

CITY OF ALISO VIEJO  
CITY COUNCIL MINUTES  
REGULAR MEETING  
April 1, 2026, 7:00 P.M.  
Council Chambers, City Hall, 12 Journey  
Aliso Viejo, California

**CALL TO ORDER:** Mayor Duncan 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 MAX DUNCAN  
MAYOR PRO TEM MIKE MUNZING  
COUNCILMEMBER TIFFANY ACKLEY  
COUNCILMEMBER GARRETT DWYER  
COUNCILMEMBER TIM A. ZANDBERGEN

ABSENT: None

STAFF PRESENT: ANN EIFERT, INTERIM CITY MANAGER/FINANCIAL SERVICES DIRECTOR  
SCOTT SMITH, CITY ATTORNEY  
KATHY BAILOR, CITY CLERK  
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR  
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER  
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER  
CAPT. RYAN BUHR, ALISO VIEJO POLICE SERVICES  
DIVISION FIRE CHIEF REID GIBSON

**PLEDGE OF ALLEGIANCE:** City Engineer Shaun Pelletier led the Pledge of Allegiance.

**1. SPECIAL PRESENTATIONS:**

**1.1 PROCLAMATION – FAIR HOUSING MONTH**

Mayor Duncan presented the proclamation to Christina Prado with the Fair Housing Foundation. Ms. Prado expressed appreciation for the recognition.

**1.2 PROCLAMATION – DONATE LIFE MONTH**

Mayor Duncan presented the proclamation to Leslie Eskildsen with One Legacy. Ms. Eskildsen expressed appreciation for the recognition.

1.3 INTRODUCTION OF OCFA DIVISION CHIEF REID GIBSON AND ADMINISTRATIVE CAPTAIN ANDREW BERGEN

Mayor Duncan introduced Division Chief Reid Gibson, and Administrative Captain Andrew Bergen who said a few words and expressed gratitude for the opportunity to work with the City of Aliso Viejo.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

1. Kent Smith shared concerns about e-bikes and commented on local parks.
2. Marie T. commented on park in-lieu fees and affordable housing.
3. Sebastian shared safety concerns.
4. Nicole Watson, CEO of Boys and Girls Clubs of Capistrano Valley (BGCCV) thanked the City for partnering with BGCCV for over twenty years and shared support for a pump track in Aliso Viejo.

4. CONSENT CALENDAR:

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

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

4.1 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 read by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

**Recommended Action:** Approve the minutes as submitted for the March 18, 2026, Regular Meeting.

4.3 ACCOUNTS PAYABLE

**Recommended Action:** Ratify accounts payable checks and electronic funds transfers issued between February 27, 2026, and March 12, 2026, in the amount of \$1,348,231.42.

4.4 TREASURER'S STATEMENT – FEBRUARY 2026

**Recommended Action:** Receive and file the February 2026 Treasurer's Statement.

4.5 OC WASTE AND RECYCLING WASTE INFRASTRUCTURE SYSTEM ENTERPRISE (WISE) AGREEMENT

**Recommended Action:**

1. Approve the attached WISE Agreement with the County of Orange for municipal solid waste disposal rates and services; and
2. Authorize the City Manager, or designee, to execute the agreement on behalf of

the City and make minor modifications as necessary.

**5. PUBLIC HEARINGS:**

**5.1 CONDITIONAL USE PERMIT AND EXCEPTION PERMIT TO ESTABLISH A LARGE OUTPATIENT MEDICAL USE AND ALLOW A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES (EIGHT PERCENT DEFICIENCY) AT 27432 ALISO CREEK ROAD, SUITE 200 (USE-2025-00022 AND EXP-2026-01000)**

Interim City Manager Ann Eifert introduced Assistant Planner Michael Delgadillo, who provided an overview. Staff and the applicant responded to questions regarding; office space vacancy rate, proposed future tenants and parking availability. Mayor Duncan opened the Public Hearing and there were no requests to speak. Mayor Duncan closed the Public Hearing.

Recommended Action: Adopt a Resolution approving a Conditional Use Permit and an Exception Permit to establish a large outpatient medical use and reduction in the number of required parking spaces (eight percent deficiency) at 27432 Aliso Creek Road, Suite 200 (USE-2025-00022 and EXP-2026-01000)

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

**6. DISCUSSION:**

None.

**7. CITY MANAGER'S REPORT:**

Interim City Manager Ann Eifert announced: Early bird special available for summer camp registrations made before April 30; American Red Cross Blood drive at Aliso Viejo Ranch to be held on Wednesday, April 8, from 12 to 6 p.m.; 25<sup>th</sup> Anniversary Logo Contest for residents under 18. Deadline for submissions is Wednesday, April 22; Movie night at Aliso Viejo Ranch featuring *Shrek*, to be held on Friday, April 17, starting at 6 p.m.

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

Councilmember Ackley:

- Attended Aliso Viejo Library Grand Reopening
- Attended Aliso Viejo Artisans Market
- Commented on 25<sup>th</sup> Anniversary Logo Contest

Councilmember Dwyer:

- Attended Nourishing Great Futures Market and encouraged residents to volunteer
- Commented on 25<sup>th</sup> Anniversary Logo Contest
- Shared Mosquito Prevention Tips from OC Mosquito and Vector Control District
- Commented on ANHS financial literacy club and requested to agendaize the topic for a future council meeting

Councilmember Zandbergen:

- Commented on City Manager Recruitment and Pump Track Ad-Hoc Committees

Mayor Pro Tem Munzing:

- Attended AVCA Spring Celebration
- Attended Aliso Viejo Library Grand Reopening
- Attended Aliso Viejo Chamber of Commerce Mixer event
- Attended OCFA Board of Directors Meeting
- Commented on possibility of updated bike lanes and parks
- Wished residents a happy Holy Week

Mayor Duncan:


- Hosted City Hall tour for Girl Scouts
- Attended Boys and Girls Club Youth of the Month event
- Attended Aliso Viejo Library Grand Reopening
- Attended Aliso Viejo Toastmasters Meeting

6. **ADJOURNMENT:** Mayor Duncan adjourned the meeting at 7:53 p.m. to the next regularly scheduled City Council meeting of April 15, 2026.

Respectfully submitted:

Approved by:

  
KATHY BAILOR  
CITY CLERK

  
MAX DUNCAN  
MAYOR