

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 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
HONGDAO NGUYEN, ASSISTANT CITY ATTORNEY
LAUREN TORRES, DEPUTY CITY CLERK
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
CORA SWANSON, HUMAN RESOURCES MANAGER
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, CHIEF OF POLICE SERVICES

REPORT FROM CLOSED SESSION:

Assistant City Attorney HongDao Nguyen stated no reportable action was taken.

PLEDGE OF ALLEGIANCE: Ted Fuentes led the Pledge of Allegiance.

1. SPECIAL PRESENTATIONS:

1.1 INTRODUCTION OF OCFA DIVISION FIRE CHIEF RYAN BISHOP

Mayor Duncan introduced Chief Ryan Bishop, 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. Ted Fuentes expressed condolences on the passing of former City Manager Mitzi Ortiz and commented on City parking regulations.
2. James Hadley commented on alleged littering near Aliso Niguel High School.
3. Scott Sanderson, general contractor for Panini Kabob Grill, commented on the City's temporary signage policy.
4. Becki Procsal encouraged residents to become volunteer tax preparers with Orange County United Way.

4. CONSENT CALENDAR:

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

Motion: Councilmember Zandbergen moved and Councilmember Ackley 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 January 21, 2026, Regular Meeting and the January 21, 2026, Special Meeting.

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between December 20, 2025, and January 15, 2026, in the amount of \$2,632,121.59.

4.4 TREASURER'S STATEMENT- DECEMBER 2025

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

4.5 SECOND READING AND ADOPTION OF AN ORDINANCE AMENDING SECTION 14.080 OF THE MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY UNITS

Recommended Action: Conduct a Second reading and adopt an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING SECTION 15.14.080 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

4.6 AGREEMENT WITH HINDERLITER DE LLAMAS AND ASSOCIATES FOR SALES TAX CONSULTING AND AUDITING SERVICES

Recommended Action: Approve and authorize the Acting City Manager to execute a five-year Professional Services Agreement with Hinderliter de Llamas and Associates for sales tax consulting and auditing services in an amount not-to exceed \$100,000.

5. PUBLIC HEARINGS:

5.1 USE PERMIT TO PERMIT ALCOHOL SALES WITHIN A NEW RESTAURANT AT 26511 ALISO CREEK ROAD (USE-2025-00020)

Acting City Manager Ann Eifert introduced Assistant Planner Michael Delgadillo, who provided an overview. Staff responded to questions regarding types of alcohol that would be sold at the restaurant. Mayor Duncan opened the Public Hearing, and the following persons provided comment:

1. James Hadley commented on local housing options.

There were no other comments. Mayor Duncan closed the Public Hearing.

Recommended Action: Adopt Resolution No. 2026-01 approving a Conditional Use Permit to permit alcohol sales within a new restaurant at 26511 Aliso Creek Road (USE-2025- 00020)

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

6. DISCUSSION:

6.1 INTERIM CITY MANAGER EMPLOYMENT AGREEMENT

Interim City Manager Ann Eifert introduced Assistant City Attorney HongDao Nguyen who provided an overview. Mayor Duncan opened for public comment and there were no requests to speak.

Recommended Action: Approve the Interim City Manager Employment Agreement between the City of Aliso Viejo and Ann Eifert for working out of class with the additional duties of Interim City Manager, effective retroactively to December 22, 2025, and establishing the terms and conditions of the appointment.

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

6. CITY MANAGER' S REPORT:

Interim City Manager Ann Eifert announced open registration for winter recreation classes; summer camp registration begins Friday, February 6th, 2026; and the Artisans Market event at Aliso Viejo Ranch to be held on Sunday, March 8th, 2026, from 11 a.m. to 3 p.m.

7. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Ackley:

- Provided a status update on the Aliso Viejo Library renovation.

Councilmember Dwyer:

- Encouraged residents to stop by the Nourishing Great Futures Market at Via Iglesia Park Community Center every Wednesday, from 9:00 a.m. to 11:30 a.m.
- Attended a fundraiser for International Sanctuary, a nonprofit organization that aims to help those affected by human trafficking and commended Nolet Spirits USA for hosting the event.
- Recognized Councilmember Zandbergen for his collaboration on the City Manager Hiring Ad Hoc Committee and encouraged qualified candidates to apply for the position.
- Expressed appreciation for City staff's hard work during the City Manager recruitment process.

Councilmember Zandbergen:

- Acknowledged Councilmember Dwyer for his collaboration on the City Manager Hiring Ad Hoc Committee.
- Attended Aliso Viejo Chamber of Commerce After Hours Mixer event at Lucky Strike.
- Toured the newly opened Sender One Climbing location in The Commons.
- Announced Aliso Viejo Chamber of Commerce Ribbon Cutting Ceremony for Opah Seafood + Grill, to be held on Friday, February 6th at 4:00 p.m.
- Encouraged residents to shop and dine in Aliso Viejo.

Mayor Pro Tem Munzing:

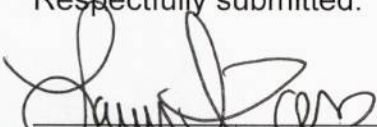
- Commented on recent openings of several businesses within the city.
- Attended OCFA Executive Committee Board meeting.
- Attended OCFA Human Resources Committee meeting and was named Vice Chair.
- Attended Aliso Viejo Chamber of Commerce After Hours Mixer event at Lucky Strike.
- Commented on Sender One Climbing's opening.
- Attended the Rental Showcase at Aliso Viejo Ranch.

Mayor Duncan:

- Expressed appreciation for OCSD's continued focus on e-bike safety enforcement.
- Commended City staff for their work on the Aliso Viejo Aquatic Center's pool renovation.
- Visited Sender One Climbing and Lucky Strike.
- Commented on ANHS Girls Varsity Soccer's recent division championship win.

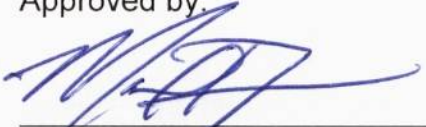
- 7. ADJOURNMENT:** Mayor Duncan adjourned the meeting in honor of Mr. John Whitman at 7:40 p.m. to the next regularly scheduled City Council meeting of February 18, 2025.

Respectfully submitted:



LAUREN TORRES
DEPUTY CITY CLERK

Approved by:



MAX DUNCAN
MAYOR