

City of Del Rey Oaks

**City Hall
650 Canyon Del Rey Blvd
Del Rey Oaks, CA 93940**



Action Minutes

Tuesday, June 23, 2026

6:00 PM

City Council – Regular Meeting

Del Rey Oaks City Council

**Scott Donaldson – Mayor
Mike Burger – Vice Mayor
John Uy – Councilmember
Kim Shirley – Councilmember
Jeremy Hallock – Councilmember**

6:00 PM – Called to Order:

The meeting was called to order by Mayor Donaldson

Roll Call: Present: Mayor Donaldson, Vice Mayor Burger, Councilmember Shirley, Councilmember Hallock and Councilmember Uy

Absent: None

Also Present: City Manager Guertin, City Attorney Lorca, City Clerk Minami, Deputy City Clerk Batra and Police Chief Bourquin

Pledge of Allegiance:

Led by Mayor Donaldson

Public Comment:

Gary Kreeger: There will be a tragedy on the bike path on HWY 218 if nothing is done; it's only a matter of time.

Kristin: Doesn't want to have the STR cap increased; raise the tax instead. Los Encinos is impacted with two already on the small street.

CONSENT AGENDA:

A. MINUTES: (CEQA: as to all, not a project per Guidelines Article 20, Section 15378)

1. May 19, 2026 City Council Meeting Minutes

B. MONTHLY REPORTS: (CEQA: as to all, not a project per Guidelines Article 20, Section 15378)

1. Fire Department Response Report, May 2026
2. Police Activity Report, May 2026
3. Financial Reports, May 2026

C. MISCELLANEOUS: (CEQA: as to all, not a project per Guidelines Article 20, Section 15378)

1. Consider Approval of the FY 2026-27 Budget Documents
2. Consider Approval of Resolution 2026-17, to Call and provide for a General Municipal Election to be held in the City of Del Rey Oaks on Tuesday, November 3, 2026
3. Adopt Resolution 2026-18, Amending Conflict of Interest Code
4. Adopt Resolution 2026-16 Approving a 3.03 percent rate increase to charges by the City's franchised hauler, Greenwaste Recovery, for the collection of solid waste, recycling and organics, effective July 1, 2026
5. Adopt Resolution 2026-21 Amending Exhibit A&B of the Memorandum of Understanding between ReGen Monterey and Member Agencies for FY 2026-27

PUBLIC COMMENT:

None

A motion was made by **Councilmember Burger**, seconded by **Councilmember Uy**, to approve the Consent Agenda as presented.

Motion passed unanimously 5-0

OLD BUSINESS: None

NEW BUSINESS:

A. Consider Annual AB 2561 Staffing Vacancies Report and Adopt Resolution 2026-20, to comply with Government Code Section 3502.3

Chief Bourquin: Reviewed the annual AB2561 staff vacancy report and adopted Resolution 2026-20 to comply with the Government Code. Currently have two unfilled positions but plan to cover a third vacancy. Needs to get them here and keep them here. Thanks the council for always being supportive.

The discussion included a conversation about police department staffing challenges and retention strategies, with the Chief highlighting the department's family-oriented culture and training opportunities as key retention factors despite lower salaries compared to other agencies.

PUBLIC COMMENT:

None

A motion was made by **Councilmember Hallock**, seconded by **Councilmember Uy**, to approve item 6.A. Annual AB 2561 Staffing Vacancies Report as presented.

Motion passed unanimously 5-0

B. Selection of Development Partner for Former Fort Ord Properties and Authorization to Negotiate an Exclusive Negotiating Agreement with Shea Homes

City Manager Guertin: Presents the item. Explains that any of the 3 potential developers would be able to get to the finish line with the city on this project. Reviewed the selection of a development partner for the former Fort Ord properties. This process will be more like a "courtship," so we have time to learn about each other. The ENA doesn't lock the city into anything. The ENA process will take approximately 18 months to complete and will include multiple opportunities for public input before any final development agreement is reached.

David Zhender of Economic & Planning Systems (EPS): Presented the item by highlighting parts of the staff report in the packet. He focused on evaluating three developer proposals for the project, with the city seeking a partner to ensure fiscal sustainability, community development, and fair market value. Asked robust questions to all 3 developers. The discussion highlighted key evaluation criteria including funding sources, planning approach, and public-private partnership capabilities. Reviewed the selection of a development partner for the former Fort Ord properties, focusing on authorizing negotiations with Shea Homes. After thorough evaluation, IL and Shea Homes were identified as the top candidates, with Urban Mix coming in third place due to their more ambitious proposal involving a surf park as a town center, which was considered premature for the current stage of development. After rigorous evaluation, Shea Homes was selected as the preferred developer due to their strong financial capacity, comprehensive understanding of the project's physical and financial realities, and demonstrated ability to work collaboratively with the city. The city team recommended moving forward with an exclusive right to negotiate with Shea Homes to develop a formal development disposition agreement.

Councilmember Hallock: Thanks them all and really appreciated the individual updates prior to this meeting. Totally supports this item.

Councilmember Shirley: Her questions have been answered, appreciates all of the details.

Councilmember Burger: Confident in this decision; we are well informed, and it is best for the community.

Councilmember Uy: Excited and interested in the "courtship" phase. What to expect?

David Zhender: It will be taken in phases and explains the ENA process. After due diligence, items will be rolled out over time.

Mayor Donaldson: Impressive details. Best partner for the long haul. How will they handle economic downturn?

City Manager Guertin: Can't speak for Shea, but they have multiple channels and capabilities. Shea is family-owned, and financial decision-making is streamlined.

PUBLIC COMMENTS:

Andrew: Revenue from the sale?

John: Additional revenue is crucial. Hotel is the best option. No idea should be off the table.

Gary: Sooner there is resident buy-in, the better. Water and endangered plant issues.

City Manager Guertin: Reads from John Gaglioti's letter: this should be considered as a gate-opening discussion and not a gate-closing discussion.

A motion was made by **Councilmember Burger**, seconded by **Councilmember Hallock**, to approve item 6.B. Selection of Development Partner for Former Fort Ord Properties and Authorization to Negotiate an Exclusive Negotiating Agreement with Shea Homes.

Motion passed unanimously 5-0

STAFF REPORTS: In the packet with the correspondence

Closed Session: As permitted by Government Code Section 54956 et. seq. the Council may adjourn to a Closed Session to consider specific matters dealing with certain litigation, personnel, or labor/real property negotiations.

A. Public Comment on Closed Session Items: Anyone wishing to address the City Council on an item to be discussed in closed session may do so now. There will be a time limit of not more than three minutes for each speaker. No action will be taken on matters brought up under this public comment period.

B. Closed Session Items:

1. Conference with Legal Counsel – Existing Litigation (Government Code § 54956.9(a)) California Native Plant Society vs. Fort Ord Reuse Authority, et al Superior Court of the State of California, County of Monterey, Case No. 20CV001529

Attachments:

Settlement Agreement and General Release dated May 15, 2023;

Enforcement Settlement Letter dated June 11, 2026 Regarding APN 031-191-013

PUBLIC COMMENT:

Beth: Spirit of the law. This is a black eye on the city.

Nicki: CNPS sued the city and now has an agreement with the city. No action is an action. This is a little ridiculous; it's just common sense.

Patrice: This is getting silly. Where is the stewardship?

Brian: CNPS for 30 years. Ridiculous that we are still talking about it.

ADJOURNMENT INTO CLOSED SESSION: 7:16PM

BACK INTO OPEN SESSION: 8:30PM

City Attorney Lorca reported that the item was review and an update was given and no reportable action was taken.

NEXT MEETING DATE:

Tuesday, August 25, 2026 at 6:00 pm

Attest:_____

Date:-----

