

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

Simi Valley, California

November 17, 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: City of Simi Valley v. Zakeri  
Case No.: 2024CUPP019886

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

Name of Case: Fletcher v. City of Simi Valley (Workers' Compensation)  
Case Nos.: ADJ17534737; ADJ17748448

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.

(4) Conference with Labor Negotiator – Labor Negotiations:  
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

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,  
 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: 6:37 p.m. (OPEN SESSION)

Mayor Cavanaugh stated that the regular meeting started late due to closed session.

CLOSED SESSION REPORTS: City Attorney Ford stated there was no reportable action as a result of the Closed Session meeting held on November 17, 2025, at 5:30 p.m.

PLEDGE OF ALLEGIANCE: Led by Ron Fuchiwaki

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/WWD/PFFC/LB)**

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 30-Year Service Awards to Custodians Georgia Davidson, Steve Brusie, and Ricardo Rivera (CC)

Public Works Director Ron Fuchiwaki read, and Mayor Cavanaugh presented Custodians Georgia Davidson, Steve Brusie, and Ricardo Rivera with 30-Year Service Awards.

- (2) Presentation of a Proclamation declaring the month of November 2025 as Indigenous Heritage Month (CC)

Sr. Management Analyst Heidi DiNardo read the proclamation declaring November 2025\_as Indigenous Heritage Month.

- (3) Presentation of Proclamation declaring the month of October 2025 as Hindu Heritage Month (CC)

Sr. Management Analyst Heidi DiNardo read, and Mayor Cavanaugh presented Yogesh Bhandare, a member of the Hindu Dharmic, linguistic, and cultural organizations serving the Simi Valley Community, with a Proclamation declaring the month of October 2025 as Hindu Heritage Month.

- (4) Presentation of Employee of the Month to Sandra Fuentes (CC)

Public Works Director Ron Fuchiwaki read, and Mayor Cavanaugh presented Sandra Fuentes with Employee of the Month.

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

3. APPOINTMENTS/SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:3A. APPOINTMENTS:

- (1) Appointment of Special Event Support Review Committee Members (Argabrite) (CC)

ACTION: Council Member/Trustee Litster moved to approve, and the Mayor appointed, the six nominees, Laura Hurd, George Bowan, Serena Kahm, Bobby Calderon, Gloria Bowman, and Gayle Sutton, to serve on the 2026 Special Event Support Review Committee. 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. INFORMATIONAL REPORTS:

- (1) Informational presentation by Youth Council member Sarina Khangura (CC)

Youth Council Member Sarina Khangura provided an informational report on behalf of the Youth Council.

3C. SPECIAL PRESENTATIONS: None4. PUBLIC STATEMENTS ON ALL ITEMS OTHER THAN PUBLIC HEARINGS, APPOINTMENTS AND INFORMATIONAL REPORTS:

The following submitted a speaker card and spoke:

1. Alynne Eason, Simi Valley, CA, spoke in opposition to short-term rentals in Simi Valley.
2. Anthony Eason, Simi Valley, CA, spoke in opposition to short-term rentals in Simi Valley.
3. James McGillis, Simi Valley, CA, expressed concerns and predictions regarding potential future impacts related to City Council decisions.

4. Sarah Wilkszewski (no address given) spoke about concerns she has with Immigration and Customs Enforcement actions in Simi Valley.
5. Michael Shaw (no address given) inquired about a recent traffic safety grant to the Simi Valley Police Department, and he asked about a Pedestrian and Bicycle Safety Program in Simi Valley. He asked about toxic waste from the Santa Susana Field Lab going to the landfill.
6. Suzanne Taylor, Executive Director of Augusta Communities, Moorpark, CA, spoke about safety concerns to Villa Del Arroyo Mobile Home Park residents due to illegal encampments along the Arroyo Simi.
7. Linda Bosley, Moorpark, CA, Villa Del Arroyo Mobile Home Park resident, spoke about safety concerns due to the illegal encampments along the Arroyo Simi.
8. Frank Bonelli, Moorpark, CA, Villa Del Arroyo Mobile Home Park resident, spoke about safety concerns due to the illegal encampments along the Arroyo Simi.
9. John M. Smith, Moorpark, CA, Villa Del Arroyo Mobile Home Park resident, spoke about safety concerns due to the illegal encampments along the Arroyo Simi.
10. Renee Delgado, City of Moorpark Mayor Pro Tem, Moorpark, CA, spoke about safety concerns to Villa Del Arroyo Mobile Home Park residents due to illegal encampments along the Arroyo Simi.
11. Richard Kippes, Moorpark, CA, Villa Del Arroyo Mobile Home Park resident, spoke about safety concerns due to the illegal encampments along the Arroyo Simi.
12. Heather Moss, Simi Valley, CA, spoke in opposition to short term rentals in Simi Valley.
13. Anthony Thompson, Simi Valley, CA, spoke about a future state development strategy for Simi Valley and the City budget.
14. Ed Fernandez, Simi Valley, CA, commented about the homeless problem and the drug paraphernalia he observed at the encampments along the Arroyo Simi.
15. Douglas Lipsky (no address given) spoke about the cleanup that is needed on the 118 freeway.

16. Jamie Sanchez (no address given) spoke about recognition of Indigenous people and the upcoming agenda item about Immigration and Customs Enforcement.

17. Jose Marquez, Moorpark, CA, Villa Del Arroyo Mobile Home Park resident, spoke about the cost to Simi Valley if a fire destroyed the mobile home park.

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

Council Member Ayala commented that the short-term rental issue is scheduled to be on the December 15<sup>th</sup> Agenda. He asked the City Manager for a status on Waste Management and hazardous waste from the Santa Susana Field Lab. He addressed the homeless issue and thanked the speakers who spoke on the matter.

City Manager Samantha Argabrite commented that Waste Management will not be taking hazardous waste from the site, as they are not permitted to do so.

Council Member Litster commented on the process of removing the Simi Arroyo homeless encampments currently underway, and she spoke about her observations from her participation in the Homeless Point-in-Time count. She agreed that the City of Simi Valley and the City of Moorpark should work together to monitor the location on an ongoing basis.

Council Member Rhodes commented that an ordinance on short-term rentals will be coming. He addressed the City of Moorpark Mayor Pro Tem Renee Delgado about working together on the homeless encampments along the Arroyo Simi, and he addressed the residents of Villa Del Arroyo Mobile Home Park, stating that the City Council wants to solve the problem.

Mayor Cavanaugh thanked the City of Moorpark Mayor Pro Tem, Renee Delgado, for attending the meeting. She addressed the residents of Villa Del Arroyo Mobile Home Park and commented that the City of Simi Valley, the County, and the City of Moorpark will work together on the homeless encampment issue.

City Manager Samantha Argabrite stated the Simi Valley Police Department is actively seeking and reviewing proposals from vendors to clean up the encampments. Appropriate notice will be given so individuals affected will have somewhere else to go.

5. PUBLIC HEARINGS:

- 5A. A Public Hearing and Second Reading Ordinance No. 1366 to consider amendments to the Simi Valley Municipal Code Title 8 Building Regulations adopting the 2025 California Building Standards Code by Reference and determination that the project is exempt from the California Environmental Quality Act (Perros) (CC)

Ordinance No. 1366 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY AMENDING TITLE 8 OF THE SIMI VALLEY MUNICIPAL CODE ADOPTING BY REFERENCE, THE CODES THAT COMPRISE TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND SPECIFICALLY THE 2025 EDITION OF THE CALIFORNIA BUILDING CODE; THE 2025 EDITION OF THE CALIFORNIA RESIDENTIAL CODE; THE 2025 EDITION OF THE CALIFORNIA ELECTRICAL CODE; THE 2025 EDITION OF THE CALIFORNIA MECHANICAL CODE; THE 2025 EDITION OF THE CALIFORNIA PLUMBING CODE; THE 2025 EDITION OF THE CALIFORNIA ENERGY CODE; THE 2025 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2025 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE; THE 2025 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE; THE 2025 EDITION OF THE CALIFORNIA REFERENCED STANDARDS CODE; THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; AND THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE

There being no public testimony, Mayor Cavanaugh opened and closed the public portion of the hearing at 8:16 p.m.

ACTION: Council Member, Mayor Pro Tem/Vice Chair/President Pro Tem Judge moved to adopt, at the conclusion of the public hearing, Ordinance No. 1366 to amend Title 8 relating to Building Regulations of the Simi Valley Municipal Code. 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

- 5B. A Public Hearing to approve the Water Rate Study and Capacity Fee Update (Calendar Years 2026-2030), make findings pursuant to Proposition 218, and consider adoption of a resolution establishing Water Service Rates commencing in 2026 (Fuchiwaki) (WWD)

Resolution No. WWD 300: A RESOLUTION OF THE BOARD OF DIRECTORS OF VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ESTABLISHING WATER SERVICE RATES AND REPEALING RESOLUTION NO. WWD-276

Mayor Cavanaugh opened the public portion of the hearing at 8:30 p.m.

The following submitted a speaker card and spoke:

1. Michael Shaw (no address given) commented about the projected increase in water rates in Simi Valley.

Mayor Cavanaugh closed the public portion of the hearing at 8:33 p.m.

ACTION: Council Member/Director/Trustee Rhodes moved that the Board of Directors approve the Water Rate Study and Capacity Fee Update, Calendar Years 2026-2030; find that a notice in accordance with Prop 218 was sent to waterworks ratepayers describing the Proposed Water Rate Adjustments and the procedure for protesting the rate increase, and further find that a majority of the ratepayers did not protest the proposed rates; and adopt Resolution No. WWD-300 establishing Water Service Rates, commencing January 1, 2026, and repealing Resolution No. WWD-276. Mayor Pro Tem/Vice Chair/President Pro Tem 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

- 5C. A public hearing to adopt a resolution authorizing the Ventura County Waterworks District No. 8 to join the California Statewide Communities Development Authority and participate in the Statewide Community Infrastructure Program (Garibay) (WWD)

Resolution No. 2025-34: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8 AUTHORIZING THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8 TO BECOME A CSCDA PROGRAM PARTICIPANT AND TO JOIN THE STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT SPECIAL ASSESSMENT PROCEEDINGS AND LEVY ASSESSMENTS AND SPECIAL TAXES AND TO FORM ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS WITHIN THE TERRITORY OF THE VENTURA COUNTY WATERWORKS DISTRICT NO. 8; EMBODYING A JOINT COMMUNITY FACILITIES AGREEMENT SETTING FORTH THE TERMS AND CONDITIONS OF COMMUNITY FACILITIES DISTRICT FINANCINGS;

APPROVING FORM OF ACQUISITION AGREEMENT FOR USE WHEN APPLICABLE; AND AUTHORIZING RELATED ACTIONS

There being no public testimony, Mayor Cavanaugh opened and closed the public portion of the hearing at 8:41 p.m.

ACTION: Council Member/Director/Trustee Rhodes moved to adopt that the Board of Directors adopt Resolution No. 2025-34, authorizing the Ventura County Waterworks District No. 8 to join the California Statewide Communities Development Authority and participate in the Statewide Community Infrastructure Program. Mayor Pro Tem/Vice Chair/President Pro Tem 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

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

7. CONSENT CALENDAR:

(1) Approval of minutes for the City Council meetings of May 19, June 9, and June 23, 2025 (Blanco) (CC/WWD/PFFA/SA/LB)

ACTION: Approved request.

(2) Approval of the Monthly Investment Report for the month ended October 31, 2025 (Johnson) (CC)

ACTION: Approved request.

(3) Receive and file the state-required Annual Assembly Bill 1600 Development Impact Fee Report (Johnson) (CC)

ACTION: Approved request

(4) Authorization to Accept Funding from the American Library Association's Grant Program for Literacy Services at the Simi Valley Public Library and Approval of a Supplemental Budget Request (Garibay) (CC)

ACTION: Approved request.

- (5) Authorize FY 2025–26 Vehicle Purchases, City Manager Contract Amendments, and Increase Not-to-Exceed Amounts Under State of California Vehicle Cooperative Contracts (Shorts) (CC)

ACTION: Approved request.

- (6) Authorization to Accept Funding from the California State Library’s California Library Literacy Services Grant Program for Adult Literacy Services at the Simi Valley Public Library (Garibay) (CC)

ACTION: Approved request.

- (7) Authorization to waive the bidding process pursuant to the Simi Valley Municipal Code, award a contract to Charles P. Crowley Company for the purchase of Mastrrr Company equipment and replacement parts, and authorize the City Manager to approve any subsequent contract amendments (Fuchiwaki) (CC)

ACTION: Awarded contract to Charles P. Crowley Company.

- (8) Award a contract to Blackpointe Group Construction & Management Inc., for the inspection/cleaning of storm drain catch basins, Specification No. SV 25-15 (Fuchiwaki) (CC)

ACTION: Awarded contract to Blackpointe Group Construction & Management, Inc.

- (9) Approve issuance of a purchase order with Quinn Power Systems for the purchase of a backup generator for the Waterworks Division, utilizing the Sourcewell Cooperative Agreement for the PSPS Generator Project, CP76300065 (Fuchiwaki) (WWD)

ACTION: Approved purchase order.

- (10) Adoption of Resolution No. 2025-35 ratifying the local Fire Code amendments in Article 3, Section 903, Article 3, Appendix B, and Article 4, Section 604.11 of the Ventura County Fire Protection District Ordinance No. 34 to be effective within the City (Perros) (CC)

ACTION: Adopted Resolution No. 2025-35.

- (11) Adoption of Resolution 2025-36 approving the 2026 City Council meeting schedule (Blanco) (CC)

ACTION: Adopted Resolution No. 2025-36.

- (12) Adoption of Resolution 2025-37 authorizing the City Manager to execute and file the fiscal year 2025-26 Transportation Development Act claim to receive the funding allocation and authorize the City Manager to approve any future budget amendments (Fuchiwaki) (CC)

ACTION: Adopted Resolution No. 2025-37

ACTION: Mayor Pro Tem/Vice Chair Judge moved to approve Consent Calendar Items 1 through 12. Council Member 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

8. CONTINUED BUSINESS:

- 8A. Approve the purchase of equipment and services to support the City's transition to the Regional Radio System (Johnson) (CC)

ACTION: Council Member/Trustee Litster moved to authorize the Mayor to execute an agreement with Motorola Solutions, Inc.(Motorola) in a form approved by the City Attorney or designee, utilizing the Sourcewell Cooperative Master Contract, 042021-MOT, for the purchase of new mobile radios, 9-1-1 dispatch consoles, uninterruptible power supplies, core infrastructure, additional equipment, engineering, and services, for a total not-to exceed amount of \$5,733,595 for a term of seven (7) years, through 2032 and approve a supplemental budget request and interfund transfer from the COVID-19 Recovery Fund (Fund 271) to the Radio Communications Project (Fund 668) in the amount of \$5,478,326 to support all agreements related to the City's integration into the Ventura County Regional Radio System. 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

9. NEW BUSINESS:9A. Consideration of proposed revisions to the terms and conditions of the Resolution for Management-designated employees (Garibay) (CC)

ACTION: Council Member/Director Rhodes moved to consider the proposed revisions to the terms and conditions to the Management-designated employees' Resolution and place this matter on the December 1, 2025, City Council meeting agenda for final determination on the proposed Resolution. Mayor Pro Tem/Vice Chair/President Pro Tem 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 attending the Fallen Firefighters Memorial in Ventura County, the Simi Valley Education Foundation Teacher of the Month Award, the Hispanic Business Alliance, and the Grand Opening of Urbane Café. He also attended Salute to Wellness – A Veterans Day of Connection and Care event, the City of Simi Valley Budget Workshop, the Mathnasium Grand Opening, the Simi Valley Cultural Arts Center Sing Along event, the Kids Dental Pals & Orthodontics Grand Opening, and a Simi Valley Police Department Swearing-in Ceremony.

Council Member Rhodes reported attending the Southern California Association of Governments (SCAG) Community Economic and Human Development (CEHD) ZOOM call, preparing for the SCAG Executive Administrative Committee meeting and the SCAG CEHD meeting, and attending the SCAG Regional Conference meeting and the Clean Power Alliance meeting. He also attended the Grand Opening of Urbane Café, represented the City at the Ronald Reagan Presidential Library Veterans Day Celebration, attended the City of Simi Valley Budget Workshop, the League of California Cities Leadership Institute (ZOOM), and the Simi Valley Police Department Swearing-in Ceremony.

Council Member Litster reported attending the Santa Susana Field Lab Site Tour & Public meeting, the SCAG Energy Environment Committee meeting, the Simi Valley Education Foundation Teacher of the Month Award, the Grand Opening of Urbane Café, and the Council On Aging meeting. She also attended the Salute to Wellness – A Veterans Day of Connection and Care, the City of Simi Valley Budget Workshop, the Ventura Council of Governments (VCOG) Board meeting, the City of Simi Valley

Volunteer Fair, the Neighborhood Council #3 meeting, and the Kids Dental Pals & Orthodontics Grand Opening.

Mayor Pro Tem Judge reported attending the Santa Susana Field Lab Site Tour, the SCAG Executive Administrative Committee meeting, SCAG Transportation Commission meeting, SCAG Regional Council meeting, and a 3-day water tour with Calleguas Municipal Water District. He also attended the Ventura County Civic Alliance (VCCA) 2025 State of the Region, where he was the MC for “Salute to Wellness: A Veterans Day of Connection and Care”, attended the City of Simi Valley Budget Workshop, Mathnasium Grand Opening, and the Kids Dental Pals & Orthodontics Grand Opening.

Mayor Cavanaugh reported attending the Economic Development Collaborative (EDC) Executive Committee meeting, the Fallen Firefighters Memorial in Ventura County, Disaster Training for Elected Officials, and the US Marine Corps 250<sup>th</sup> Birthday Ball. She also attended the Grand Opening of Urbane Café, the Salute to Wellness – A Veterans Day of Connection and Care, the City of Simi Valley Budget Workshop, and she was a speaker for the Brown Bag Lunch at Royal High School.

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

Council Member Ayala requested that the City explore creating a local business preference and participation policy that would encourage the use of Simi Valley-based contractors, such as plumbing, electrical, and air contractors, on redevelopment and other construction projects. Council Member Litster seconded the request.

Council Member Litster requested that the City write a letter to the County Board of Supervisors, which oversees the landfill, and to the County-level committee in support of Waste Management's decision not to accept cleanup materials from the Santa Susana Field Lab site. Mayor Cavanaugh seconded the request.

ADJOURNMENT: Mayor/Chair/President Cavanaugh adjourned the meeting at 9.27 p.m. to the meeting of December 01, 2025, at 6:30 p.m. There being no objections, the motion carried through acclamation.

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

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Lucy Blanco CMC, City Clerk/District Secretary

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

Simi Valley, California

December 01, 2025

CALLED TO ORDER: 5:00 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 5:31p.m.

b. CLOSED SESSION:

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

Name of Case: City of Simi Valley v. Zakeri  
Case No.: 2024CUPP019886

Name of Case: Di Ruscio v. City of Simi Valley  
Number of Case: 6-2023-00576158-CU-PO-VTA

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

City's Designated Representative: Mayor Dee Dee Cavanaugh  
Title: City Manager

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 December 1, 2025, at 5:00 p.m.

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

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PLEDGE OF ALLEGIANCE: Led by Anthony Eason

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/Trustee 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/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 Certificate of Commendation to P.W. Gillibrand Co., Inc. **(CC)**

Community Services Manager Kimberly Post read, and Mayor Cavanaugh presented a Certificate of Commendation to Vice President Brandon Theising of P.W. Gillibrand Co., Inc.

(2) Presentation of Certificate of Appreciation to outgoing Community Development Block Grant Advisory Committee Member **(CC)**

Senior Management Analyst Lindsay Scaringe presented a Certificate of Appreciation for outgoing Community Development Block Grant Advisory Committee member Andy Hanna and informed the City Council that he was unable to attend the meeting. Mayor Cavanaugh thanked Andy Hanna for his services to the community.

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

3. APPOINTMENTS/SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:

3A. APPOINTMENTS:

(1) Appointment to the Community Development Block Grant Advisory Committee (Perros) (CC)

ACTION: Mayor Pro Tem/Vice Chair/President Pro Tem Judge moved that the City Council appoint Andy Goitia to the Community Development Block Grant Advisory Committee to serve a term commencing January 1, 2026, and concluding on December 31, 2028. Council Member/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

(2) Appointment of City Council Member(s) to the 2026 July 4th Planning Committee (Argabrite) (CC)

ACTION: Council Member/Trustee Litster moved that the City Council appoint Council Member/Director/Trustee Ayala and Mayor/Chair/President Cavanaugh to serve on the 2026 July 4th Planning Committee. 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. INFORMATIONAL REPORTS: None

3C. SPECIAL PRESENTATIONS:

(1) Presentation by Ventura County Fire Department Division Chief, Dan Horton (CC)

Ventura County Fire Department Division Chief Dan Horton provided the City Council

with an informational update on emergency services, emergency response statistics, and an overview of the new VCFD whole-blood program.

(2) Runkle Canyon Quarterly Update (CC)

Jordan Ferguson presented the Runkle Canyon Quarterly Update to the City Council.

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

The following submitted a speaker card and spoke:

1. Heather Moss, Simi Valley, CA, spoke in opposition to short-term rentals in Simi Valley.
2. Bette King, (no address given), Council On Aging, Simi Valley, CA, spoke about the Legends of Soul event being held to benefit the Meals on Wheels Program.
3. Linda Bosley, (no address given) Villa Del Arroyo Mobile Home Park resident, Moorpark, CA, commented about the current conditions of the homeless encampments along the Arroyo Simi.
4. John Smith, Moorpark, CA, asked the City Council for an update on progress made at the homeless encampments on the Arroyo Simi.
5. Mike Shaw (no address given) provided an update on 4<sup>th</sup> of July preparations and spoke in opposition to short-term rentals.
6. Alynne Eason, Simi Valley, CA, spoke in opposition to short-term rentals in Simi Valley.
7. Anthony Eason, Simi Valley, CA, spoke in opposition to short-term rentals in Simi Valley.
8. Laronda Warner, Simi Valley, CA, spoke about safety concerns she has for her daughter as a result of incidents at school involving targeted threats.
9. Anthony Angelini, Simi Valley Chamber of Commerce, Simi Valley, CA, spoke in support of a Film Ad Hoc Committee.
10. Chris Chestnut, Simi Valley, CA, spoke in opposition to Immigration and Customs Enforcement actions.

11. Myra Welsh, Simi Valley, CA, spoke about the amount of trash being disposed of in Simi Valley from other cities.
12. Ken Hurst (no address given) thanked the City Council for the immigration resources on the City website, and commented about the Flock camera system.
13. Jamie Sanchez (no address given) commented about mental health awareness and Immigration and Customs Enforcement actions.

The following submitted a speaker card in opposition to short-term rentals, but did not wish to speak:

1. Carol Thomaier, Simi Valley, CA
2. Patricia Fleury (no address given)

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

Council Member Rhodes thanked Bette King from the Council On Aging for speaking about the Legends of Soul event, which benefits the Meals on Wheels Program. He addressed the Arroyo Simi homeless encampment and the short-term rental issue, and thanked Heather Moss for her email on the matter. He addressed Laronda Warner's safety concern for her daughter.

City Manager Argabrite addressed the Arroyo Simi homeless encampment, noting that the City is in the process of securing a contract to clear the encampment, the site has been noticed as legally required, and Waste Management has agreed to take up to 20 tons of material at no cost to the City.

Council Member Litster thanked Jamie Sanchez for her comments about mental health struggles, and she addressed the concern raised by Ken Hurst about the Flock camera system. She recognized the concern raised by Myra Welsh about the volume of trash being brought to Waste Management, addressed Laronda Warner's safety concern for her daughter at school, and thanked Bette King for her efforts supporting the Meals on Wheels Program.

Mayor Pro Tem Judge expressed his support for the Legends of Soul event being held to benefit the Meals on Wheels Program. He addressed Laronda Warner, thanked her for bringing her safety concern about her daughter to the City Council, and stated he would make a phone call to the school. He thanked the public for coming to the meeting and speaking.

Council Member Ayala addressed Laronda Warner to ensure she had a contact to call regarding her safety concern for her daughter at school.

Mayor Cavanaugh addressed Laronda Warner's safety concern for her daughter at school, commented on short-term rentals, and expressed appreciation to Jamie Sanchez for speaking about mental health struggles during the holidays. She talked about the Legends of Soul event and said she saw a preview performance, which was fantastic.

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 three (3) purchase orders to Galpin Ford for the purchase of Ford automotive parts, service, and supplies through Sourcewell Cooperative Agreement 080124-FMC (Fuchiwaki) (CC)

ACTION: Approved request.

(2) Award a contract to Willdan Engineering for Public Works Inspection Services of Private Development, RFP No. PW 25-06 (Fuchiwaki) (CC)

ACTION: Approved request.

ACTION: Mayor Pro Tem/Vice Chair/President Pro Tem Judge moved to approve Consent Calendar Items 1 through 2. Council Member/Director/Trustee Rhodes 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. Adopt a joint resolution approving proposed revisions to the terms and conditions of employment for Management-designated employees, approve the reclassification of four employees, and approve a supplemental budget request (Garibay) (CC/WWD)

Resolution No. 2025-38 / WWD-301 A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY AND THE BOARD OF DIRECTORS OF VENTURA COUNTY WATERWORKS DISTRICT NO. 8 ESTABLISHING TERMS AND CONDITIONS OF EMPLOYMENT FOR MANAGEMENT-DESIGNATED EMPLOYEES, AND REPEALING RESOLUTION NO. 2023-13 AND PREVIOUS RESOLUTIONS TO THE EXTENT THAT THEY ARE IN CONFLICT HEREWITH

ACTION: Mayor Pro Tem/Vice Chair/President Pro Tem Judge moved to adopt Joint Resolution No. 2025-38 and Resolution No. WWD-301 to approve the revisions to the terms and conditions of employment for Management-designated employees; approved the reclassification of four (4) employees; and approved the appropriation of \$747,933 from the General Fund fund balance for Fiscal Year 2025-26. Council Member/Director/Trustee Rhodes 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

9. NEW BUSINESS:

9A. Consideration of the proposed revisions to the terms and conditions of employment of the Memorandum of Agreement with the Service Employees International Union, Local 721 (Garibay) (CC/WWD)

ACTION: Council Member/Trustee Litster moved to consider the proposed revisions to the terms and conditions of the MOA with SEIU as presented, and allow the public an opportunity to provide input before making a final determination on the MOA; and moved to place this matter on the December 15, 2025, City Council/Board of Directors meeting agenda for final determination on the proposed MOA. Mayor Pro Tem/Vice Chair/President Pro Tem 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. Discussion and possible action to establish a Film Ad Hoc Committee (Garibay) (CC)

ACTION: Council Member/Director/Trustee Ayala moved that the City Council establish a Film Ad Hoc Committee to evaluate and recommend strategies to enhance Simi Valley's competitiveness as a filming destination, and that Mayor/Chair/President Cavanaugh and Council Member/Trustee Litster be appointed to serve on the Film Ad Hoc Committee. Mayor Pro Tem/Vice Chair/President Pro Tem 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 was a panelist for the YMCA Youth in Government Program, volunteered at the YMCA Thanksgiving Food Drive, attended the Republican Women's Club Veterans Dinner, and volunteered at the Simi Valley Senior Center Thanksgiving Dinner.

Council Member Rhodes reported attending the Mayors and Council Members Round Table (ZOOM), the Simi Valley Arts Commission meeting, the Building Industry Association event, the Republican Women's Club Veterans Dinner, and the Simi Valley Town Center Tree Lighting.

Council Member Litster commented that she was out of the State for much of this period. She thanked Sophie Klepper for overseeing the Simi Valley Senior Center Thanksgiving Dinner event, and reported attending the League of California Cities 2025 New Laws Impacting Cities meeting.

Mayor Pro Tem Judge reported attending the Building Industry Association event and the Simi Valley Town Center Tree Lighting.

Mayor Cavanaugh reported she attended the Ventura County Animal Services Commission meeting, the Republican Women's Club Veterans Dinner, the Armenian American Museum Heritage Gala, and the annual Interfaith Thanksgiving Celebration, where she gave the welcome address. She volunteered at the Simi Valley Senior Center Thanksgiving Dinner, and she thanked the Simi Valley Chamber of Commerce for the Shop Simi video.

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

ADJOURNMENT: Mayor/Chair/President Cavanaugh adjourned the meeting at 8:27 p.m. in memory of May Culbertson, Police Officer Alec Sanders, City of Alhambra, Boyd Vance Brotherton, and Virginia Green, to the meeting of December 15, 2025, at 6:30 p.m. There being no objections, the motion carried through acclamation.

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

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Lucy Blanco CMC, City Clerk/District Secretary

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

Simi Valley, California

December 15, 2025

CALLED TO ORDER: 5:45 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:

The following submitted a speaker card and spoke:

1. Justin Link, Principal Engineer and SVEA President, addressed the Council about the lack of a contract after two years of bargaining. He stated that the goal is to retain and attract engineering talent, but the City continues losing engineers and struggles to fill vacancies, impacting projects. Government employment relies on competitive salaries and benefits, which are currently inadequate compared to nearby agencies. He highlighted an engineer who secured \$4.2M in grants and provides critical services, warning that the City risks losing such talent. Link urged the Council to approve SVEA's final proposal to benchmark compensation with comparable agencies and strengthen retention and recruitment.

The City Council adjourned to Closed Session at 5:47 p.m.

b. CLOSED SESSION:

- (1) Conference with Labor Negotiator - Labor Negotiations: **(CC)**  
Pursuant to Government Code Section 54957.6(a):  
Number of Matters: Two (2)

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

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: Unrepresented Confidential-designated Employees: Administrative Services Director, Assistant City Manager, City Manager, Deputy City Attorney, Deputy Human Resources Director, Senior Human Resources Analyst

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 December 15, 2025, at 5:45 p.m.

PLEDGE OF ALLEGIANCE: Led by Brook Grayson, Director of Rancho Simi Recreation and Park District

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/Trustee 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/LB)**

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: None

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

The following submitted a speaker card and spoke:

1. Joseph Dobrynski Jr., Camarillo, CA, commented about issues he would like addressed in Agenda Items 3C (1) and 3C (2).
2. Perla M Teran (no address given) made statements in Spanish through an interpreter, who translated her comments on her concerns with immigration enforcement practices.
3. Karla Costilla, Simi Valley, CA, spoke about concerns with Immigration and Customs Enforcement.
4. Andre McConnell (no address given) spoke about concerns with Immigration and Customs Enforcement.
5. Jamie Sanchez, Simi Valley, CA, spoke about concerns with Immigration and Customs Enforcement.
6. Hannah Conner, Simi Valley, CA, spoke about concerns with Immigration and Customs Enforcement.
7. Jay (no last name or address given) spoke about actions taken by numerous cities to support their immigrant communities.
8. Sarah Wilczewski (no address given) spoke about actions taken by numerous cities to support their immigrant communities.
9. Ashley (no last name provided), Simi Valley, CA, spoke about actions taken by numerous cities to support their immigrant communities.
10. Juan Miguel, Simi Valley, CA, requested that the Council pass an ordinance not to allow Immigration and Customs Enforcement agents to wear masks and have them identify themselves.
11. Marleny Aidana (no address given), Buen Vecino, spoke about concerns with Immigration and Customs Enforcement practices.
12. Rebecca Albarran (no address given) made statements in Spanish about concerns with Immigration and Customs Enforcement practices.

13. Theresa (no last name or address given) spoke in support of Immigration and Customs Enforcement practices.

3. APPOINTMENTS/SPECIAL PRESENTATIONS AND INFORMATIONAL REPORTS:

3A. APPOINTMENTS:

- (1) Appointment of Mayor Pro Tem/Vice-Chair/President Pro Tem (Blanco) (CC/WWD/PFFA/LB)

ACTION: Council Member/Director/Trustee Rhodes moved to appoint Council Member/Trustee Litster as Mayor Pro Tem//Vice-Chair/President Pro Tem. Mayor Pro Tem//Vice-Chair/President Pro Tem 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

3B. INFORMATIONAL REPORTS: None

3C. SPECIAL PRESENTATIONS:

- (1) Presentation by Interface Children & Family Services regarding Immigration and Community Resources (CC)

The Director of Interface Children and Family Services provided the City Council with a presentation on Immigration and Community Resources.

- (2) Presentation by the Simi Valley Police Department on public safety, current practices, and commitment to serving the community (CC)

Chief of Police Steve Shorts provided the City Council with a presentation on public safety, current practices in the City of Simi Valley, and the City's commitment to serving the community.

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

The following submitted a speaker card and spoke:

1. John M. Smith (no address given) spoke about the need for consistent cleanup of homeless encampments in the Arroyo Simi.

2. Linda Bosley, Moorpark, CA, thanked the City Council for their assistance with the homeless encampments in the Arroyo Simi, and she expressed concern about fire safety.
3. Wendy Mayea, Simi Valley, CA, Heartfulness Institute, announced that their upcoming event, Inner Peace to Outer Peace, will be held on December 21 at the Simi Valley Library.
4. Lori Woodley Langendorf, Simi Valley, CA, stated she authored the book SEL Muscle Mastery, and she spoke about her nonprofit called All It Takes.
5. Anthony Eason, Simi Valley, CA, spoke in opposition to short-term rentals and suggested that the City Council involve the Neighborhood Councils.
6. Alynne Eason, Simi Valley, CA, spoke in opposition to short-term rentals in Simi Valley.
7. James McGillis, Simi Valley, CA, Stopstrs.com, spoke in opposition to short-term rentals in Simi Valley.
8. Michael Shaw (no address given) commented that racism needs to be addressed in our schools, needs to be addressed.
9. William Cort, Simi Valley, CA, spoke about the cost of the wastewater treatment system and provided the City Council with information regarding his proposal.
10. Janet Murphy (no address given) spoke about concerns with Immigration and Customs Enforcement actions.
11. Joseph Dobrynski Jr., Camarillo, CA, spoke about concerns with Immigration and Customs Enforcement actions.
12. Josh Marquez, Moorpark, CA, spoke about safety concerns due to homeless encampments.
13. Steve Thompson, Simi Valley, CA, spoke in support of short-term rentals in Simi Valley.

14. Michellyn Shonka, Simi Valley, CA, Simi Institute for Careers and Education, spoke about the English as a Second Language courses available in person and online.
15. Ashley (no last name provided), Simi Valley, CA, spoke about Immigration and Customs Enforcement.
16. Joel (no last name or address given) commented about a substance called (kratom) sold at vape shops that is causing a public health crisis.
17. Chris Chestnut (no address given) spoke about Immigration and Customs Enforcement.
18. Douglas Lipsky (no address given) commented about keeping our freeway clean and safe.
19. Sarah Wilczewski (no address given) spoke about Immigration and Customs Enforcement.
20. Nathan Evenson, Simi Valley, CA, spoke in support of short-term rentals in Simi Valley.
21. Robert Fox, Simi Valley, CA, commented about the conduct of the City Council.
22. Ken Hurst, Simi Valley, CA, spoke about Immigration and Customs Enforcement.
23. Aleyah Ewing (no address given) spoke about Immigration and Customs Enforcement.
24. Richard Perini (no address given) spoke about Immigration and Customs Enforcement, and he spoke about homeless encampments throughout the County.
25. Andrew Brody, Simi Valley, CA, spoke in support of short-term rentals in Simi Valley.

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

1. Guy Claus, Simi Valley, CA
2. John Yapper (no address given)

The following submitted a speaker card but did not wish to speak:

1. Xochitl Bahena, Simi Valley, CA
2. Linnec Chandler (no address given)
3. Maria Teresa Almanza (no address given)
4. Verica Weikal, Simi Valley, CA

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

Council Member Ayala asked the City Manager for the status of the homeless encampments at the Arroyo Simi. He commented that he visited the site with Police

Officers and reported that the people living there are aware of the situation. He addressed the presentation on immigration and invited the public to reach out to him for further discussion. He addressed Mike Shaw about the newly created Film Commission.

City Manager Argabrite reported that the cleanup at the Arroyo Simi is scheduled for the week of January 5 – 9, 2026, and that signs have been posted with information on resources and housing assistance. She addressed the issue raised regarding Kratom and stated that she had asked the Chief of Police to investigate it and that the information would be forwarded to the Council. City Manager Argabrite commented about the wastewater treatment system and indicated she will explore it with the Director of Public Works.

Mayor Pro Tem Litster addressed Lori Woodley Langendorf and said she had read and appreciated her book. She thanked Wendy Mayea for the invitation to attend Inner Peace to Outer Peace, addressed Michael Shaw about accomplishments, and addressed William Cort, stating she would follow up with Waste Management. She expressed her appreciation to the speakers who have come numerous times to discuss short-term rentals, addressed the issue of Kratom being sold in vape shops, and thanked the speakers for all their comments on immigration.

Mayor Cavanaugh commented that she reached out to Jake Finch, Public Information Officer at Sinaloa Middle School, regarding a safety concern a parent spoke about at the last meeting. She addressed Michael Shaw about accomplishments, stated she would be happy to meet with Ken Hurst again, and discussed the presentations by Interface Children and Family Services and the Simi Valley Police Department.

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 minutes for the City Council meeting of July 21, 2025 (Blanco) (CC)  
ACTION: Approved minutes.
  - (2) Approval of list of appointments made by the City Council to all regular and ongoing citizen boards, commissions, and committees (Maddy Act) (Blanco) (CC)  
ACTION: Approved list of appointments.

- (3) Approval of the Monthly Investment Report for the month ended November 30, 2025 (Johnson) (CC)

ACTION: Approved request.

- (4) Receipt of the Community Facilities District No. 2004-1 (Town Center Project) Annual Accountability Report) (Johnson) (CC)

ACTION: Approved request.

- (5) Adopt a resolution reaffirming the findings made in Resolution No. 2016-10 pursuant to Government Code sections 4217.10 through 4217.18, approve a first amendment to the energy services contract with OPTERRA Energy Services, LLC, and approve a supplement budget request (Fuchiwaki) (CC)

ACTION: Adopted Resolution No. 2025-40.

Resolution No. 2025-40: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY REAFFIRMING THE FINDINGS MADE IN RESOLUTION NO. 2016-10 PURSUANT TO GOVERNMENT CODE SECTIONS 4217.10 THROUGH 4217.18, AND APPROVING A FIRST AMENDMENT TO THE ENERGY SERVICES CONTRACT WITH OPTERRA ENERGY SERVICES, LLC

ACTION: Mayor Pro Tem/Vice Chair/President Pro Tem Litster moved to approve all Consent Calendar Items. Council Member/Director Rhodes seconded the motion.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

8. CONTINUED BUSINESS:

- 8A. Adopt a joint resolution approving the Memorandum of Agreement with the Service Employees International Union, Local 721, and approve a supplemental budget request (Garibay) (CC)

Resolution No. 2025-39 / WWD-302: A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY AND THE BOARD OF DIRECTORS OF VENTURA COUNTY WATERWORKS DISTRICT NO. 8 AMENDING THE

MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF SIMI VALLEY AND THE SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 721, AND REPEALING RESOLUTION NO. 2023-16 AND PREVIOUS RESOLUTIONS TO THE EXTENT THAT THEY ARE IN CONFLICT HEREWITH

ACTION: Council Member/Director Rhodes moved to adopt Joint Resolution No. 2025-39 and Resolution No. WWD-302 to approve the Memorandum of Agreement with General Unit employees represented by the Service Employees International Union, Local 721; and approve the appropriation of \$1,078,247 from the General Fund fund balance for Fiscal Year 2025-26. Council Member Judge seconded the motion.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

9. NEW BUSINESS:

9A. Consideration of a draft ordinance to regulate short-term rentals and collect Transient Occupancy Tax, and request for direction (Perros) (CC)

ACTION: Council Member/Director Rhodes moved that the City Council, through City Manager Argabrite, direct staff to incorporate proposed amendments into the draft ordinance, present it to the Neighborhood Councils and Planning Commission for feedback, and return to the City Council with that information and additional direction. Council Member/Director/Trustee Ayala seconded the motion.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

9B. Adopt a resolution amending the compensation and other terms and conditions of the City Manager's Employment Agreement (Gutierrez) (CC)

Resolution No. 2025-41: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY AMENDING THE COMPENSATION AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT FOR THE POSITION OF CITY MANAGER

ACTION: Council Member/Director Rhodes moved to adopt Resolution No. 2025-41 to amend the compensation and other terms and conditions of the City Manager's Employment Agreement. Council Member/Director/Trustee Ayala seconded the motion.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

9C. Consideration of proposed revisions to the terms and conditions of the Resolution for Confidential-designated employees (Garibay) (CC)

ACTION: Council Member Judge moved to consider the proposed revisions to the terms and conditions to the Confidential-designated employees' Resolution, and place this matter on the January 12, 2026, City Council meeting agenda for final determination on the proposed Resolution. Mayor Pro Tem/Vice Chair/President Pro Tem Litster seconded the motion.

ROLL CALL:

AYES: Council Members/Directors/Trustees Ayala, Rhodes, Judge, Mayor Pro Tem/Vice Chair/President Pro Tem Litster, and Mayor/Chair/President 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 City Employee Holiday Lunch, the Regional Defense Partnership meeting (RDP-21), the Teacher of the Month Award presentation, and the Hispanic Heritage Alliance meeting. He reported he attended the Community Breakfast – YMCA, the 13<sup>th</sup> annual International Friendship Center Christmas Celebration, reviewed the Energy Action Plan with Ventura County Regional Energy Alliance, and participated in the City of Thousand Oaks Reorganization meeting. Council Member Ayala reported that he toured the Calleguas Municipal Water District, met with the Simi Valley Engineering Association, and had a meeting with the City Manager.

Council Member Rhodes reported that he attended the City Employee Holiday Lunch, the Southern California Association of Governments (SCAG) Executive Administrative Committee (EAC) meeting, the SCAG Joint Policy Committee meeting, the SCAG Regional Council meeting, and the Clean Power Alliance Board meeting. He reported that he attended a Webinar on SB 707, met with Steelwave (the owners of Simi Valley Mall), participated in the City of Thousand Oaks Reorganization meeting, and attended the Equestrian Center ribbon-cutting. Council Member Rhodes reported that he attended the Simi Valley Chamber of Commerce breakfast and a presentation at the Samaritan Center from the Homelessness Ad hoc Committee.

Council Member Judge reported he attended the SCAG EAC meeting, the SCAG Joint Policy Committee meeting, the Boys and Girls Club breakfast at the Grand Vista Hotel, and he toured the Valencia 5 Points Development in Santa Clarita. He reported he met with Steelwave (the Simi Valley Mall owners), attended the Council On Aging meeting, the Association of Water Agencies (AWA) 31<sup>st</sup> Annual Corporate Holiday party, and he met with the Simi Valley Engineering Association. Council Member Judge reported he attended the Adventist Health Remodel of the Urology Clinic Reception, the Simi Valley Chamber of Commerce breakfast, and the Simi Valley Police Foundation Touch A Truck event.

Mayor Pro Tem Litster reported she attended the City Employee Holiday Lunch, the SCAG Joint Policy Committee meeting (ZOOM), the Teacher of the Month Award presentation, the Boys and Girls Club breakfast at the Grand Vista Hotel, and the Simi Community Christmas. She reported that she attended the Strathearn Historical Park Christmas event, met with Steelwave (the Simi Valley Mall owners), participated in the AWA 31<sup>st</sup> Annual Corporate Holiday party, and had a tour of the Calleguas Municipal Water District. Mayor Pro Tem Litster reported that she attended the Equestrian Center Ribbon Cutting and volunteered at the Little House on the Prairie Cast Reunion at Strathearn Historical Park.

Mayor Cavanaugh reported that she attended the City Employee Holiday Lunch, visited the Misfit Pilates studio, attended the Boys and Girls Club breakfast, had a meeting with Steelwave (the Simi Valley Mall owners), and volunteered at the Little House on the Prairie Cast Reunion at Strathearn Historical Park. She reported attending the Simi Valley Police Foundation Touch A Truck event and commented that she will attend the Community Menorah Lighting at the Simi Town Center Mall.

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

ADJOURNMENT: Mayor/Chair/President Cavanaugh adjourned the meeting at 10:16 p.m. in thoughts and prayers for the Bondi Beach and Brown University shooting victims and their families and in memory of Phyllis Rae Benton to the meeting of January 12, 2026, at 6:30 p.m. There being no objections, the motion carried through acclamation.

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

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Lucy Blanco CMC, City Clerk/District Secretary