

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 15, 2025, 7:00 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Ackley called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:00 p.m.

ROLL CALL:

PRESENT: MAYOR TIFFANY ACKLEY
MAYOR PRO TEM MAX DUNCAN
COUNCILMEMBER MIKE MUNZING
COUNCILMEMBER TIM A. ZANDBERGEN

STAFF PRESENT: MITZI ORTIZ, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
KATHY BAILOR, INTERIM CITY CLERK
ANN EIFERT, FINANCIAL SERVICES DIRECTOR
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
ROSE RIVERA, SENIOR PLANNER
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Duncan led the pledge of allegiance.

1. CITY COUNCIL APPOINTMENT:

1.1 FILLING CITY COUNCIL VACANCY

City Attorney Scott Smith provided an overview. Mayor Ackley opened for public comment and the following persons spoke:

1. Jason Sams expressed interest in filling the vacant seat on the city council.
2. Nina Linh expressed interest in filling the vacant seat on the city council.

Mayor Ackley called for nominations to fill the District 3 City Council vacancy. Councilmember Munzing nominated Garrett Dwyer. Mayor Ackley nominated Jason Sams and Nina Linh. All nominees responded to questions posed by Mayor Ackley.

Recommended Action:

1. Receive nomination(s) for eligible District 3 registered voters to fill the City Council Vacancy created by the resignation of former Councilmember Richard Hurt.
2. If desired, make an appointment to the District 3 City Council seat through November 2026, when a special election will be held to fill the remainder of Councilmember Hurt's term.

Motion: Nomination to appoint Garrett Dwyer to fill the District 3 City Council vacancy. Motion carried 3-1, with Mayor Ackley dissenting.

No further votes were made.

Interim City Clerk Kathy Bailor administered the Oath of Office to Councilmember Garrett Dwyer. Councilmember Dwyer joined the dais for the remainder of the meeting.

2. SPECIAL PRESENTATIONS:

2.1 BUSINESS OF THE MONTH - NASUNG DONKASU

Mayor Ackley introduced the video and presented a certificate of recognition to Nasung Donkasu General Manager Dohyun Han, who provided a brief history of the business and expressed his appreciation

3. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

4. COMMUNITY INPUT:

1. Jason Spielfogel expressed concerns about Mayor Ackley's comments regarding the assassination of Charlie Kirk and commented on council term limits.

5. CONSENT CALENDAR:

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Motion: Councilmember Munzing moved and Mayor Pro Tem Duncan seconded to approve the recommended actions. Motion carried 5-0.

5.1 WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

Recommended Action: Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been ready by title, and further reading is waived.

5.2 APPROVAL OF MINUTES

Recommended Action: Approve the minutes as submitted for the October 1, 2025 Regular Meeting.

5.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between September 12, 2025, and September 25, 2025, in the amount of \$796,981.85.

5.4 TREASURER'S STATEMENT - AUGUST 2025

Recommended Action: Receive and file the August 2025 Treasurer's Statement.

5.5 COMMUNITY FACILITIES DISTRICT NO. 2005-01 (GLENWOOD AT ALISO VIEJO) LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT COMPLIANCE (SB 165) REPORT FOR FISCAL YEAR ENDED JUNE 30, 2025

Recommended Action: For City Council to accept and file the Community Facilities District No. 2005- 01 (Glenwood at Aliso Viejo) Local Agency Special Tax and Bond Accountability Act Compliance ("SB 165") Report for Fiscal Year Ended June 30, 2025.

6. PUBLIC HEARINGS:

None.

7. DISCUSSION:

7.1 CONCEPT PLAN REVIEW FOR A 72-UNIT TOWNHOME COMMUNITY AT 400-700 FREEDOM LANE

City Manager Mitzi Ortiz introduced Senior Planner Rose Rivera who provided an overview. Meritage Homes' Forward Planning Manager Vanessa Scheidel provided additional information and responded to questions regarding building elevations, density bonus, and slope landscaping. Councilmembers commented on the matter.

Recommended Action: Conduct a public meeting to review and provide initial feedback on concept plans for the construction of a 72-unit townhome community at 400-700 Freedom Lane ("Project").

No further action was taken.

7.2 AQUATIC CENTER POOL DECK SURFACE REHABILITATION

Public Works Director Shaun Pelletier provided an overview. Staff responded to questions regarding the project timeline and surface material.

Recommended Actions:

1. Approve Agreement Documents, Specifications, and Plans for Aquatic Center Pool Deck Rehabilitation Project;
2. Approve agreement in the amount of \$252,371.40 with TrueLine Construction and Surfacing, Inc. for the Aquatic Center Pool Deck Surface Rehabilitation Project;
3. Authorize the City Manager to execute an agreement with TrueLine Construction and Surfacing, Inc.;
4. Authorize City staff to make total compensation to TrueLine Construction and Surfacing, Inc. up to \$252,371.40 plus \$25,237.14 (10% of the agreement amount) to allow for contingencies, totaling \$277,608.54; and
5. Declare this project categorically exempt from the California Environmental Quality Act (CEQA) process Per Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15301 (Class 1: Existing Facilities).

Motion: Councilmember Zandbergen moved and Councilmember Dwyer seconded to approve the recommended actions. Motion carried 5-0.

7.3 HUMMINGBIRD LANE AD HOC FOLLOW UP REPORT

Public Works Director Shaun Pelletier provided an overview. Staff responded to questions regarding bulb-outs, channelization striping, speed humps, delineators, costs to date, and traffic calming procedures. Mayor Ackley opened for public comment and the following persons spoke:

1. Bret Pool expressed support for adding a speed hump.
2. Payal Avellan expressed appreciation and commented on proposed improvements.

Recommended Action: Direct Staff how to proceed with Hummingbird Lane traffic improvements.

Motion: Councilmember Zandbergen moved and Councilmember Munzing seconded, to approve improvements consisting of white edge lines, entrance channelization striping/delineators, and speed hump along the park on Hummingbird Lane. Motion carried 4-1, with Mayor Ackley dissenting.

8. CITY MANAGER' S REPORT:

City Manager Mitzi Ortiz announced free health and wellness presentations at Aliso Viejo Ranch; Fall Harvest Festival on October 18, 2025 from 10:00 a.m. to 12:00 p.m. at Grand Park; Artisans Market on November 9, 2025 from 11:00 a.m. to 3:00 p.m. at Aliso Viejo

Ranch; and 8th Annual All is Bright Holiday Celebration and Tree Lighting Ceremony on December 4, 2025 from 5:00 to 8:00 p.m. at the Town Center Fountain.

9. **ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:**

Councilmember Zandbergen:

- Attended Aliso Viejo Chamber of Commerce Networking Lunch
- Commented on upcoming Principal for a Day event

Councilmember Munzing:

- Commented on upcoming Principal for a Day event
- Commented on approval of Sender One indoor rock-climbing gym at The Commons
- Attended Aliso Viejo Chamber of Commerce Networking Lunch
- Commented on upcoming holiday season events
- Invited community to attend Fall Harvest Festival and Tree Lighting Ceremony

Councilmember Dwyer:

- Expressed appreciation for his appointment to the City Council

Mayor Pro Tem Duncan:


- Commented on upcoming Principal for a Day event
- Provided Pump Track Ad Hoc committee update

Mayor Ackley:

- Attended Orange County Senior Summit at Aliso Viejo Ranch
- Provided status update of library reopening

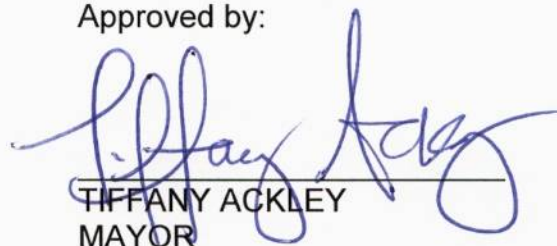
10. **ADJOURNMENT:** Mayor Ackley adjourned the meeting at 8:27 p.m. to the regularly scheduled City Council meeting of November 5, 2025.

Respectfully submitted:



KATHY BAILOR
INTERIM CITY CLERK

Approved by:



TIFFANY ACKLEY
MAYOR