

MOORPARK UNIFIED SCHOOL DISTRICT  
MINUTES OF THE REGULAR MEETING OF THE BOARD OF EDUCATION  
Tuesday, September 19, 2023  
4:00 PM Closed Session  
5:30 PM Regular Meeting  
District Office Board Room  
5297 Maureen Lane  
Moorpark, California 93021  
Adopted 10/10/2023

1. CALL TO ORDER & ROLL CALL

Board President Sweet called the closed session to order at 4:06 PM and the regular meeting to order at 5:35 PM

PRESENT: Board President Nathan Sweet and Board Members Amy Adams, Scott Dettorre, Robert Perez and Ute Van Dam

OTHERS PRESENT: Dr. Kelli Hays, District Superintendent; Dr. Cathy Lasure, Assistant Superintendent for Personnel Services; Lynn David, Assistant Superintendent for Business Services; Dr. Jane Wagmeister, Assistant Superintendent for Instructional Services; and Areli Hernandez, Executive Assistant to the Superintendent

2. PUBLIC COMMENT ON CLOSED SESSION ITEMS

Board President Sweet called for comments from the public regarding the closed session items. There were no comments.

3. CLOSED SESSION

- a) *Conference with Labor Negotiator – Government Code Section 54957.6*  
District Negotiator: Dr. Kelli Hays  
Employee Organizations: Moorpark Educators Association (MEA); and California School Employees Association (CSEA) Chapter No. 498
- b) *Public Employee Evaluation/Goal Setting: District Superintendent*  
*Government Code section 54957*
- c) *Public Employee Discipline/Dismissal/Release – Government Code Section 54957*
- c) *Conference with Real Property Negotiations – Government Code Section 54956.8*  
Property: 5700 Condor Drive, Moorpark, CA 93021  
Agency Negotiator: Dr. Kelli Hays, District Negotiator  
Negotiating Parties: Dr. Kelli Hays, District Negotiator & Daniel Margolis  
Under Negotiation: Price and Terms

4. RECONVENE TO OPEN SESSION: PUBLIC ANNOUNCEMENT OF REPORTABLE ACTION TAKEN IN CLOSED SESSION AND RECOGNITION OF A QUORUM

Board President Sweet reconvened the meeting to open session at 5:35 PM, recognized the presence of a Board quorum and indicated that no reportable action was taken in closed session.

5. PLEDGE OF ALLEGIANCE

Board President Sweet led the Pledge of Allegiance.

6. REORDERING AND APPROVAL OF THE AGENDA – MOTION NO. 22

On a motion by Robert Perez and second by Amy Adams, the Board unanimously approved the agenda as presented.

7. APPROVAL OF MINUTES – MOTION NO.23

On a motion by Scott Dettorre and second by Ute Van Dam, the Board approved the minutes of the September 12, 2023 regular meeting. Robert Perez and Amy Adams abstained.

8. PUBLIC COMMENT

Board President Sweet called for comments from the public regarding items of interest that are pertinent to the Moorpark Unified School District. There were no comments.

9. REPORT FROM SUPERINTENDENT

No report.

10. REPORT FROM DISTRICT BOARD MEMBERS

(Resolutions/Commendations, Correspondence, Committee Reports)

Robert Perez reported that he attended several Back to School Night functions.

Amy Adams reported that she attended several Back to School Night functions and the recent MHS cross country competition.

Scott Dettorre reported that he was a guest at Moorpark Karate & Krav Maga event.

11. BOARD ITEMS FOR ACTION/DISCUSSION

No items.

12. CONSENT-ACTION – MOTION NO. 24

On a motion by Robert Perez and second by Amy Adams, the Board unanimously approved the following consent action items by a roll call vote:

- a) Classified Employment Report No. 09-18-23-03

- b) Payment of stipends
- c) Affiliation Agreement for Field Experience between the District and Grand Canyon University ending June 30, 2024.
- d) Agreements for Services – 2023-2024
  - 1. Academy for Advancement-Children with Autism- 23-24 total cost \$220,699.52
  - 2. Reading Writing Project- 2023-24 total cost \$17,500.00
  - 3. Economic Development Collaborative - 2023-24 total cost \$20,755.84
  - 4. Resolution & MOU, Dual Enrollment, VCCCD & Moorpark USD, 2023-2026
- e) Acceptance of donations:
  - i. TreeRing Corporation -
    - 1. \$1,200.11 - HSMC - HSMC Trust Fund
  - ii. Peter Lars -
    - 1. \$31.63 - Flory - Falcon Account
  - iii. FrontStream SPV LLC
    - 1. \$28.80 - Peach Hill Academy - Partnership Account
  - iv. FrontStream SPV LLC
    - 1. \$33.60 - Peach Hill Academy - Partnership Account
  - v. Peter Lars -
    - 1. \$42.99 - Peach Hill Academy - Partnership Account
  - vi. Cornerstone Photography-
    - 1. \$69.88 - Walnut Canyon - CATS Instructional

BUILDING PROGRAM

PERSONNEL

INSTRUCTION

BUSINESS

13. VCOE APPROVAL OF DISTRICT’S 2023-2024 LCAP AND ADOPTED BUDGET- INFORMATIONAL ITEM

The Ventura County Office of Education has reviewed and accepted the District's 2023-2024 LCAP and Adopted Budget. The official letter is referenced and provided as an informational item for review; no Board action is required. Board President Sweet and all Board Members thanked everyone for their work in preparing both documents.

14. ADOPTION OF RESOLUTION NO. 2023-2024-04, APPROVING THE SALE OF REAL PROPERTY AND MAKING RELATED FINDINGS – MOTION NO. 25

The Moorpark Unified School District ("District") is the owner of real property formerly known as the Moorpark Community High School Site, located at 5700 Condor Drive, Moorpark, California, 93021 and identified by Assessor Parcel Numbers 513-0-060-135 ("Lot 12"), 513-0-060-145 ("Lot 13"), and 513-0-060-155 ("Lot 14") ("Property"). The District, along with the California Department of Housing and Community Development (“HCD”), has found that the Property meets the definition of "exempt surplus land" pursuant to Government Code section 54221(f)(1)(I).

On March 8th, 2023 the State Board of Education granted the District's waiver of certain surplus property procedures, allowing the District to consider informal offers for purchase of the Property, after the District offered the Property for sale to public entities and received no interested public entity or nonprofit offers. The District now desires to sell the Property in a manner that will provide the District and its surrounding community with the most benefit based on various factors, including, but not limited to, price. The District received only one offer and identified this offeror as a sound and reliable buyer. The District finds that this buyer is the best option for the District for the following reasons: (1) the price was fair when reviewed with market value; (2) the terms of sale were highly negotiated, including deposits, etc.; (3) the buyer is a trusted member of the community that will make a use of the site that is beneficial to the surrounding area; (4) the buyer will be utilizing and modernizing the existing buildings on the site; and (5) the buyer appears to have the ability/resources to close on the transaction. After consulting with legal counsel and diligently negotiating with the offeror, the parties have agreed on terms that will benefit both the District and the community.

The District has determined the sale is exempt from further CEQA review pursuant to California Code of Regulations, Title 14 of Cal. Code Regs. §§ 15061(b)(2), 15061(b)(3), and 15312. As such, the District desires to file a Notice of Exemption from CEQA.

The Board's approval of the Resolution and Purchase and Sale Agreement (1) approves the sale of the Property pursuant to the Purchase and Sale Agreement and authorizes staff to move forward in its execution, and (2) determines that the purchase is exempt from CEQA and authorizes staff to file a Notice of Exemption.

Superintendent Hays stated that the District followed all state mandates and requirements regarding the sale of the property, including the formation of the 7-11 Committee in November 2015 and the Board of Education's subsequent review in January 2016 of the Committee's recommendation. The District has now identified a buyer whose offer benefits the District's needs and therefore recommends adoption of the resolution.

Scott Dettorre indicated that real property is an asset, however; Condor Drive is vacant and the District still maintaining the facility is not beneficial and is a liability. Two years ago the residents rejected a school construction bond and believes we cannot ask our stakeholders for another bond. Sale of this property will give the District financial assets to address future maintenance needs and therefore supports the sale of the property.

Robert Perez indicated he supports the sale of Condor Drive and knows the property will be put to good use.

Amy Adams also stated she is happy that the sale is moving forward and supports the sale of the property.

Nathan Sweet stated that the District is currently spending valuable monies to maintain the vacant property each year; the purpose of the school board is to save money when feasible and is supportive of the sale.

On a motion by Scott Dettorre and second by Amy Adams, the Board unanimously adopted resolution no. 2023-2024-04, approving the sale of real property and making related findings, as outlined above, for the real property located at 5700 Condor Drive, Moorpark, California 93021.

DISTRICT POLICIES

PENDING AGENDA ITEMS

DATE AND TIME OF NEXT REGULAR MEETING

The next Regular Meeting of the Board of Education of the Moorpark Unified School District will be held on Tuesday, October 10, 2023 at 5:30 PM at the District Office Board Room, 5297 Maureen Lane, Moorpark, California.

ADJOURNMENT - MOTION NO. 26

On a motion by Ute Van Dam and second by Robert Perez, the Board unanimously adjourned the regular meeting at 5:48 PM.

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NATHAN SWEET  
BOARD PRESIDENT

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AMY ADAMS  
CLERK OF THE BOARD

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DR. KELLI HAYS  
SECRETARY TO THE BOARD

9/18/23