CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
March 4, 2026, 7:00 PM
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, DEPUTY CITY CLERK
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, CHIEF OF POLICE SERVICES
DIVISION FIRE CHIEF RYAN BISHOP

PLEDGE OF ALLEGIANCE: Captain Ryan Buhr led the Pledge of Allegiance.

1. SPECIAL PRESENTATIONS:

None.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

1. Marie Tsaasan commented on the City budget.

4. CONSENT CALENDAR:

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

Motion: Mayor Pro Tem Munzing 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 February 18, 2026, Regular Meeting.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between January 30, 2026, and February 12, 2026, in the amount of $2,053,490.62

4.4 TREASURER'S STATEMENT – JANUARY 2026

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

4.5 THIRD AMENDMENT TO THE CONTRACT FOR STREET MAINTENANCE SERVICES

Recommended Action: Approve a Third Amendment to the Contract with PV Maintenance, Inc. for Street Maintenance Services that extends the term five (5) years and increases the compensation $4,500,000; and authorize the Interim City Manager to execute the Third Amendment to the Contract.

5. PUBLIC HEARINGS:

5.1 ADOPTION OF THE GENERAL PLAN SAFETY ELEMENT UPDATE (GPA-2026-01000)

Interim City Manager Ann Eifert introduced Community Development Director So Kim, who provided an overview. The City Council thanked staff for the presentation. Mayor Duncan opened the Public Hearing and there we no requests to speak. Mayor Duncan closed the Public Hearing.

Recommended Action: Adopt Resolution No. 2026-02 adopting a General Plan Amendment for the Safety Element Update and determining the project exempt from the California Environmental Quality Act (GPA-2026-01000).

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

6. DISCUSSION:

6.1 CONCEPT PLAN REVIEW FOR A RESIDENTIAL COMMUNITY AT 15 ARGONAUT

Interim City Manager Ann Eifert introduced Community Development Director So Kim who provided an overview and introduced the applicant. The applicant responded to questions regarding concerns from neighboring property owners, slope and common area maintenance, parking and garages, views from residential units, architectural features, expected market price of units, HOA fees, school impact fees, park in lieu fees, neighborhood layout, ADA compliance and utilities. Mayor Duncan opened for public comment and the following persons spoke:

The following spoke in opposition: 1. Marie Tsaasan; 2. Sebastian;

The following spoke in support: 1. Maya Cardenas; 2. Jaime Dance; 3. May Kim; 4. Elizabeth Hansburg; 5. Nicholas Sitko (encouraged affordable options); 6. Ben Dillingham

The following submitted comments via email: 1. The Kennedy Commission; 2. Alex and Laurel Hunter; and 3. Olen Properties

Recommended Action: Review and provide initial feedback on concept plans for a development proposal to demolish an existing office building and construct a 58-unit residential community at 15 Argonaut.

7. CITY MANAGER'S REPORT:

Interim City Manager Ann Eifert announced the logo contest for the 25th anniversary of the City of Aliso Viejo, residents under the age of 18 are invited to participate; American Red Cross Blood Drive to be held on Wednesday, April 8, 2026, at Aliso Viejo Ranch from noon to 6 p.m.; Artisans Market to be held on Sunday, March 8, 2026, from 11 a.m. to 3 p.m. at Aliso Viejo Ranch.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Ackley:

- Announced that the Aliso Viejo Library is expected to open in April.

Councilmember Dwyer:

- Attended the Nourishing Great Futures Market and thanked volunteers for their service.
- Encouraged qualified candidates to apply for the current City Manager recruitment.
- Announced his appointment to the OC Mosquito and Vector Control District's Operations Board of Trustees Committee.
- Encouraged residents to report mosquito and vector concerns online at www.ocvector.org.
- Commented on Aliso Viejo Town Center's retail vacancies.
- Thanked military members for their service.

Councilmember Zandbergen:

- Thanked residents for attending tonight's council meeting and expressed appreciation to the Aliso Viejo community.
- Attended SJHTCA Board of Directors Meeting.
- Announced new toll road carpool lane extension.

Mayor Pro Tem Munzing:

- Attended OCFA Board Meeting.
- Announced OCFA Division 5 Chief Ryan Bishop's recent promotion to Deputy Chief.
- Attended Aliso Viejo Chamber of Commerce event.
- Shared support for Military and armed forces.

Mayor Duncan:

- Attended Aliso Viejo Little League's Opening Day.
- Thanked OCSD for e-bike safety enforcement.

6. **ADJOURNMENT:** Mayor Duncan adjourned the meeting at 8:58 p.m. to the next regularly scheduled City Council meeting of March 18, 2025.

Respectfully submitted:

Kathy Bailor

KATHY BAILOR
INTERIM CITY CLERK

Approved by:

MAX DUNCAN
MAYOR