



**CITY OF DEL MAR
CITY COUNCIL REGULAR MEETING MINUTES
FEBRUARY 17, 2026
City of Del Mar Town Hall
1050 Camino del Mar, Del Mar California 92014
And via teleconference
5001 W 110th St, Overland Park, KS 66211**

The minutes set forth the actions taken by the City Council on the matters stated. Audio/video recordings of the City Council proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the City Council, including Red Dots (materials provided to the City Council after the agenda has published), are available on the City's website at www.delmar.ca.us/AgendaCenter or by contacting the Administrative Services Department at (858) 755-9313.

CALL TO ORDER

Mayor Tracy Martinez called the Regular Meeting to order at 4:30 p.m.

ROLL CALL

Present: Mayor Tracy Martinez; Deputy Mayor John Spelich; Councilmembers Terry Gaasterland and Dan Quirk (participated remotely)

CITY ATTORNEY CLOSED SESSION REPORT

City Attorney Christina Cameron reported that February 17, 2026, Council Closed Session was cancelled and will be rescheduled.

PLEDGE OF ALLEGIANCE

Mayor Martinez led the Pledge of Allegiance.

PUBLIC ORAL COMMUNICATIONS

Mayor Martinez opened public oral communications and the following people spoke:

- 1) Amy Cheshire with donations of time from Beth Westburg and Cathy Isom
- 2) Camilla Rang
- 3) Diana Kutlow, representing Senator Blakespear's office

Mayor Martinez closed public oral communications.

CITY COUNCIL COMMUNITY ANNOUNCEMENTS

Mayor Martinez expressed gratitude to the Del Mar Village Association, City lifeguards, and community members for a successful beach cleanup event on Valentine's Day.

CITY MANAGER'S REPORT

City Manager Ashley Jones reported on the absolute work window for the San Diego Association of Government's Del Mar Bluffs Phase 5 Stabilization Project that will primarily happen in the railroad right-of-way between 8th Street and Coast Boulevard and south of 6th Street from February 20 – 23, 2026. City Manager Jones also reported on the Jimmy Durante Boulevard Bluff Stabilization Project, the related upcoming road closures and detours, and the City's efforts to inform the public about project impacts through the Del Mar Weekly and related e-blasts.

CONSENT CALENDAR

Senior Management Analyst Kseniia Izgarskaia read the titles of the items included on the Consent Calendar. There were no public speakers for the consent calendar items.

IT WAS MOVED BY COUNCILMEMBER GAASTERLAND, SECONDED BY MAYOR MARTINEZ TO APPROVE THE CONSENT CALENDAR ITEMS 1, 2, 3, 7, AND 8. (VOTE 4-0)

Ayes: Mayor Martinez; Deputy Mayor Spelich; Councilmembers Gaasterland and Quirk; Noes: 0; Recuse: 0; Absent: 0; Abstain: 0.

ITEM 1: APPROVAL OF MINUTES: FEBRUARY 3, 2026, REGULAR AND SPECIAL MEETING (CLERK'S MINUTES BOOK)

Council approved the minutes, on consent.

ITEM 2: RATIFICATION OF LIST OF DEMANDS, DATED FEBRUARY 17, 2026 (CLERK'S FILE NO. 201-3)

Council approved the list of demands, on consent.

ITEM 3: WAIVER OF READING OF ORDINANCES ON AGENDA (CLERK'S FILE NO. 401-4)

Council waived the reading of ordinances, on consent.

ITEM 4: AWARD OF CONSTRUCTION CONTRACT AND RELATED TASK ORDERS FOR THE JIMMY DURANTE BOULEVARD PAVEMENT REHABILITATION PROJECT (CLERK'S FILE NO. 601-4)

The item was pulled from the Consent Calendar by Councilmember Quirk for presentation and discussion. A presentation was provided by Principal Engineer Karen Falk, with Public Works Director Joe Bride available to answer questions. Council questions focused on the current favorable market conditions resulting in lower project bids; whether there is an opportunity to rebid other projects, take advantage of the market trends, and secure cost savings; approximate budget for repaving and options to reinvest savings in other projects. Council discussion focused on how the changes in engineering estimates for consultant services affect construction costs, billable hours, and other cost factors; and opportunities and timing to accelerate other projects due to current cost saving.

IT WAS MOVED BY COUNCILMEMBER GAASTERLAND, SECONDED BY DEPUTY MAYOR SPELICH TO: 1) AWARD A \$1,302,420 CONSTRUCTION CONTRACT TO HAZARD CONSTRUCTION ENGR LLC FOR THE JIMMY DURANTE BOULEVARD PAVEMENT REHABILITATION PROJECT; 2) AWARD A \$157,265 TASK ORDER TO DUDEK FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES; 3) AWARD A \$26,465 TASK ORDER TO NOVA SERVICES, INC FOR GEOTECHNICAL SERVICES AND LABORATORY TESTING; 4) AWARD A \$27,200 TASK ORDER AMENDMENT TO MICHAEL BAKER INTERNATIONAL FOR ENGINEERING CONSTRUCTION SUPPORT; 5) APPROVE A \$130,242 PROJECT CONTINGENCY EQUAL TO 10% OF THE CONSTRUCTION COST; AND 6) AUTHORIZE THE CITY MANAGER TO EXECUTE THE REQUIRED DOCUMENTS AND ANY CONSTRUCTION CHANGE ORDERS OR TASK ORDER AMENDMENTS WITHIN THE PROJECT CONTINGENCY NECESSARY TO COMPLETE THE WORK. (VOTE 4-0)

Ayes: Mayor Martinez; Deputy Mayor Spelich; Councilmembers Gaasterland and Quirk;
Noes: 0; Recuse: 0; Absent: 0; Abstain: 0.

ITEM 5: AUTHORIZATION TO APPLY FOR STATE GRANT FUNDS IN SUPPORT OF THE SAN DIEGUITO LAGOON LEVEE, HABITAT ENHANCEMENT, AND TRAIL PROJECT (CLERK'S FILE NO. 201-13, 1306-23)

This item was pulled from the Consent Calendar by Councilmember Quirk for questions and discussion. An introduction to the item was provided by City Manager Jones, who clarified the scope and intent of the item is not related to the Riverpath project planned for the south side of the San Dieguito Lagoon.

IT WAS MOVED BY DEPUTY MAYOR SPELICH, SECONDED BY COUNCILMEMBER GAASTERLAND TO: 1) ADOPT RESOLUTION 2026-09, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO APPLY FOR CALIFORNIA OCEAN PROTECTION COUNCIL SB 1 SEA LEVEL RISE ADAPTATION GRANT PROGRAM FUNDS"; ADOPTED RESOLUTION 2026-10 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO APPLY FOR CALIFORNIA STATE COASTAL CONSERVANCY GRANT PROGRAM FUNDS; AND 2) AUTHORIZE THE CITY MANAGER TO APPROVE AND EXECUTE ALL AGREEMENTS AND RELATED DOCUMENTS NECESSARY FOR BOTH GRANT OPPORTUNITIES. (VOTE 4-0)

Ayes: Mayor Martinez; Deputy Mayor Spelich; Councilmembers Gaasterland and Quirk;
Noes: 0; Recuse: 0; Absent: 0; Abstain: 0.

ITEM 6: TASK ORDER AMENDMENT WITH MICHAEL BAKER INTERNATIONAL TO UPDATE THE PHASE 2 ENGINEERING DESIGN AND COST ESTIMATE FOR THE SAN DIEGUITO DRIVE IMPROVEMENT PROJECT IN PREPARATION FOR THE BID PROCESS (CLERK'S FILE NO. 406-1)

This item was pulled from the Consent Calendar by Councilmember Quirk for discussion. An introduction to the item was provided by City Manager Jones, who clarified the scope and intent of the item. A presentation was provided by Principal Engineer Martin Boyd, with Public Works Director Joe Bride available to answer questions. Council questions and discussion focused on the scope of work to be completed by the consultant and whether the project design needs to be updated to match the current field conditions to minimize potential future change orders and clarify the work for the contractor.

IT WAS MOVED BY COUNCILMEMBER GAASTERLAND, SECONDED BY DEPUTY MAYOR SPELICH TO: 1) APPROVE A \$16,520 TASK ORDER AMENDMENT WITH MICHAEL BAKER INTERNATIONAL (MBI) TO PROCEED WITH PHASE 2 DESIGN UPDATES AND BID SUPPORT FOR THE SAN DIEGUITO DRIVE IMPROVEMENT PROJECT; APPROVED A \$5,000 CONTINGENCY; AND 2) AUTHORIZE THE CITY MANAGER TO EXECUTE THE TASK ORDER AMENDMENT AND ANY SUBSEQUENT AMENDMENTS WITHIN THE CONTINGENCY. (VOTE 4-0)

Ayes: Mayor Martinez; Deputy Mayor Spelich; Councilmembers Gaasterland and Quirk;
Noes: 0; Recuse: 0; Absent: 0; Abstain: 0.

ITEM 7: SECOND READING AND ADOPTION OF AN ORDINANCE AMENDING DEL MAR MUNICIPAL CODE SECTION 8.04 TO REGULATE THE DIGGING OF HAZARDOUS HOLES ON THE PUBLIC BEACH (CLERK’S FILE NO. 401-4, 401-9)

Council adopted Ordinance 1027, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, ADDING CHAPTER 8.04.100 TO THE DEL MAR MUNICIPAL CODE REGULATING THE DIGGING OF HAZARDOUS HOLES ON THE PUBLIC BEACH”, on consent.

ITEM 8: INTERIM FIRE PREVENTION STAFFING AND AMENDMENT TO COST SHARING AGREEMENT WITH THE CITY OF SOLANA BEACH FOR FIRE TRANSITION MANAGEMENT SERVICES (CLERK’S FILE NO. 1101-8)

Council approved Resolution 2026-08 “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, AMENDING THE COMPENSATION PLANS FOR FIRE EMPLOYEES AND MISCELLANEOUS, PART-TIME, TEMPORARY AND HOURLY EMPLOYEES”, approved the First Amendment to the Cost Sharing Agreement with the City of Solana Beach to add provisions related to Interim Fire Prevention positions; and authorized the City Manager to negotiate and execute the final the amendment and fill interim, part-time fire prevention positions on a temporary basis, on consent.

PUBLIC HEARING

ITEM 9: ADOPTION OF RESOLUTION TO DECLARE THE CITY-OWNED 10TH STREET VACANT LOT EXEMPT SURPLUS LAND PER SURPLUS LANDS ACT (APN 300-093-17) (CLERK’S FILE NO. 303-1, 1306-23)

An introduction to the item was provided by City Manager Jones. A presentation was provided by Principal Planner Amanda Lee, with Planning and Community Director Karen Brindley available to answer questions.

Council questions focused on opportunities for grant funding, including state grants; whether the City has options regarding low-income units and if the City will retain ownership and control over the lot; parking options and if any of them are required; feasible number of units and clarification that approval of this item does not constitute a firm Council commitment to build a certain number of units; role of the Design Review Board (DRB) in reviewing any future project on the site; whether there are opportunities to build very low income units on this site; and whether using grants for construction or partnering with non-profit organizations can minimize supplementing the project from the general fund.

Mayor Martinez opened the item to public comment and the following people spoke:

- 1) Diana Kutlow, representing Senator Blakespear’s office
- 2) Kurt Kicklighter
- 3) Rick Ehrenfeld
- 4) Camilla Rang

Mayor Martinez closed the item to public comment.

Council discussion focused on the importance of maintaining privacy for neighboring properties and the ensuring sufficient parking spaces for the developed property; clarification that design decisions will be

made at a future date; and the importance of taking the recommended action to facilitate future development of the site in compliance with the City's certified Housing Element.

IT WAS MOVED BY DEPUTY MAYOR SPELICH AND SECONDED BY MAYOR MARTINEZ TO APPROVE RESOLUTION 2026-11 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA DECLARING THE VACANT CITY-OWNED REAL PROPERTY LOCATED WITHIN THE CITY'S CIVIC CENTER, AND IDENTIFIED IN THE CITY'S STATE-CERTIFIED 6TH CYCLE HOUSING ELEMENT AS A SITE FOR LOWER INCOME HOUSING DEVELOPMENT TO MEET A PORTION OF THE CITY'S REGIONAL HOUSING NEEDS ALLOCATION (RHNA), IS EXEMPT SURPLUS LAND. (Vote 4-0)

Ayes: Mayor Martinez; Deputy Mayor Spelich; Councilmembers Gaasterland and Quirk; Noes: 0; Recuse: 0; Absent: 0; Abstain: 0.

COUNCIL MEETING RECESS:

The City Council took a meeting recess from approximately 6:10 p.m. to 6:20 p.m.

ITEM 10: APPROVAL OF THE SHORT-TERM RENTAL PERMIT FEE (CLERK'S FILE NO. 204-2, 301-19)

Councilmember Gaasterland provided a statement regarding her recusal from participating in this agenda item.

An introduction to the item was provided by City Manager Jones. A presentation was provided by Associate Management Analyst Nestor Machado. Finance Manager/Treasurer Marco Camacho and Planning and Community Development Director Karen Brindley were available to answer questions. Council questions focused on estimated costs attributable to staff time built into the proposed fee, cost of the software platform, and public noticing fees and whether there will be future opportunities for Council to perform annual review of the program and adjust the fees based on actual expenses.

Mayor Martinez opened the item to public comment and Laura Demarco spoke. Mayor Martinez closed the item to public comment.

Council discussion focused on the importance of obtaining real data in the future to analyze the program and make adjustments, if needed; importance of establishing an STR Permit fee in order to move forward with the program and that it is crucial to get the fees in place in order to move forward with the implementation of the program; and understanding that STR owners in Del Mar have been operating without paying Transient Occupancy Tax or STR Permit fees, unlike other jurisdictions.

IT WAS MOVED BY DEPUTY MAYOR SPELICH AND SECONDED BY COUNCILMEMBER QUIRK TO ADOPT RESOLUTION 2026-12 APPROVING "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, ADOPTING THE CITY OF DEL MAR SHORT-TERM RENTAL PERMIT FEE" AND RESOLUTION 2026-13 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, RESCINDING AND REPLACING RESOLUTION 2022-73 AND APPROVING CREDIT CARD, DEBIT CARD, AND ELECTRONIC FUND TRANSFER PROCESSING FEES TO BE PASSED ON THE CUSTOMER" (VOTE 3-0-1 WITH COUNCILMEMBER GAASTERLAND RECUSED)

Ayes: Mayor Martinez; Deputy Mayor Spelich; Councilmember Quirk; Noes: 0; Recuse: Councilmember Gaasterland; Absent: 0; Abstain: 0.

CITY COUNCIL OTHER BUSINESS

ITEM 11: UNDERGROUNDING PROGRAM UPDATES AND UPAC PROJECT EFFICIENCY SUBCOMMITTEE PRESENTATION (CLERK'S FILE NO. 1001-2)

An introduction to the item was provided by City Manager Jones. A presentation was provided by Principal Engineer Martin Boyd, with San Diego Gas & Electric (SDG&E) representative Kelly Fitzgerald available to provide comments.

Council questions focused on the variations in cost per linear foot and whether lower Stratford South and Crest Canyon costs will update Districts 2 and 3 estimates; review of Stratford paving estimates at the Goals and Priorities Workshop; timing of the engineer's estimate, inclusion of contingency, and Council review prior to bidding; updated Measure Q cash flows and future financial reporting following Enterprise Resource Planning (ERP implementation); contractors' approach consistency across districts; whether SDG&E wires must be removed before communications work proceeds; bird nesting season impacts and lagoon cultural monitoring costs. Council requested clarification on why not all property owners have been notified to proceed with their lateral work; whether contingency is typically higher during design than after final design and bids are received; the type of AT&T communications on the poles and their planned upgrades; the San Dieguito Drive construction timeline; and factors delaying the homeowners' portion of the project.

Mayor Martinez opened the item to public comment and Laura Demarco spoke. Mayor Martinez closed the item to public comment.

Council discussion focused on the importance of road access for emergency vehicles and residents, appropriate traffic control measures, and the positive feedback Council received regarding the contractor's courteous interactions with the residents.

A second presentation was provided by the Undergrounding Program Advisory Committee (UPAC) project efficiency subcommittee, represented by UPAC Member/Subcommittee Chair Adam Wallace and UPAC Member Tom McGreal. Council questions focused on SDG&E costs compared to other utility providers such as Southern California Edison (SCE) and Pacific Gas & Electric (PG&E); cost per foot comparison between Del Mar and other cities such as Laguna Beach and related factors. Council discussion focused on staff's approach to minimizing the project costs and being fiscally prudent. Council commended staff's project management efforts and the UPAC subcommittee's informative presentation.

COUNCIL MEETING RECESS:

The City Council took a meeting recess from approximately 8:10 p.m. to 8:15 pm.

ITEM 12: UPDATE TO 2026 CITY COUNCIL REGIONAL AND LOCAL APPOINTMENTS (CLERK'S FILE NO. 401-1)

A brief presentation of the item was provided by City Manager Jones.

Mayor Martinez opened the item to public comment and there were no public speakers.

Council discussed the responsibilities and expectations of Council liaisons to the City advisory committees; advisory nature of committees; alignment of the committees' work plans with Council Goals and Priorities and established City work plan.

Council consensus was to make the following changes to the 2026 Regional and Local Appointments: 1) Appoint Deputy Mayor Spelich as the sole Council liaison to the Finance and Lagoon committees, with no alternate Council liaison; 2) Appoint Deputy Mayor Spelich as the primary Council liaison to the Undergrounding Program Advisory Committee (UPAC) and Mayor Martinez as the alternate Council liaison.

REGIONAL ORGANIZATION AND COUNCIL COMMITTEES/SUBCOMMITTEES/COMMUNITY ORGANIZATION REPORTS

City Council representatives reported on SANDAG Board of Directors, Clean Energy Alliance JPA, CSA-17, Cal-Cities Policy Committee on Transportation, Public Works and Telecommunications.

Council directed staff to request that SANDAG present an update on the Trestle Bridge project and consider adjustments to formatting on future financial reports if possible.

ADJOURNMENT

Mayor Martinez adjourned the meeting at 8:55 p.m.



Kseniia Izgarskaia, Senior Management Analyst