

**CONEJO RECREATION AND PARK DISTRICT
BOARD OF DIRECTORS
REGULAR MEETING
June 4, 2026
6:00 PM
HILLCREST CENTER
M I N U T E S**

1. CALL TO ORDER AND FLAG SALUTE

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

2. ROLL CALL

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

Directors Absent:

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

Staff Absent: Callis

3. SPECIAL PRESENTATIONS

4. ITEMS FROM THE PUBLIC

Tyler Lindberg, Moorpark, spoke in opposition of the updates to the Conejo Creek West Master Plan.

Mac McLaughlin, Thousand Oaks, spoke in opposition of the updates to the Conejo Creek West Master Plan.

5. APPROVAL OF THE AGENDA

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

6. CONSENT CALENDAR

A. Approval of Minutes of May 21, 2026, Regular Board Meeting

It was moved by Orozco, seconded by Nickles, and carried 5-0 to approve the consent calendar.

- B. Approval of Warrants**
Accounts Payable Check Registers \$773,944.80
Payroll \$592,834.08

7. DEFERRED MATTERS

- A. Public Hearing - Fiscal Year (FY) 2026-27 Proposed Operating & Capital Budget**

Cusworth opened the Public Hearing.

Smith reported that the presented Budget is identical to what was shared at the May 21st meeting.

Smith answered questions from the Board.

Cusworth closed the Public Hearing.

- B. Public Hearing to Consider Adoption of Resolution No. 060426-A Ordering the Levy of the Annual Assessment for Landscape Maintenance District (LMD) 92-1**

Cusworth opened the Public Hearing.

Mooney reported that there are no changes to the Engineers Report's for LMD's 92-1, 94-1, or 62-1 since the May 7th meeting when the Resolutions were approved to continue assessments for fiscal year 2026-27. LMD 92-1, Rancho Conejo Playfields, increased from \$120.33 to \$125.97

Cusworth closed the Public Hearing.

It was moved by Huffer, seconded by Orozco, and carried 5-0 to adopt Resolution 060426-A ordering the levy of assessments for LMD 92-1, Rancho Conejo.

- C. Public Hearing to Consider Adoption of Resolution No. 060426-B Ordering the Levy of the Annual Assessment for Landscape Maintenance District 94-1 (Dos Vientos)**

Cusworth opened the Public Hearing.

Mooney reported that LMD 94-1, Dos Vientos, increased from \$341.23 to \$345.89

Cusworth closed the Public Hearing.

It was moved by Huffer, seconded by Buss, and carried 5-0 to adopt Resolution 060426-B ordering the levy of assessments for LMD 94-1, Dos Vientos.

D. Public Hearing to Consider Adoption of Resolution No. 060426-C Approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of Assessment for Fiscal Year 2026-27 (Districtwide Assessment AD 62-1)

Cusworth opened the Public Hearing.

Mooney reported that the Districtwide Park Maintenance and Recreation Improvement District, LMD 62-1, increased from \$45.36 to \$46.72.

Cusworth closed the Public Hearing.

It was moved by Orozco, seconded by Huffer, and carried 5-0 to adopt Resolution 060426-C approving the Engineer's Report, Confirming the diagram and assessment and ordering the levy if assessment for the Districtwide Park Maintenance and Recreation Improvement District.

Cusworth amended the agenda to allow additional Public Comments. It was motioned by Huffer, and seconded by Orozco, and carried 5-0 to amend the agenda to allow for additional Public Comments.

Diana Banaitis, Thousand Oaks, spoke in opposition of the updates to the Conejo Creek West Master Plan.

Kennedy Kelman, Westlake Village, spoke in opposition of the updates to the Conejo Creek West Master Plan.

Linden Zdenek, Oak Park, spoke in opposition of the updates to the Conejo Creek West Master Plan.

Lucianna Oscanda, Thousand Oaks, spoke in opposition of the updates to the Conejo Creek West Master Plan.

Charlie Zimmer, Thousand Oaks, spoke in opposition of the updates to the Conejo Creek West Master Plan.

Sharyn Henry, Thousand Oaks, spoke in opposition of the updates to the Conejo Creek West Master Plan.

8. ITEMS FOR DISCUSSION

9. NEW ITEMS

A. Resolution No. 060426-D Approving the Conejo Recreation and Park District Debt Management Policy and Post-Issuance Compliance Procedures

Smith introduced Branden Kfoury, UFI and Lolly Enriquez, Nossaman LLP. Smith, Kfoury, and Enriquez explained the Debt Management Policy and its purpose as it relates to the acquisition as well as any future needs.

Friedl, Smith, Kfoury, and Enriquez answered questions from the Board.

It was moved by Huffer, seconded by Orozco, and carried 5-0 to adopt Resolution 060426-D approving:

1. The Debt Management Policy for the Conejo Recreation and Park District; and

2. The Tax-Advantaged Bonds Post-Issuance Compliance Procedures

B. Resolution No. 060426-E Authorizing Site Lease and Lease Agreement with the Mountains Recreation and Conservation Authority (MRCA) in connection with the District's purchase of 401/403 West Hillcrest Drive Buildings and approximately 60 acres of "Fireworks Hill" from the City of Thousand Oaks, lease-leaseback financing, and approval of the Term Sheet from Webster Public Finance Corporation, as lender (Lender)

Friedl gave a presentation showcasing the history of the 401/403 West Hillcrest buildings and timeline of the District's lease with the City of Thousand Oaks. The presentation also covered the various parcels and how they relate to the acquisition.

Kfoury and Enriquez walked the Board members through the lease-leaseback, the term sheet, and various agreements to be completed through this process.

Friedl, Smith, Kfoury, and Enriquez answered questions from the Board.

It was moved by Huffer, seconded by Buss, and carried 5-0 to adopt Resolution 060426-E authorizing:

1. Execution of the Site Lease and Lease Agreement with the Mountains Recreation and Conservation Authority (MRCA)
2. Approval of the Term Sheet from Webster Public Finance Corporation, as lender (Lender).

10. REPORTS AND ANNOUNCEMENTS

- A. Capital Improvements Fund Grant
- B. Investment Report – March 2026
- C. Park Dedication Fees
- D. Recreation Highlights

11. DEPARTMENT REPORTS

A. Parks Division Report

Mooney reported that Oakheart Country Music Festival took place on May 30 and was well attended. No issues came from the event. Mooney answered questions from the Board.

B. Recreation Division Report

Duerr reported that the Rec Division is getting prepped for the summer season. The Memorial Day concert had approximately 4,300 people in attendance. June 6th will be the Conejo Creek Street Fair with Safe Passage. The Recreation Division has processed approximately 115 new hire packets for the summer season. Conejo Community Center and Outdoor Unit has started a leadership training for Senior Camp Counselors and Camp Directors. Day camps have approximately 2,100 participants signed up. The Summer Beach Bus will run from June 15-August 8. Touch a Truck is taking place on June 20. Duerr answered questions from the Board.

C. Management Services Division Report

Smith reported that the Finance department will begin moving money to escrow. The June 18th meeting will involve approving the Final Budget. Smith answered questions from the Board.

D. General Manager's Report

Friedl thanked staff and board for efforts and support for tonight's agenda items. Friedl shared that MRCA will be joining CAPRI. Thanked Duerr for attending in Callis' absence. Friedl mentioned the possibility of canceling the July 2nd meeting due to lack of urgent business to discuss.

E. Director's Reports and Follow-up Reports Meetings/Conferences Attended

Director Orozco attended the Conejo Coalition for Youth and Families meeting, the Unity Conejo Pride at Cal Lutheran University; Director Nickles met with members from ETI, attended the CARPD Board of Directors meeting, attended the COSF Board of Directors meeting, met with General Manager Friedl, attended the Concert in the Park on Memorial Day, attended the CARPD Conference in Monterey, attended the Conejo Creek West Ad Hoc Committee meeting, attended the VCSDA meeting, Nickles shared two awards from CARPD conference; Environmental Excellence Water Conservation Plan, Outstanding Community Land Mark for Conejo Community Park; Director Buss attended the Conejo Creek West Ad Hoc Committee meeting, Director Huffer attended the CARPD conference, attended the VCSDA meeting, attended the COSF Board of Directors meeting; Director Cusworth attended the Memorial Day concert, attended the VCSDA meeting, and the CARPD conference in Monterey.

- 12. REQUEST FOR STATUS REPORTS AND ITEMS FOR SUBSEQUENT AGENDAS**
- 13. ITEMS FROM THE PUBLIC**
- 14. EXECUTIVE CLOSED SESSION**
- 15. ADJOURN**

Cusworth adjourned the meeting at 8:18 p.m. to the next regular meeting on June 18, 2026.

Date: _____

Attest:

Approved by:

Raquel Broeker, Executive Assistant

Nellie Cusworth, Chair