities in residential zones.

Cory Johnston, Costa Mesa, spoke against sober living facilities and mental health facilities in residential zones.

Priscilla Rocco spoke on the preservation of Fairview Park and against Harbor Soaring Society flying at the park.

Speaker, spoke in support of a Trap Neuter Return program.

Speaker, spoke on a person arrested on October 29, 2023, and requested a contact for inquiries on the case.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Gameros thanked Police Chief Lawrence for his service to the City and thanked the Constituent Services team.

Council Member Marr spoke on attending the Radiant Health Center Gala, recognized Transgender Day of Visibility, and spoke on representing all constituents.

Council Member Reynolds spoke on the new Poet Laureate and exploring poetry in public spaces, spoke on the Arts Commission and funding grants and requested to fully fund the Songs in the Canyon grant, requested staff to review block party and special event permit processes, spoke on the City Nature Challenge, and requested clarification on the status of the Trap Neuter Return issue.

Council Member Pettis recognized small businesses in the City and spoke on attending the Harper BBQ soft opening on Cabrillo Street, spoke on the 311 Application and reporting uneven pavement, spoke on addressing homeless issues at Pinkley Park and requested increased patrols in the area.

Council Member Buley thanked Police Chief Lawrence for his service, thanked the Police Department for his ride along, thanked staff for the community meet and greet on the resurfacing of asphalt at Balearic Park, spoke on attending Senator Choi's Women of Distinction event honoring Dr. Elvira Cravagan and Dr. Eunice Kang, spoke on the undergrounding of utility cables, spoke on meeting with members from the Finance and Pension Advisory Committee, spoke on staff responsiveness when he assisted a neighbor, spoke on attending the emergency preparedness meeting, and praised the services of Charlie Street, a non-profit organization that assists those with alcohol dependency.

Mayor Pro Tem Chavez thanked Police Chief Lawrence for his service, welcomed the Velasquez family who moved into a Habitat for Humanity Home, attended the Mesa Water Reliability Facility (MWRf) unveiling, requested the Trap Neuter Return program be brought back for discussion, and spoke on utilizing the Costa Mesa 311 Application.

Mayor Stephens spoke on attending the Women of the Year event with Assemblywoman Cottie Petrie Norris that honored Megan Clem and Katie Brundige and the RAD Camp Program, spoke on attending the Radiant Health Center event, stated that the Trap Neuter Return Program is in the pipeline and will be brought back for the Council to consider, requested staff to look into the complaints regarding sober living homes on Waxwing Circle and Hummingbird Drive, spoke on the cannabis tax being used for arts and the first time homebuyers program, spoke on attending the Harbor Mesa Lions Club fashion show, spoke on attending an Eagle Scout presentation, and thanked Police Chief Lawrence for his service.

REPORT – CITY MANAGER – Ms. Farrell Harrison thanked Chief Lawrence for his service, spoke on the Emergency Preparedness public meeting, the Springfest event on April 19th, stated an update on the residential permit parking program will be forthcoming, thanked Council Members Marr and Reynolds for being panelists at the Women in History luncheon, spoke on the Trap Neuter Return Program coming back to Council, spoke on the Arts funding and it is part of the budget discussions and that the cannabis revenue is going into the fund, and will follow up on the sober living complaints.

REPORT – CITY ATTORNEY – Ms. Hall Barlow responded to the speaker regarding the police incident and gave her phone number for the caller to reach out to her and acknowledged Ms. Tai and Ms. Gallardo-Daly for their work on the Jamboree Housing contract.

CONSENT CALENDAR

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

MOTION: Approve the Consent Calendar except for item nos. 5 and 10.

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: Gabriel Rolando Fierro.

3. ADOPTION OF WARRANT RESOLUTION

ACTION:

City Council approved Warrant Resolution No. 2731.

4. MINUTES

ACTION:

City Council approved the minutes of the Study Session of March 11, 2025 and the regular meeting of March 18, 2025.

6. APPROVE INCREASE IN PURCHASING AUTHORITY WITH PIVOT SOLUTIONS

ACTION:

1. City Council approved and authorized the City Manager to execute change orders with Pivot Solutions LLC, dba: Maaco Store that would authorize an increase in purchase authority to \$200,000 for vehicle paint and body repair services for the remainder of the current fiscal year and annually thereafter.

2. Approved an appropriation of \$100,000 in the Equipment Replacement Fund (Fund 601) fund balance for additional paint and body repair services.

7. ACCEPTANCE OF THE POLICE DEPARTMENT RANGE REMODEL AND UPGRADES PROJECT, CITY PROJECT NO. 22-03

ACTION:

1. City Council accepted the work performed by Kazoni Construction, Inc., 20371 Irvine Ave. Ste. 120, Newport Beach, CA 92660, for the Police Department Range Remodel and Upgrades Project, City Project No. 22-03, and authorized 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 (1) year warranty period.

8. SECOND AMENDMENT TO THE CITYWIDE TRAFFIC SIGNAL MAINTENANCE CONTRACT

ACTION:

1. City Council approved the Second Amendment to the Maintenance Services Agreement (MSA) with Yunex, LLC to provide maintenance of the City's traffic signals, increasing the annual compensation limit by \$200,000, for an annual not to exceed amount of \$700,000.
2. Authorized the City Manager and the City Clerk to execute the agreement and future amendments to the agreement.

9. AUTHORIZE PURCHASE ORDER WITH LN CURTIS AND SONS FOR SMALL DOLLAR COMMODITY PURCHASES THAT CUMULATIVELY EXCEED \$100,000 FOR PURCHASE OF PERSONAL PROTECTIVE EQUIPMENT AND FIREFIGHTER EQUIPMENT

ACTION:

City Council authorized the City Manager to execute a purchase order with LN Curtis and Sons within the department's FY 2024-25 approved operating budget for various small dollar commodity purchases not to exceed \$125,000.

ITEMS PULLED FROM THE CONSENT CALENDAR

5. DESIGNATION OF CITY NEGOTIATORS FOR THE COSTA MESA POLICE MANAGEMENT ASSOCIATION (CMPMA), THE COSTA MESA POLICE ASSOCIATION (CMPA) AND THE COSTA MESA CITY EMPLOYEES' ASSOCIATION (CMCEA) LABOR NEGOTIATIONS PROCESSES AND AUTHORIZATION TO PROCEED WITH THE FINANCIAL ANALYSIS OF THE CURRENT MEMORANDUMS OF UNDERSTANDING (MOU) PER THE TRANSPARENCY IN LABOR NEGOTIATIONS COUNCIL POLICY

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/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 designated City Manager Lori Ann Farrell Harrison as the City's Principal Negotiator, Assistant City Manager Cecilia Gallardo Daly, Deputy City Manager Alma Reyes, Human Resources Manager Kasama Lee and Finance Director Carol Molina as the City's representatives in negotiations with the CMPMA, CMPA and CMCEA.
2. Authorized staff to have the independent fiscal analysis of the current CMPMA, CMPA and CMCEA MOUs completed per the requirements of the Transparency in Labor Negotiations Council Policy.

10. CONTRACT AMENDMENT TO INCREASE FUNDING FOR THE FAMILIES FORWARD TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM BY \$50,000 FOR THE CURRENT FISCAL YEAR (FY) 2024-2025 AND INCLUDE UP TO 3 ADDITIONAL YEARLY RENEWALS FOR UP TO \$200,000 EACH YEAR, IF FUNDING IS AVAILABLE

Public Comments:

Rosalinda Bermudez, representing Families Forward, stated that most referrals come from City staff, and that last year there was a waiting list, and spoke on the program.

MOVED/SECOND: Council Member Marr/Council Member Reynolds

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 City Manager (or designee) and the City Clerk to execute an amendment to award additional HOME funding in the amount of \$50,000 to Families Forward for the City's Tenant Based Rental Assistance Program (TBRA) for FY 2024-2025 and include up to 3 additional yearly renewals for up to \$200,000 each year, if funding is available.
2. Approved an appropriation of \$175,000 to recognize the unspent allocation from prior years within the HOME Fund (Fund 205) that has been added to the FY 2024-2025 Annual Action Plan as a minor amendment to increase funding to the HOME TBRA program and Single-Family Housing Rehabilitation program.

-----**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 TO AMEND TITLE 13 OF THE COSTA MESA MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS TO CONFORM TO RECENT REVISIONS TO STATE LAW (CODE AMENDMENT PCTY-24-0002)**

Presentation by Mr. Yeager, Senior Planner.

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/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:

City Council adopted Ordinance No. 2025-02 approving Code Amendment PCTY-24-0002, amending Title 13 of the Costa Mesa Municipal Code (CMMC) pertaining to Accessory Dwelling Units (ADUs) to conform to recent revisions to State law.

NEW BUSINESS:

1. PROFESSIONAL CONSTRUCTION MANAGEMENT SERVICES FOR THE RECONSTRUCTION OF FIRE STATION NO. 2

Presentation by Mr. Rahimian, Senior Engineer.

Public Comments:

Speaker, spoke on the level of efforts for the project in relation to the cost of the agreement.

MOVED/SECOND: Mayor Stephens/Council Member Gamos

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gamos, 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 awarded Professional Services Agreement (PSA) to Accenture Infrastructure and Capital Projects LLC, 300 Spectrum Center Drive, Suite 1400, Irvine, California, in an amount not to exceed \$1,774,775 for construction management services for the reconstruction of Fire Station No. 2, with an initial allocation of \$225,000 and the remaining allocation following successful issuance of bond for Fire Station No. 2 Reconstruction Project.
2. Authorized a ten percent (10%) contingency in the amount of \$177,477 for unforeseen costs related to the project.
3. Authorized the City Manager and the City Clerk to execute the PSA and any future amendments to the agreement.

2. APPOINTMENTS TO VARIOUS CITY COMMITTEES

Presentation by Ms. Green, City Clerk.

Public Comments: None.

ACTION:

City Council made appointments as follows:

MOVED/SECOND: Mayor Pro Tem Chavez/Mayor Stephens

MOTION: Re-open the recruitment process for one week and to make his appointment on April 15th.

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

Mayor Pro Tem Chavez directed staff to re-open the recruitment process for one week and to make his appointment on April 15th.

MOVED/SECOND: Council Member Reynolds/Council Member Gameros

MOTION: Appoint Stephen Smith and Tammy McGregor to the Animal Services Committee.

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

City Council made the following two (2) appointments to the Animal Services Committee with a term expiration of April 2027. Council Member Reynolds appointed Stephen Smith and Council Member Marr appointed Tammy McGregor.

MOVED/SECOND: Council Member Reynolds/Council Member Marr

MOTION: Appoint Tiia Alcazar, Trace Yulie, and Joselyn Perez to the Active Transportation Committee.

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

City Council made three (3) member appointments to the Active Transportation Committee with a term expiration of April 2027. Mayor Pro Tem Chavez appointed Joselyn Perez, Council Member Reynolds appointed Tiia Alcazar, and Council Member Marr appointed Trace Yulie.

MOVED/SECOND: Council Member Reynolds/Mayor Stephens

MOTION: Appoint Jay Humphrey, Jose Toscano, Edwin (Bo) Glover, and Terri Fuqua to the Fairview Park Steering Committee.

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. City Council made three (3) member appointments to the Fairview Park Steering Committee with a term expiration of April 2029. Council Member Buley appointed Jay Humphrey, Council Member Reynolds appointed Edwin (Bo) Glover, and Council Member Pettis appointed Jose Toscano.
2. City Council made one (1) member appointment to the Fairview Park Steering Committee with a term expiration of April 2027. Mayor Stephens appointed Terri Fuqua.

MOVED/SECOND: Council Member Buley/Mayor Stephens

MOTION: Appoint Daniel Morgan to the Finance and Pension Advisory Committee.

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

City Council made one (1) member appointment to the Finance and Pension Advisory Committee with a term expiration of April 2028. Council Member Buley appointed Daniel Morgan.

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

MOTION: Appoint Becks Heyhoe-Khalil, Valerie Hass, Andrea Schmidt, and Alma Fausto to the Housing and Public Service Grants Committee.

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. City Council made three (3) member appointments to the Housing and Public Service Grants Committee with a term expiration of April 2027. Mayor Pro Tem Chavez appointed Andrea Schmidt, Council Member Reynolds appointed Alma Fausto, and Council Member Marr appointed Becks Heyhoe-Khalil.
2. City Council made one (1) member appointment to the Housing and Public Service Grants Committee with a term expiration of April 1, 2026. Council Member Buley appointed Valerie Hass.

MOVED/SECOND: Council Member Reynolds/Mayor Stephens

MOTION: Appoint Nicholas Lapating, Stephen Brahs, Eric Vu, and George Sakioka to the Traffic Impact Fee Ad Hoc Committee.

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

SUBSTITUTE MOTION: Appoint Nicholas Lapating, Stephen Brahs, George Sakioka, and Jim Fitzpatrick to the Traffic Impact Fee Ad Hoc Committee.

The motion carried by the following roll call vote:

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

Nays: Council Member Marr and Council Member Reynolds.

Absent: None.

Abstain: None.

Motion carried: 5-2

1. City Council made four (4) member appointments to the Traffic Impact Fee Ad Hoc Committee with a term expiration of April 2029. George Sakioka as the Major Developers' Representative, Stephen Brahs as the Small Developers' Representative, and Nicholas Lapating and Jim Fitzpatrick as the At-large Representatives.

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

ADJOURNMENT – Mayor Stephens adjourned the meeting at 8:22 p.m.

Minutes adopted on this 15th day of April, 2025.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk

DRAFT