

**CONEJO RECREATION AND PARK DISTRICT  
BOARD OF DIRECTORS  
REGULAR MEETING  
January 15, 2026  
6:00 PM  
HILLCREST CENTER  
MINUTES**

**1. CALL TO ORDER AND FLAG SALUTE**

Cusworth called the meeting to order at 6:00 p.m. and he led the flag salute.

**2. ROLL CALL**

Directors Present: Cusworth, Huffer, Nickles, and Orozco, Buss

Directors Absent:

Staff Present: Friedl, General Manager; Callis, Recreation and Community Services Director; Mooney, Parks and Planning Director; and Broeker, Executive Assistant

Staff Absent: Smith, Management Services Director

**3. SPECIAL PRESENTATIONS**

**Employee Service Awards**

Craig Welling	35 years – Did Not Attend
Kurt Gunning	20 years
Billy Sosa	20 years
David Cobb-Adams	10 Years
Edgar Hernandez	10 years
Andrew Mooney	10 years
Xavier Volgenau	10 years

Director Mooney, Director Callis, and General Manager Friedl introduced the recipients, presented overviews of their professional and academic accomplishments, and thanked them for their outstanding contributions to the District.

**4. ITEMS FROM THE PUBLIC**

George Lange, retired Conejo Recreation and Park District Board member, expressed his gratitude for the District pursuing the acquisition of the 401/403 W. Hillcrest property.

Mindy Dorfman and Rebecca Griffin addressed the Board asking them to consider allowing the Conejo Valley Art Museum to have a home with the District. They shared their interest in occupying the Crowley House.

Brian Hunter, Board of Director for The Church in Thousand Oaks, spoke in support of the transaction between the City of Thousand Oaks and the District. He expressed his desire to complete a senior living facility project and would like to talk to the Board and senior management about the project.

**5. APPROVAL OF THE AGENDA**

**It was moved by Orozco seconded by Buss and carried 5-0 to approve the agenda as presented.**

**6. CONSENT CALENDAR**

**A. Approval of Minutes of December 18, 2025, Regular Board Meeting**

**B. Approval of Warrants**

**Accounts Payable Check Registers \$1,229,699.92**

**Payroll \$1,158,200.00**

**It was moved by, Huffer seconded by, Nickles and carried 5-0 to approve the consent calendar as presented.**

**7. DEFERRED MATTERS**

**8. ITEMS FOR DISCUSSION**

**9. NEW ITEMS**

**A. Acquisition of City of Thousand Oaks-Owned Property at 401/403 W. Hillcrest Drive (aka Fireworks Hill) by Conejo Recreation and Park District in the Amount of \$30.4 Million and Related Matters**

Friedl gave a brief history and geography of the land at 401/403 W. Hillcrest as well as the various benefits of adding a park to the area. Friedl covered the financial logistics of the purchase including the purchase and sale agreement, the development agreement and the escrow process. Friedl answered questions from the Board members regarding the transaction.

William Maple, Thousand Oaks, spoke in favor of the transaction between the City of Thousand Oaks and the District. Maple also gave history on the 401/403 W. Hillcrest Drive property becoming a landmark.

**It was moved by Nickles, seconded by Huffer and carried 5-0 to:**

- 1. Approve Purchase and Sale Agreement (PSA) related to the sale of 401/403 W. Hillcrest properties from the City of Thousand Oaks (City) to Conejo Recreation and Park District (CRPD)**
- 2. Authorize General Manager to execute all documents necessary to effectuate the purchase of 401/403 W Hillcrest properties (aka "Fireworks Hill") (APNs 525-0-060-125, 525-0-053-115, 525-0-053-175, 525-0-060-135, 525-0-053-195, 525-0-060-085, 525-0-060-095, 525-0-060-115) from the City pursuant to the terms and conditions set forth in the Development Agreement (DAGR) and PSA.**
- 3. Authorize a budget appropriation of \$15.4 million for the initial payment toward the property acquisition, funded by \$13.4 million from the Capital Facilities and Property Acquisition Reserve Fund and \$2.0 million from the Santa Monica Mountains Conservancy grant.**
- 4. Authorize the General Manager to negotiate and execute a loan agreement or other debt instrument for the remaining \$15.0 million in acquisition funds, with final financing terms and conditions to be brought back to the Board for approval prior to execution.**
- 5. Authorize the General Manager to expend up to \$200,000 for costs associated with obtaining debt financing, including, but not limited to, municipal advisor fees, bond counsel, bank counsel, and related transaction expenses, funded from the Capital Facilities and Property Acquisition Reserve Fund.**
- 6. Find that the following actions are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3): Common Sense Exemption; Section 15312: Surplus Government Property Sales; and Section 15325 - Transfers of Ownership of Interests of Land.**

#### **B. Confirmation of Board Appointments and Assignments**

Huffer offered to serve as the COSCA representative for another four-year term.

Orozco and Buss switched appointments for the Finance and Audit Committee and the Conejo Coalition for Youth and Families. Orozco will now be on the committee for the Conejo Coalition for Youth and Families while Buss be on the Finance and Audit Committee.

**It was moved by Buss, seconded by Nickles and carried 5-0 to Approve the Modifications Discussed to the Board Appointments and Assignments**

**10. REPORTS AND ANNOUNCEMENTS**

- A. Facility Reservations Summary – July - December 2025**
- B. Investment Report – October 2025**
- C. Budget Performance Report – December 2025**

**11. DEPARTMENT REPORTS**

**A. Parks Division Report**

Mooney reported that the parks are in good condition despite the heavy rains. The soccer fields were closed for a period of time but have since reopened. Mooney asked questions from the Board.

**B. Recreation Division Report**

Callis reported that the Recreation Division has hired an Administrative Assistant, Tristan Humes. Humes is coming to the District from the City of Simi Valley. Callis answered questions from the Board.

**C. Management Services Division Report**

Smith reported that an RFP is out for a municipal advisor with three highly recommended candidates submitting proposals soon. Smith guided the Board through the budget handout that was given to them at the dais. The May 7<sup>th</sup> and May 21<sup>st</sup> board meetings will discuss the operational expenses of the 401/403 acquisition.

Smith shared that Mark Segedie, IT Manger, worked with Verizon to identify the District as a public safety entity, giving the District priority access during emergencies. Smith answered questions from the Board.

**D. General Manager's Report**

Friedl directed to the "Board Buddies" document in their folders. The intent is to pair individuals with someone new or someone they haven't been paired with recently from sister agencies in an effort to foster connections between colleagues in different agencies.

Friedl shared that Oak Heart Country Music Festival by Old Boney Mountain Foundation for Kids will be on the agenda for the February 5<sup>th</sup> meeting. Friedl will be out of town Monday through Wednesday for a CAPRI meeting in Utah.

**E. Director’s Reports and Follow-up Reports on Meetings/Conferences Attended**

Nickles attended the City Council meeting; Buss attended the City Council meeting; Huffer attended the Large Events Committee meeting; Cusworth attended the Large Events Committee meeting, a ribbon cutting at Stagecoach Inn Museum and attended the McCrea Ranch 100 Year Anniversary.

**12. REQUEST FOR STATUS REPORTS AND ITEMS FOR SUBSEQUENT AGENDAS**

**13. ITEMS FROM THE PUBLIC**

**14. EXECUTIVE CLOSED SESSION**

Friedl announced the need for an executive closed session.

Government Code Section 54957  
Public Employee Performance Evaluation, General Manager

**15. ADJOURN**

Cusworth adjourned the meeting at 8:53 p.m. to the next regular meeting on February 5<sup>th</sup>, 2026.

Date: \_\_\_\_\_

Attest:

Approved by:

\_\_\_\_\_  
Raquel Broeker, Executive Assistant

\_\_\_\_\_  
Nellie Cusworth, Chair