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Attorneys for Petitioner
LORI ANN FARRELL HARRISON

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF ORANGE

LORI ANN FARRELL HARRISON,

Petitioner,

v.

CITY OF COSTA MESA, CITY
COUNCIL OF CITY OF COSTA MESA,
and DOES 1-10, INCLUSIVE,

Respondents.

Case No. 30-2025-01495293-CU-WM-CJC

**VERIFIED PETITION FOR WRIT OF
MANDATE FOR VIOLATIONS OF THE
RALPH M. BROWN ACT**

*California Government Code §§ 54952.2,
54954.5, 54957, 54960, 54960.1*

Assigned for All Purposes

Judge Gassia Apkarian

Petitioner Lori Ann Farrell Harrison (“Petitioner” or “Ms. Farrell Harrison”) brings this petition for writ of mandate against Respondents the City of Costa Mesa and City Council of the City of Costa Mesa (collectively “City” or “Respondent”) pursuant to, *inter alia*, the Ralph M. Brown Act, Government Code sections 54960, *et seq.* (“the Brown Act”). Respondents violated multiple provisions of the Brown Act when they failed to properly notice and agendize two separate meetings – one on April 15, 2025 and May 6, 2025, as required under Government Code section 54954.5, pertaining to Closed Session item descriptions, regarding a May 6, 2025 Closed Session. Respondents also violated the Brown Act when certain Councilmembers engaged in serial meetings regarding Ms. Farrell Harrison’s termination outside of an authorized meeting, in

1 violation of Government Code section 54952.2(b)(1).

2 Ms. Farrell Harrison avers as follows.

3
4 **PARTIES**

5 1. Ms. Farrell Harrison was appointed City Manager for the City of Costa Mesa,
6 California (the “City”) on May 7, 2019 by the Costa Mesa City Council. She served as City
7 Manager from July 1, 2019, until her termination on May 6, 2025.

8 2. The City Council is a “local agency” as defined by Government Code section
9 54951, and a “legislative body” as defined in Government Code section 54952. The City Council
10 is comprised of seven elected City Councilmembers (*i.e.*, the Mayor of Costa Mesa, as well as
11 City Councilmembers from each of the City’s six districts). The City is a “local agency” as
12 defined by Government Code section 54951.

13 3. The true names, identities, or capacities, whether individual, corporate, associate
14 or otherwise of Respondents DOES 1 through 10 inclusive, are unknown to Petitioner, who,
15 therefore, sues said Respondents by such fictitious names. When the true names, identities, or
16 capacities of such fictitiously designated Respondents are ascertained, Petitioner will ask leave of
17 this Court to amend the Complaint to insert such names, identities, and capacities together with
18 the proper charging allegations.

19 4. Petitioner is informed and believes, and thereon alleges, that each of the
20 Respondents sued herein as DOES 1 through 10 are responsible and in some manner are liable
21 herein for the wrongful conduct herein alleged, and by such wrongful conduct, proximately
22 caused Petitioner’s injuries and damages.

23 **JURISDICTION AND VENUE**

24 5. The Court has jurisdiction of this matter under the Brown Act and Code of Civil
25 Procedure section 1085.

26 6. Venue is proper in this Court under Code of Civil Procedure section 395 because
27 the City Council and the City of Costa Mesa are located within the County of Orange, California,
28 and the events giving rise to this petition for writ of mandate occurred in Orange County.

BACKGROUND

7. Petitioner joined as the City Manager of the City of Costa Mesa by written agreement dated May 7, 2019.

8. On or about Monday, March 28, 2025, Ms. Farrell Harrison notified three members of the City Council, including Councilmember Loren Gameros, about significant challenges with Mayor John Stephens involving potential violations of law and resulting potential liability to the City. The issues of concern identified by Petitioner included, but are not limited to, the Mayor's potential conflicts of interests; quid pro quo activities; violations of state, local, and federal laws and regulations; and gender and racial discrimination toward City employees. Ms. Farrell Harrison was informed that efforts would be made to privately encourage the Mayor to voluntarily agree to course corrections to resolve these issues.

9. On Monday, April 14, 2025, Petitioner was informed that Councilmember Gameros no longer had an interest in speaking with the Mayor. He instead suggested that Ms. Farrell Harrison consider taking an early retirement.

10. Thereafter, at the Tuesday, April 15, 2025, City Council meeting, the Council unanimously approved Councilmember Marr's request, in Open Session, to add an urgent item to the "Closed Session" portion of that meeting to discuss this issue, under "Potential Litigation." Per the official Minutes, Closed Session was thereafter held from 4:03 p.m. to approximately 6:00 p.m. and resumed again at 10:39 p.m.; the minutes reflect that the Mayor left at 10:39 p.m. and did not join the Closed Session. (See **Exhibit A**, City Council Meetings Minutes for April 15, 2025.) The Closed session thereafter ended at 11:42 p.m. (*Ibid.*)

11. Ms. Farrell Harrison was informed the following day, on Wednesday, April 16, 2025, that an investigation in response to her verbal report about the Mayor's potentially unlawful conduct was being commenced. Ms. Farrell Harrison was also informed that the City Council decided to agendize a performance review of the City Manager at the next regularly scheduled City Council meeting. Notably, this topic – the public employee performance review (of the City Manager) – was not on the April 15, 2025 agenda; hence, such a discussion was unlawfully held

1 during the agendized “Potential Litigation” item. Further, Ms. Farrell Harrison was informed and
2 believes, and thereon alleges, that this was communicated as being a preliminary step – to
3 develop performance metrics – for the performance review that would later take place on
4 schedule at the end of 2025. Later that day, Councilmember Marr and Ms. Farrell Harrison
5 discussed the importance of providing the written report to the City Council, regarding the
6 Mayor’s unlawful activity, as directed, before the next regularly scheduled City Council meeting
7 of May 6, 2025.

8 12. On April 29, 2025, as directed by the Council, Ms. Farrell Harrison provided a 14-
9 page complaint to six members of the City Council regarding potential unlawful activity by
10 Mayor Stephens titled, “Formal Complaint – Mayoral Potential Conflicts of Interest, Illicit
11 Interference, and Undue Influence in City Operations, Permitting and Contracts.” The report was
12 developed by the City Manager and other members of the Executive Team based on their
13 interactions with the Mayor and his requests for inappropriate or unlawful activities.

14 13. On Thursday, May 1, 2025, Ms. Farrell Harrison was interviewed for
15 approximately four (4) hours by the outside investigator hired to conduct the investigation
16 regarding Mayor Stephens’s potential illegal conduct, as herein alleged. Said investigator had a
17 copy of Ms. Farrell Harrison’s April 29, 2025, complaint/report.

18 14. The following day, on Friday, May 2, 2025, the City Council published a notice
19 and corresponding agenda in advance of the May 6, 2025, meeting. In the Closed Session
20 category, the agenda included the following two items (Nos. 7 and 8):

21 7. CONFERENCE WITH LEGAL COUNSEL– ANTICIPATION OF LITIGATION -
22 ONE CASE

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

24 8. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

25 Pursuant to California Government Code Section 54957, (b)(1)
Title: City Manager

26 A true and correct copy of the May 6, 2025, Agenda is attached hereto as **Exhibit B**. Item 8 on
27 the Agenda listed only “public employee performance evaluation” and did not state “public
28 employee discipline/dismissal/release.” (See Gov. Code §§ 54954.5(e) and 54957(b)(1).)

1 15. Ms. Farrell Harrison had been informed that she should be prepared to identify
2 metrics to measure her performance at the May 6, 2025, City Council Meeting. More
3 specifically, Ms. Farrell Harrison understood that there would be a discussion of performance
4 metrics that day that would serve as the basis for her upcoming calendar year 2025 performance
5 evaluation later in the year, as no performance metrics had ever been provided to her in the six
6 years that she served as the City Manager, although her contract specifically called for it, and she
7 had received two previous outstanding performance evaluations without specific performance
8 metrics being identified.

9 16. Petitioner alleges the following concerning the events of May 6, 2025.

10 a. At approximately 3:50 p.m., Ms. Farrell Harrison went to the First Floor to
11 join the City Council for the opening of the meeting and then adjournment to Closed Session in
12 Council Chambers. The Police Chief, who was already downstairs and was in attendance due to
13 the Police Association tentative agreement, stated to Ms. Farrell Harrison: “They are switching
14 the order of items. Potential Litigation is going first.” At approximately 4:00 p.m., Ms. Farrell
15 Harrison and the City Council are in the Council Chambers to open the Closed Session. The City
16 Attorney, Kimberly Barlow, approached Ms. Farrell Harrison before it began and stated that
17 “Potential Litigation is going first.” Item 7 on the May 6, 2025 Meeting Agenda (“Potential
18 Litigation”) was the second-to-last item on the agenda. Ms. Farrell Harrison was informed and
19 believes that this was to be the follow-up discussion regarding the investigation of the Mayor that
20 had been authorized by the City Council at the previous City Council meeting held on April 15,
21 2025. Ms. Farrell Harrison asked Ms. Barlow whether she was needed for the discussion. Ms.
22 Barlow answered, “No.”

23 b. Ms. Farrell Harrison thereafter went to the City Hall First Floor Break
24 Room while she waited to be called in to the Closed Session. At about 4:15 p.m., the president of
25 a local union came to her and said, “I’ve been looking for you.” He stated that he wanted to warn
26 her that she might get fired that evening. He explained that he had spoken to Councilmember
27 Gameros right before the Closed Session, and Gameros told him, “[Y]ou watch, we’re going to
28 switch this whole thing around – instead of this being about the Mayor, we are going to make it

1 about Lori Ann.” Ms. Farrell Harrison thanked him for the information and tried to reassure him
2 that everything would be fine.

3 c. Ms. Farrell Harrison waited for approximately 1.5 hours to be called in to
4 the Closed Session. She had prepared a 35-page PowerPoint Presentation to share with the City
5 Council highlighting her accomplishments for the past two years (Calendar Years 2023 and
6 2024). She brought copies of the report with her to the meeting, and it was also loaded onto the
7 projector in the Community Room. Ms. Farrell Harrison was never called into the room to make
8 her presentation. However, she assumed, during her wait, that the Councilmembers were still
9 deliberating on the “Potential Litigation” item (No. 7 on the agenda), which was about her formal
10 complaint against Mayor Stephens, and the ensuing investigation.

11 d. At approximately 5:35 p.m., Ms. Barlow came into the Break Room, where
12 Ms. Farrell Harrison was waiting. Ms. Barlow was visibly distraught. Ms. Barlow asked the
13 Assistant City Manager and Deputy City Manager to leave the room. Ms. Barlow told her that
14 there would be a public announcement in a few minutes stating that the City Council had voted to
15 terminate Ms. Farrell Harrison’s employment. Ms. Barlow emphasized that she was not there to
16 give legal advice, and expressed her sincere apologies for what had happened. Ms. Farrell
17 Harrison later learned that an outside attorney (not Ms. Barlow) was hired to advise the City
18 Council on the termination.

19 e. The open meeting was convened at approximately 6:00 p.m., per the May
20 6, 2025, Council Meeting Minutes, which is attached hereto as **Exhibit C**. There was a public
21 announcement of the City Council’s decision to terminate Ms. Farrell Harrison by a vote of 4
22 (yes), 2 (no), and 1 (abstain). The Minutes reflect that Mayor Stephens had attended the Closed
23 Session and that he had abstained from the vote on Ms. Farrell-Harrison’s termination.

24 f. Ms. Farrell Harrison spoke with the staff of the City Manager’s Office and
25 other staff members for a short while and thereafter drove home.

26 g. Ms. Farrell Harrison called the Police Union and the Costa Mesa City
27 Employees Association to apologize for not being able to see the Tentative Agreements that she
28 and staff had negotiated all the way through to final approval by the City Council as these items

1 were never discussed that evening. Both Union agreements were pushed to the next regularly
2 scheduled City Council meeting, May 20, 2025. Within a couple of hours, the *Los Angeles Times*
3 posted an article on the internet, “Costa Mesa City Council Fires its City Manager.” Ms. Farrell
4 Harrison was thereafter bombarded by calls from the media, City employees, former co-workers,
5 colleagues, friends, and family.

6 17. Ms. Farrell Harrison was stunned by these events, as was her staff, who supported
7 her efforts to elevate the discussion about these serious challenges with Mayor Stephens, and
8 required that the behaviors discontinue. How the City moved from trying to solve a serious
9 liability with Mayor Stephens’s potentially illegal activity to a public firing of its well-respected,
10 accomplished City Manager has but one answer: the City retaliated against Ms. Farrell Harrison
11 for her protected disclosures.

12 18. On June 5, 2025, Ms. Farrell Harrison, through counsel, sent a demand to the City
13 to cure or correct these multiple violations of the Brown Act. On June 20, 2025, the City rejected
14 all of Ms. Farrell Harrison’s contentions and declined to cure or correct the Brown Act violations.

15 **FIRST CAUSE OF ACTION**
16 ***(Violations of Ralph M. Brown Act, Gov. Code §§ 54957, 54960, 54960.1, et seq.)***

17 19. Ms. Farrell Harrison re-alleges and hereby incorporates each and every allegation
18 set forth in paragraphs 1 through 18.

19 20. Pursuant to Government Code section 54960, any interested person, such as Ms.
20 Farrell Harrison, may “commence an action by mandamus, injunction or declaratory relief for the
21 purpose of stopping or preventing violations or threatened violations” of the Brown Act, or to
22 “determine the applicability” of the Brown Act to “actions or threatened future action” of the
23 legislative body. Similarly, Government Code section 54960.1 allows any interested person, such
24 as Ms. Farrell Harrison, to “commence an action by mandamus or injunction for the purpose of
25 obtaining a judicial determination that an action taken by a legislative body of a local agency”
26 violated the Brown Act and is “null and void.”

27 21. The City also violated Government Code sections 54954.2 and 54954.5 at the City
28 Council meeting on April 15, 2025, when certain Councilmembers discussed the agendizing of a

1 future performance evaluation of the City Manager during the agendized “Potential Litigation”
2 item about her formal complaint regarding the Mayor’s potential unlawful activity. The Minutes
3 of this Council meeting confirm that “Potential Litigation” was the only item discussed that
4 evening, and all other items were pushed to the subsequent meeting.

5 22. Further, the City Council’s meeting agenda for the May 6, 2025, City Council
6 meeting failed to comply with Government Code section 54954.5 pertaining to Closed Session
7 item descriptions. Agenda Item 8 for the May 6, 2025, City Council meeting stated:

8 PUBLIC EMPLOYEE PERFORMANCE EVALUATION
9 Pursuant to California Government Code Section 54957, (b)(1)
10 Title: City Manager

11 (See **Exhibit B**, City of Costa Mesa Agenda, May 6, 2025.) Item 8 on the Agenda listed only
12 “public employee performance evaluation” and did not state “public employee
13 discipline/dismissal/release.” (See Gov. Code §§ 54954.5(e) and 54957(b)(1).) The public
14 record disclosed that the matter of the dismissal or termination of the City Manager, Ms. Farrell
15 Harrison, was considered and decided during the Closed Session of the May 6, 2025, City
16 Council meeting. Accordingly, the City did not comply with the Brown Act’s agenda-description
17 requirements.

18 23. The City’s failure to properly notice its intent to discuss the dismissal or
19 termination of the City Manager violates a core principle as well as the specific requirements of
20 the Brown Act. By failing to describe the dismissal using the language enumerated in
21 Government Code section 54954.5, the City Council violated the Brown Act’s rules regarding
22 descriptions of Closed Session items.

23 24. Further, the City’s notice of the “Performance Review” of the City Manager was
24 part of a deliberate intent to deceive Ms. Farrell Harrison, City employees, and members of the
25 public. Ms. Farrell Harrison is informed and believes that the City Council deliberately described
26 the May 6, 2025, Closed Session meeting as a “performance evaluation” rather than a “dismissal”
27 to conceal the fact that certain City Councilmembers had engaged in serial meetings outside of a
28 properly noticed City Council meeting.

25. Government Code section 54952.2, subdivision b, provides: “A majority of the members of a legislative body shall not, outside a meeting authorized by this chapter, use a series of communications of any kind, directly or through intermediaries, to discuss, deliberate, or take action on any item of business that is within the subject matter jurisdiction of the legislative body.”

26. The City Council violated the Brown Act’s rules regarding serial meetings conducted outside of and prior to a properly noticed meeting. First, the City Council failed to properly agendize and notice the public employee performance review (of the City Manager) on the April 15, 2025 agenda and discussed it under the separate urgent “Potential Litigation” item, the only item discussed that evening. This was deceiving and unlawful because it was not properly agendized. Second, in advance of the May 6, 2025 meeting, Councilmember Buley directed that outside counsel be engaged to attend and advise at the May 6, 2025 meeting pertaining to Ms. Farrell Harrison. If indeed it was a legitimate performance review, it would not necessitate the need for an outside third party attorney. Third, on May 6, 2025, just before the Closed Session meeting started Councilmember Gameros told a local union president, “[Y]ou watch, we’re going to switch this whole thing around – instead of this being about the Mayor, we are going to make it about Lori Ann.” Ms. Farrell Harrison is informed and believes that Councilmember Gameros and other Councilmembers, including the Mayor, were engaging in serial meetings, in violation of the Brown Act, by deliberating on Ms. Farrell Harrison’s termination prior to the noticed meeting.

27. The City Council’s refusal to “cure or correct” the Brown Act violations referenced *supra* and noted in Ms. Farrell Harrison’s June 5, 2025 letter provide her with the right to file the present lawsuit against Respondent.

PRAYER FOR RELIEF

WHEREFORE, Ms. Farrell Harrison prays as follows:

1. That the Court enter a declaratory judgment pursuant to Government Code sections 54952.2, 54954.5, 54960, and/or 54960.1 that the City Council violated the Brown Act by: (1) engaging in a series of communications with the majority of the members of the City

1 Council regarding Ms. Farrell Harrison's termination outside of a properly noticed City Council
2 meeting; and (2) failing to properly notice the meeting as a "dismissal," instead of a "performance
3 evaluation," and (3) discussing a plan to conduct the City Manager's performance evaluation on
4 April 15, 2025 under the "Potential Litigation" item that had been requested by Councilmember
5 Marr to address allegations of wrongdoing by Mayor Stephens, which is a violation of the Brown
6 Act.

7 2. That the Court issue a peremptory writ of mandate pursuant to Government Code
8 sections 54952.2, 54954.5, 54960, and/or 54960.1 ordering the City Council to:

9 A. Set aside and nullify its action terminating Ms. Farrell Harrison's
10 employment with the City on May 6, 2025;

11 B. Alternatively, if the Court does not immediately nullify its action
12 terminating Ms. Farrell Harrison's employment with the City on May 6, 2025, produce to Ms.
13 Farrell Harrison and/or the Court all documents, reports, minutes, emails, texts, and phone logs
14 for Closed Session or other closed meetings and discussions and communications related to the
15 Closed Session at which the City Council considered, and agreed upon, its action terminating Ms.
16 Farrell Harrison's employment with the City on May 6, 2025;

17 C. Alternatively, if the Court does not immediately nullify its action
18 terminating Ms. Farrell Harrison's employment with the City on May 6, 2025, order the City and
19 the City Council to produce for *in-camera* review all such documents, reports, minutes, emails,
20 texts, and phone logs for Closed Session or other closed meetings and discussions and
21 communications, to allow the Court to determine whether the City Council acted properly in its
22 actions related to Ms. Farrell Harrison;

23 D. Record with videotape and audiotape all Closed Sessions pursuant to
24 Government Code section 54960 for three years following entry of judgment in this matter, and
25 maintain those recordings according to law;

26 3. That the Court award Ms. Farrell Harrison reasonable attorney's fees and costs
27 pursuant to Government Code section 54960.5 or, in the alternative, pursuant to Code of Civil
28 Procedure section 1021.5.

1 4. That the Court award Ms. Farrell Harrison such other and further relief as the
2 Court deems just and proper.

3
4 DATED: July 7, 2025

CANNATA O'TOOLE & OLSON LLP

5
6 By:



7 THERESE Y. CANNATA
8 Attorneys for Petitioner
9 LORI ANN FARRELL HARRISON
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VERIFICATION

I, Lori Ann Farrell Harrison, am the Petitioner in this action. I have read the foregoing
**VERIFIED PETITION FOR WRIT OF MANDATE FOR VIOLATIONS OF THE RALPH
M. BROWN ACT** and know its contents. The matters stated in the verified petition are true and
correct based on my personal knowledge, except as to those matters stated on information and
belief, and as to those matters, I believe them to be true.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 7, 2025 at Long Beach, California.


LORI ANN FARRELL HARRISON

EXHIBIT A



REGULAR CITY COUNCIL AND HOUSING AUTHORITY
April 15, 2025 - CLOSED SESSION - 4:00 P.M.

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, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens (Left at 10:39 p.m.).

Absent: None.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

Name of Case: Schaefer v. City of Costa Mesa

Orange County Superior Court Case No. 30-2022-01286737-CU-PO-CJC

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

Name of Case: DBO Investments CM, LLC v. City of Costa Mesa

Orange County Superior Court Case No. 30-2023-01360125-CU-CR-NJC.

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8

APN: 140-041-81

Property: 3333 Susan Street, Costa Mesa, CA 92626

Agency Negotiator: Lori Ann Farrell Harrison, City Manager

Negotiating Parties: Legacy Partners

Under Negotiation: Price and Terms of Payment

Ms. Hall Barlow, City Attorney requested to add to the Closed Session agenda one item: Conference with Legal Counsel – Anticipated Litigation – One Case, Pursuant to California Government Code Section 54956.9 (d)(2), due to the item requiring action prior to the next regularly scheduled City Council meeting and the item arose after the posting of the current agenda.

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

MOTION: Add Conference with Legal Counsel – Anticipated Litigation – One Case, Pursuant to California Government Code Section 54956.9 (d)(2) to the Closed Session Agenda.

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

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - ONE CASE

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

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

Closed Session recessed to open session at 6:10 p.m.

Closed Session resumed at 10:39 p.m. after open session.

Closed Session adjourned at 11:42 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 Christine Nolf, Redemption 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 (Left at 10:39 p.m.).

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action.

PRESENTATIONS:

Active Transportation Committee Chair Andrew Barnes and Vice Chair Michael Moses Nolf provided an update to the City Council.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Jose Toscano spoke on comments made by Council Members on social media.

Mat Garcia, President of Harbor Soaring Society, spoke on the Harbor Soaring Society and their activities.

Flo Martin thanked City Manager Farrell Harrison for the maintenance of the palm trees on Tanager Drive and thanked the Police Department for issuing citations on Newport Boulevard and 19th Street.

David Martinez thanked the Active Transportation Committee and Public Works Department for their investment in the City.

Janna Moore and Larisa Moffit from Epilepsy Support Network of Orange County, spoke on the fight against Epilepsy, and on the May 3rd Seizure Wars Walk at Tewinkle Park.

Speaker, spoke on public safety as the highest priority of City Council, and that public safety includes lifeguards, homelessness, safe streets, safe sidewalks, and bike lanes, and spoke in support of safety improvements for motorists, pedestrians, and bicyclists.

Debra Lee, Founder of Furever Heaven Foundation, spoke in support of a Trap Neuter Return policy.

Trace Yulie, spoke in support of active transportation improvements.

Speaker, Save Our Youth (SOY), introduced Soy students to give a presentation.

Speaker, SOY Leadership Program, spoke on homelessness in the community.

Speaker, SOY Leadership Program, spoke on homelessness in the community.

David Perez, SOY Leadership Program, spoke on a blanket drive for the homeless.

Speaker, SOY Leadership Program, spoke on a blanket drive for the homeless.

Kim Hendricks, Fairview Park Alliance, spoke on Fairview Park and on the U.S. Fish and Wildlife Service communication against Harbor Soaring Society flying at Fairview Park until the Master Plan is completed, and requested moving Harbor Soaring Society off of the vernal pools.

Speaker, spoke in support of active transportation improvements.

Speaker, thanked staff for the response for the HDL tax information, spoke on tax generators in the City, and spoke on funding for the Arts Master Plan.

Speaker, spoke in support of the Active Transportation Committee and the work they have done.

Speaker, spoke on the Active Transportation Committee work and projects accomplished, thanked Council Member Reynolds for the work on the Committee, spoke in support of all committees making annual presentations, spoke on the improvements and the low costs for the active transportation projects, and thanked staff for pursuing grants.

David Larson spoke against removing a Chinese Elm tree in front of his house and requested if it could be trimmed instead.

Cynthia McDonald, Costa Mesa, spoke in support of citizen participation and engaging the public, requested more town hall meetings, and spoke on the upcoming Fairview Park Steering Committee meeting.

Speaker, expressed safety concerns in the area of Adams Avenue and Fairview Road.

Speaker, spoke in support of the 311 App and requested it to be fully useable in Spanish, and spoke on a lack of parking enforcement and using the 311 App for better enforcement.

Speaker, spoke on the Active Transportation Committee presentation, requested traffic data on Towne Street due to the traffic improvements on 19th St., spoke on homelessness, and spoke on citizen engagement.

Speaker, spoke on biodiversity systems at Fairview Park and preserving Fairview Park, and spoke against the Harbor Soaring Society flying at Fairview Park.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Marr thanked the Active Transportation Committee, thanked the SOY students for their presentation, spoke in support of more town hall meetings, spoke on the amenities provided to facilitate public participation in Spanish, thanked Mr. Larson for bringing the Chinese Elm tree to the attention of City Council, and spoke in support of an ethics policy and encouraged staff to look at the City of Irvine as a starting point.

Council Member Reynolds spoke on protecting the Chinese Elm tree, spoke on communicating to the residents on Towne Street about the traffic study that was completed, thanked staff and the Active Transportation Committee for their work on grants, thanked Ms. Torres for responding to citizen requests, spoke on the Arts Commission recently awarding grants and inquired if special event fees could be waived, spoke in support of a Code of Conduct policy for City Council, Commissioners, and Committee Members and requested City Council values be posted at City Hall.

Council Member Pettis spoke on attending the OC Japan Fair, spoke on community engagement and responding to individual residents, spoke on street improvements on 16th street including parking restrictions approaching the crossings, striped crosswalks, and striping to highlight the speed humps, spoke on working with Mr. Martin, Transportation Services Manager to respond to residents requests, and spoke on parking enforcement for street sweeping.

Council Member Buley thanked SOY students for speaking, responded to Mr. Larson's comment regarding the Chinese Elm and requested staff to revisit the decision, spoke on attending the OC Japan Fair, attending the Finance and Pension Advisory Committee meeting, spoke on citizen involvement at the Committee level, and recognized Mayor Stephens for addressing the Gisler bridge issue at the OCTA meeting, and spoke on good governance.

Council Member Gameros recognized Jasmine Vega for receiving the City Manager's Award and congratulated Sergio Escobar for receiving a leadership award, spoke on meeting with individuals from SOY and spoke on mentorship, and spoke in support of hearing from constituents.

Mayor Pro Tem Chavez spoke on the SOY student's presentation and the blanket drive which is April 21st to the 25th and the blankets can be dropped off at SOY, recognized Public Safety Dispatcher Week and praised dispatch for their work, spoke on attending the Orange County Chamber of Commerce awards event, spoke on attending the OC Japan Fair, thanked the Vista Harbor Center for paving the alley at Center Street, spoke on saving the Chinese Elm tree, suggested more patrolling at Adams Avenue and Fairview Road, spoke in support of more town halls, and requested to agendaize an item for a Trap Neuter and Return Program.

Mayor Stephens spoke in support of having more town halls on specific issues, spoke on saving the Chinese Elm tree and the appeal process, spoke on the SOY students who attended the meeting, spoke on the Arts Commission description on the website and requested a report back, spoke on the Finance and Pension Advisory Committee meeting and recommendations that were made to the City Council, spoke on meeting with the Chair and Vice Chair of the Finance and Pension Advisory Committee, and spoke on his efforts at the OCTA meeting to remove the Gisler Bridge from the Master Plan of Highways and that Fountain Valley was not in support and the item was continued for 30 days.

REPORT – CITY MANAGER – NONE.

REPORT – CITY ATTORNEY – NONE.

CONSENT CALENDAR

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

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 working at Priceless Pets.

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: Karen Franco, Gail Kay, Nona Wolverton, Masoon Yazarlou.

3. ADOPTION OF WARRANT RESOLUTION

Council Member Gameros recused himself on the item due to his wife working at Priceless Pets.

ACTION:

City Council approved Warrant Resolution No. 2732.

4. MINUTES

ACTION:

City Council approved the minutes of the regular meeting of April 1, 2025.

ITEMS PULLED FROM THE CONSENT CALENDAR

5. 2024 2015-2035 GENERAL PLAN ANNUAL PROGRESS REPORT (APR)

Public Comments:

Speaker, spoke on a structural budget deficit, spoke on SB-1000 and unfunded mandates, stated the city has added 100 full-time employees and is keeping consultants but reducing the CIP, spoke on deferred maintenance on potholes, spoke in opposition of the item, and requested City Council to revisit becoming a Charter City.

Cynthia McDonald, Costa Mesa, spoke on SB-1000, and requested the City provide restroom facilities at parks.

Speaker, spoke against mocking people with disabilities.

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 Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: Council Member Pettis.

Absent: None.

Abstain: None.

Motion carried: 6-1

ACTION:

City Council approved the 2024 Annual Progress Report for the 2015-2035 Costa Mesa General Plan for submittal to the State Office of Land Use and Climate Innovation (LUCI) [formerly known as the Office of Planning and Research (OPR)], and State Department of Housing and Community Development (HCD).

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

City Council recessed into a break at 8:17 p.m.

City Council reconvened at 8:30 p.m.

PUBLIC HEARINGS:

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

1. **APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A CONDITIONAL USE PERMIT (CUP) PCUP-24-0011 TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 1912 HARBOR BOULEVARD ("GREEN MART"), IN THE LOCAL BUSINESS DISTRICT (C1)**

Ex-Parte Communications: Mayor Stephens and Mayor Pro Tem Chavez spoke with both the applicant and appellant, and Council Members Marr and Gameros spoke with the applicant.

Presentation by Mr. Drapkin, Assistant Development Services Director.

Kendra Carney Mehr, representing the appellant, spoke on the project.

Keith Sheinberg, applicant, spoke on the project.

Public Comments:

James Peters spoke in opposition of the project.

Speaker, spoke in opposition of the project.

Nora Brown, spoke in opposition of the project.

Speaker, spoke in support of the project.

Speaker, spoke in opposition of the project.

Speaker, spoke in support of the project.

Speaker, spoke in opposition of the project.

Speaker, spoke in support of the project.

Speaker, spoke in opposition of the project.

Speaker, spoke in support of the project.

Speaker, spoke in opposition of the project.

Speaker, spoke in opposition of the project.

Speaker, spoke in opposition of the project.

Alicia Cox spoke in support of the project.

MOVED/SECOND: Council Member Gameros/Mayor Stephens

MOTION: Uphold the Planning Commission's decision to approve Conditional Use Permit PCUP-24-0011 based on findings of fact and subject to the conditions of approval as contained in the Resolution.

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

SUBSTITUTE MOTION: Deny the approval of the Conditional Use Permit PCUP-24-0011 and direct staff to prepare a resolution for denial reflecting that the necessary findings could not be met, the proposed development or use is not substantially compatible with the developments in the same general area and would be materially detrimental to other properties within the area and that granting the CUP would be materially detrimental to the health, safety, and welfare of the public and injurious to property or improvements within the immediate neighborhood.

The motion carried by the following roll call vote:

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

Nays: Council Member Gameros and Mayor Stephens.

Absent: None.

Abstain: None.

Motion carried: 5-2

ACTION:

City Council denied the approval of the Conditional Use Permit PCUP-24-0011 and directed staff to prepare a resolution for denial reflecting that the necessary findings could not be met, the proposed development or use is not substantially compatible with the developments in the same general area and would be materially detrimental to other properties within the area and that granting the CUP would be materially detrimental to the health, safety, and welfare of the public and injurious to property or improvements within the immediate neighborhood.

2. RESOLUTION FOR APPROVAL OF THE DRAFT RELOCATION PLAN AND RELOCATION ASSISTANCE FOR TENANTS OF 778 SHALIMAR DRIVE

Presentation by Ms. Jakher, Assistant to the City Manager.

Public Comments:

Jenn Tanaka spoke in support of the item, and stated the Housing Trust Fund is intended to build new housing.

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 adopted Resolution No. 2025-06 approving the draft Relocation Plan for the Shalimar Park Expansion Project's acquisition of real property located at Assessor's Parcel Number 424-051-23 (778 Shalimar Drive) and appropriating funds thereof.
2. Authorized an appropriation of \$203,717 in the Housing Trust Fund (Fund 222) for relocation assistance.
3. Authorized the City Manager, City Attorney, and Finance Director to implement the approved Relocation Program.

OLD BUSINESS:

1. **APPOINTMENT TO THE ANIMAL SERVICES COMMITTEE AND CONFIRMING THE ORANGE COUNTY MODEL ENGINEERS (OCME) LIAISON TO THE FAIRVIEW PARK STEERING COMMITTEE**

Presentation by Ms. Green, City Clerk.

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/Mayor Stephens

MOTION: Appoint Calvin Alvarez to the Animal Services Committee and confirm Hank Castignetti as the Orange County Model Engineers City liaison 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

ACTION:


1. Mayor Pro Tem Chavez appointed Calvin Alvarez to the Animal Services Committee with a term expiration of April 2027.
2. The City Council confirmed Hank Castignetti as the Orange County Model Engineers (OCME) City liaison to the Fairview Park Steering Committee.

NEW BUSINESS: NONE.

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

ADJOURNMENT – Mayor Stephens adjourned the open meeting at 10:39 p.m. and City Council recessed to Closed Session. Closed Session ended at 11:42 p.m., and the City Attorney stated there would be no reporting out.

Minutes adopted on this 6th day of May, 2025.



John Stephens, Mayor

ATTEST:



Brenda Green, City Clerk

EXHIBIT B



CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, May 6, 2025

6:00 PM

**City Council Chambers
77 Fair Drive**

***Note: All agency memberships are reflected in the title "Council Member"
4:00 P.M. Closed Session**

Council Member Marr will be attending the meeting via Zoom Webinar from:
Hyatt House Richmond/Short Pump
11800 West Broad Street, Suite 1098
Henrico, Virginia 23233

The City Council meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having technical difficulties or experiencing any other critical issues, and unless required by the Brown Act, the meeting will continue in person.

TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE
Please contact the City Clerk at (714) 754-5225 to request language interpreting services for City meetings. Notification at least 48 hours prior to the meeting will enable the City to make arrangements.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

Members of the public can view the City Council meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at youtube.com/costamesatv.

Closed Captioning is available via the Zoom option in English and Spanish.

As a courtesy, the public may participate via the Zoom option.

Zoom Webinar: (For both 4:00 p.m. and 6:00 p.m. meetings)

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89982812676?pwd=oX6BGzSScr92QUVyg1m0SN8HSTnoqj.1>

Or sign into Zoom.com and “Join a Meeting”

Enter Webinar ID: 899 8281 2676/ Password: 772583

- If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone: (For both 4:00 p.m. and 6:00 p.m. meetings)

Call: 1 669 900 6833 Enter Webinar ID: 899 8281 2676/ Password: 772583

During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Note, if you have installed a zoom update, please restart your computer before participating in the meeting.

Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the City Clerk at cityclerk@costamesaca.gov.

Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk’s Office on a flash drive, or mailed to the City Clerk’s Office. Kindly submit materials to the City Clerk AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m. on the day of the meeting.

Comments received by 12:00 p.m. on the day of the meeting will be provided to the City Council, made available to the public, and will be part of the meeting record.

Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. This includes items submitted for the overhead screen during the meeting. Items submitted for the overhead screen should be 1 page and provided to the City Clerk prior to the start of the meeting. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments, for both videos and pictures. Please e-mail to the City Clerk at cityclerk@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting. If you do not receive confirmation from the city prior to the meeting, please call the City Clerks office at 714-754-5225.

Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5): Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>. Las agendas y los informes se pueden ver en español en el sitio web de la Ciudad en <https://www.costamesaca.gov/trending/current-agendas/spanish-city-council-agendas>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

CLOSED SESSION - 4:00 P.M.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS Members of the public are welcome to address the City Council only on those items on the Closed Session agenda. Each member of the public will be given a total of three minutes to speak on all items on the Closed Session agenda.

CLOSED SESSION ITEMS:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Pursuant to California Government Code Section 54956.8
Fairview Developmental Center; APN: 420-012-16
Property: 2501 Harbor Blvd., Costa Mesa, CA 92626
Agency Negotiators: Lori Ann Farrell Harrison, City Manager
Negotiating Parties: State of California
Under Negotiation: Price and Terms of Payment
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 Association (CMPA)
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 Management Association (CMPMA)
4. 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)
5. 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 Confidential Unit

6. 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
7. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - ONE CASE
Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation.
8. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to California Government Code Section 54957, (b)(1)
Title: City Manager

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

MAY 6, 2025 – 6:00 P.M.

JOHN STEPHENS
Mayor

MANUEL CHAVEZ
Mayor Pro Tem - District 4

ANDREA MARR
Council Member - District 3

ARLIS REYNOLDS
Council Member - District 5

LOREN GAMEROS
Council Member - District 2

JEFF PETTIS
Council Member - District 6

MIKE BULEY
Council Member - District 1

KIMBERLY HALL BARLOW
City Attorney

LORI ANN FARRELL HARRISON
City Manager

CALL TO ORDER

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE

MOMENT OF SOLEMN EXPRESSION

[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]

ROLL CALL

CITY ATTORNEY CLOSED SESSION REPORT

PRESENTATIONS:

1. Proclamation: National Bike Month

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Comments on Presentations and Consent Calendar items may also be heard at this time. Comments are limited to 3 minutes, or as otherwise directed.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Each council member is limited to 3 minutes. Additional comments will be heard at the end of the meeting.

1. Council Member Reynolds
2. Council Member Pettis
3. Council Member Buley
4. Council Member Gameros
5. Council Member Marr
6. Mayor Pro Tem Chavez
7. Mayor Stephens

REPORT – CITY MANAGER

REPORT – CITY ATTORNEY

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

1. [**PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL 25-275 ORDINANCES AND RESOLUTIONS**](#)

RECOMMENDATION:

City Council and Housing Authority approve the reading by title only and waive further reading of Ordinances and Resolutions.

2. [**READING FOLDER**](#) [**25-276**](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Southern California Edison, Mercury Insurance Company (Robert Wolfshagen), Ali Berri, Parker Bittner, Karen Franco, Cathy Jo Liebel.

3. **[ADOPTION OF WARRANT RESOLUTION](#)** **[25-269](#)**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2733.

Attachments: [1. Summary Check Registration 4-3-25](#)
[2. Summary Check Registration 4-10-25](#)
[3. Summary Check Registration 4-17-25](#)

4. **[MINUTES](#)** **[25-277](#)**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of April 15, 2025.

Attachments: [1. 04-15-2025 Draft Minutes](#)

5. **[ALERTOC MEMORANDUM OF UNDERSTANDING \(MOU\) BETWEEN 25-271
THE CITY OF COSTA MESA AND THE COUNTY OF ORANGE](#)**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the Memorandum of Understanding (MOU) between the City of Costa Mesa and the County of Orange to allow the use of the County's Countywide Mass Notification System under the terms and conditions of the County's Countywide Mass Notification System Operations Guidelines and vendor-provider agreements, commencing on December 30, 2024, through December 30, 2029.
2. Authorize the City Manager and/or her designee to execute and manage the MOU on behalf of the City of Costa Mesa.

Attachments: [1. 2024 MOU AlertOC Final Sheriff Approved](#)
[2. Exhibit A - MA-060-25010178 Everbridge Inc](#)
[3. Exhibit B - AlertOC Policy](#)
[4. Exhibit C - Individual User Agreement](#)

6. [**FAIRVIEW ROAD ACTIVE TRANSPORTATION IMPROVEMENTS - 25-274
ADAMS AVENUE TO FAIR DRIVE**](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Professional Services Agreement (PSA) to Onward Engineering for professional engineering design services for the Fairview Road Active Transportation Improvements - Adams Avenue to Fair Drive project (Federal Project No. STPL-5312(109)) in the amount of \$313,081, in final form approved by the City Attorney.
2. Authorize a ten percent (10%) contingency in the amount of \$31,308 for any unforeseen costs that may be required by the project.
3. Authorize the City Manager and the City Clerk to execute the PSA and any future amendments to the agreement.

Attachments: [1. Proposed PSA with Onward Engineering](#)

7. [**PROPOSED BUSINESS IMPROVEMENT AREA \(BIA\) 25-281
REAUTHORIZATION AND INTENTION TO LEVY AN ANNUAL
ASSESSMENT**](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the 2024-2025 Annual Report for the Business Improvement Area (BIA) (Attachment 1).
2. Receive and file the audited financial report for Fiscal Years Ended June 30, 2024 and June 30, 2023 (Attachment 2).
3. Adopt the Resolution declaring the City's intention to levy an annual assessment for Fiscal Year 2024-25 for the Business Improvement Area covering certain Costa Mesa hotels and motels and setting the time and place for a Public Hearing on the proposed annual assessment (Attachment 3).

Attachments: [1. TCM Annual Report](#)
[2. FY Ending June 2024 Financial Audit](#)
[3. Resolution No. 2025-XX Intent Business Improvement Area](#)
[4. BIA Update for City Council 4.30.25](#)

AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE CONSENT
CALENDAR

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

PUBLIC HEARINGS:

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

1. [APPEAL OF THE PLANNING COMMISSION'S DECISION TO 25-239
UPHOLD THE DIRECTOR OF DEVELOPMENT SERVICES
DETERMINATION THAT CONDITIONAL USE PERMIT \(CUP\) PA-21-23
TO ESTABLISH A CANNABIS STOREFRONT LOCATED AT 1687
ORANGE AVENUE \(DBA KING'S CREW\) HAS EXPIRED](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the appeal is not subject to the California Environmental Quality Act (CEQA) per California Public Resources Code Section 15268.
2. Uphold the Director of Development Services determination that Conditional Use Permit (CUP) PA-21-23 has expired pursuant to Costa Mesa Municipal Code Sections 13-29(k)(2) and CUP Condition of Approval No. 2.

Attachments: [Agenda Report](#)

- [1. Resolution](#)
- [2. Appeal Application](#)
- [3. Planning Commission Resolution](#)
- [4. Planning Commission Agenda Report](#)
- [5. Planning Commission Minutes](#)
- [6. Notice of Expiration of CUP](#)

OLD BUSINESS: NONE.

NEW BUSINESS:

1. [**CAPITAL ASSET NEEDS \(CAN\) ORDINANCE EMERGENCY 25-283
EXCEPTION AND CAPITAL IMPROVEMENT PROGRAM \(CIP\)
PROJECT DEFERRALS - FISCAL YEAR 2024-25**](#)

RECOMMENDATION:

Staff requests the City Council:

1. Authorize the “Emergency Exception” clause of the Capital Asset Needs Ordinance under Section 2-209.2 (a)(2), Economic Downturn, for Fiscal Year 2024-25.
2. Provide direction on which approved projects may be deferred to help address the General Fund revenue shortfall resulting from the current economic downturn.
3. Approve a financial plan to reinstate the \$2.9 million in deferred projects by:
 - a. Prioritizing funding in FY 2025-26 if revenues exceed expectations, and if needed.
 - b. Reinstating the funding over a 10-year period for fiscal years that revenues exceed expenditures to ensure a fiscally sustainable General Fund budget.

Attachments: [1. Capital Asset Needs Code](#)
[2. Capital Improvement Program](#)
[3. Summary of Proposed Alternative Projects for Deferral](#)

**ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND
SUGGESTIONS**

ADJOURNMENT

EXHIBIT C



REGULAR CITY COUNCIL AND HOUSING AUTHORITY
May 6, 2025 - CLOSED SESSION - 4:00 P.M.

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 (Via Zoom Webinar), Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
Pursuant to California Government Code Section 54956.8
Fairview Developmental Center; APN: 420-012-16
Property: 2501 Harbor Blvd., Costa Mesa, CA 92626
Agency Negotiators: Lori Ann Farrell Harrison, City Manager
Negotiating Parties: State of California
Under Negotiation: Price and Terms of Payment
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 Association (CMPA)
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 Management Association (CMPMA)
4. **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)

5. 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 Confidential Unit

6. 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

7. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - ONE CASE

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

8. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to California Government Code Section 54957, (b)(1)
Title: City Manager

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

Closed Session adjourned at 5:23 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 Buley, Council Member Gameros, Council Member Marr (Via Zoom Webinar; Left at 7:18 p.m.), Council Member Pettis, Council Member Reynolds (Left at 7:18 p.m.), Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

PRESENTATIONS:

Mayor Stephens presented a proclamation to Joel Medina from the Lillördag in honor of National Bike Month.

CITY ATTORNEY CLOSED SESSION REPORT – Ms. Hall Barlow stated that pertaining to item number 8 on the closed session agenda, City Council voted on a 4-2-1 vote with Council Members Reynolds and Marr voting no and Mayor Stephens abstaining, to terminate the City Managers contract.

MOVED/SECOND: Council Member Gameros/Council Member Buley

MOTION: Terminate the City Managers contract without cause.

The motion carried by the following roll call vote:

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

Nays: Council Member Marr and Council Member Reynolds.

Absent: None.

Abstain: Mayor Stephens.

Motion carried: 4-2-1

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Speaker, spoke in honor of Norma Hertzog, spoke on preserving Brentwood Park, and spoke on rededicating efforts for improvements to Brentwood Park in 2025.

Reina Cuthill, spoke on the Love Costa Mesa Day event on May 17th.

Sergio Tellez, Coastal Corridor Alliance, spoke on the focus of the Alliance is wildlife preservation, spoke on protecting 380 acres along the Santa Ana River, spoke on providing feedback at the following public meetings; via zoom on May 15th from 4:00p.m. – 5:00 p.m., in person at Field Works on May 21st from 7:00 p.m. – 9:00 p.m., in person at Norma Hertzog Community Center on June 2nd from 7:00 p.m.-9:00 p.m., and in person at Newport Beach Civic Center on June 21st from 4:00 p.m. – 6:00 p.m.

Peter Kreder, Artistic Director with the Costa Mesa Playhouse, spoke on the history of the Playhouse, that the 40-year partnership with the school district has terminated, and requested assistance to keep the Playhouse open.

Speaker, spoke on the Norma Hertzog Community Center and requested maintenance on the projectors or have them replaced.

Speaker, spoke on the bike improvements on Adams Avenue between Harbor Boulevard and Fairview Road, spoke on the number of cannabis stores, and spoke on climate change.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Reynolds thanked Sergio Escobar, Ivis Torres, Lidian Hanson, and Sandy Munoz for their assistance on a variety of events and for the Emergency Preparedness Town Hall, spoke on the termination of the City Manager's contract, and requested a code of conduct and code of ethics policy.

Council Member Pettis spoke on attending a ribbon cutting ceremony for Share Our Selves, spoke on attending a meeting regarding permanent lighting at Kaiser School, spoke on Brentwood Park, spoke on assisting the Costa Mesa Playhouse and on the importance of the work of the commissions and committees, spoke on receiving a report from Jason Kamala providing an update on the Parks and Community Services Commission meeting and the Fairview Park Steering Committee meeting, and requested staff to review the requests from the Commissions and on subcommittee meetings.

Council Member Buley spoke on touring Share Our Selves, touring the Home Key house and the Bridge Shelter, spoke on a meeting with the Chamber of Commerce, spoke on a meeting and tour with Anduril, spoke on attending the Interfaith Prayer Breakfast, spoke on attending the Orange County Marathon, spoke on receiving input from the Committees, spoke on the Arts Commission and requested a study session on the Commissions and Committees roles and authority, spoke on the FY2025-26 budget and CAN funding and requested staff research options, and spoke on assisting the Costa Mesa Playhouse.

Council Member Gameros thanked all departments for assisting with the Orange County Marathon and shared an announcement that former Planning Commissioner Adam Ereth welcomed a son, on April 27th.

Council Member Marr spoke on the termination of the City Manager's contract, and requested a code of conduct and code of ethics policy.

Mayor Pro Tem Chavez acknowledged and thanked Lori Ann Farrell Harrison for her service, spoke on assisting the Costa Mesa Playhouse, spoke in support of improvements at Brentwood Park, spoke on attending the Share Our Selves ribbon cutting ceremony, spoke on attending the Ocean Pediatrics ribbon cutting ceremony with the Chamber of Commerce, spoke in support of a code of conduct and ethics policy, requested a study session on committees and commissions roles and authority, spoke on a mission for the Arts Commission, and requested to adjourn the meeting in memory of Jean Forbath.

Mayor Stephens spoke in memory of Jean Forbath, spoke on attending the Share Our Selves ribbon cutting ceremony, and will be adjourning the meeting in memory of Jean Forbath.

REPORT – CITY MANAGER – NONE.

REPORT – CITY ATTORNEY – Ms. Hall Barlow clarified the termination of the City Manager was without cause and announced that Bruce Praet, Attorney, has recently joined Jones and Mayer.

CONSENT CALENDAR

MOVED/SECOND: Mayor Pro Tem Chavez/Mayor Stephens

MOTION: Approve the Consent Calendar.

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: Mayor Stephens recused himself on item 3 the Warrant Resolution due to campaign contributions received from Everett Dorey.

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: Southern California Edison, Mercury Insurance Company (Robert Wolfshagen), Ali Berri, Parker Bittner, Karen Franco, Cathy Jo Liebel.

3. ADOPTION OF WARRANT RESOLUTION

Mayor Stephens recused himself on the item due to campaign contributions received from Everett Dorey.

ACTION:

City Council approved Warrant Resolution No. 2733.

4. MINUTES

ACTION:

City Council approved the minutes of the regular meeting of April 15, 2025.

5. ALERTOC MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF COSTA MESA AND THE COUNTY OF ORANGE

ACTION:

1. City Council approved the Memorandum of Understanding (MOU) between the City of Costa Mesa and the County of Orange to allow the use of the County's Countywide Mass Notification System under the terms and conditions of the County's Countywide Mass Notification System Operations Guidelines and vendor-provider agreements, commencing on December 30, 2024, through December 30, 2029.
2. Authorized the City Manager and/or her designee to execute and manage the MOU on behalf of the City of Costa Mesa.

6. FAIRVIEW ROAD ACTIVE TRANSPORTATION IMPROVEMENTS - ADAMS AVENUE TO FAIR DRIVE

ACTION:

1. City Council awarded a Professional Services Agreement (PSA) to Onward Engineering for professional engineering design services for the Fairview Road Active Transportation Improvements - Adams Avenue to Fair Drive project (Federal Project No. STPL-5312(109)) in the amount of \$313,081, in final form approved by the City Attorney.
2. Authorized a ten percent (10%) contingency in the amount of \$31,308 for any unforeseen costs that may be required by the project.
3. Authorized the City Manager and the City Clerk to execute the PSA and any future amendments to the agreement.

7. PROPOSED BUSINESS IMPROVEMENT AREA (BIA) REAUTHORIZATION AND INTENTION TO LEVY AN ANNUAL ASSESSMENT

ACTION:

1. City Council approved the 2024-2025 Annual Report for the Business Improvement Area (BIA).
2. Received and filed the audited financial report for Fiscal Years Ended June 30, 2024 and June 30, 2023.
3. Adopted Resolution No. 2025-07 declaring the City's intention to levy an annual assessment for Fiscal Year 2024-25 for the Business Improvement Area covering certain Costa Mesa hotels and motels and setting the time and place for a Public Hearing on the proposed annual assessment.

AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE CONSENT CALENDAR

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

PUBLIC HEARINGS:

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

- 1. APPEAL OF THE PLANNING COMMISSION'S DECISION TO UPHOLD THE DIRECTOR OF DEVELOPMENT SERVICES DETERMINATION THAT CONDITIONAL USE PERMIT (CUP) PA-21-23 TO ESTABLISH A CANNABIS STOREFRONT LOCATED AT 1687 ORANGE AVENUE (DBA KING'S CREW) HAS EXPIRED**

Public Comments:

Earl Lund, spoke on parking concerns in the area.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Continue the public hearing to June 3, 2025.

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: None.

Absent: Council Member Marr and Council Member Reynolds.

Abstain: None.

Motion carried: 5-0

ACTION:

City Council continued the public hearing to June 3, 2025.

OLD BUSINESS: NONE.

NEW BUSINESS:

- 1. CAPITAL ASSET NEEDS (CAN) ORDINANCE EMERGENCY EXCEPTION AND CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECT DEFERRALS - FISCAL YEAR 2024-25**

Presentation by Ms. Molina Finance Director and Mr. Sethuraman, Public Works Director.

Public Comments:

Ralph Taboada spoke in support of approving the waiver but requested City Council defer any action on the replenishment of the \$2.9 million.

Speaker, spoke in support of improvements at the golf course.

Ted White spoke in support of improvements at the golf course.

Speaker, spoke in opposition of the deferrals and instead using reserves.

Josh Recalde spoke in opposition of the deferrals.

Richard Huffman spoke on deferring the Belfast Traffic Signal Project.

Gary Bennett spoke in support of improvements at the golf course.

Cynthia McDonald spoke in support of improvements at the Tennis Center and spoke in opposition of the Belfast Traffic Signal Project.

MOVED/SECOND: Mayor Stephens/Council Member Gameros

MOTION: Approve staff recommendation as follows:

1. City Council authorized the "Emergency Exception" clause of the Capital Asset Needs Ordinance under Section 2-209.2(a)(2), Economic Downturn, for Fiscal Year 2024-25.
2. Approve staff's "Original Recommendation" of deferred projects (PowerPoint Presentation, page 9).
3. Remove recommendation 3(a), Prioritizing funding in FY 2025-26 if revenues exceed expectations.
4. Restate 3(b) to: reinstate the funding and change it from 10 years to a 5-year period to ensure a fiscally sustainable General Fund budget.
5. Directed staff to bring forth creative options for the 2025-26 budget to include: repealing or amending CAN, using reserves, cutting contracts including consultant contracts, eliminating vacant positions, and any other additional CIP's to consider deferring.
6. Directed staff to bring forth options for council to consider on whether to restore the 2.5% allocation to the Golf Course Fund (which was cut in 2009) which would total 5% to the Golf Course Improvement Fund.

Council Member Chavez requested a review of fees for the Tennis Center.

Mayor Stephens (1st) and Council Member Gameros (2nd) agreed to the addition.

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

SUBSTITUTE MOTION: Approve staff recommendation as follows:

1. City Council authorized the "Emergency Exception" clause of the Capital Asset Needs Ordinance under Section 2-209.2 (a)(2), Economic Downturn, for Fiscal Year 2024-25.
2. Approve "Alternative 2" of deferred projects (PowerPoint Presentation, page 9).
3. Remove recommendation 3(a) Prioritizing funding in FY 2025-26 if revenues exceed expectations.
4. Restate 3(b) to: reinstate the funding and change it from 10 years to a 5-year period to ensure a fiscally sustainable General Fund budget.
5. Directed staff to bring forth creative options for 2025-26 budget to include repealing or amending CAN, using reserves, cutting contracts including consultant contracts, eliminating vacant positions, and any other additional CIP's to consider deferring.
6. Staff to bring forth options for council to consider on whether to restore the 2.5% allocation to the Golf Course Fund (which was cut in 2009) which would total 5% to the Golf Course Improvement Fund.
7. Directed staff to review fees for the Tennis Center.

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: None.

Absent: Council Member Marr and Council Member Reynolds.

Abstain: None.

Motion carried: 5-0

ACTION:

1. City Council authorized the "Emergency Exception" clause of the Capital Asset Needs Ordinance under Section 2-209.2 (a)(2), Economic Downturn, for Fiscal Year 2024-25.
2. Approved "Alternative 2" of deferred projects (PowerPoint Presentation, page 9).
3. Approved reinstating the funding over a 5-year period to ensure a fiscally sustainable General Fund budget.
4. Directed staff to bring forth creative options for 2025-26 budget to include repealing or amending CAN, using reserves, cutting contracts including consultant contracts, eliminating vacant positions, and any other additional CIP's to consider deferring.
5. Directed staff to bring forth options for council to consider on whether to restore the 2.5% allocation to the Golf Course Fund (which was cut in 2009) which would total 5% to the Golf Course Improvement Fund.
6. Directed staff to review fees at the Tennis Center.

ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Chavez requested staff to bring forth a permit streamlining ordinance.

ADJOURNMENT – Mayor Stephens adjourned the open meeting at 8:05 p.m. in memory of Jean Forbath.

Minutes adopted on this 3rd day of June, 2025.



John Stephens, Mayor

ATTEST:



Brenda Green, City Clerk