

1. CALL TO ORDER: Mayor David Newman called the meeting to order at 5:00 p.m. in Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

2. ROLL CALL:

Present: Councilmembers Adam, Engler, Gutierrez, Taylor, and Mayor Newman present in chambers.

Also present: City Manager Andrew P. Powers, City Attorney Tracy M. Noonan, Assistant City Manager Ingrid Hardy, Deputy City Manager Akbar Alikhan, City Clerk Laura B. Maguire, Finance Director Jaime Boscarino, Public Works Director Cliff Finley, Cultural and Community Services Director Jonathan Serret, Human Resources Director Jeanette Green, Strategic Communications/Public Affairs Director Alexandra South, Police Chief Jeremy Paris, Fire Chief Jeff Shea, Deputy Community Development Director Fabiola Zelaya Melicher, Planning Division Manager Krystin Rice, Community Development Analyst Lynn Oshita, Revenue Operations Manager Tara Tosatto, Deputy Public Works Director Nader Heydari, Building Officer Teodor Francu, Budget Officer Ryan Roman, Deputy Cultural and Community Services Director Melissa Hurtado, Community Services Analyst Sarah Mailes, Information Technology Supervisor Atanas Beltchev, Cable Operations Supervisor Carl Jarecky, Senior Video Production Specialist Richard Swingler, Senior Video Production Specialist Ryan Palmer, Assistant Analyst Christy Glaubke, and Senior Recording Secretary Dominga Zambrano.

3. CLOSED SESSION:

- A. CONFERENCE WITH LEGAL COUNSEL – Pending Litigation: *Mojgan Toofan, et al. vs. City of Thousand Oaks*, Ventura County Superior Court Case Number: 2023011432CUPP; Pursuant to Government Code Section 54956.9(d)(1).
- B. CONFERENCE WITH LEGAL COUNSEL – Pending Litigation: *Oren & Nataly Gold*, Ventura County Superior Court Case Number 2023CUOR016883; Pursuant to Government Code Section 54956.9(d)(1).
- C. CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation: Initiation of litigation; Pursuant to Government Code Section 54956.9(d)(4). (1 Potential Case)
- D. PUBLIC EMPLOYEE CLAIM – Workers' Compensation, Claimant Henry Lew, Claim No.: THWC-2128, Pursuant to Government Code Section 54956.95(a).

City Attorney Noonan announced Closed Session held at 5:00 p.m.

4. CLOSED SESSION REPORT:

City Attorney Noonan announced there was nothing to report at 6:00 pm.

5. PLEDGE OF ALLEGIANCE: Mayor Newman led the pledge of allegiance.

6. AB 2449 ANNOUNCEMENTS/REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:

Mayor Newman announced Item No. 13A — the FY 2025-26 Community Events Grant Recommendations — will be moved up and heard after the Consent Calendar.

7. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:

A. Older Americans Month Proclamation

Mayor Newman introduced Council on Aging Chair Tony Gitt and Vice Chair Dorothy Hatfield to present proclamation recognizing May as Older Americans month.

B. Moorpark College Update

Mayor Newman introduced Moorpark College President Dr. Julius Sokenu to provide an update on Moorpark College.

8. PUBLIC COMMENTS: To be heard before 6:45 p.m. If additional speakers for public comments remain at 6:45 p.m., remainder of speakers may be called at the end of the meeting. (Resolution Nos. 2011-067/2023-008): To be heard before 6:45 p.m. If additional speakers for public comments remain at 6:45 p.m., remainder of speakers may be called at the end of the meeting. (Resolution Nos. 2011-066/067)

Speakers: Chris Sam, Thousand Oaks (submitted document); Daniel Twedt, Thousand Oaks; Josh Gray, Greater Conejo Valley Chamber of Commerce Director of Government Affairs and Tourism.

Written Statements: None.

9. CONSENT CALENDAR:

A. General, Utilities, Golf Course, and Theatres Demands

RECOMMENDATION:

Ratify April 9, 2025, April 16, 2025, and April 23, 2025; approve April 30, 2025, and May 7, 2025, subject to review and ratification

LEVINE ACT ITEM: No

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

## 9. CONSENT CALENDAR: (Continued)

## B. Minutes of City Council meeting of April 8, 2025

## RECOMMENDATION:

Approve

LEVINE ACT ITEM: No

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

## C. Expenditure Plan for Supplemental Law Enforcement Services Fund for FY 2024-25

## RECOMMENDATION:

1. Approve the expenditure plan of grant funds pursuant to Supplemental Law Enforcement Services Fund (SLESF) guidelines, so the City may continue to benefit from grant funds under SLESF to partially offset the contract costs of the following positions:

- One Misdemeanor Detective Deputy (contract costs: \$285,180) in A/C #001-6640-621-5730 (General Fund, Contracted Services – Law Enforcement).
- Two Directed Enforcement Team (formerly referred to as Bike Patrol) Deputies (contract costs: \$514,983) in A/C #001-6650-621-5730 (General Fund, Contracted Services – Law Enforcement).

2. Find that this action is not a project as defined under the California Environmental Quality Act.

LEVINE ACT ITEM: No

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

## 9. CONSENT CALENDAR: (Continued)

## D. Santa Monica Mountains Conservancy Advisory Committee Appointment

## RECOMMENDATION:

1. Approve the appointment of Wilfred Garrand to serve as the City's representative to the Santa Monica Mountains Conservancy Advisory Committee to fill an unscheduled vacancy for a term ending September 2026.

2. Find that this action is not a project subject to the California Environmental Quality Act.

LEVINE ACT ITEM: No

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

## E. On-Call Professional Services Agreements

## RECOMMENDATION:

1. Approve On-Call Professional Services Agreements with Rick Engineering, Inc. (Valencia, CA), Encompass Consultant Group (Camarillo, CA), and Optony, Inc. (Santa Clara, CA), for an approximate one-year period ending June 30, 2026, with not-to-exceed amounts up to \$500,000 for each fiscal year, and not-to-exceed amounts of \$125,000 for each individual Task Order.

2. Find that this action is not a project as defined under the California Environmental Quality Act (CEQA).

LEVINE ACT ITEM: Yes

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

## 9. CONSENT CALENDAR: (Continued)

## F. Municipal Service Center Microgrid and Backup Power (CI 5585)

## RECOMMENDATION:

1. Authorize staff to issue a Request for Proposals/Qualifications (RFP/Q) for procurement of design and construction of Municipal Service Center (MSC) Microgrid (CI 5585).

2. Find that this action is not a project as defined under the California Environmental Quality Act.

LEVINE ACT ITEM: No

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

## G. Transfer of City-Owned Open Space Property to Conejo Open Space Conservation Agency for Long-Term Ownership and Management (APN 663-0-093-225)

RESOLUTION AUTHORIZING TRANSFER OF UNDEVELOPED PARCEL WITHIN ARROYO CONEJO OPEN SPACE AREA (ASSESSOR'S PARCEL NUMBER 663-0-093-225) TO CONEJO OPEN SPACE CONSERVATION AGENCY (COSCA) WITH FINDING THAT TRANSFER IS EXEMPT UNDER CALIFORNIA SURPLUS LAND ACT

RES. NO. 2025-007

## RECOMMENDATION:

1. Authorize the transfer of open space parcel APN 663-0-093-225 to the Conejo Open Space Conservation Agency (COSCA) for long-term management, subject to the procedural requirements of the California Surplus Land Act, and authorize the City Manager, or designee, to execute all documents necessary to effectuate the transfer.

2. Adopt a resolution authorizing the above actions and finding that the transfer of property to COSCA is exempt from the California Surplus Lands Act.

3. Find that the following actions are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 14 CCR sections 15061, 15316, and 15325.

LEVINE ACT ITEM: Yes

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

9. CONSENT CALENDAR: (Continued)

H. Box Office Ticketing Agreement

RECOMMENDATION:

1. Authorize City Manager to execute a professional services agreement, with City Attorney approval, with Ticketmaster LLC in an amount not to exceed \$250,000 for computerized ticketing services and Archtics customer relationship management solutions for the Bank of America Performing Arts Center Box Office with an initial term running from July 1, 2025, through June 30, 2028, including two, one-year extension options which may be exercised.

2. Find that this action is not a project as defined by California Environmental Quality Act.

LEVINE ACT ITEM: Yes

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

I. TOTV Camera Systems

RECOMMENDATION:

1. Approve budget appropriation in the amount of \$34,000 from A/C #167-0000-311-1000 [Public, Educational, and Government (PEG) Fund – Fund Balance] to 167-1210-647-8400 [PEG Fund – Equipment (\$5,000 or more)] for the purchase of a camera systems package.

2. Find that this action is not a project as defined under the California Environmental Quality Act.

LEVINE ACT ITEM: No

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

9. CONSENT CALENDAR: (Continued)

J. Navigation Center Progress Update

RECOMMENDATION:

1. Approve First Amendment to Ground Lease Contract No. 13555-2024 between the City of Thousand Oaks and Many Mansions.
2. Approve First Amendment to Professional Services Contract No. 13544-2024 between the City of Thousand Oaks, and jointly, Hope the Mission and Many Mansions.
3. Approve First Amendment to City Council Cost Sharing Contract No. 13200-2023 between the City of Thousand Oaks and County of Ventura.
4. Authorize City Manager to execute said agreements.
5. Approve budget appropriation and expenditure in the amount of \$837,333 from A/C #001-0000-311-0000 (General Fund, Fund Balance) to A/C #001-0960-644-5699 (HSNAVI, General Fund, Navigation Center) for additional costs related to the construction of the Navigation Center.
6. Find that this action is not a project as defined under the California Environmental Quality Act.

LEVINE ACT ITEM: No

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

\*13. COMMITTEE/COMISSION/BOARD REPORTS:

A. FY 2025-26 Community Events Grant Recommendations

RECOMMENDATION:

1. Approve Community Events Grants totaling \$89,890.62.
2. Authorize the City Manager or designee to execute Community Events Grant agreements with grantees.
3. Authorize expenditure in the amount of \$89,890.62 in FY 2025-26 from A/C #001-0970-646-5920 (General Fund - Grants and Donations, CF2026) for Community Events Grants.
4. Find that this action is not a project as defined under the California Environmental Quality Act.

LEVINE ACT ITEM: No

Presented by Community Finance Review Committee Vice Chair Kyle Rohrbach. Community Services Analyst Sarah Mailes available for questions.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

10. PUBLIC HEARINGS:

A. 2025-2029 Regional Consolidated Plan, 2025-26 Community Development Block Grant Action Plan, and Related Documents for U.S. Department of Housing and Urban Development

RESOLUTION ADOPTING REVISED CITIZEN PARTICIPATION PLAN FOR LOCAL IMPLEMENTATION OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) CONSOLIDATED PLAN PROCESS AND RESCINDING RESOLUTION NO. 2020-013  
RES. NO. 2025-008

RECOMMENDATION:

1. Find that the federally funded activities related to the FY 2025-26 Community Development Block Grant (CDBG) Action Plan and other related documents qualify for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061(b)(3), Common Sense Exemption.

## 10. PUBLIC HEARINGS: (Continued)

- A. 2025-2029 Regional Consolidated Plan, 2025-26 Community Development Block Grant Action Plan, and Related Documents for U.S. Department of Housing and Urban Development (Continued)

## RECOMMENDATION: (Continued)

2. Approve for submittal to U.S. Department of Housing and Urban Development (HUD) 2025-2029 Ventura County Regional Consolidated Plan, 2025 Ventura County Regional Analysis of Impediments to Fair Housing Choice, and FY 2025-26 CDBG Action Plan, collectively known as the “HUD Documents.”

3. Authorize City Manager to adjust the budget and proposed allocations if HUD revises the amount of the City’s FY 2025-26 CDBG grant; and authorize City Manager to finalize and execute grant agreements and related documents in connection with the HUD Documents.

4. Adopt resolution approving a revised Citizen Participation Plan and rescinding Resolution No. 2020-013

## LEVINE ACT ITEM: Yes

Hearing, advertised as required by law, opened to consider item. Presented by Community Development Analyst Oshita. Deputy Community Development Director Zelaya Melicher and Planning Division Manager Rice available for questions.

Speakers: Kirstin Rizk, Oxnard.

Written Statements: None.

Mayor Newman closed the public hearing.

Motion by Councilmember Adam to approve staff’s recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

## 10. PUBLIC HEARINGS: (Continued)

## B. False Alarm Ordinance Update

ORDINANCE REGULATING THE USE OF ALARM SYSTEMS WITHIN THE CITY AND AMENDING THOUSAND OAKS MUNICIPAL CODE TITLE 5 PUBLIC WELFARE, MORALS AND CONDUCT, CHAPTER 13 ALARM SYSTEMS

1ST READING

## RECOMMENDATION:

1. Read ordinance in title only, waive further reading, and if no objection, introduce ordinance to amend Thousand Oaks Municipal Code (TOMC) sections 5-13.01 through Section 5-13.06 regarding false alarms, to modernize definitions, improve enforcement mechanisms, and align fines and penalties with the City's Master Fee Resolution.
2. Find that this action is not a project as defined under the California Environmental Quality Act.

LEVINE ACT ITEM: No

Hearing, advertised as required by law, opened to consider item. Presented by Revenue Operations Manager Tosatto.

Speaker/Written Statement: None.

Mayor Newman closed the public hearing.

Motion by Councilmember Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

## 10. PUBLIC HEARINGS: (Continued)

- C. Proposed FYs 2025-2027 Citywide User Fees, Fines, Penalties, (User Fees), and Development Impact Fees

RESOLUTION APPROVING AND ADOPTING THE 2025 USER FEES, FINES, AND PENALTIES AND RESCINDING RESOLUTION NO. 2023-014

RES. NO. 2025-009

RESOLUTION INCREASING TRAFFIC DEVELOPMENT IMPACT FEES BY THE CONSTRUCTION COST INDEX AND RESCINDING RESOLUTION NO. 2023-015

RES. NO. 2025-010

RESOLUTION APPROVING AND ADOPTING THE 2025 POLICE FACILITIES DEVELOPMENT FEE AND RESCINDING RESOLUTION NO. 2023-016

RES. NO. 2025-011

RECOMMENDATION:

1. Adopt resolution approving the 2025 Citywide User Fees, Fines, and Penalties (User Fees).
2. Adopt resolution approving Traffic Development Impact Fees.
3. Adopt resolution approving Police Facilities Development Fee.
4. Find that this action is not a project as defined under the California Environmental Quality Act (CEQA).

LEVINE ACT ITEM: No

Hearing, advertised as required by law, opened to consider item. Presented by Finance Director Boscarino. Planning Division Manager Rice responded to questions. Budget Officer Roman, Deputy Public Works Director Heydari, and Building Official Francu available for questions.

Speaker/Written Statement: None.

Mayor Newman closed the public hearing.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

11. STUDY SESSIONS: None.

12. DEPARTMENT REPORTS:

A. City Council Naming Recognition Follow-up

RECOMMENDATION:

1. Authorize City Manager to enter into an agreement with Ventura County Community Foundation (VCCF) to establish a scholarship.

2. Establish a name for the scholarship.

3. Approve Budget Appropriation and Expenditure in the amount of \$26,020 from A/C #001-0000-311-1000 (General Fund, Fund Balance) to A/C #001-0970-646-5920.

4. Find that this action is not a project as defined by the California Environmental Quality Act.

LEVINE ACT ITEM: No

Presented by Deputy Cultural and Community Services Director Hurtado. Ventura County Community Foundation representatives Vanessa Bechtel and Kirsti Vomund responded to questions. Cultural and Community Services Director Serret available for questions.

Speaker/Written Statement: None.

Motion by Councilmember Gutierrez to approve staff's recommendation, establishing the name of the scholarship as the Larry Horner Scholarship, and directing staff to bring scholarship criteria back to City Council.

Passed 5-0 by the following vote:

Ayes – Adam, Engler, Gutierrez, Taylor, Newman

Noes – None

14. CITY COUNCIL AS SUCCESSOR AGENCY TO THOUSAND OAKS REDEVELOPMENT AGENCY REPORTS: None.

15. COUNCIL ISSUES/RECOMMENDATIONS: None.

16. CITY MANAGER:

A. Announcements and upcoming issues

City Manager Powers recognized outgoing Public Works Director Finley, acknowledging him for 13 years of exceptional leadership and dedicated service to the community of Thousand Oaks.

City Manager Powers also provided an update on the May 13, 2025, City Council meeting.

17. PUBLIC NOTICES: None.
18. ADJOURNMENT: City Council adjourned at 8:06 p.m. to Regular Meeting on May 13, 2025.

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David Newman, Mayor  
City of Thousand Oaks City Council

Attest:

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Laura B. Maguire, City Clerk  
City of Thousand Oaks City Council

AGENDA POSTED: April 24, 2025  
MINUTES APPROVED:

\*Indicates item taken out of order.

*The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the City of Thousand Oaks City Council on the date cited above.*