

MINUTES OF THE CITY COUNCIL  
VENTURA COUNTY WATERWORKS DISTRICT NO. 8

Simi Valley, California

September 15, 2025

CALLED TO ORDER: 6:30 p.m. (OPEN SESSION)

CLOSED SESSION REPORTS: None

PLEDGE OF ALLEGIANCE: Led by Joey from Girl Scout Troup 65436

ROLL CALL: Present: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Pro Tem Judge, and Mayor/Chair Cavanaugh

Remote: None

Absent: None

1. AGENDA REVIEW: City Manager Argabrite noted a supplemental report for Consent Item 2.

1A. ACTION: Council Member/Director Ayala moved that all resolutions and ordinances presented tonight be read in title only and all further reading be waived. Council Member/Director Rhodes seconded the motion. **(CC/WWD)**

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh

NAYS: None

ABSENT: None

ABSTAIN: None

1B. It is the policy of the City Council that upon reaching 11:30 p.m., the City Council will not address any new agenda items. Should the City Council continue to address agenda items past 12:00 midnight, the following motion is in order:

MOTION: Move that the City Council meeting tonight may extend beyond the midnight deadline to conclude the agenda (Section 2-1.106 SVMC).

1C. DECLARATION OF CONFLICT: None

Note: If this is a joint meeting of the City Council and Boards of Directors, the applicable entity is identified at the end of each agenda item.

CC – City Council

WWD – Waterworks District No. 8

IDA – Industrial Development Authority

PFFA – Simi Valley Public Facilities Financing Authority

PFA – Public Financing Authority

SA – Successor Agency

LB – Simi Valley Library Board of Trustees

Materials related to an item on this Agenda submitted to the CC, WWD, IDA, PFFA, PFA, SA, and/or LB after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 2929 Tapo Canyon Road, Simi Valley, CA during normal business hours.

1D. CERTIFICATES/HONORARY RESOLUTIONS/PROCLAMATIONS:

- (1) Presentation of a Proclamation declaring September 15 to October 15, 2025, as Hispanic Heritage Month (CC)

Assistant to the City Manager Angel Sierra read and Mayor Cavanaugh presented a Proclamation declaring September 15 to October 15, 2025, as Hispanic Heritage Month, the proclamation was accepted by Gina Truncale and Anna Rosa Estavez.

- (2) Presentation of a Proclamation proclaiming September 17 through September 23, 2025, as Constitution Week (CC)

Assistant to the City Manager Angel Sierra read a Proclamation declaring September 17 – September 23, 2025, as Constitution Week.

- (3) Presentation of a Proclamation declaring the month of September 2025 as Emergency Preparedness Month (CC)

Emergency Services Manager Eileen Connors read, and Mayor Cavanaugh presented a Proclamation declaring September 2025 as Emergency Preparedness Month. Accepting the proclamation were Disaster Service Workers Volunteers Phil Ankrom, Jesse Ramos, and Nick DeNicholas.

2. PUBLIC STATEMENTS ON APPOINTMENTS, SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:

The following submitted a speaker card and spoke:

1. Brian Schumacher, Autism Society Ventura County, spoke about the importance of emergency preparedness to individuals with disabilities and their families, and in support of Emergency Preparedness Month.

3. APPOINTMENTS/SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:

3A. APPOINTMENTS: None

3B. SPECIAL PRESENTATIONS:

- (1) Update from Southern California Edison (CC)

Ian Anderson, Government Relations Manager, presented an update to the City Council from Southern California Edison.

(2) Update on Economic Development Activities (Garibay) (CC)

Assistant City Manager Luis Garibay provided the City Council with a presentation on Economic Development Activities.

(3) Update from Southern California Association of Governments (CC)

Kome Ajise, Executive Director of the Southern California Association of Governments (SCAG), provided the City Council with an update from Southern California Association of Governments (SCAG).

3C. INFORMATIONAL REPORTS: None

4. PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS AND INFORMATIONAL REPORTS:

The following submitted a speaker card and spoke:

1. Girl Scout Troop 65436, Simi Valley, CA, spoke about ways they have served the Community.
2. Jim McGillis, Simi Valley, CA, commented about code enforcement concerns, and in opposition to short term rentals in Simi Valley.
3. Alynne Eason, Simi Valley, CA, spoke in opposition to short term rentals in Simi Valley.
4. Anthony Eason, Simi Valley, CA, spoke in opposition to short term rentals in Simi Valley.
5. Joseph Dobenski Jr., Camarillo, CA, spoke about his concerns with Immigration and Customs Enforcement actions.
6. Claudia, Camarillo, CA, spoke about her concerns with Immigration and Customs Enforcement actions.
7. Jamie Sanchez (no address given) commented about suicide and mental health awareness, access to care, and the effect on families and the community.
8. Ashley Fox (no address given) spoke about her concerns with Immigration and Customs Enforcement actions.

The following submitted a speaker card but were not present when called:

1. Joseph Metcalfe & Katie Garibaldi (no address given)
2. Michael Shaw (no address given)
3. Lori Woodley (no address given), All It Takes

4A. CITY COUNCIL/BOARD MEMBER/SPECIAL DISTRICT COMMENTS REGARDING PUBLIC STATEMENTS:

Council Member Ayala commented on Domestic Violence Awareness Month in October and addressed speakers who inquired about an agenda item, stating that the item will be on an upcoming agenda.

Council Member Rhodes addressed the issue raised regarding short-term rentals and noted that the City Council is awaiting the outcome of legislation currently on the Governor's desk.

Mayor Cavanaugh thanked all the speakers for coming to the meeting. She commented on an upcoming agenda item and spoke about her communication with the Simi Valley Unified School District.

City Manager Samantha Argabrite commented on the upcoming agenda item and stated it will be on the next agenda.

5. PUBLIC HEARINGS:

5A. A public hearing to consider a Substantial Amendment to the FY 2025-2029 Regional Consolidated Plan to incorporate the Promote Economic Development Goal for Simi Valley to the Strategic Plan and decide that the amendment is exempt from the California Environmental Quality Act (Perros) (CC)

There being no public testimony or questions from the City Council, Mayor Cavanaugh opened and closed the public portion of the hearing at 8:28 p.m.

ACTION: Council Member/Director Rhodes moved to review and approve a Substantial Amendment to the FY 2025-2029 Regional Consolidated Plan to incorporate the Promote Economic Development Goal for Simi Valley to the Strategic Plan included in the Regional Consolidated Plan; authorize the submission of a Substantial Amendment to the FY 2025-2029 Regional Consolidated Plan to HUD; and determine that the Substantial Amendment is exempt from CEQA. Mayor Pro Tem/Vice Chair Judge seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

- 5B. A public hearing to approve a Cross-Connection Control Plan and introduction of an ordinance establishing requirements for the installation, maintenance, and testing of backflow prevention assemblies and to prohibit cross-connections per the new cross-connection control policy handbook regulations, and repealing Ordinance No. WWD-18 (Fuchiwaki) (WWD)

Ordinance No. WWD-19 - AN ORDINANCE OF THE BOARD OF DIRECTORS OF VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ADDING CHAPTER 15 TO TITLE 6 - SANITATION AND HEALTH OF THE MUNICIPAL CODE OF THE CITY OF SIMI VALLEY REPLACING ORDINANCE WWD-18 AND ESTABLISHING REQUIREMENTS FOR THE INSTALLATION, MAINTENANCE, AND TESTING OF BACKFLOW PREVENTION ASSEMBLIES AND THE PROHIBITION OF CROSS-CONNECTIONS PER CROSS-CONNECTION CONTROL POLICY HANDBOOK REGULATION

There being no public testimony, Mayor Cavanaugh opened and closed the public portion of the hearing at 8:42 p.m.

ACTION: Council Member/Director Rhodes moved to approve the City of Simi Valley/Ventura County Waterworks District No. 8 Cross-Connection Control Plan and introduce and waive first reading of Ordinance WWD-19. Council Member/Director Litster seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

6. CONTINUED PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS AND INFORMATIONAL REPORTS: None

7. CONSENT CALENDAR:

- (1) Approval of the Monthly Investment Report for the month ended August 31, 2025 (Johnson) (CC)

ACTION: Approved request.

- (2) Approval of the Draft Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report for submission to the U.S. Department of Housing and Urban Development (Perros) (CC)

ACTION: Approved request.

- (3) Authorization to apply for the Cal OES Hazard Mitigation Grant Program DR-4856 for the Box Canyon Pump Stations Emergency Generators Project (Fuchiwaki) (CC)

ACTION: Approved request.

- (4) Approve of a Supplemental Budget Request in the amount of \$5,431,816 for payment of 90% of the Federal Self Generation Incentive Program – Equity Resiliency (SGIP-ER) incentive generated from the installation of six Tesla battery energy storage systems at City facilities (Johnson) (CC)

ACTION: Approved Supplemental Budget Request.

- (5) Approval of an amended and restated agreement to provide household hazardous waste collection and disposal services to City of Moorpark residents and authorize the City Manager to execute the agreement (Fuchiwaki) (CC)

ACTION: Approved agreement with City of Moorpark.

- (6) Approval of Assignment and Assumption Agreement for professional services between Telecom Law Firm, P.C., the City of Simi Valley, and Permitech Solutions Corporation, and authorization for the City Manager to execute any further non-monetary contract changes (Perros) (CC)

ACTION: Approved Assignment and Assumption Agreement.

- (7) Adoption of a resolution authorizing the submittal of an application to the Department of Housing and Community Development for use of Home Investment Partnerships Program funds and authorization for the City Manager to execute a Standard Agreement necessary to participate in the program (Perros) (CC)

Resolution No. 2025-29 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY, CALIFORNIA AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) AND EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS, AND RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE PROGRAM

ACTION: Adopted Resolution No. 2025-29.

- (8) Adoption of a resolution authorizing the City Manager to execute the Recipient Certifications and Assurances and related documents for submission to the California Department of Transportation for the State of Good Repair Program and Annual State Transit Assistance Funds (Fuchiwaki) (CC)

Resolution No. 2025-30 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY AUTHORIZING THE EXECUTION OF THE RECIPIENT CERTIFICATIONS AND ASSURANCES FOR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STATE OF GOOD REPAIR PROGRAM FUNDED BY SENATE BILL 1 (SB 1) FOR FY 2025-26

ACTION: Adopted Resolution No. 2025-30.

ACTION: Council Member/Director Rhodes moved to approve Consent Calendar Items 1 through 8. Mayor Pro Tem/Vice Chair Judge seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh

NAYS: None

ABSENT: None

ABSTAIN: None

8. CONTINUED BUSINESS: None

9. NEW BUSINESS:

- 9A. Approval of City participation in the Regional Radio System and execution of a Use Agreement with the County of Ventura (Johnson) (CC)

ACTION: Council Member/Director Rhodes moved to approve the City's participation in the County of Ventura's Regional Radio System and execute a Use Agreement with the County of Ventura. Council Member/Director Litster seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

9B. Consideration of Proposed Congressional Redistricting Maps and potential impacts to Simi Valley and possible action (Sumagaysay) (CC)

Resolution No. 2025-31 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY OPPOSING THE PROPOSED CONGRESSIONAL REDISTRICTING MAP THAT PLACES SIMI VALLEY IN DISTRICT 32

ACTION: Council Member/Director Rhodes moved to adopt Resolution 2025-31. Mayor Pro Tem/Vice Chair Judge seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: Council Member/Director Ayala

10. REPORTS:

10A. City Council/Board Member/Trustees/Special District Member Reports:

Council Member Ayala reported that he attended the Simi Valley Education Foundation Teacher of the Month Award, Neighborhood Council #2 meeting, the Waste Management Renewable Natural Gas (RNG) Grand Opening, and the Simi Valley Adventist Health 60<sup>th</sup> Anniversary Celebration. He reported he attended the Regional Defense Partnership (RDP) 21 meeting, the Simi Valley Police Department September 11 Dedication, the Simi Valley Chamber of Commerce Breakfast, the St. Peter Claver Pista Sa Nasyon Celebration (Filipino Heritage), and he volunteered at the Boys and Girls Club Golf Tournament.

Council Member Rhodes reported that he attended and spoke at a Simi Valley Toastmasters meeting (ZOOM), the Waste Management Renewable Natural Gas (RNG) Grand Opening, and the Simi Valley Adventist Health 60<sup>th</sup> Anniversary Celebration. He reported he attended the Simi Valley Chamber of Commerce Breakfast and the St. Peter Claver Pista Sa Nasyon Celebration (Filipino Heritage).

Council Member Litster reported that she attended the Simi Valley Education Foundation Teacher of the Month Award, the Waste Management Renewable Natural Gas (RNG) Grand Opening, the Simi Valley Adventist Health 60th Anniversary Celebration, and a meeting with SteelWave about the Simi Town Center. She reported that she attended the Ventura Council of Governments (VCOG) Board meeting, the Simi Valley Police Department September 11 Dedication, the Neighborhood Council #3 meeting, and the St. Peter Claver Pista Sa Nayon Celebration (Filipino Heritage).

Mayor Pro Tem Judge reported that he attended the Mobility 21, 2025 Summit: Chairs Roundtable (ZOOM), the Simi Valley Police Department Foundation meeting, the Waste Management Renewable Natural Gas (RNG) Grand Opening, and the Signals From DC Freight and Rail discussion (ZOOM). He reported he attended the Mobility 21 Summit in Anaheim, the Simi Valley Elks House Committee meeting, and the St. Peter Claver Pista Sa Nayon Celebration (Filipino Heritage).

Mayor Cavanaugh reported she attended the Waste Management Renewable Natural Gas (RNG) Grand Opening, the Simi Valley Adventist Health Sixth Anniversary Celebration, and the St. Peter Claver Pista Sa Nayon Celebration (Filipino Heritage).

10B. City Council/Board Member/Special District Member Requests for Future City Council Agenda Items: None

ADJOURNMENT: Mayor/Chair Cavanaugh adjourned the meeting at 9:28 p.m. in memory of Charlie Kirk, to the meeting of October 6, 2025, at 6:30 p.m. There being no objections, the motion carried through acclamation.

---

Dee Dee Cavanaugh, Mayor of the City of Simi Valley, California, Chair of the Ventura County Waterworks District No. 8

---

Lucy Blanco CMC, City Clerk/District Secretary/  
Authority/Agency Secretary/Board Secretary

MINUTES OF THE CITY COUNCIL  
 VENTURA COUNTY WATERWORKS DISTRICT NO. 8  
 SIMI VALLEY PUBLIC FACILITIES FINANCING AUTHORITY  
 SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY  
 SIMI VALLEY LIBRARY BOARD OF TRUSTEES

Simi Valley, California

October 6, 2025

CALLED TO ORDER: 5:30 p.m. (CLOSED SESSION)

ROLL CALL: Present: Council Members Ayala, Rhodes, Litster, Mayor Pro Tem Judge, and Mayor Cavanaugh

Remote: None

Absent: None

a. PUBLIC STATEMENTS: Having no public statements, the City Council adjourned to Closed Session at 5:31 p.m.

b. CLOSED SESSION:

(1) Conference with Legal Counsel – Anticipated Litigation (CC)  
Pursuant to Government Code Section 54956.9(d)(1):  
 Number of Matters: One (1)

GSE Matter

(2) Conference with Legal Counsel – Existing Litigation (CC)  
Pursuant to Government Code Section 54956.9(d)(1):  
 Number of Matters: One (1)

Name of Case: Samples v. City of Simi Valley (Workers Compensation)

Case No.: SIM2500019

(3) Conference with Labor Negotiator – Labor Negotiations: (CC)  
Pursuant to Government Code Section 54957.6(a)

Note: If this is a joint meeting of the City Council and Boards of Directors, the applicable entity is identified at the end of each agenda item.

CC – City Council

WWD – Waterworks District No. 8

IDA – Industrial Development Authority

PFFA – Simi Valley Public Facilities Financing Authority

PFA – Public Financing Authority

SA – Successor Agency

LB – Simi Valley Library Board of Trustees

Materials related to an item on this Agenda submitted to the CC, WWD, IDA, PFFA, PFA, SA, and/or LB after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 2929 Tapo Canyon Road, Simi Valley, CA during normal business hours.

City's Designated Representative: Assistant City Manager Luis Garibay  
Employee Organization: Service Employees International Union (SEIU), Local 721

City's Designated Representative: Assistant City Manager Luis Garibay  
Employee Organization: Simi Valley Police Managers Association

City's Designated Representative: Assistant City Manager Luis Garibay  
Employee Organization: Simi Valley Police Officers Association

City's Designated Representative: Assistant City Manager Luis Garibay  
Employee Organization: Simi Valley Engineers Association

City's Designated Representative: Assistant City Manager Luis Garibay  
Employee Organization: Unrepresented Employees: Accounting Projects Analyst, Accounting Specialist, Accounting Supervisor, Administrative Assistant, Administrative Officer, Administrative Services Director, Assistant City Attorney, Assistant City Clerk, Assistant City Manager, Assistant Community Services Manager, Assistant Planner, Assistant Public Works Director, Assistant to the City Manager, Assistant Waterworks Services Manager, Associate Planner, Budget & Administrative Officer, Budget Officer, Chief of Police, City Attorney, City Clerk, City Manager, Code Compliance Manager, Code Compliance Officer, Code Enforcement Supervisor, Communications Manager, Communications Systems Coordinator, Community Services Coordinator, Community Services Director, Community Services Manager, Counter Services Technician I, Counter Services Technician II, Crime Analysis and Prevention Manager, Crime Analyst, Cultural Arts Center Technical Coordinator, Customer Services Manager, Customer Services Supervisor, Deputy Administrative Services Director (Budget & Purchasing), Deputy Administrative Services Director (Fiscal Services), Deputy Administrative Services Director (Information Services), Deputy City Attorney, Deputy City Clerk, Deputy City Manager, Deputy Community Services Director, Deputy Director/Economic Development, Deputy Director/Housing & Special Projects, Deputy Director/Police Administration & Communication, Deputy Environmental Services Director, Deputy Environmental Services Director (Building Official), Deputy Environmental Services Director (City Planner), Deputy Human Resources Director, Deputy Public Works Director (Administration), Deputy Public Works Director (Environmental Compliance), Deputy Public Works Director (Maintenance Services), Deputy Public Works Director (Sanitation Services), Deputy Public Works Director (Transit), Deputy Public Works Director (Waterworks Services), Digital & Print Media Coordinator, Emergency Services Coordinator, Emergency Services Manager, Enterprise Systems Analyst, Environmental Compliance Program Analyst, Environmental Compliance Program Coordinator, Environmental Services Director, Executive Assistant, Fiscal Services Supervisor, Geographic Information System (GIS) Coordinator, Home Rehabilitation Coordinator, Human Resources Analyst,

Information Services Analyst I, Information Services Analyst II, Investigative Assistant, Laboratory Chemist, Laboratory Supervisor, Landscape Architect, Legal Administrative Assistant, Maintenance Superintendent, Maintenance Supervisor, Management Analyst, Management Assistant, Payroll Coordinator, Permit Services Coordinator, Permit Services Supervisor, Plant Maintenance Supervisor, Plant Operations Manager, Plant Operations Supervisor, Plant Support Systems Manager, Plant Support Systems Manager, Police Communications & Records Manager, Police Maintenance Supervisor, Police Records Manager, Police Records Supervisor, Police Services Supervisor, Principal Information Services Analyst, Principal Planner/Zoning Administrator, Public Works Director, Risk Manager, Senior Accountant, Senior Administrative Officer, Senior Assistant City Attorney, Senior Code Compliance Officer, Senior Crime Analyst, Senior Human Resources Analyst, Senior Information Services Analyst, Senior Management Analyst, Senior Planner, Staff Accountant, Supervising Building Inspector, Supervising Public Works Inspector, Transit Finance Manager, Transit Operations Manager, Transit Supervisor, Treasury Officer, Utility Services Specialist, Wastewater Collection System Supervisor, Water Distribution Supervisor, Water Field Services Supervisor, Water Operations Supervisor, Workers' Compensation Adjuster I, Workers' Compensation Adjuster II, Workers' Compensation Manager, Workers' Compensation Supervisor

CALLED TO ORDER: 6:30 p.m. (OPEN SESSION)

CLOSED SESSION REPORTS: City Attorney Ford stated there was no reportable action as a result of the Closed Session meeting held on October 6, 2025, at 5:00 p.m.

PLEDGE OF ALLEGIANCE: Led by Council Member Rockne Rhodes

ROLL CALL: Present: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
Remote: None  
Absent: None

1. AGENDA REVIEW: City Manager Argabrite recommended that Agenda Item 3C (1), the Youth Council presentation, be moved ahead of Agenda Item 3B (1) in consideration of it being a school night.
- 1A. ACTION: Council Member/Director Ayala moved that all resolutions and ordinances presented tonight be read in title only and all further reading be waived. Council Member/Director Rhodes seconded the motion. **(CC/WWD/PFFA/SA/LB)**

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

- 1B. It is the policy of the City Council that upon reaching 11:30 p.m., the City Council will not address any new agenda items. Should the City Council continue to address agenda items past 12:00 midnight, the following motion is in order:

MOTION: Move that the City Council meeting tonight may extend beyond the midnight deadline to conclude the agenda (Section 2-1.106 SVMC).

- 1C. DECLARATION OF CONFLICT: None

- 1D. CERTIFICATES/HONORARY RESOLUTIONS/PROCLAMATIONS:

- (1) Presentation of Employee of the Month to Mark Anflick, Supervising Building Inspector (CC)

Environmental Services Director Stratis Perros read, and Mayor Cavanaugh presented Supervising Building Inspector, Mark Anflick with an Employee of the Month Certificate for the month of October 2025.

- (2) Presentation of a Proclamation Declaring the Month of October 2025 as Bullying Prevention Month (CC)

Community Services Coordinator Ryan Fowler read, and Mayor Cavanaugh presented Assistant Superintendent of Instruction and Pupil Services SVUSD Dr. Jamie Snodgrass, along with Youth Council Members Mahie Daga, Bedika Gupta, Jasleen Khangura, Clair Krier, Surya Ravikumar, and Elizabeth Rakowski, with a Proclamation declaring the month of October 2025 as Bullying Prevention Month. Elizabeth Rakowski of Junior Royal High School read a statement.

- (3) Presentation of a Proclamation Declaring the Month of October 2025 as Domestic Violence Awareness Month (CC)

Police Sergeant Ryan Brennan read and Mayor Cavanaugh presented the proclamation declaring the month of October 2025 as Domestic Violence Awareness Month to Brooke Grayson and Amy Corneau, members of Soroptimist Club of Simi Valley.

(4) Presentation of a Proclamation declaring the week of October 18 - 25, 2025, as California Flood Preparedness Week (CC)

Public Works Director Ron Fuchiwaki read the proclamation declaring October 21 - 25, 2025, as California Flood Preparedness Week.

2. PUBLIC STATEMENTS ON APPOINTMENTS, SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS: None

3. APPOINTMENTS/SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:

3A. APPOINTMENTS: None

3B. SPECIAL PRESENTATIONS:

(1) Presentation by Insight Investments, LLC regarding the City's Investment Policy (CC)

Deputy Administrative Services Director (Fiscal Services) Marvin Lopez introduced presenters, Mary Donovan, Senior Portfolio Manager, and Thierno Sylla, Senior Relationship Manager from Insight Investments, LLC, who provided an update to the City Council on the management of public funds. They reviewed the City's current investment policy, discussed key factors affecting the fixed-income portfolio, and shared insights into current market conditions and recommended investment strategies.

3C. INFORMATIONAL REPORTS:

(1) Informational presentation by Youth Council member Mahie Daga (CC)

Youth Council Member Mahie Daga provided an informational report on behalf of the Youth Council.

4. PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS AND INFORMATIONAL REPORTS:

1. Jim McGillis, Simi Valley, CA, [www.stopstrs.com](http://www.stopstrs.com), spoke in opposition to short-term rentals in Simi Valley.
2. Alynne Eason, Simi Valley, CA, spoke in opposition to short term rentals in Simi Valley.
3. Anthony Eason, Simi Valley, CA, spoke in opposition to short term rentals, and he requested that Item 3 (City Council Meeting Protocols) be removed from Consent. He added it as an Agenda Item for further discussion.

4. John Lapper, Simi Valley, CA, commented about concerns he has with proposed updates to City Council Meeting Protocols.
5. Michael Shaw, Simi Valley, CA, spoke about concerns he has with City Council leadership.
6. Karla Castilla, Simi Valley, CA, spoke about concerns she has with the City Council and Immigration and Customs Enforcement actions in Simi Valley.
7. Chris Chestnut, Simi Valley, CA, spoke in opposition to the Council adjourning a meeting in memory of Charlie Kirk.
8. Aleyah Ewing (no address given) spoke about her personal experience with the Simi Valley Police Department and domestic violence.
9. Ruth Luevanos, Simi Valley, CA, spoke in support of SEIU. She invited the City Council to an event that will be held in Simi Valley on October 7, hosted by Parents Against Santa Susana Field Lab Clean Up, and she spoke about the cost of racism.
10. Amy Sagar, Executive Board Member SEIU 721 (no address given), commented that the SEIU City of Simi Valley employee members have worked without a contract for 97 days, and the members passed an unfair labor practice strike vote.
11. Ronald Arruejo, Oxnard, CA, Filipino American Council Ventura County Board Member, invited the Council and the public to the Filipino American Fiesta that will be held at the Ventura County Museum on October 19.
12. Ken Hurst, Simi Valley, CA, spoke in opposition to a proposed City Council Meeting Protocol regarding the size allowed for signs, and in opposition to the Council adjourning a meeting in memory of Charlie Kirk.
13. Sarah Wikzewski (no address given) spoke in support of the City Council holding a forum regarding Immigration and Customs Enforcement actions in Simi Valley.
14. Jamie Sanchez (no address given) commented about Domestic Violence Awareness Month, and she asked the City Council for an Agenda Item regarding undocumented Community members.
15. Stephanie Bunker (no address given) commented in support of SEIU 721, and she spoke about immigration issues.

16. Ashley Fox (no address given) spoke in support of an Agenda Item regarding Immigration and Customs Enforcement actions in Simi Valley, and in opposition to a proposed City Council Meeting Protocol.

4A. CITY COUNCIL/BOARD MEMBER/SPECIAL DISTRICT COMMENTS REGARDING PUBLIC STATEMENTS:

Council Member Rhodes thanked the speakers and indicated that there would be more discussion on Agenda Item 3 (updates to City Council Meeting Protocols). He commented that he hopes to attend the Filipino American Fiesta at the Ventura County Museum. Council Member Rhodes spoke about an Agenda Item on Immigration and Customs Enforcement and the need to clarify new laws recently passed in Sacramento.

Council Member Litster advised that there would be more discussion on Agenda Item 3 (updates to City Council Meeting Protocols). She thanked Jamie Sanchez for her comments on domestic violence, addressed John Lapper's concern about updates to City Council Meeting Protocols, and expressed appreciation for the many issues Mike Shaw presents.

Council Member Ayala addressed the speakers who commented about short-term rentals. He said there would be more discussion about Agenda Item 3 (updates to City Council Meeting Protocols), and he spoke about finding a resolution with the Service Employees International Union (SEIU). He thanked Jamie Sanchez for speaking about domestic violence and asked the staff for a status update on the Community Market.

Stratis Perros, Environmental Services Director, reported that staff have been in contact with the operators of the Community Market and advised that there is a permitting path forward for the applicants. He stated that once the staff receives the required documents, they will be processed to get the Community Market back up and running.

Mayor Cavanaugh thanked the speakers and said she appreciated all their comments. She indicated that work was underway for City SEIU employees and that there would be more discussion about Agenda Item 3 (updates to City Council Meeting Protocols).

5. PUBLIC HEARINGS:

- 5A. A continued public hearing to consider a request from Runkle Canyon, LLC for an amendment to the Runkle Canyon Development Agreement DA-2025-0001 (DA-04-01 AMD#05) to allow a three-year time extension with a potential two-year option for the Runkle Canyon/Woodlands project located at the southern terminuses of Sequoia, Talbert, Watson, and Comet Avenues, and High Point Place and Hazelnut Court, and the introduction of an ordinance (Perros) (CC)

Ordinance No. 1364 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING A FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT NO. DA-04-01 BETWEEN THE CITY OF SIMI VALLEY AND RUNKLE CANYON, LLC

Mayor Cavanaugh opened the public portion of the hearing at 8:01 p.m.

The following submitted a speaker card and spoke:

1. Ruth Luevanos (no address given) spoke in opposition to the developer's request for an extension.
2. Ivana Christmann, Simi Valley, CA, Planning Commissioner, spoke in opposition and recommended that Council revise the proposed extension terms from a three-year term with a two-year option to a two-year term with a three-year option.
3. Al Alvarez, Simi Valley, CA, Woodlands community resident spoke in opposition, urged the developer to complete the project promptly, and emphasized the need to expedite the completion of the Phase One senior housing units. Recommended that the developer provide community benefits as a result of the extensions.
4. Doreen Stoutland, Simi Valley, CA, Woodlands community resident, spoke in opposition and recommended that the Council amend the extension agreement to a two-year term with a three-year option. Requested the status of estate lots, including submission of plans and development progress.

Mayor Cavanaugh closed the public portion of the hearing at 8:13 p.m.

ACTION: Council Member/Director Rhodes moved to Introduce Ordinance No. 1364 approving Development Agreement Amendment No. DA-2025-0001(DA-04-01 AMD#05) to allow a three-year time extension with a potential two-year option. Council Member/Director/Trustee Litster seconded the motion.

ROLL CALL:

AYES:	Council Members/Directors Ayala, Rhodes, Litster, and Mayor/Chair Cavanaugh
NAYS:	Mayor Pro Tem/Vice Chair Judge
ABSENT:	None
ABSTAIN:	None

6. CONTINUED PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS AND INFORMATIONAL REPORTS: None

7. CONSENT CALENDAR:

Council Member/Director Rhodes pulled Consent Calendar Item 3, and Council Member/Director/Trustee Litster pulled Consent Calendar Item 9 for discussion.

- (1) Approval of minutes for the City Council meetings of April 21 and May 5, 2025 (Blanco) (CC/WWD/LB)

ACTION: Approved request.

- (2) Designation of the City's voting delegate and alternate at the League of California Cities Annual Conference Business Meeting (CC)

ACTION: Approved request.

- (3) Approve updates to Policy A40: City Council Meeting Protocols (Sumagaysay) (CC)

ACTION: Approved request with amendments.

- (4) Accept the grant award from the State of California Office of Traffic Safety for Selective Traffic Enforcement Program activities, authorize the City Manager, or designee, to sign all necessary documents, and authorize the Police Department to utilize the funds for traffic enforcement and community engagement operations and to purchase grant-related equipment and supplies; and approve a transfer to the General Fund to reimburse personnel costs for grant-related overtime (Shorts) (CC)

ACTION: Approved request.

- (5) Approve amendment to the Simi Valley Transit Program of Projects for Fiscal Year 2025-26 and a related Supplemental Budget Request for the Transit Fund that includes establishing four new capital projects; and a related Supplemental Budget Request for the Transit Fund (Fund 750) and Local Transportation Fund (Fund 238); and authorize the City Manager to execute all necessary documents (Fuchiwaki) (CC)

ACTION: Approved amendment and Supplemental Request.

- (6) Award of contract for construction for the Repair and Rehabilitation of Four (4) Concrete Structures at the Water Quality Control Plant, CP975240, CP70200059, CP70200060, Specification No. SV 25-29 (Fuchiwaki) (CC)

ACTION: Awarded contract to GSE Construction Co.

- (7) Award a contract for Street Light Maintenance Services, Specification No. SV 25-32R (Fuchiwaki) (CC)

ACTION: Awarded contract to Tanko Streetlighting, Inc.

- (8) Ratify the execution of a contract with J. Vega Engineering, Inc., for construction of the Waterline Replacement Project: Various Locations in the Santa Susana Knolls, CP76300033, CP76300036, CP76300037, Specification No. SV 24-16 (Fuchiwaki) (WWD)

ACTION: Ratified the execution of a contract with J. Vega Engineering, Inc.

- (9) Approve a Supplemental Budget Request for the Tapo Canyon-Rebecca Sewer Line Rehabilitation Project, CP70200062, Specification No. SV 25-25 and award a contract to Vortex Services LLC DBA Sancon Technologies in the amount of \$992,712 (Fuchiwaki) (CC)

ACTION: Approved Supplemental Budget Request and awarded contract to Vortex Services LLC DBA Sancon Technologies.

ACTION: Council Member/Director Rhodes moved to approve Consent Calendar Items 1 through 2 and 4 through 8. Council Member/Director/Trustee Litster seconded the motion

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh

NAYS: None

ABSENT: None

ABSTAIN: None

ACTION: Council Member/Director/Trustee Litster moved to approve Consent Calendar Item 3 with amendments to Section 24 - 4 which states that posters will not exceed 20 x 30 inches and inclusion of a City Clerk statement in the agenda regarding speakers. Council Member/Director Rhodes seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh

NAYS: None

ABSENT: None

ABSTAIN: None

ACTION: Council Member/Director/Trustee Litster moved to approve Consent Calendar Item 9. Council Member/Director Ayala seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

8. CONTINUED BUSINESS:

- 8A. Second reading of Ordinance No. WWD-19 of the Board of Directors of Ventura County Waterworks District No. 8, adding Chapter 15 to Title 6 - Sanitation and Health of the Municipal Code of the City of Simi Valley, replacing Ordinance WWD-18, and establishing requirements for the installation, maintenance, and testing of backflow prevention assemblies and the prohibition of cross-connections per cross-connection control policy handbook regulation (Fuchiwaki) (CC)

Ordinance No.WWD - 19 - AN ORDINANCE OF THE BOARD OF DIRECTORS OF VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ADDING CHAPTER 15 TO TITLE 6 - SANITATION AND HEALTH OF THE MUNICIPAL CODE OF THE CITY OF SIMI VALLEY REPLACING ORDINANCE WWD-18 AND ESTABLISHING REQUIREMENTS FOR THE INSTALLATION, MAINTENANCE, AND TESTING OF BACKFLOW PREVENTION ASSEMBLIES AND THE PROHIBITION OF CROSS-CONNECTIONS PER CROSSCONNECTION CONTROL POLICY HANDBOOK REGULATION

ACTION: Council Member/Director Rhodes moved to adopt Ordinance No. WWD - 19. Council Member/Director/Trustee Litster seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

9. NEW BUSINESS:

- 9A. Discussion and approval of the revised City of Simi Valley Statement of Investment Policy (Johnson) (CC/WWD/PFFA/SA/LB)

ACTION: City Manager Argabrite recommended that the City Council approve the revised City of Simi Valley Statement of Investment Policy and directed staff to return with the options presented by Insight Investments during the special presentations.

Council Member/Director Rhodes moved to approve the City of Simi Valley's proposed 2025 Statement of Investment Policy. Council Member/Director/Trustee Litster seconded the motion:

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh

NAYS: None

ABSENT: None

ABSTAIN: None

9B. Provide direction to staff regarding the Year-End General Fund – Fund Balance Policy (Johnson) (CC)

ACTION: Council Member/Director Rhodes moved to propose pausing the current policy on surplus fund allocations for one year, moving the two 40% allocations into the general fund, and keeping the contingency fund in place. Council Member/Director Ayala seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh

NAYS: None

ABSENT: None

ABSTAIN: None

10. REPORTS:

10A. City Council/Board Member/Trustees/Special District Member Reports:

Council Member Ayala reported that he attended the Youth Council meeting, the Youth Employment Services (YES) meeting; volunteered at Coastal Clean Up Day (Duck Park); and attended the Kid Gloves Boxing Foundation 30<sup>th</sup> Anniversary event. He reported that he attended and served as MC for the Free Peace Concert on International Day of Peace, attended two Simi Valley Police Department Swearing-in Ceremonies, and served dinner at the City Volunteer Appreciation Dinner. Council Member Ayala reported that he attended the Leadership Simi Valley Retreat, the Cops N' Cruisers Car Show, the Royal High School Brown Bag Lunch Speaker Series, the Grand Opening of the Thousand Oaks Cybersecurity & Media Program (Girl Scouts of CA), and the RDP-21 meeting. He reported he attended Commander Craig Dungan's Retirement Celebration, the Simi Valley Senior Center Pancake Breakfast Fundraiser, volunteered at the Rotary Club Oktoberfest, attended the Simi Valley High School Band Spectacular, and attended another Simi Valley Police Department Swearing-in Ceremony.

Council Member Rhodes reported he was out of the Country for some of this period. He commented that he met with an unhoused resident and assisted with services for the individual. Council Member Rhodes reported that he attended the Neighborhood Council #4 meeting, the Southern California Association of Governments (SCAG) Executive Administrative Committee (EAC) meeting (ZOOM), and the Clean Power Alliance meeting (ZOOM). He commented that he was not able to attend the Senior Center Pancake Breakfast and arranged to have all the coffee brewed and delivered to the Senior Center for the event. He reported that he attended another Simi Valley Police Department Swearing-in Ceremony and met with the new Board President of the Samaritan Center.

Council Member Litster reported that she attended the AWA Water Issues Committee meeting, met with the new Board President of the Samaritan Center, attended the Simi Valley Arts Commission meeting, met with the City Manager, and attended the Ventura County Council of Governments (VCOG) Administrative Committee meeting (ZOOM). She reported that she attended the AWA 30th Annual Member and Elected Officials Reception, the YMCA Expansion Plans Open House, the Kid Gloves Boxing Foundation 30th Anniversary, the Free Peace Concert on International Day of Peace, and a Simi Valley Police Department Swearing-in Ceremony. Council Member Litster reported she observed at the SEIU Strike Vote and was available for conversation and to hear concerns. She reported that she met with the owners of The Bunker (a new business coming to Simi Valley), attended another Simi Valley Police Department Swearing-in Ceremony, the City of Simi Valley Volunteer Dinner, and the Hispanic Heritage Festival at the Simi Valley Cultural Arts Center. Council Member Litster reported she attended the Cops N' Cruisers Car Show, met with the City Manager, and attended the Royal High School Brown Bag Lunch Speaker Series.

Mayor Pro Tem Judge reported he was out of the State some of this period, he had a meeting with the new Board President for the Samaritan Center, he served dinner at the City of Simi Valley Volunteer Appreciation Dinner, and he assisted with set up, as well as the event, for the Cops N' Cruisers Car Show. He reported that he attended the SCAG Demographic and Economic Webinar (ZOOM), the SCAG EAC meeting (ZOOM), the Ventura County Transportation Committee (VCTC) meeting, volunteered at the Rotary Club Oktoberfest, and attended a Simi Valley Police Department Swearing-in Ceremony.

Mayor Cavanaugh reported that she attended the first annual Legacy Flame Awards for Revelation Church and Spirit Life Church, a call with the Los Angeles Business Journal, the AWA 30th Annual Member and Elected Officials Reception, and the Kid Gloves Boxing Foundation 30<sup>th</sup> Anniversary. She reported that she attended the Free Peace Concert on International Day of Peace, met with the City Manager, attended the Are You Prepared for Fire Season presentation at the Simi Valley Elks Lodge, and attended the Hispanic Heritage Festival at the Simi Valley Cultural Arts Center. Mayor Cavanaugh reported that she attended the Cops N' Cruisers Car Show, the Economic Development Collaborative (EDC) Executive Board meeting, had another meeting with the City Manager, attended Commander Craig Dungan's Retirement Celebration,

and volunteered at the Rotary Club Oktoberfest. She reported that she delivered the welcome message at the California Young Republicans State Convention held at the Ronald Reagan Presidential Library and that she attended a ZOOM call with representatives of the Simi Valley Town Center Mall.

10B. City Council/Board Member/Special District Member Requests for Future City Council Agenda Items:

Council Member Rhodes requested an update on the ICE presentation.

City Manager Argabrite reported that new information has come to light affecting the scenario. The Mayor and City Manager are currently in communication to determine the appropriate course of action and next steps.

Council Member Litster requested that formal communication be sent to Caltrans emphasizing the urgent need to complete repairs to the suicide bridge.

ADJOURNMENT: Mayor/Chair Cavanaugh adjourned the meeting at 9:52 p.m. in memory of Fred Deluca Jr and Rocky Daniel Carrube, to the meeting of October 20, 2025, at 6:30 p.m. There being no objections, the motion carried through acclamation.

---

Dee Dee Cavanaugh, Mayor of the City of Simi Valley, California, Chair of the Ventura County Waterworks District No. 8, and President of the Simi Valley Library Board of Trustees

---

Lucy Blanco CMC, City Clerk/District Secretary/  
Authority/Agency Secretary/Board Secretary

## MINUTES OF THE CITY COUNCIL

Simi Valley, California

October 20, 2025

CALLED TO ORDER: 5:30 p.m. (CLOSED SESSION)

ROLL CALL: Present: Council Members Ayala, Rhodes, Litster, Mayor Pro Tem Judge, and Mayor Cavanaugh.

Remote: None

Absent: None

a. PUBLIC STATEMENTS: Having no public statements, the City Council adjourned to Closed Session at 5:31 p.m.

b. CLOSED SESSION:

(1) Conference with Legal Counsel - Existing Litigation (CC)

Pursuant to Government Code Section 5495.9(d)(1):

Number of Matters: One (1)

Name of Case: Keenan v. City of Simi Valley

Case No.: 2024CUPP025217

(2) Conference with Legal Counsel - Existing Litigation (CC)

Pursuant to Government Code Section 54956.9(d)(1):

Number of Matters: One (1)

Facts and circumstances exist that might result in litigation against the local agency but which the local agency believes are not yet known to a potential plaintiff or plaintiffs.

(3) Conference with Labor Negotiator – Labor Negotiations (CC)

Pursuant to Government Code Section 54957.6(a):

City's Designated Representative: Assistant City Manager Luis Garibay

Employee Organization: Service Employees International Union (SEIU), Local 721

Note: If this is a joint meeting of the City Council and Boards of Directors, the applicable entity is identified at the end of each agenda item.

CC – City Council

WWD – Waterworks District No. 8

IDA – Industrial Development Authority

PFFA – Simi Valley Public Facilities Financing Authority

PFA – Public Financing Authority

SA – Successor Agency

LB – Simi Valley Library Board of Trustees

Materials related to an item on this Agenda submitted to the CC, WWD, IDA, PFFA, PFA, SA, and/or LB after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 2929 Tapo Canyon Road, Simi Valley, CA during normal business hours.

City's Designated Representative: Assistant City Manager Luis Garibay  
Employee Organization: Simi Valley Engineers Association

City's Designated Representative: Assistant City Manager Luis Garibay  
Employee Organization: Unrepresented Employees: Accounting Projects Analyst, Accounting Specialist, Accounting Supervisor, Administrative Assistant, Administrative Officer, Administrative Services Director, Assistant City Attorney, Assistant City Clerk, Assistant City Manager, Assistant Community Services Manager, Assistant Planner, Assistant Public Works Director, Assistant to the City Manager, Assistant Waterworks Services Manager, Associate Planner, Budget & Administrative Officer, Budget Officer, Chief of Police, City Attorney, City Clerk, City Manager, Code Compliance Manager, Code Compliance Officer, Code Enforcement Supervisor, Communications Manager, Communications Systems Coordinator, Community Services Coordinator, Community Services Director, Community Services Manager, Counter Services Technician I, Counter Services Technician II, Crime Analysis and Prevention Manager, Crime Analyst, Cultural Arts Center Technical Coordinator, Customer Services Manager, Customer Services Supervisor, Deputy Administrative Services Director (Budget & Purchasing), Deputy Administrative Services Director (Fiscal Services), Deputy Administrative Services Director (Information Services), Deputy City Attorney, Deputy City Clerk, Deputy City Manager, Deputy Community Services Director, Deputy Director/Economic Development, Deputy Director/Housing & Special Projects, Deputy Director/Police Administration & Communication, Deputy Environmental Services Director, Deputy Environmental Services Director (Building Official), Deputy Environmental Services Director (City Planner), Deputy Human Resources Director, Deputy Public Works Director (Administration), Deputy Public Works Director (Environmental Compliance), Deputy Public Works Director (Maintenance Services), Deputy Public Works Director (Sanitation Services), Deputy Public Works Director (Transit), Deputy Public Works Director (Waterworks Services), Digital & Print Media Coordinator, Emergency Services Coordinator, Emergency Services Manager, Enterprise Systems Analyst, Environmental Compliance Program Analyst, Environmental Compliance Program Coordinator, Environmental Services Director, Executive Assistant, Fiscal Services Supervisor, Geographic Information System (GIS) Coordinator, Home Rehabilitation Coordinator, Human Resources Analyst, Information Services Analyst I, Information Services Analyst II, Investigative Assistant, Laboratory Chemist, Laboratory Supervisor, Landscape Architect, Legal Administrative Assistant, Maintenance Superintendent, Maintenance Supervisor, Management Analyst, Management Assistant, Payroll Coordinator, Permit Services Coordinator, Permit Services Supervisor, Plant Maintenance Supervisor, Plant Operations Manager, Plant Operations Supervisor, Plant Support Systems Manager, Plant Support Systems Manager, Police Communications & Records Manager, Police Maintenance Supervisor, Police Records Manager, Police Records Supervisor, Police Services Supervisor, Principal Information Services Analyst, Principal Planner/Zoning Administrator,

Public Works Director, Risk Manager, Senior Accountant, Senior Administrative Officer, Senior Assistant City Attorney, Senior Code Compliance Officer, Senior Crime Analyst, Senior Human Resources Analyst, Senior Information Services Analyst, Senior Management Analyst, Senior Planner, Staff Accountant, Supervising Building Inspector, Supervising Public Works Inspector, Transit Finance Manager, Transit Operations Manager, Transit Supervisor, Treasury Officer, Utility Services Specialist, Wastewater Collection System Supervisor, Water Distribution Supervisor, Water Field Services Supervisor, Water Operations Supervisor, Workers' Compensation Adjuster I, Workers' Compensation Adjuster II, Workers' Compensation Manager, Workers' Compensation Supervisor.

CALLED TO ORDER: 6:38 p.m. (OPEN SESSION)

CLOSED SESSION REPORTS: City Attorney Ford stated there was no reportable action as a result of the Closed Session meeting held on October 20, 2025, at 5:30 p.m.

PLEDGE OF ALLEGIANCE: Led by Jill Abele

ROLL CALL: Present: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 Remote: None  
 Absent: None

1. AGENDA REVIEW: None

1A. ACTION: Council Member/Director Ayala moved that all resolutions and ordinances presented tonight be read in title only and all further reading be waived. Council Member/Director Rhodes seconded the motion. **(CC)**

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair/President Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

1B. It is the policy of the City Council that upon reaching 11:30 p.m., the City Council will not address any new agenda items. Should the City Council continue to address agenda items past 12:00 midnight, the following motion is in order:

MOTION: Move that the City Council meeting tonight may extend beyond the midnight deadline to conclude the agenda (Section 2-1.106 SVMC).

1C. DECLARATION OF CONFLICT: None

1D. CERTIFICATES/HONORARY RESOLUTIONS/PROCLAMATIONS:

(1) Presentation of Certificates of Appreciation to outgoing Neighborhood Council Executive Board Members (CC)

Senior Management Analyst Cynthia McCullough read, and Community Services Coordinator Kelly Duffy and Mayor Cavanaugh presented the following outgoing Simi Valley Neighborhood Council Members with Certificates of Appreciation: Will Marmolejo, Frank Perrotta, Dwight Thompson, Suzanne Thuotte, Theresa Ramirez, Douglas Robertson, Michael Tirpak, Peter Carube, Tony Hudacs, Revathi Pudhota, Susan Derksen, David Hechter, and Steven Koep.

2. PUBLIC STATEMENTS ON APPOINTMENTS, SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS: None

3. APPOINTMENTS/SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:

3A. APPOINTMENTS:

(1) Appointment of Neighborhood Council Executive Board Members to the four Neighborhood Councils (Stratis) (CC)

ACTION: Mayor Pro Tern/Vice Chair/President Pro Tem Judge moved that the Council authorize and the Mayor appoint Paul Chandler, Debbie Gainey, Jason Gonzalez, Gayle Luker and Cindy Slack to serve on Executive Board of Neighborhood Council 1, Kenyon Harman, Hillary Herrera, Ricardo Herrera, Katia Moore and Gerald Placeres to serve on Executive Board of Neighborhood Council 2, Cheryl Deitrick, Melissa Hill and Guy Nohrenberg to serve on Executive Board of Neighborhood Council 3, Amy Brown, Don Diamond and Natalia Santisteban to serve on Executive Board of Neighborhood Council 4 for a term commencing on November 1, 2025, and expiring on October 31, 2027. Council Member/Director/Trustee Rhodes seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh

NAYS: None

ABSENT: None

ABSTAIN: None

3B. SPECIAL PRESENTATIONS: None

3C. INFORMATIONAL REPORTS: None

4. PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS AND INFORMATIONAL REPORTS:

The following submitted a speaker card and spoke.

1. Fred Yarrow, Simi Valley, CA, commented about noise in his neighborhood from cars with no mufflers.
2. James McGillis, Simi Valley, CA, stopstrs.com, spoke in opposition to short-term rentals.
3. Anthony Eason, Simi Valley, CA, spoke in opposition to short term rentals.
4. Alynne Eason, Simi Valley, CA, spoke in opposition to short-term rentals.
5. Mark Luker (no address given), spoke about safety concern with electric bikes on sidewalks.

4A. CITY COUNCIL/BOARD MEMBER/SPECIAL DISTRICT COMMENTS REGARDING PUBLIC STATEMENTS:

Council Member Rhodes commented about noise regulations, he asked James McGillis, Anthony Eason, and Alynne Eason, to reach out to him directly for discussions about short term rentals, and he commented about electric bike regulations.

Mayor Cavanaugh thanked the speakers and stated Council appreciates it when the Community participates.

5. PUBLIC HEARINGS: None

6. CONTINUED PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS AND INFORMATIONAL REPORTS: None

7. CONSENT CALENDAR:

- (1) Approval of Monthly Investment Report for month ended September 30, 2025 (Johnson) (CC)

ACTION: Approved request

- (2) Award purchase order to ACCO Engineered Systems, Inc., for acquisition and replacement of heating, ventilation, and air conditioning system at the water quality control plant, utilizing Sourcewell Cooperative Construction Contract No. CA-R7-HVAC-101723-AES (Fuchiwaki) (CC)

ACTION: Awarded purchase order to Acco Engineered Systems, Inc.

- (3) Approve the purchase of two replacement vehicles for the Sanitation Division, utilizing the Sourcewell Cooperative Agreement and approval of a Supplemental Budget Request (Fuchiwaki) (CC)

ACTION: Approved request.

- (4) Award a contract to ADA General Eng., Inc., for the construction of the Township Avenue Widening Project, CP60000053, Specification No. SV 25-28 (Fuchiwaki) (CC)

ACTION: Awarded contact to ADA General Eng., Inc.

ACTION: Council Member/Director/Trustee Litster moved to approve Consent Calendar Items 1 through 4. Council Mayor Pro Tem/Vice Chair/President Pro Tem Judge seconded the motion.

ROLL CALL:

AYES: Council Members/Directors/Trustees Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair/President Pro Tem Judge, and Mayor/Chair/President Cavanaugh

NAYS: None

ABSENT: None

ABSTAIN: None

8. CONTINUED BUSINESS:

- 8A. Second reading of Ordinance No. 1364 of the City Council of the City of Simi Valley approving a fifth amendment to Development Agreement No. DA-04-01 between the City of Simi Valley and Runkle Canyon, LLC (Perros) (CC)

Ordinance No. 1364 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY APPROVING A FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT NO. DA-04-01 BETWEEN THE CITY OF SIMI VALLEY AND RUNKLE CANYON, LLC

ACTION: Mayor Pro Tem Judge moved to adopt Ordinance No. 1364. Council Member Rhodes seconded the motion:

ROLL CALL:

AYES: Council Members Ayala, Rhodes, Litster, and Mayor Cavanaugh  
 NAYS: Mayor Pro Tem/Vice Chair Judge  
 ABSENT: None  
 ABSTAIN: None

9. NEW BUSINESS:9A. Consideration of proposed revisions to the terms and conditions of the Memorandum of Understanding with the Simi Valley Police Officers' Association (Garibay) (CC)

ACTION: Council Member/Director Rhodes moved to consider the proposed revisions to the terms and conditions of the Memorandum of Understanding with the Simi Valley Police Officers' Association as presented, and allow the public to provide input prior to making a final determination on the MOU; and place this matter on the November 3, 2025, City Council meeting agenda for final determination on the proposed MOU. Mayor Pro Tem/Vice Chair Judge seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

9B. Consideration of proposed revisions to the terms and conditions of the Memorandum of Understanding with the Simi Valley Police Managers' Association (Garibay) (CC)

ACTION Council Member/Director Litster moved to consider the proposed revisions to the terms and conditions of the Memorandum of Understanding Attachment A page 4 with Police Management employees represented by the Simi Valley Police Managers' Association as presented, and allow the public to provide input before making a final determination on the MOU; and place this matter on the November 3, 2025, City Council meeting agenda for final determination on the proposed MOU. Mayor Pro Tem/Vice Chair Judge seconded the motion.

ROLL CALL:

AYES: Council Members/Directors Ayala, Rhodes, Litster, Mayor Pro Tem/Vice Chair Judge, and Mayor/Chair Cavanaugh  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

10. REPORTS:10A. City Council/Board Member/Trustees/Special District Member Reports:

Council Member Ayala reported that he participated in Neighborhood Council interviews, attended the League of California Cities Annual Conference & Expo, the Interfaith Council event, and volunteered at the Many Mansions Bowls of Hope fundraiser. He reported he attended the Neighborhood Council #2 meeting, the Youth Employment Services Committee meeting, the ADA Paratransit Advisory Committee meeting, and the 2025 Youth Summit. Council Member Ayala reported that he attended Coffee with a Cop, the Relay for Life of Simi-Moorpark, the YMCA Halloween event, the Kiwanis Club of Simi Valley 60th Anniversary, the Forever Found Freedom Gala, and a Simi Valley Police Department Swearing-in Ceremony.

Council Member Rhodes reported that he participated in Neighborhood Council interviews, attended the League of California Cities Annual Conference & Expo, the Simi Valley Royal High School Brown Bag Lunch, and attended the Clean Power Alliance Board meeting (ZOOM). He reported he attended the Soroptimist Little Black Dress event, the 2025 Youth Summit, and he attended a Simi Valley Police Department Swearing-in Ceremony.

Council Member Litster reported she attended the Youth Council meeting, the Simi Valley Veterans Foundation meeting, the League of California Cities Annual Conference & Expo, the Council On Aging meeting, and she participated in Neighborhood Council interviews. She reported she attended the Housing Conference in Camarillo, the Soroptimist Little Black Dress event, the Ventura Council of Governments (VCOG) annual dinner, the 2025 Youth Summit, and the Relay for Life of Simi-Moorpark. Council Member Litster reported she attended the Kiwanis Club of Simi Valley 60th Anniversary, and she attended a United Against Hate Week online forum.

Mayor Pro Tem Judge reported that he attended the League of California Cities Annual Conference & Expo, the Council on Aging meeting, participated in Neighborhood Council interviews, and attended the Soroptimist Little Black Dress event. He reported that he attended the 2025 Youth Summit, the Relay for Life of Simi-Moorpark, the Kiwanis Club of Simi Valley 60th Anniversary, and a Simi Valley Police Department Swearing-in Ceremony.

Mayor Cavanaugh reported that she met with Mid Valley Properties, attended the League of California Cities Annual Conference & Expo, an Eagle Scout Court of Honor Ceremony, and the Soroptimist Little Black Dress event. She reported that she attended the 2025 Youth Summit, Coffee with Cop, the Simi Valley Elks Lodge Car Show and Chili Cook-Off, the Kiwanis Club of Simi Valley 60th Anniversary, and the Forever Found Freedom Gala.

10B. City Council/Board Member/Special District Member Requests for Future City Council Agenda Items:

Council Member/Director Litster noted that on July 4, 2026, the nation will mark the 250th anniversary of the United States Declaration of Independence. She suggested that the City of Simi Valley should consider discussing what role it will play in recognizing and supporting this significant milestone. Mayor Cavanaugh seconded the motion.

Council Member Ayala requested that public comments be forwarded to Council Members upon receipt. Council Member Litster seconded

ADJOURNMENT: Mayor/Chair/President Cavanaugh adjourned the meeting at 7:35 p.m. in memory of Ray Barrantes and William Rhodes, to the meeting of November 3, 2025, at 6:30 p.m. There being no objections, the motion carried through acclamation.

---

Dee Dee Cavanaugh, Mayor of the City of Simi Valley, California, Chair of the Ventura County Waterworks District No. 8, and President of the Simi Valley Library Board of Trustees

---

Lucy Blanco CMC, City Clerk/District Secretary/  
Authority/Agency Secretary/Board Secretary