



CONEJO VALLEY UNIFIED SCHOOL DISTRICT
Conejo Valley High School (CVUSD Board Room)
1402 E. Janss Road, Thousand Oaks, CA 91362

BOARD OF EDUCATION SPECIAL BOARD MEETING
Wednesday, June 18, 2025

MINUTES

1. OPEN SESSION

A. Call the Meeting to Order

Call to Order: President Powell called the meeting to order at 4:00 p.m.

Board Members present: Board President Lisa Powell, Board Vice President Karen Sylvester, Board Clerk Bill Gorback, Board Trustees Lauren Gill and Cindy Goldberg, and Student Board Trustee Aidan Light.

Administration present: Dr. Mark McLaughlin, Superintendent; Dr. Victor Hayek, Deputy Superintendent, Business Services; Kenneth Loo, Assistant Superintendent, Instructional and Student Services; and Shauna Ashmore, Assistant Superintendent, Human Resources.

B. Pledge of Allegiance

C. Approval of the Agenda

Trustee Goldberg made the motion to approve the agenda as submitted, seconded by Trustee Sylvester. There was no board discussion on this agenda item. **Motion carried: 5-0, with a preferential “yes” vote from Trustee Light.**

D. Comments – Public (Limited to Special Board Meeting Agenda Items Only)

President Powell announced that there were no public comment requests submitted.

E. Announcement of Closed Session Items

President Powell announced that the Board would enter Closed Session at 4:02 p.m. to discuss real property negotiations as listed under Section 2 – Closed Session.

2. CLOSED SESSION

A. Conference with Real Property Negotiators, pursuant to Government Code Section 54956.8. Property: 975 Evenstar Avenue, Westlake Village, CA 91361. Agency Negotiator: Dr. Victor P. Hayek, Deputy Superintendent. Negotiating Parties: TBD bidders. Under negotiation: price and terms of payment.
There was no action taken on this agenda item.

B. Conference with Real Property Negotiators, pursuant to Government Code Section 54956.8. Property: 703 Rancho Conejo Boulevard, Thousand Oaks, CA 91320. Agency Negotiator: Dr. Victor P. Hayek, Deputy Superintendent. Negotiating Parties: TBD bidders. Under negotiation: price and terms of payment.

There was no action taken on this agenda item.

C. Conference with Real Property Negotiators, pursuant to Government Code Section 54956.8. Property: 711 Rancho Conejo Boulevard, Thousand Oaks, CA 91320. Agency Negotiator: Dr. Victor P. Hayek, Deputy Superintendent. Negotiating Parties: TBD bidders. Under negotiation: price and terms of payment.

There was no action taken on this agenda item.

Closed Session ended at 4:15 p.m.

3. OPEN SESSION - ACTION

A. Business Services – Opening and Declaration of Bids for 975 Evenstar Avenue, Westlake Village, CA 91361

Dr. Hayek reported that the bid opening occurred in April 2025, with one bid received. He publicly opened and read the bid, including the bidder's name (Oaks Christian School), business type, proposed monthly expense, and lease term with renewal options. He noted that the district's attorney would review the bid before any further action is taken. There was no board discussion on this agenda item.

B. Business Services – Adoption of Resolution #24/25-44 Declaring the 703 Rancho Conejo Property Exempt Surplus Land Under the Government Code and the District's Intention to Lease the Property Pursuant to Education Code Sections 17455, et seq.

Trustee Goldberg made the motion to approve, seconded by Trustee Sylvester. There was no board discussion on this agenda item. **Motion carried: 5-0, with a preferential "yes" vote from Trustee Light.**

C. Business Services – Adoption of Resolution #24/25-44 Declaring the 711 Rancho Conejo Property Exempt Surplus Land Under the Government Code and the District's Intention to Lease the Property Pursuant to Education Code Sections 17455, et seq.

Trustee Sylvester made the motion to approve, seconded by Trustee Light. There was no board discussion on this agenda item. **Motion carried: 5-0, with a preferential "yes" vote from Trustee Light.**

President Powell announced a brief recess at 4:20 p.m. to allow Dr. Hayek and the attorney time to review the bid. The Board reconvened at 4:29 p.m.

D. Business Services – Rejection of Any Non-Confirming Bids, Announcement of Highest Confirming Written Bid, Call for Oral Bids, and Potential Award of Surplus Property Bid to Lease 975 Evenstar Avenue, Westlake Village, CA 91361

Trustee Light made the motion to award the bid to Oaks Christian School for \$30,000 per month, seconded by Trustee Sylvester. Jacquelyn Ruffin, attorney with Myers Widders Gibson

Jones & Feingold, stated that the bid had been reviewed and was found to be conforming. She provided the bid details, identifying the bidder as Oaks Christian School, an educational institution proposing to serve students in preschool through third grade. The proposed lease includes an initial one- to three-year term with three potential one-year extensions and a monthly payment of \$30,000, paid in advance. Ms. Ruffin confirmed again that the bid complies with the Request for Proposal (RFP) and noted that oral bids would now be accepted, provided they exceed the conforming bid by at least five percent, or a minimum of \$31,500 per month. She added that if no oral bids were received, the board could proceed with a motion.

President Powell opened the floor for oral bids, and no oral bids were received. She then asked if the Board wished to return to the closed session to further discuss the bid, and no Board members expressed interest. Dr. Hayek stated that awarding the bid would authorize the district to begin negotiations with Oaks Christian School, with an update to be provided at the August 13, 2025 Board meeting. **Motion carried: 5-0, with a preferential “yes” vote from Trustee Light.**

4. ADJOURNMENT

A. Adjournment

President Powell adjourned the Special Board Meeting at 4:34 p.m. The next regularly scheduled board meeting will be Wednesday, August 13, 2025, 5:00 p.m. – Closed Session; 6:00 p.m. - Open Session, at Conejo Valley High School in the CVUSD Board Room, 1402 E. Janss Road, Thousand Oaks.

August 13, 2025

Date



Board Clerk

August 13, 2025

Date



Superintendent

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<https://www.conejousd.org/domain/122>