



**CITY of CALABASAS**  
**CITY COUNCIL AGENDA REPORT**

**DATE: APRIL 30, 2024**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS**

**FROM: KINDON MEIK, CITY MANAGER  
MATTHEW T. SUMMERS, CITY ATTORNEY**

**SUBJECT: APPROVAL OF AGOURA HILLS/CALABASAS COMMUNITY CENTER  
TRANSFER AGREEMENT BETWEEN THE CITIES OF AGOURA HILLS  
AND CALABASAS FOR THE COMMUNITY CENTER**

**MEETING DATE: MAY 8, 2024**

---

**SUMMARY RECOMMENDATION:**

That the City Council:

1. Approve the Agoura Hills/Calabasas Community Center Transfer Agreement between the Cities of Agoura Hills and Calabasas for the Community Center; and
2. Direct the Mayor, City Manager, and City Clerk to execute the final Agoura Hills/Calabasas Community Center Transfer Agreement between the Cities of Agoura Hills and Calabasas for the Community Center, with any non-substantive changes as may be needed, and to take all necessary actions to implement these approvals.

**BACKGROUND:**

The Cities of Calabasas and Agoura Hills entered into a Construction Agreement for the planning, design, construction, and maintenance of the Agoura Hills/Calabasas Community Center in June 1996. Calabasas and Agoura Hills also

entered into a Joint Powers Agreement on November 24, 1997 to govern the operation of the Community Center, which created a separate public entity, the Agoura Hills and Calabasas Community Center Joint Powers Authority (the “Joint Powers Authority”). The Cities have amended the Joint Powers Agreement four times—in 1999, 2000, 2004, and 2006. The Joint Powers Authority operated the Community Center until it was forced to close by as a result of the COVID-19 pandemic.

The land on which the Community Center sits is jointly owned by Calabasas and Agoura Hills, each owning an undivided half-interest in the land described on Exhibit “A” attached hereto and the improvements thereon (having a street address of 27040 Malibu Hills Road, Calabasas, CA 91301).

As of November 1, 2022, Calabasas leased Agoura Hills’ undivided half-interest in the land on which the Community Center sits, and the improvements thereon. On March 16, 2024, operating under the lease, Calabasas reopened the Community Center.

The two Cities have continued their negotiations regarding a new future for the Community Center and have agreed that Agoura Hills will transfer its undivided half-interest in the Community Center land and improvements, in return for Calabasas assuming the pension debt owed by the Joint Powers Authority to the California Public Employees’ Retirement System, via merger of the Joint Powers Authority’s PERS Contract into the Calabasas PERS contract.

The City Council is asked to approve, at this time, two separate items. This item is the land transfer agreement between the Cities of Calabasas and Agoura Hills for the Community Center. The City Council is also asked to delegate the power to the Mayor, City Manager, and City Attorney to approve non-substantive changes to the land transfer agreement, as may be needed, and to execute it. The City of Agoura Hills will also be considering the land transfer agreement at its May 8, 2024 City Council meeting.

The next step for the land transfer agreement after the two Cities approve it will be to secure Los Angeles County consent to the land transfer, which is drafted to preserve the two conditions imposed on the two cities when the County donated the land in 1995 – that, in summary, the land shall be used only for public recreational purposes and be equally open to residents of incorporated and unincorporated territory.

The separate item is the next step in the process to merge the Joint Powers Authority's PERS Contract into the Calabasas PERS contract – adoption of the Resolution of Intention to amend the Calabasas PERS contract and first reading of the ordinance to amend that contract. Adoption of the urgency ordinance and companion regular ordinance to amend the PERS contract is slated for the June 12, 2024 Calabasas City Council meeting.

**FISCAL IMPACT/SOURCE OF FUNDING:**

The administrative costs of the land transfer agreement, and the operating costs of the Community Center itself, are accommodated in the existing, adopted budget.

**REQUESTED ACTION:**

That the City Council:

1. Approve the Agoura Hills/Calabasas Community Center Transfer Agreement between the Cities of Agoura Hills and Calabasas for the Community Center; and

2. Direct the Mayor, City Manager, and City Clerk to execute the final Agoura Hills/Calabasas Community Center Transfer Agreement between the Cities of Agoura Hills and Calabasas for the Community Center, with any non-substantive changes as may be needed, and to take all necessary actions to implement these approvals.

**ATTACHMENTS:**

**Attachment A:** Land Transfer Agreement