



REVISED A G E N D A

MEETING OF THE CITY COUNCIL

Monday, February 9, 2026 ~ 7:00 PM

City Council Chambers
211 Eighth Street
Seal Beach, California

LISA LANDAU
MAYOR
Third District

BEN WONG
MAYOR PRO TEM
Second District

JOE KALMICK
COUNCIL MEMBER
First District

PATTY SENEAL
COUNCIL MEMBER
Fourth District

NATHAN STEELE
COUNCIL MEMBER
Fifth District

This Agenda contains a brief general description of each item to be considered. No action or discussion shall be taken on any item not appearing on the agenda, except as otherwise provided by law. Supporting documents, including agenda staff reports, and any public writings distributed by the City to at least a majority of the Council Members regarding any item on this agenda are available on the City's website at www.sealbeachca.gov.

City Council meetings are broadcast live on Seal Beach TV-3 and on the City's website (www.sealbeachca.gov). Check SBTV-3 schedule for the rebroadcast of meetings. The meetings are also available on demand on the City's website. (Starting 2012).

In compliance with the Americans with Disabilities Act of 1990, if you require disability related modifications or accommodations, including auxiliary aids or services to attend or participate in the City Council meeting, please call the City Clerk's office at (562) 431-2527 at least 48 hours prior to the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

COUNCIL ROLL CALL

PRESENTATIONS / RECOGNITIONS

- Orange County Fire Authority Division 1 Update
- Seal Beach Baseball Automated External Defibrillator (AED) Donation
- Starlink Presentation
- Annual Comprehensive Financial Report (ACFR) Presentation

PUBLIC HEARING

- A. Staff recommends the continuance of this public hearing to the February 23, 2026 Regular Meeting of the City Council. A staff report will not be given, and the City Council will take no action, on this appeal during the City Council's February 9, 2026 meeting.**

Appeal Request of the Planning Commission Approval for an Initial Study/Mitigated Negative Declaration and Minor Use Permit 22-03 to allow the Installation and Operation of a 1.5 Megawatt Fixed-Tilt Ground Mounted Solar Photovoltaic System at the existing Hellman Ranch Oil and Gas Production Facility - That the City Council: 1. Hold a de novo public hearing, allow public testimony, and at the conclusion of the hearing, consider all testimony, comments and evidence; and, 2. Adopt Resolution 7736 Denying the Appeal and Upholding the Planning Commission Decision, Adopting the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), and Approving Minor Use Permit (MUP) 22-03, limited to the scope as presented in the Design 2026-Reduction dated January 24, 2026, and Subject to Conditions of Approval, to Allow the Installation and Operation of a 1.5 Megawatt (MW) Fixed-Tilt Ground Mounted Solar Photovoltaic (PV) System at the Hellman Ranch Oil and Gas Production Facility (OGPF) (SCH #2025080495) (the Project); and, 3. Direct staff to file a Notice of Determination.

ORAL COMMUNICATIONS

At this time members of the public may address the Council regarding any items within the subject matter jurisdiction of the City Council. Pursuant to the Brown Act, the Council cannot discuss or take action on any items not on the agenda unless authorized by law. Matters not on the agenda may, at the Council's discretion, be referred to the City Manager and placed on a future agenda.

Those members of the public wishing to speak are asked to come forward to the microphone and state their name for the record. All speakers will be limited to a period of five (5) minutes. Speakers must address their comments only to the Mayor and entire City Council, and not to any individual, member of the staff or audience. Any documents

for review should be presented to the City Clerk for distribution. Speaker cards will be available at the Clerk’s desk for those wishing to sign up to address the Council, although the submission of a speaker card is not required in order to address the Council.

APPROVAL OF AGENDA & WAIVER OF FULL READING OF RESOLUTIONS ORDINANCES

By motion of the City Council this is the time to notify the public of any changes to the agenda and /or rearrange the order of the agenda.

CITY ATTORNEY REPORT Nicholas Ghirelli, City Attorney

CITY MANAGER REPORT Patrick Gallegos, City Manager

COUNCIL COMMENTS

General Council Member comments and reporting pursuant to AB 1234.

COUNCIL ITEMS – None

CONSENT CALENDAR

Items on the consent calendar are considered to be routine and are enacted by a single motion with the exception of items removed by Council Members.

- B. Approval of the City Council Minutes** - That the City Council approve the minutes of the Closed Session and Regular City Council meetings held on January 26, 2026.

- C. Demand on City Treasury (Fiscal Year 2026)** - Ratification.

- D. City of Seal Beach Annual Audit Reports for Fiscal Year Ending June 30, 2025** - That the City Council receive and file the following documents for the Fiscal Year ending June 30, 2025:
 - A. Audit Communication Letter
 - B. 2025 Annual Comprehensive Financial Report
 - C. Appropriations Limit Final Report

- E. Letter of Support for Senate Bill 758 - Substance Control and Retail Integrity Act** - That the City Council authorize the Mayor to execute a letter of support for Senate Bill 758 (SB 758), the Substance Control and Retail Integrity Act, which would prohibit all licensed Cigarette and Tobacco retailers (except grocery stores) from selling nitrous oxide to prevent misuse of the chemical.

- F. Application for Water Recycling Funding Program Planning Grant through the State Water Resources Control Board** - That the City Council adopt Resolution 7733: 1. Approving the Financial Assistance Grant Application related to the Water Recycling Funding Program Planning Grant through the State Water Resources Control Board for the Seal Beach Recycled Water Feasibility Study, and authorizing and directing the City Manager, or designee, to sign and file for and on behalf of the City, said

Financial Assistance Grant Application for the grant; and, 2. Designating and directing the City Manager, or designee, to execute all necessary documents to apply for, accept, receive, recognize, provide for the assurance, certifications, and commitments required for the Financial Assistance Grant Application, including executing a financial assistance agreement with the State Water Resources Control Board, and any amendments or changes thereto, and to recognize and amend the City's budget to incorporate funding, and utilize the grant funding pursuant to the grant program; and, 3. Designating the City Manager, or designee, to represent the City in carrying out the City's responsibilities under the grant agreement, including certifying disbursement requests on behalf of the City and compliance with applicable state and federal laws.

- G. Approving and Awarding a Public Works Agreement with Garland/DBS, Inc., and Approving Expenses Related to Testing, Abatement, and Repairs for the Marina Community Center Roof Replacement, CIP BG2506** - That the City Council adopt Resolution 7734: 1. Approving the scope of work, plans, specifications and other contract documents for the Marina Community Center Roof Replacement, CIP BG2506 (Project); and, 2. Approving and awarding a Public Works Agreement with Garland/DBS, Inc., in the not-to-exceed amount of \$307,489 for the Project; and, 3. Authorizing the City Manager, or designee, to approve additional work requests up to \$30,800 (approximately 10%) and inspection services up to \$10,000 in connection with the Project, in the cumulative not-to-exceed amount of \$40,800; and, 4. Authorizing the City Manager, or designee, to approve expenses up to the amount of \$15,000 for Moisture Assessment and Building Materials Testing and \$25,000 for Abatement Services, in connection with the Project; and, 5. Authorizing the City Manager, or designee, to approve expenses for building repair up to \$50,000, in connection with the Project.
- H. Approving an Amendment to the Classification Plan and Designating the Pay Grade and Status of the Human Resources Specialist Classification** - That the City Council adopt Resolution 7735: 1. Authorizing an amendment to the Classification Plan to add the Human Resources Specialist position, and designating this job classification to Grade 20 on the Seal Beach Full-Time Pay Schedule; and, 2. Amending the Fiscal Year 2025-26 Position Allocation Plan to include one (1) full-time Human Resources Specialist.

ITEMS REMOVED FROM THE CONSENT CALENDAR

UNFINISHED / CONTINUED BUSINESS – None

NEW BUSINESS – None

ADJOURNMENT

Adjourn the City Council to Monday, February 23, 2026 at 5:30 p.m. to meet in closed session, if deemed necessary.

CITY COUNCIL NORMS:

Adopted on June 12, 2023

- Maintain a citywide perspective, while being mindful of our districts.
- Move from I to we, and from campaigning to governing.
- Work together as a body, modeling teamwork and civility for our community.
- Assume good intent.
- Disagree agreeably and professionally.
- Utilize long range plans to provide big picture context that is realistic and achievable.
- Stay focused on the topic at hand. Ensure each member of Council has an opportunity to speak.
- Demonstrate respect, consideration, and courtesy to all.
- Share information and avoid surprises.
- Keep confidential things confidential.
- Respect the Council/Manager form of government and the roles of each party.
- Communicate concerns about staff to the City Manager; do not criticize staff in public.

CIVILITY PRINCIPLES:

Treat everyone courteously;

Listen to others respectfully;

Exercise self-control;

Give open-minded consideration to all viewpoints;

Focus on the issues and avoid personalizing debate; and,

Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.



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