



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: OCTOBER 2, 2024

TO: HONORABLE MAYOR AND COUNCILMEMBERS

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

**SUBJECT: APPROVAL OF RESOLUTION TERMINATING AGOURA
HILLS/CALABASAS COMMUNITY CENTER JOINT POWERS
AGREEMENT TO COMPLETE LAND TRANSFER FROM AGOURA HILLS
TO CALABASAS FOR THE COMMUNITY CENTER**

MEETING DATE: OCTOBER 9, 2024

SUMMARY RECOMMENDATION:

Adopt Resolution No. 2024-1930 Terminating the Agoura Hills/Calabasas Community Center Joint Powers Agreement and directing the City Manager to complete the Joint Powers Authority termination, with any non-substantive changes as may be needed to the necessary documents, 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 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 February 9, 2024, the Cities extended the lease through October 26, 2024. On March 16, 2024, operating under the lease, Calabasas reopened the Community Center.

The two Cities completed their negotiations regarding a new future for the Community Center and have agreed, by approving a Transfer Agreement on May 8, 2024, 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.

On July 2, 2024, PERS confirmed the confirmed the amendment to the pension contract between Calabasas and CalPERS transferring the pension obligations of the Community Center Joint Powers Authority to Calabasas took effect June 21, 2024.

Los Angeles County has confirmed that County staff will consent by Los Angeles County 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.

As the last condition precedent to recording the quitclaim deed concluding the transfer of Agoura Hills' undivided half-interest in the land on which the Community Center sits, and the improvements thereon, the Cities intend to terminate the Joint Powers Authority. This item effects approval by the Calabasas City Council of the Joint Powers Authority termination. Agoura Hills is also expected to consider a Joint Powers Authority termination resolution at an October 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 Adopt Resolution No. 2024-1930 Terminating the Agoura Hills/Calabasas Community Center Joint Powers Agreement and directing the City Manager to complete the Joint Powers Authority termination, with any non-substantive changes as may be needed to the necessary documents, and to take all necessary actions to implement these approvals.

ATTACHMENTS:

A. Resolution No. 2024-1930