

AGENDA

ALISO VIEJO CITY COUNCIL
SPECIAL CLOSED SESSION AT 6:30 P.M.
REGULAR MEETING AT 7:00 P.M.
WEDNESDAY, SEPTEMBER 2, 2026

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY, ALISO VIEJO, CA



Mayor Max Duncan
Mayor Pro Tem Mike Munzing
Councilmember Tiffany Ackley
Councilmember Tim Zandbergen
Councilmember Garrett Dwyer

WELCOME to the City of Aliso Viejo City Council meeting. Persons wishing to address the City Council may submit a **Request to Address City Council** form to the City Clerk prior to the item being heard. Public comments are limited to **three (3) minutes per speaker**. Members of the public may also participate remotely as authorized by law. Instructions for virtual participation, including the meeting link and procedures for providing public comment and the SB707 Disruption Policy, are available on the City's website at: <https://avcity.org/470/Public-Comments-and-Disruption-Policy-Pu>

The City complies with the **Americans with Disabilities Act (ADA)**. If you need reasonable accommodations to participate in the meeting, please contact Human Resources at (949) 425-2511 at least 48 hours prior to the meeting.

Regular meetings are held on the first and third Wednesday of the month at the City Hall Council Chambers, 12 Journey, Aliso Viejo. Agendas are available by the Friday preceding a regularly scheduled City Council meeting. Communications and supplemental materials received by the City relating to agenda items are presented at the dais and in the Public Copy agenda binder at the time of the meeting or contact the City Clerk's office to review or obtain a copy. Council proceedings are recorded.

Meetings are broadcast live on Cox Communications Channel 851, AT&T U-Verse Channel 99 and the City's website. By attending the City Council Meeting, you consent to be recorded and televised. Meetings are rebroadcast on Wednesday at 7:00 p.m. cable channels, and can be viewed on the City's website.

BRETT CHANNING
CITY MANAGER

SCOTT C. SMITH
CITY ATTORNEY

MARIA KENDIG
CITY CLERK

**PLEASE SILENCE ALL CELL PHONES AND OTHER
ELECTRONIC EQUIPMENT WHILE CITY COUNCIL IS IN SESSION**

CALL TO ORDER: Convene Special Closed Session Meeting at 6:30 p.m.

COMMUNITY INPUT:

Members of the public wishing to address the City Council in person are requested to complete and submit a Request to Address City Council form to the City Clerk. Forms are available at the entrance to the City Council Chambers. In compliance with the Brown Act, the City Council may not discuss or take action on items not appearing on the agenda, except as authorized by law. The City Council may briefly respond to statements made or questions posed. Public comments are generally limited to three (3) minutes per speaker.

Instructions for remote participation, including how to join the meeting online or by telephone, request to speak during public comment, participate by telephone, submit written comments, and the City's SB 707 Technology Disruption Policy, are available at: <https://avcity.org/470/Public-Comments-and-Disruption-Policy-Pu>

Join Online: <https://teams.microsoft.com/meet/257876176705929?p=7EebJ4ATObyl6INjsV>

Join by Telephone: (+1 323-694-9789 **Conference ID:** 118 228 149#

CLOSED SESSION:

The Brown Act permits legislative bodies to discuss certain matters without members of the public present. The City Council finds, based on advice from the City Attorney, that discussion in open session of the following matter will prejudice the position of the City on item(s) listed below:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8

- | | | |
|----|----------------------|--|
| 1. | Property: | 27081 Aliso Creek Road |
| | Agency negotiator: | Brett Channing, City Manager |
| | Negotiating parties: | Emilie Simard, Shea Homes |
| | Under negotiation: | Price and terms of payment for public facilities |
| 2. | Property: | 400-700 Freedom Lane |
| | Agency negotiator: | Brett Channing, City Manager |
| | Negotiating parties: | Vanessa Scheidel, Meritage Homes |
| | Under negotiation: | Price and terms of payment for public facilities |
| 3. | Property: | 15 Argonaut |
| | Agency negotiator: | Brett Channing, City Manager |
| | Negotiating parties: | Emanuel Robinson w/ Brandywine Homes |
| | Under negotiation: | Price and terms of payment for public facilities |
| 4. | Property: | 26800-26970 Aliso Viejo Parkway |
| | Agency negotiator: | Brett Channing, City Manager |
| | Negotiating parties: | JR Jones, Lennar |
| | Under negotiation: | Price and terms of payment for public facilities |

RECONVENE TO OPEN SESSION

CALL TO ORDER: Convene Regular Meeting at 7:00 p.m.

ROLL CALL

PLEDGE OF ALLEGIANCE:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATIONS:

1.1 RECOGNITION OF ALISO VIEJO GIRLS SOFTBALL 10U GOLD ALL-STARS TEAM

1.2 RECOGNITION OF ALISO VIEJO STUDENT JULIAN STAMBOULI

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. COMMUNITY INPUT:

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Members of the public may also observe and participate remotely using Teams Meeting.

Instructions for remote participation, including how to join the meeting online or by telephone, request to speak during public comment, participate by telephone, submit written comments, and the City's SB 707 Technology Disruption Policy, are available at: <https://avcity.org/470/Public-Comments-and-Disruption-Policy-Pu>

Join Online: <https://teams.microsoft.com/meet/257876176705929?p=7EebJ4ATObyl6lNjsV>

Join by Telephone: (+1 323-694-9789 **Conference ID:** 118 228 149#

Members of the public wishing to provide remote public comment should follow the participation instructions available at the link above.

4. CONSENT CALENDAR:

All matters listed on the Consent Calendar will be acted upon by one vote unless members of the City Council, or staff request a matter to be discussed and/or removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be discussed and voted upon immediately following City Council action on the remainder of the Consent Calendar.

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.

[Draft Minutes](#)

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between July 31, 2026, and August 13, 2026, in the amount of \$1,180,741.08.

[Staff Report](#)

[Attachment 1 - Accounts Payable Report](#)

4.4 CONFLICT OF INTEREST CODE BIENNIAL REVIEW AND AMENDMENT

Recommended Action: Adopt Resolution No. 2026-XXX approving amendments to the City of Aliso Viejo Conflict of Interest Code pursuant to the Political Reform Act (Government Code sections 87300–87313), including Government Code section 87303.

[Staff Report](#)

[Attachment 1 - Resolution COI](#)

[Attachment 2 - COI Code](#)

[Attachment 3 - Local Agency Biennial Notice](#)

[Attachment 4 - FPPC Form 805](#)

[Attachment 5 - Code of Regs of FPPC 18730](#)

4.5 FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH WILL DAN FINANCIAL SERVICES

Recommended Actions:

1. Approve and authorize the City Manager to execute a First Amendment to the Professional Services Agreement with Willdan Financial Services in an amount not to exceed \$29,627 and a 10% contingency; and
2. Authorize the appropriation of \$29,627 from the General Fund to the Fiscal Year (FY) 2026-27 Budget.

[Staff Report](#)

[Attachment 1 - First Amendment.pdf](#)

5. PUBLIC HEARING:

None.

6. DISCUSSION:

6.1 2027 HEALTH BENEFIT ALLOWANCE

Recommended Action: Adopt a Resolution approving the employee monthly health benefit allowance for 2027.

[Staff Report](#)

[Resolution](#)

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

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

9. **ADJOURNMENT:** The next regularly scheduled City Council meeting is Wednesday, September 16, 2026 at 7 p.m.