CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
January 21, 2026
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
COUNCIL MEMBER TIFFANY ACKLEY
COUNCILMEMBER GARRETT DWYER *(via teleconference)*
COUNCILMEMBER TIM A. ZANDBERGEN

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

PLEDGE OF ALLEGIANCE: Jared Ackley led the Pledge of Allegiance.

REPORT FROM CLOSED SESSION:

City Attorney Scott Smith reported that there was no reportable action taken on any Closed Session matters.

1. SPECIAL PRESENTATIONS

1.1 IN MEMORIAM FOR THE LATE CITY MANAGER, MITZI ORTIZ
Mayor Duncan asked for a moment of silence to observe the passing of City Manager Ortiz. Mayor Duncan accepted a memoriam certificate from Morgan Goldstein, representative of Orange County Supervisor Katrina Foley. Representatives from the Aliso Viejo Chamber of Commerce and the AVCA Board also commented. The Mayor and Councilmembers expressed sorrow at the loss of

Mitzi and acknowledged her meaningful contributions to the City and community during her tenure as both City Clerk and City Manager.

1.2 RECOGNITION OF 2025 MAYOR TIFFANY ACKLEY

Mayor Duncan presented a plaque to Councilmember Ackley, in recognition of her service as Mayor in 2025. Cooper Strull, Representative of Assemblymember Diane Dixon and Morgan Goldstein, representative of Orange County Supervisor Katrina Foley, presented Certificates of Recognition to Councilmember Ackley. The office of Congressmember Young Kim also provided a certificate. Councilmember Ackley expressed her appreciation to City staff, Council colleagues, and residents.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA

None.

3. COMMUNITY INPUT:

1. Public Comment Letter from The Kennedy Commission was provided to the Mayor and Councilmembers in support of the housing development at 95 Argonaut.
2. Bret Pool commented in support of appropriating additional funds for Hummingbird Lane improvements.
3. Carmel Matin introduced herself as the Public Information Officer for the Aliso Viejo Baha'i Community.

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 ready by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Action: Approve the minutes as submitted for December 3, 2025, Regular Meeting; January 7, 2026, Special Meeting; and November 5, 2025, Regular Meeting as amended.

4.3 SECOND READING AND ADOPTION OF TWO ORDINANCES APPROVING A ZONE CHANGE AND DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF A RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 95 ARGONAUT

Recommended Action:

1. Conduct a second reading and adopt an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A ZONE CHANGE FROM BUSINESS PARK 2 TO HIGH DENSITY RESIDENTIAL DISTRICT FOR THE DEVELOPMENT OF A 61-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 95 ARGONAUT (623-091-01); and

2. Conduct a second reading and adopt an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND MLC HOLDINGS, INC. FOR THE DEVELOPMENT OF A 61-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 95 ARGONAUT (APN: 623-091-01).

4.4 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between November 21, 2025, and December 19, 2025, in the amount of $2,001,391.67.

4.5 TREASURER'S STATEMENT – NOVEMBER 2025

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

4.6 PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN FINANCIAL SERVICES TO PREPARE A COMPREHENSIVE FEE STUDY

Recommended Action: Approve and authorize the City Manager to execute a Professional Services Agreement with Willdan Financial Services for the preparation of a comprehensive fee study, in an amount not to exceed $90,400; and Authorize the appropriation of $40,400 from the General Fund to the Fiscal Year (FY) 2025-26 Budget.

4.7 STATUS UPDATE ON MAJOR PROJECTS

Recommended Action: Receive and file.

4.8 HUMMINGBIRD LANE AD HOC FOLLOW UP REPORT

Recommended Action: Authorize the Finance Director to appropriate an additional $20,570 of Gas Tax funds to the fiscal year (FY) 2025-26 budget.

5. PUBLIC HEARINGS

5.1 CONSIDERATION OF AN ORDINANCE AMENDING SECTION 15.14.080 REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINE THE ORDINANCES TO BE EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17

Acting City Manager Ann Eifert introduced Senior Planner Rose Rivera, who provided an update to the City's ADU and JADU ordinance to ensure alignment with the State's housing and community development (HDC) guidelines. Mayor Duncan opened the public hearing. There were no comments. Mayor Duncan closed the public hearing.

Recommended Action:

1. Find that the Ordinance is exempt from review under the California Environmental Quality Act (CEQA) under Public Resources Code § 21080.17; and
2. Introduce for First Reading by Title Only an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTION 14.080 OF THE ALISO VIEJO MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17.

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

6. DISCUSSION

6.1 APPOINTMENT OF SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) GENERAL ASSEMBLY MEETING DELEGATES

Acting City Manager Ann Eifert provided background information on SCAG and reasons for appointing delegates.

Recommended Action: Appoint delegate and alternate for the Southern California Association of Governments (SCAG) General Assembly Meeting to be held May 7 and 8, 2026.

Motion: Mayor Pro Tem Munzing moved, and Councilmember Zandbergen seconded to approve that Councilmember Dwyer be appointed as delegate, and Councilmember Zandbergen be appointed as alternate for the Southern California Association of Governments (SCAG) General Assembly Meeting to be held May 7 and 8, 2026. Motion carried 5-0.

7. CITY MANAGER' S REPORT:

Acting City Manager Eifert announced the new Winter 2026 Recreation Brochure and open registration for seasonal programs; summer camp registration begins February 1; Aliso Viejo Ranch Rental Showcase on Sunday, February 1, from 10 a.m. to 1:30 p.m.; and thanked everyone who donated during today's Red Cross Blood Drive.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Ackley:

- Provided a status update on the Aliso Viejo Library, noting that the Certificate of Occupancy is expected to be issued soon, and the library will open to the public six to eight weeks after.

Councilmember Dwyer:

- Currently attending the Mayors and Councilmembers Academy in Sacramento and publicizing that Aliso Viejo is seeking to hire a new City Manager.
- Volunteered at Nourishing Great Futures Market at Iglesia Park Community Center.

Councilmember Zandbergen:

- Attended late City Manager Ortiz's Celebration of Life.
- Attended the Grand Opening of Kaiser Permanente's Aliso Creek Medical Offices.

Mayor Pro Tem Munzing:

- Attended late City Manager Ortiz's Celebration of Life.
- Attended the Grand Opening of Kaiser Permanente's Aliso Creek Medical Offices.
- Reported that OCFA is seeking to appoint a new Fire Chief.

Mayor Duncan

- Attended the late City Manager Ortiz's Celebration of Life.
- Attended the Grand Opening of Kaiser Permanente's Aliso Creek Medical Offices.
- Presented his wife, Monica, with a bouquet of flowers for her 24 years of support, especially during his campaign for City Council and current term as Mayor.

ADJOURNMENT: Mayor Duncan adjourned the meeting at 8:01 p.m. to the Regularly scheduled City Council meeting of February 4, 2026.

Respectfully submitted:

Kathy Bailor

KATHY BAILOR
INTERIM CITY CLERK

Approved by:

MAX DUNCAN
MAYOR