

1. CALL TO ORDER: Mayor Kevin McNamee called the meeting to order at 6:00 p.m. in Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

2. ROLL CALL:

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

Also present: City Manager Andrew P. Powers, City Attorney Tracy M. Noonan, Assistant City Manager Ingrid Hardy, City Clerk Laura B. Maguire, Finance Director Jaime Boscarino, Community Development Director Kelvin Parker, Public Works Director Cliff Finley, Cultural Affairs Director Jonathan Serret, Human Resources Director Tim Giles, Library Services Director Jennifer Patterson, Police Chief Jeremy Paris, Fire Chief Jeff Shea, Assistant City Attorney David Womack, Assistant City Attorney Patrick Hehir, Deputy Community Development Director Fabiola Zelaya Melicher, Planning Division Manager Stephen Kearns, Associate Planner Justine Kendall, Community Services Analyst Sarah Mailes, Economic Development Analyst Dusty Russell, Assistant to the City Manager Melissa Hurtado, Deputy City Clerk Sandra Delgado, Information Technology Supervisor Atanas Beltchev, Cable Operations Supervisor Carl Jarecky, Senior Video Production Specialist Richard Swingler, Senior Video Production Specialist Ryan Palmer, and Senior Recording Secretary Dominga Zambrano.

3. PLEDGE OF ALLEGIANCE: Mayor McNamee led the pledge of allegiance.

4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:

Mayor McNamee announced Item 7S – Grant R. Brimhall Library Aquarium Maintenance – is pulled from the agenda and continued to July 11, 2023, and Items 11A – Council on Aging Annual Report and 11B – Youth Commission Annual Report – will be moved up to be heard following the Consent Calendar.

5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:

A. Business Recognition Program

Mayor McNamee introduced Economic Development Analyst Russell to announce Business Recognition Program award recipient Wildflower Cases.

B. Conejo Recreation and Park District (CRPD) Annual Update and Proclamation of National Park and Recreation Month.

Mayor McNamee introduced Conejo Recreation and Park District Board of Director Chuck Huffer and Recreation Services Manager Tim Duerr to give an annual update and recognize July as National Park and Recreation Month.

- 6. 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. 2011-066/067)

Additional information supplemental packet.

Speakers: Darren Jeffery, Deputy Library Services Director; Mike Houser, Transit Program Manager; Karen Wilburn, Newbury Park; Cristy Warner, Thousand Oaks (submitted document); Norbie Gregory, Thousand Oaks; George Senko, Thousand Oaks; George Rosenthal, Newbury Park; Kevin Snyder, Newbury Park; Carol Partington, Newbury Park; Bryan Scott, Thousand Oaks; Patricia Hostmyer, Thousand Oaks; Sandy G., Thousand Oaks; Danielle Borja, Greater Conejo Valley Chamber of Commerce CEO.

Written Statements: None.

City Manager Powers addressed public comments.

- 7. CONSENT CALENDAR

Additional information supplemental packet pertaining to Item Nos. 7E, 7Y, and 7W.

Speakers: Wes Myers, Unincorporated Thousand Oaks.

Written Statements: Lynn Porter Burdick, Thousand Oaks.

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

RECOMMENDATION:

Ratify June 7, 2023, and June 14, 2023; approve June 21, 2023, June 28, 2023, and July 5, 2023, subject to review and ratification

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

- B. Minutes of City Council meeting of June 6, 2023

RECOMMENDATION:

Approve

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

10. CONSENT CALENDAR: (Continued)

C. Council on Aging Appointments

RECOMMENDATION:

1. Approve Council on Aging reappointments of Tony Gitt and Mary Jane Taintor to serve two-year terms ending July 2025.
2. Approve Council on Aging appointments Jim Bruno, Dorothy Hatfield, and Nivedita Vaidya to serve two-year terms ending July 2025.
3. Find that this action is not a project as defined in the California Environmental Quality Act.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

D. Youth Commission Appointments

RECOMMENDATION:

1. Approve Youth Commission reappointments of Lindsay Freedman and Helen Reveles to serve one-year terms ending July 2024.
2. Approve Youth Commission reappointments of Benjamin Glaubke and Nithilan Jeyakumar to serve two-year terms ending July 2025.
3. Approve Youth Commission appointments of Chenya Kwon and Alex Lee to serve two-year terms ending July 2025.
4. Find that this action is not a project as defined in the California Environmental Quality Act (CEQA).

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

10. CONSENT CALENDAR: (Continued)

E. Dudek Environmental Consulting Services

RECOMMENDATION:

1. Approve First Amendment to Task Order No. 3 (On-Call Contract No. 12520-2020) with Dudek Consulting of Santa Barbara, CA, to complete environmental documents for the Los Robles Comprehensive Cancer Center Project at 400 East Rolling Oaks Drive, in the amount of \$169,527, increasing the total not-to-exceed amount to \$294,527.

2. Authorize staff to waive formal Request for Proposal/Qualifications (RFP/Q) process and amend the task order to allow a not-to-exceed amount above the \$125,000 task order threshold, pursuant to Thousand Oaks Municipal Code (TOMC) Section 3-10.501.

3. Authorize expenditure in an amount of \$169,527 from A/C #001-4210-641-5947 (Contracted Services, Reimbursable).

4. Find that the approval of a professional services agreement is not a project under California Environmental Quality Act (CEQA) Guideline Section 15378(b)(5) (CCR, Title 14, Chapter 3, Article 20).

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

F. FY 2023-24 Top Priorities & Citywide Goals for FY 2023-24 & FY 2024-25

RECOMMENDATION:

1. Approve City Council Top Ten Priorities for FY 2023-24, the Citywide Goals for FY 2023-24 and FY 2024-25, and reaffirm the City Council Norms.

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

10. CONSENT CALENDAR: (Continued)

G. Blanket Purchase Orders for Hot Mix Asphalt and Concrete

RECOMMENDATION:

1. Approve blanket purchase orders and authorize expenditure in the amount of \$440,000 from various General Fund (001) and Water Operating Fund (611) accounts as available, for hot mix asphalt material not to exceed \$220,000 per fiscal year, per vendor, for FY 2023-24 and FY 2024-25, with Vulcan Materials Company (Oxnard, CA) and Granite Construction, Inc. (Santa Paula, CA).

2. Approve blanket purchase orders and authorize expenditure in the amount of \$660,000 from various General Fund (001) and Water Operating Fund (611) accounts as available, for concrete material not to exceed \$165,000 per fiscal year, per vendor, for FY 2023-24 and FY 2024-25, with Cemex Cement, Inc. (Moorpark, CA), Sprague's Ready Mix (Simi Valley, CA), National Ready Mix (Moorpark, CA), and State Ready Mix (Oxnard, CA).

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

H. Supply and Delivery of Polymer to Hill Canyon Treatment Plant

RECOMMENDATION:

1. Award General Services Agreement to Solenis LLC (Wilmington, DE) for a three-year term with two optional one-year extensions, in an amount not to exceed \$1,930,630 for the supply and delivery of polymer to Hill Canyon Treatment Plant (HCTP).

2. Authorize expense in the amount of \$620,227 for FY 2023-24 and \$643,543 for FY 2024-25 from A/C #621-8250-685-3242 (HCTP/Wastewater Chemical Supplies).

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

## 10. CONSENT CALENDAR: (Continued)

## I. Biosolids Hauling and Beneficial Reuse Services

## RECOMMENDATION:

1. Award three-year General Services Agreement to Synagro-WWT, Inc. (Taft, CA) for an amount not to exceed \$2,773,260 for Biosolids Hauling and Beneficial Reuse and authorize City Manager to extend the contract term once, for a period of two years.
2. Authorize expenditure in the amount of \$923,420 for FY 2023-24 and \$923,420 FY 2024-25 from A/C #621-8250-682-5691 (Biosolids Contracted Services).
3. Find that this action is not a project as defined under the California Environmental Quality Act.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

## J. Supply and Delivery of Chemicals to Hill Canyon Treatment Plant

## RECOMMENDATION:

1. Award General Service Agreement to Univar Solutions USA, Inc. (Kent, WA) for a two-year term in an amount not-to-exceed \$333,012 for the supply and delivery of Ammonium Sulfate.
2. Award General Service Agreement to California Water Technologies, LLC (Detroit, MI) for a two-year term in an amount not-to-exceed \$527,100 for the supply and delivery of Ferric Chloride.
3. Award General Service Agreement to Momar, Inc. (Atlanta, GA) for a two-year term in an amount not-to-exceed \$325,611 for the supply and delivery of Glycerin.
4. Award General Service Agreement to JCI Jones Chemicals, Inc. (Torrance, CA) for a two-year term in an amount not-to-exceed \$2,565,420 for the supply and delivery of Sodium Bisulfite and Sodium Hypochlorite.
5. Authorize expense in the amount of \$1,800,410 for FY 2023-24 and \$1,950,663 for FY 2024-25 from A/C #621-8250-685-3242 (Hill Canyon Treatment Plant/Wastewater Chemical Supplies).
6. Find that this action is not a project as defined under the California Environmental Quality Act.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

10. CONSENT CALENDAR: (Continued)

K. E-Discovery Software Contract

RECOMMENDATION:

1. Waive formal Request for Proposal (RFP) process and approve contract with Logikcull for the period of July 1, 2023 through June 30, 2026, for subscription services to the Logikcull E-Discovery Software for City Attorney’s Office with a not-to-exceed amount of \$36,000 per year and a total not-to-exceed amount of \$108,000 over the lifetime of the contract.

2. Authorize expenditure in the amount of \$36,000 for FY 2023-24 and \$36,000 for FY 2024-25 from General Fund A/C # 001-1610-611-4300 (Software Maintenance).

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

Motion by Councilmember Engler to approve staff’s recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

L. Rancho Conejo Biotech Area Sidewalk Project (CI 5664)

RECOMMENDATION:

1. Approve Second Amendment to Professional Services Agreement No. 13114-2022 with MNS Engineers, Inc., Thousand Oaks, CA, in the amount of \$8,830 for a revised not-to-exceed amount of \$355,941 for additional design services for the Rancho Conejo Biotech Area Sidewalk Project (CI 5664), plus an additional \$30,000 for extra services.

2. Authorize expenditure in the amount of \$38,830 (\$8,830 Second Amendment, plus extra services of \$30,000) from A/C #001-5310-631-8300 (CI 5664, Rancho Conejo Biotech Area Sidewalk Project).

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

Motion by Councilmember Engler to approve staff’s recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

## 10. CONSENT CALENDAR: (Continued)

## M. Site Improvements at Reservoirs and Pump Stations (CI 5520)

## RECOMMENDATION:

1. Award Professional Services Agreement with AECOM Technical Services, Inc. (Westlake Village, CA) in an amount not to exceed \$399,055 for engineering and design of Site Improvements at Reservoirs and Pump Stations (CI 5520), plus extra services of \$40,000, with a term ending December 31, 2024.

2. Authorize expense in the amount of \$444,055 (\$399,055 agreement, plus \$40,000 extra services, and \$5,000 for City furnished materials and supplies), \$399,055 from A/C #612-8040-682-8300, and \$45,000 from A/C #613-8040-682-8300 (CI 5520, Site Improvements at Reservoirs and Pump Stations).

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

## N. Purchase of Stump Grinder and Utility Trucks

## RECOMMENDATION:

1. Approve “piggyback” purchase of one SC552 Vermeer Stump Grinder from RDO Equipment Company (Oxnard, CA) through Sourcewell Contract #031721-VRM for replacement of asset #5630-247 for a total cost of \$81,989.20.

2. Approve “piggyback” purchase of three International Trucks from Gibbs International Truck Centers (Oxnard, CA) through Sourcewell Contract #060920-NVS for replacement of assets #5630-216, #5630-224 and #5640-149 for a total cost of \$410,475.45.

3. Authorize expenditure in the amount of \$492,464.65 in FY 2022-23 from the following General Fund accounts: \$372,476.79 from A/C #001-5630-632-8400 (Landscape Maintenance Equipment Over \$5,000) and \$119,987.86 from A/C #001-5640-631-8400 (Fleet Service Equipment Over \$5,000).

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

## 10. CONSENT CALENDAR: (Continued)

## O. 2024 Pavement Overlay (CI 5594) and Slurry (MI 2610) Programs

RESOLUTION ADOPTING LIST OF PROJECTS FOR FY 2022-23 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017  
RES. NO. 2023-032

## RECOMMENDATION:

1. Adopt resolution approving a preliminary list of streets that will be funded in part with FY 2022-23 SB1 Road Maintenance and Rehabilitation Account revenue for construction of the 2024 Pavement Overlay Program (CI 5594).

2. Approve Professional Services Agreement with Pavement Engineering Inc. (PEI), (Santa Clarita, CA) in an amount not-to-exceed \$244,927, plus extra services of \$25,073 to provide engineering design services, for the 2024 Pavement Overlay (CI 5594) and Slurry Program (MI 2610), with a term ending June 30, 2025.

3. Approve budget appropriation and expenditures in the amount of \$270,000 including: \$189,150 (\$171,427 engineering design services, \$17,723 extra services) from A/C #135-0000-311-1000 (Gas Tax Fund, Fund Balance) to A/C #135-5310-631-8300, (CI 5594, Pavement Overlay Program), and \$80,850 (\$73,500, engineering design services, \$7,350 extra services) from A/C #132-0000-311-1000 (Gas Tax Fund, Fund Balance) to A/C #132-5310-631-5500 (MI 2610, Pavement Slurry Program).

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

## 10. CONSENT CALENDAR: (Continued)

## P. FY 2023-24 Insurance Renewals

## RECOMMENDATION:

1. Authorize City Manager or designee to purchase insurance policies for excess liability, deadly weapon response, contractual liability insurance, aircraft (drone), excess workers' compensation, government crime, property, and earthquake, for the term of July 1, 2023, through June 30, 2024.

2. Authorize expenditure in an amount not to exceed \$678,600 from A/C #711-0520-686-6312 (Internal Service Fund, Liability) as follows: \$664,200 for payment of premiums for excess liability insurance, \$7,600 for renewal of deadly weapon response insurance, \$5,500 for renewal of contractual liability insurance, and \$1,300 for renewal of aircraft (drone) insurance.

3. Authorize expenditure in an amount not-to-exceed \$115,100 from A/C #712-0520-686-6321 (Internal Workers Compensation Fund) for renewal of excess workers' compensation insurance.

4. Authorize expenditure in an amount not-to-exceed \$4,900 from A/C #001-0520-612-6340 (Internal Service Fund, Liability) for renewal of government crime insurance.

5. Authorize expenditure in an amount not-to-exceed \$2,097,900 from the General Fund, Library Fund, ECTA Fund, Landscape Fund, Water Fund, Wastewater Fund, Transportation Fund, and Solid Waste Fund as follows: \$1,502,100 for property insurance, and \$595,800 for Difference in Conditions (earthquake) insurance.

6. Approve additional budget appropriation in the amount of \$212,700 for property insurance and Difference in Conditions (earthquake) insurance as follows: \$44,400 from A/C #611-0000-341-9900 (Water Fund, Net Position) to A/C #611-5010-686-6330 (Water Fund, Property); \$96,300 from A/C #621-0000-341-9900 (Wastewater Fund, Net Position) to A/C # 621-5010-686-6330 (Wastewater, Property); and \$72,000 from A/C #110-0000-311.1000 (Library Fund, Fund Balance) with \$61,200 to A/C # 110-7010-673-6330 (Library Fund, Thousand Oaks Library, Property) and \$10,800 to A/C #110-7410-673-6330 (Library Fund, Newbury Park Library, Property).

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

10. CONSENT CALENDAR: (Continued)

Q. Council on Aging Representatives to Ventura County Area Agency on Aging Advisory Council

RECOMMENDATION:

1. Confirm Stephanie Belding, community member, and Patricia Lownes, Council on Aging Commissioner, as Representative Members to the Ventura County Area Agency on Aging Advisory Council for two-year terms ending June 30, 2025.

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

R. Program Management Support for Water and Wastewater Capital Improvement Projects

RECOMMENDATION:

1. Approve Professional Services Agreement with Phoenix Civil Engineering, Inc. (Santa Paula, CA) in an amount not to exceed \$900,000 for providing professional consulting services relating to “Program Management Support for Water and Wastewater Capital Improvement Projects,” with a term ending June 30, 2026.

2. Authorize expense in the amount of \$900,000 in various Water and Wastewater Funds capital accounts as program management services are rendered.

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

10. CONSENT CALENDAR: (Continued)

S. Grant R. Brimhall Library Aquarium Maintenance

RECOMMENDATION:

1. Approve a three-year agreement with Aquatic Contractors (Thousand Oaks, CA) for all supplies and maintenance of the 3,600-gallon saltwater aquarium at the Grant R. Brimhall Library effective July 1, 2023, through June 30, 2026, in a not-to-exceed amount of \$138,264.

2. Authorize expenditure in the amount of \$46,100 for each fiscal year from A/C #110-7310-673-4200 (Library Fund/Building Repairs and Maintenance).

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

#  
Item pulled from agenda earlier in the meeting.

T. On-Call Professional Services Agreements

RECOMMENDATION:

1. Approve on-call Professional Services Agreements with 104 firms for various services for a three-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.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

10. CONSENT CALENDAR: (Continued)

U. Transit Service Agreements

RECOMMENDATION:

1. Approve Second Amendment to Moorpark Dial-a-Ride Contract (No. 12082-2019), First Amendment to Moorpark Fixed Route Maintenance Contract (No. 12083-2019), and Second Amendment to Moorpark Fixed Route Operations Contract (No. 12084-2019) extending contracts through June 30, 2025.

2. Approve First Amendment to Westlake Village Dial-a-Ride Contract (No. 12103-2019) extending contract through June 30, 2025.

3. Approve First Amendment to Kanan Shuttle Contract (No. 12085-2019) and First Amendment to County Dial-a-Ride Contract (No. 12086-2019) extending contracts through June 30, 2025.

4. Approve Fourth Amendment to East County Transit Alliance Fiscal Agent Contract (No. 10953-2015).

5. Approve First Amendment, two-year extension of Contract (No. 12224-2019) with City of Agoura Hills for Dial-a-Ride services through June 30, 2025.

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

V. On-Call Professional Services Agreements for Building & Safety Services

RECOMMENDATION:

1. Approve on-call professional services agreements with five firms to assist the Building Division with inspections and plan check services for a two-year period ending June 30, 2025, with not-to-exceed amounts of \$200,000 per fiscal year, for a not-to-exceed total of \$400,000 per agreement, 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.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

10. CONSENT CALENDAR: (Continued)

W. Annual Gann Appropriations Limit

RESOLUTION ESTABLISHING APPROPRIATIONS LIMIT FOR FISCAL YEAR  
2023-2024  
RES. NO. 2023-033

RECOMMENDATION:

1. Adopt resolution approving the Annual Gann Appropriations Limit calculation, setting City of Thousand Oaks' Gann Limit at \$219,559,478 for FY 2023-24.
2. Find that this action is not a project as defined under the California Environmental Quality Act (CEQA).

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:  
Ayes – Engler, Newman, Taylor, Adam, McNamee  
Noes – None

X. City Sponsorship of New West Symphony's Summerfest Program

RECOMMENDATION:

1. Approve additional budget appropriation and expenditure in the amount of \$25,000 from A/C #001-0000-311-1000 (General Fund – Fund Balance) to A/C #001-1240-674-5799 (General Fund – Special Events) for City sponsorship of New West Symphony's Summerfest Program.
2. Find that this action is not a project as defined under the California Environmental Quality Act (CEQA).

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:  
Ayes – Engler, Newman, Taylor, Adam, McNamee  
Noes – None

10. CONSENT CALENDAR: (Continued)

Y. Memoranda of Understanding with Represented Bargaining Units and Salary Schedules and Hourly Employees Salary Schedule

RESOLUTION ADOPTING MEMORANDUM OF UNDERSTANDING WITH THOUSAND OAKS CITY EMPLOYEE ASSOCIATION (TOCEA) AND RESCINDING RESOLUTION NO. 2021-026  
RES. NO. 2023-034

RESOLUTION ESTABLISHING NEW SALARY SCHEDULE FOR THOUSAND OAKS CITY EMPLOYEE ASSOCIATION (TOCEA) AND RESCINDING RESOLUTION NO. 2022-033  
RES. NO. 2023-035

RESOLUTION ADOPTING MEMORANDUM OF UNDERSTANDING WITH THOUSAND OAKS MANAGEMENT ASSOCIATION (TOMA) AND RESCINDING RESOLUTION NO. 2021-028  
RES. NO. 2023-036

RESOLUTION ESTABLISHING NEW SALARY SCHEDULE FOR PROFESSIONAL EMPLOYEES (THOUSAND OAKS MANAGEMENT ASSOCIATION - TOMA) AND RESCINDING RESOLUTION NO. 2022-034  
RES. NO. 2023-037

RESOLUTION ADOPTING MEMORANDUM OF UNDERSTANDING WITH SENIOR MANAGEMENT ASSOCIATION (SMA) AND RESCINDING RESOLUTION NO. 2021-030  
RES. NO. 2023-038

RESOLUTION ESTABLISHING NEW SALARY SCHEDULE FOR SENIOR MANAGEMENT, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES (SENIOR MANAGEMENT ASSOCIATION – SMA) AND RESCINDING RESOLUTION NO. 2022-035  
RES. NO. 2023-039

RESOLUTION ESTABLISHING NEW SALARY SCHEDULE FOR HOURLY EMPLOYEES AND RESCINDING RESOLUTION NO. 2022-036  
RES. NO. 2023-040

## 10. CONSENT CALENDAR: (Continued)

## Y. Memoranda of Understanding with Represented Bargaining Units and Salary Schedules and Hourly Employees Salary Schedule (Continued)

## RECOMMENDATION:

1. Adopt resolution adopting Memorandum of Understanding (MOU) with Thousand Oaks City Employee Association (TOCEA) and rescinding Resolution No. 2021-026.
2. Adopt resolution establishing new salary schedule for General Employees (TOCEA) and General Hourly Employees and rescinding Resolution No. 2022-033.
3. Adopt resolution adopting MOU with Thousand Oaks Management Association (TOMA) and rescinding Resolution No. 2021-028.
4. Adopt resolution establishing new salary schedule for Professional Employees (TOMA) and Professional Hourly Employees, and rescinding Resolution No. 2022-034.
5. Adopt resolution adopting MOU with Senior Management Association (SMA) and rescinding Resolution No. 2021-030.
6. Adopt resolution establishing new salary schedule for Senior Management, Confidential, and Supervisory Employees (SMA) and SMA Hourly Employees, and rescinding Resolution No. 2022-035.
7. Adopt resolution establishing new salary schedule for Hourly Employees and rescinding Resolution No. 2022-036.
8. Find that this action is not a project as defined in the California Environmental Quality Act.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

10. CONSENT CALENDAR: (Continued)

Z. Project Homekey Update

RESOLUTION AUTHORIZING TRANSFER OF OWNERSHIP OF 12 CONEJO BOULEVARD TO 12 CONEJO LP AND APPROVING AMENDMENT OF STANDARD AGREEMENT FOR HOMEKEY FUNDS WITH STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ADD 12 CONEJO LP AS CO-GRANTEE  
RES. NO. 2023-041

RECOMMENDATION:

1. Adopt resolution authorizing the transfer of ownership of 12 Conejo Boulevard from Shangri-La LLC to 12 Conejo LP and approve amendment of the standard agreement for Homekey funds with the Department of Housing and Community Development to reflect said transfer.

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

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:  
Ayes – Engler, Newman, Taylor, Adam, McNamee  
Noes – None

\*11. COMMITTEE/COMMISSION/BOARD REPORTS:

A. Council on Aging Annual Report

RECOMMENDATION:

1. Receive Council on Aging (COA) Annual Report.

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

Presented by Council on Aging Chair Patricia Lownes and Vice Chair Karen Sylvester. Community Services Analyst Mailes available for questions.

Speaker/Written Statement: None.

Motion by Councilmember Newman to approve staff's recommendation.

Passed 5-0 by the following vote:  
Ayes – Engler, Newman, Taylor, Adam, McNamee  
Noes – None

\*11. COMMITTEE/COMISSION/BOARD REPORTS: (Continued)

B. Youth Commission Annual Report

RECOMMENDATION:

1. Receive Youth Commission (YC) Annual Report.
2. Find that this action is not a project as defined under the California Environmental Quality Act (CEQA).

Presented by Youth Commission Chair Lindsay Freedman and Commissioner Benjamin Glaubke. Community Services Analyst Mailes available for questions.

Speaker/Written Statement: None.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

8. PUBLIC HEARINGS:

A. Transition to District Elections Hearing #3 - District Boundary Maps and Sequencing of Elections

RECOMMENDATION:

1. Receive report from National Demographics Corporation (NDC) on draft maps proposed to date, process for obtaining public input on draft maps and potential sequencing for district-based elections pursuant to Elections Code Section 10010.
2. Conduct public hearing to receive public input on district boundaries and sequencing of elections.
3. Provide direction to the City's demographics consultant on any modifications to one or more proposed district maps and potential election sequencing to implement district-based elections.
4. Find that this action is not a project as defined in the California Environmental Quality Act.

## 8. PUBLIC HEARINGS: (Continued)

## A. Transition to District Elections Hearing #3 - District Boundary Maps and Sequencing of Elections (Continued)

Hearing, advertised as required by law, opened to consider item. Presented by Assistant City Attorney Womack; Sydni Overly, Senior Business Analyst, Tripepi Smith; and Doug Johnson, President, National Demographics Corporation. Additional information supplemental packet.

Speakers: Wendy Zimmerman, Newbury Park; Karen Wilburn, Newbury Park; Jennifer Gross, Newbury Park; Sally Hibbits, Thousand Oaks; Rossanna Guerra, Thousand Oaks; Lorrie Dingman, Newbury Park; Chaise Rasheed, Thousand Oaks (submitted documents); Tie Gutierrez, Thousand Oaks; Ashley Orozco, Newbury Park; Janie A., Newbury Park; Carole Shelton, Thousand Oaks; CJ Keavney, Newbury Park; Ben Eduarte, Newbury Park.

Written Statements: Barbara Ballenger, Thousand Oaks, pro Map 104, con in general; Lynn Porter Burdick, Thousand Oaks, pro.

Mayor McNamee closed the public hearing.

Motion by Councilmember Taylor to approve staff's recommendation and direct staff to bring Maps 104, 106, and 111 back as the focus maps at the next public hearing with changes as discussed.

5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

Motion by Mayor Pro Tem Adam to approve staff's recommendation and direct staff to keep the current election sequencing of Districts 4 and 5 in 2024 and the other three districts in 2026 as outlined on the focus maps.

5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

City Council recess at 8:47 p.m.; reconvened at 8:56 p.m.

## 8. PUBLIC HEARINGS: (Continued)

## B. Proposed 333-Unit Mixed-Use Apartment Complex – 2150 W. Hillcrest Drive

RESOLUTION ADOPTING AND CERTIFYING FINAL ENVIRONMENTAL IMPACT REPORT AND APPROVING GENERAL PLAN AMENDMENT, ZONE CHANGE; SPECIFIC PLAN; DEVELOPMENT AGREEMENT; DEVELOPMENT PERMIT; AND PROTECTED TREE PERMIT FOR THE USE OF CERTAIN PROPERTY WITHIN SAID CITY AT 2150 WEST HILLCREST DRIVE (APN #667-0-113-075) [APPLICATIONS: 2021-70169-LU; 2022-70776-Z; 2022-70778-SP; 2022-70777-DAGR; 2022-70773-DP; 2022-70780-PTP AND 2022-70774-EIR (LATIGO HILLCREST, LLC)]

RESOLUTION APPROVING SPECIAL USE PERMIT TO ALLOW SALE AND CONSUMPTION OF ALCOHOL FOR CERTAIN PROPERTY WITHIN SAID CITY AT 2150 WEST HILLCREST DRIVE (APN #667-0-113-075) [APPLICATION: 2022-70779-SUP (LATIGO HILLCREST, LLC)]

ORDINANCE ADOPTING SPECIFIC PLAN NO. 24 (2150 WEST HILLCREST DRIVE), AND ITS ASSOCIATED ZONE CHANGE; AND AUTHORIZING LAND USES AND DEVELOPMENT STANDARDS IN SAID SPECIFIC PLAN (APPLICANT: LATIGO HILLCREST LLC)

ORDINANCE APPROVING DEVELOPMENT AGREEMENT WITH LATIGO HILLCREST, LLC, RELATING TO DEVELOPMENT OF PROPERTY LOCATED AT 2150 WEST HILLCREST DRIVE (APN #667-0-113-075), THOUSAND OAKS, CALIFORNIA (DEVELOPMENT AGREEMENT 2022-70777-DAGR)

## RECOMMENDATION:

1. Adopt resolution to certify the Final Environmental Impact Report (EIR) 2022-70774-EIR in accordance with the California Environmental Quality Act (CEQA); and approve General Plan Land Use Element Amendment (LU) 2021-70169-LU, Zone Change (Z) 2022-70776-Z; Specific Plan (SP) 2022-70778-SP; Development Agreement (DAGR) 2022-70777-DAGR; Development Permit (DP) 2022-70773-DP, and Protected Tree Permit (PTP) 2022-70780-PTP.

2. Adopt resolution to approve Special Use Permit (SUP) 2022-70779-SUP.

3. Read ordinance in title only, waive further reading, and if no objection, introduce ordinance to approve Zoning Change (Z) 2022-70776-Z and Specific Plan (SP) 2022-70778-SP.

4. Read ordinance in title only, waive further reading, and if no objection, introduce ordinance to approve Development Agreement (DAGR) 2022-70777-DAGR.

## 8. PUBLIC HEARINGS: (Continued)

B. Proposed 333-Unit Mixed-Use Apartment Complex – 2150 W. Hillcrest Drive  
(Continued)

Hearing, advertised as required by law, opened to consider item. Presented by Associate Planner Kendall. Community Development Director Parker, Chief Assistant City Attorney Hehir, and City Manager Powers responded to questions. Deputy Community Development Director Zelaya Melicher and Planning Division Manager Kearns available for questions.

Speakers: Tom Cohen, Applicant Representative; Keith McCloskey, Project Architect; Marc Maron, Applicant; Jackson Piper, Newbury Park; Amalia Bowley Fuentes, city of residence unknown; Faith Grant, Westlake Village; Shawn Moradian, Thousand Oaks; Jonathan Duran, Thousand Oaks.

Written Statements: None.

Motion by Councilmember Engler to continue hearing to July 11, 2023.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

## 9. STUDY SESSIONS: None

## 10. DEPARTMENT REPORTS:

## A. Benefits and Compensation for Executive Managers

RESOLUTION ADOPTING COMPREHENSIVE BENEFITS AND  
COMPENSATION FOR EXECUTIVE MANAGERS AND RESCINDING  
RESOLUTION NO. 2022-041  
RES. NO. 2023-042

RECOMMENDATION:

1. Adopt resolution amending the benefits and compensation for Executive Managers and rescinding Resolution No. 2022-041.

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

Presented by Human Resources Director Giles.

Speaker/Written Statement: None.

Motion by Mayor Pro Tem Adam to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, Newman, Taylor, Adam, McNamee

Noes – None

DRAFT MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

22

June 20, 2023

12. CITY COUNCIL AS SUCCESSOR AGENCY TO THOUSAND OAKS REDEVELOPMENT AGENCY REPORTS: None
13. COUNCIL ISSUES/RECOMMENDATIONS: None
14. CITY MANAGER:
  - A. Announcements and upcoming issues  

City Manager Powers provided an update on the July 11, 2023, City Council meeting and announced upcoming Draft General Plan events.
15. PUBLIC NOTICES: None
16. ADJOURNMENT: City Council adjourned at 10:16 p.m. to Regular Meeting on July 11, 2023.

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Kevin McNamee, 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: June 15, 2023

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.*