



REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY JUNE 16, 2026 – 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, Council Member Pettis (left at 11:10 p.m.), Council Member Reynolds (arrived at 4:10 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, 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, City Manager

Name of Employee Organization: Costa Mesa Confidential Unit

3. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6, (a)

Agency Designated Representative: Cecilia Gallardo-Daly, City Manager

Name of Employee Organization: Costa Mesa Police Association (CMPA)

4. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6, (a)

Agency Designated Representative: Cecilia Gallardo-Daly, City Manager

Name of Employee Organization: Costa Mesa Police Management Association (CMPMA)

5. 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

6. 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

7. 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, United States District Court, Central District of CA, Case No. 8:19 cv 01710 DOC (KESx)

8. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

Name of Case: Angela Vargas v. City of Costa Mesa; Jose Elias Gutierrez
Orange County Superior Court Case No. 30-2024-01445829-CU-PA-CJC

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

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

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

Closed Session recessed to the open session at 5:55 p.m.

Closed Session resumed at 11:10 p.m., after the open session.

Closed Session adjourned at 11:39 p.m. and there was no reportable action taken.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:02 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 Council Member Marr.

ROLL CALL

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

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action was taken and will resume after the open session adjourns.

PRESENTATIONS:

1. Mayor Stephens presented a proclamation to Bryan Terry, OC Pride Executive Director in recognition of Pride Month.

2. City Council recognized the Network for Homeless Solutions Team for Housing 500+ Individuals since 2019.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Jay Humphrey, expressed thanks on the release of the Environmental Impact Report (EIR) to the public for the Fairview Park Developmental Center and the Neighborhoods Where We All Belong program, expressed concerns on the open space for public access, parking, density, and park space.

Speaker, spoke against Flock cameras and requested the audit logs.

Speaker, spoke against Flock cameras.

Allison Lin, spoke against Flock cameras and its potential violation of SB 34.

Speaker, spoke against Flock cameras.

Nic Vozenilek & Billy Erickson spoke on the Stem Drone Engineering Challenge, and spoke in support of the flying field at Fairview Park.

Speaker, spoke against Flock cameras.

Speaker, spoke against Flock cameras.

Speaker, spoke against Flock cameras.

Speaker, spoke against Flock cameras.

Anne Stenton, Costa Mesa, spoke against Flock cameras.

Juana Trejo, spoke against Flock cameras.

Speaker, spoke against Flock cameras.

Speaker, spoke against Flock cameras.

Speaker, expressed concerns on Flock cameras, and spoke on State housing laws regarding group homes.

Stephanie Cornwall, Costa Mesa, spoke against Flock cameras.

Andrew Barnes, Costa Mesa, praised the Songs in the Canyon event and requested bathroom amenities at the park.

Speaker, spoke against Flock cameras.

Nicole Pearson, spoke against Flock cameras.

Priscilla Rocco, spoke against Flock cameras and against Harbor Soaring Society flying at Fairview Park.

Wendy Leece, Costa Mesa, spoke against Flock cameras.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Gameros spoke on the July 3rd event at the Fairgrounds.

Council Member Marr spoke on the services provided by the Immigrant Defenders Law Center and requested to agendize for discussion the Flock camera agreement.

Council Member Reynolds requested to agendize for discussion the Flock camera agreement, praised the Songs in the Canyon event, praised the Small Business Development Center program for their work, and spoke on a summer soccer camp at UC Irvine.

Council Member Pettis spoke on public comments and community participation and mentioned his monthly Eastside Exchange pop-up event will take place this weekend.

Council Member Buley praised the Songs in the Canyon event, spoke on attending the Goat Hill Lions Club event, and spoke on Flock cameras.

Mayor Pro Tem Chavez requested to agendize for discussion the Flock camera agreement.

Mayor Stephens praised the Songs in the Canyon event, spoke on attending ribbon cuttings at The Lab for The Rooted Home and The Fleuria, spoke on the July 3rd event, and the Orange County Fair Opening Day is July 14th, wished good luck to Jake Knapp playing in the US Open, and wished everyone a Happy Father's Day.

REPORT – CITY MANAGER – Ms. Gallardo-Daly stated that the Flock camera discussion is scheduled for the July 21st City Council meeting.

Mayor Stephens clarified if the item would be a voting item or a presentation.

Ms. Gallardo-Daly confirmed the item will be on New Business and the City Council will be able to vote on the matter.

Council Member Marr clarified that the item should allow for potential cancellation and not just discussion.

Ms. Hall Barlow, City Attorney confirmed it will be agendized as requested.

Ms. Gallardo-Daly provided an update on the TeWinkle Lakes Project and the Ketchum-Libolt Park Restoration Project, and that Ivis Torres is the City Manager Leadership Award recipient for the month.

REPORT – CITY ATTORNEY – Ms. Hall Barlow noted she will be on vacation, and that Mr. Preziosi will be available in her absence.

CONSENT CALENDAR

MOVED/SECOND: Council Member Marr/Mayor Stephens

MOTION: Approve the Consent Calendar except for item no. 5.

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 previously working for Priceless Pet Rescue.

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: Joseph Babazadeh, Kani Ponder.

3. ADOPTION OF WARRANT RESOLUTION

Council Member Gameros recused himself on this item due to his wife previously working for Priceless Pet Rescue.

ACTION:

City Council approved Warrant Resolution No. 2756.

4. MINUTES

ACTION:

City Council approved the minutes of the regular meeting of June 2, 2026.

6. FINAL MAP FOR TRACT NO. 19345 LOCATED AT 960 WEST 16TH STREET, COSTA MESA, CALIFORNIA

ACTION:

City Council approved the final map for Tract No. 19345, located at 960 West 16th Street, and authorized the signing of the map by the City Engineer and the City Clerk.

7. AGREEMENT FOR HVAC MAINTENANCE AND REPAIRS WITH SIEMENS INDUSTRY, INC.

ACTION:

1. City Council awarded a Maintenance Services Agreement (MSA) to Siemens Industry, Inc. (Siemens), 6141 Katella Avenue, Cypress, CA 90630, in an amount ranging from \$259,817 to \$309,441 annually, for a not-to-exceed total of \$1,152,678 over the four-year period for Heating, Ventilation, and Air Conditioning (HVAC) maintenance and repair services for City Hall and the Police Department facilities based on pricing from Sourcewell Contract #080824-SIE.
2. Authorized a ten percent (10%) contingency annually for emergency response, special events, and other unforeseen repair costs.
3. Approved and authorized the City Manager and the City Clerk to execute a Maintenance Services Agreement (MSA) with Siemens Industry, Inc. (Siemens), 6141 Katella Avenue, Cypress, CA 90630 from July 1, 2026, through June 30, 2030, in substantially the final form as approved by the City Attorney.

ITEMS PULLED FROM THE CONSENT CALENDAR

5. ACCEPTANCE OF THE LIONS PARK PROJECTS, CITY PROJECT NO. 17-03

Presentation by Mr. Sethuraman, Public Works Director.

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:

1. City Council accepted the work as complete, performed by Tovey/Shultz Construction, Inc., 18261 Collier Avenue, Unit A, Lake Elsinore, CA 92530, for The Lions Park Projects, City Project No. 17-03, and authorized the City Clerk to file the Notice of Completion.
2. Authorized the City Manager to 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. Retention monies have been released pursuant to Public Contract Code section 7107(c).

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

City Council recessed into break at 8:03 p.m.

City Council reconvened at 8:15 p.m.

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 AT 115 EAST WILSON STREET, UNITS A THROUGH E**

Public Comments: None.

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:

City Council continued the open public hearing to the September 1, 2026, meeting, pursuant to the applicant's request.

2. **APPEAL AND AWARD A MAINTENANCE SERVICES AGREEMENT FOR JANITORIAL SERVICES TO CCS FACILITY SERVICES - ORANGE COUNTY, INC.**

Presentation by Mr. Bauer, Deputy Director of Public Works.

Presentation by the Appellant:

Scott Cooper, Rutan & Tucker, representing Executive Facilities Services, Inc., requested City Council to reject all bids and re-advertise the RFP.

Mr. Jim Ferraro, Founder and Owner of Executive Facilities Services, Inc., expressed concerns on the integrity of the RFP process.

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:

1. City Council denied Executive Facilities Services, Inc. appeal from the Purchasing Officer's rejection of the bid protest filed against the proposed award to CCS Facility Services - Orange County, Inc.
2. Awarded the Maintenance Services Agreement (MSA) to CCS Facility Services - Orange County, Inc., 3001 Red Hill Avenue, Building #6-220, Costa Mesa, CA 92628, for a period of two (2) years with the option for three (3) one-year renewal periods for janitorial services for City buildings, parks, and facilities in an annual amount not to exceed \$577,973.
3. Authorized a ten percent (10%) contingency annually for emergency response, special events and other unforeseen costs, and approval for Consumer Price Index (CPI) escalation and de-escalation.
4. Authorized the City Manager or designee to execute the agreement and any future amendments to the agreement.

OLD BUSINESS: NONE.

NEW BUSINESS:

1. PROPOSED FIRST TIME HOMEBUYER PILOT PROGRAM FUNDED BY MEASURE Q (RETAIL CANNABIS)

Presentation by Ms. Sa, Grant Administrator.

Public Comments:

Steve Smith, Costa Mesa, spoke in opposition of the item.

Rick Huffman, spoke in favor of the idea and suggested surveying other cities and their programs.

Cynthia McDonald, Costa Mesa, spoke on the feasibility of the item.

Angely Andrade, spoke in support of the item.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Continue the item and return with information whether the ordinance should be amended along with staff direction for the pilot project.

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

SUBSTITUTE MOTION: Defer the item to a Study Session prior to staff bringing back a formal consideration.

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, and Mayor Stephens.

Nays: Mayor Pro Tem Chavez.

Absent: None.

Abstain: None.

Motion carried: 6-1

ACTION:

City Council deferred the item to a Study Session prior to staff bringing it back for formal consideration.

2. FAIRVIEW ROAD AND BELFAST AVENUE TRAFFIC SIGNAL PROJECT, CITY PROJECT NO. 26-03

Presentation by Mr. Nikoui, Senior Engineer.

Public Comments:

Cynthia McDonald spoke in opposition of the item.

Jay Humphrey spoke in opposition of the item.

David Martinez spoke in support of the item.

Rick Huffman spoke in opposition of the item.

Chris Cox spoke in support of the item.

Speaker, spoke in support of the item.

Speaker, spoke in support of the item.

MOVED/SECOND: Council Member Gameros/Mayor Stephens

MOTION: Approve staff recommendation.

Council Member Reynolds spoke on not supporting the motion, preferring to prioritize traffic-calming measures rather than installing a traffic signal.

MOVED/SECOND: Council Member Gameros/Mayor Stephens

MOTION: Approve staff recommendation.

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

ACTION:

1. City Council adopted plans, specifications, and working details for the Fairview Road and Belfast Avenue Traffic Signal Project, City Project No. 26-03, and found the project categorically exempt from California Environmental Quality Act (CEQA).
2. Rejected the apparent low bid submitted by Elecnor Belco Electric, Inc., 14320 Albers Way, Chino, CA 91710 as non-responsive.
3. Awarded a Public Works Agreement (PWA) for construction to the apparent second lowest bidder, Select Electric Inc., 1700 E. Via Burton, Anaheim, CA 92806, in the amount of \$683,584, and authorized a ten percent (10%) contingency in the amount of \$68,359.
4. Authorized the City Manager and the City Clerk to execute the PWA and any future amendments to the agreements within Council authorized limits.

3. AWARD OF PROFESSIONAL SERVICES AGREEMENT FOR THE SENIOR TRANSPORTATION PROGRAM

Presentation by Mr. Gruner, Parks and Community Services Director and Mr. Stoddart, Senior Recreation Supervisor.

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:

1. City Council awarded Professional Services Agreement (PSA) for the Senior Transportation Program with Orange County Yellow Management LLC (OCY) at 520 West Dyer Road, Santa Ana, California, 92707 with an annual amount not to exceed \$200,000, for a period of three years effective July 1, 2026 - June 30, 2029; and
2. Authorized a ten (10%) percent contingency in the amount of \$20,000 for unforeseen costs; and
3. Authorized the City Manager to execute the PSA and future amendments for this agreement within City Council authorized limits.

4. AWARD OF PROFESSIONAL SERVICES AGREEMENT FOR THE ARTS AND CULTURE MASTER PLAN UPDATE

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

Public Comments:

Speaker, spoke in opposition of the item.

MOVED/SECOND: Mayor Stephens/Council Member Gameros

MOTION: Receive and file the report and reject all bids.

SUBSTITUTE MOTION/SECOND: Council Member Marr/Mayor Pro Tem Chavez

SUBSTITUTE MOTION: Direct staff to return with a revised, more limited Request For Proposal, and target a budget closer to \$60,000.

Council Member Marr amended the substitute motion as follows:

SUBSTITUTE MOTION/SECOND: Council Member Marr/Mayor Pro Tem Chavez

SUBSTITUTE MOTION: Authorize the City Manager and Parks and Community Services Director to negotiate with the awardee to reduce the budget to below \$100,000 with any remaining fund returning to the Arts Commission.

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, and Mayor Pro Tem Chavez.

Nays: Mayor Stephens.

Absent: None.

Abstain: None.

Motion carried: 6-1

ACTION:

City Council authorized the City Manager and Parks and Community Services Director to negotiate with the awardee to reduce the budget to below \$100,000 with any remaining fund returning to the Arts Commission.

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

ADJOURNMENT – Mayor Stephens adjourned the meeting to Closed Session at 11:10 p.m.

Closed Session adjourned at 11:39 p.m. and there was no reportable action taken.

Minutes adopted on this 1st day of September, 2026.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk