



## SAN BENITO COUNTY BOARD OF SUPERVISORS

Don Marcus  
District No. 1

Anthony Botelho  
District No. 2  
Vice Chair

Pat Loe  
District No. 3

Reb Monaco  
District No. 4

Jaime DeLaCruz  
District No. 5  
Chair

County Administration Building – Board of Supervisors Chambers, 481 Fourth Street, Hollister, California

### SPECIAL MEETING BOARD RETREAT THURSDAY, MARCH 13, 2008 ACTION MINUTES

The Board of Supervisors of San Benito County met in the San Benito County Behavioral Health Department Conference Room on the above date *in special session*. Supervisors Monaco, Loe, Marcus, Botelho and De La Cruz were all present. Also present was County Administrative Officer Susan Thompson, Deputy County Counsel Irma Valencia, Planning Director Art Henriques and Clerk of the Board Linda Churchill. Chairman Jaime De La Cruz presided.

**9:00 a.m.**

#### CALL TO ORDER

- a) Supervisor Monaco led the Pledge of Allegiance.
- b) *Upon motion duly made, seconded and carried, acknowledged Certificate of Posting.*

#### CONSENT AGENDA

- 1) ***Upon motion made by Supervisor Monaco and seconded by Supervisors Loe, approved Certificates of Recognition for the 2008 Teacher of the Year Award Recipients for Presentation on March 19, 2008 by the Chairman of the Board of Supervisors. (Supervisor De La Cruz) (Unanimous) File #156***

#### REGULAR AGENDA

- 2) **Board of Supervisors Agenda Structure / Redesign.**

Discussion was held pertaining to the current agenda structure and possible options for change to streamline the agenda.

It was the consensus of the Board that we add language to the agenda that public comment should be limited to subjects that are within the jurisdiction of the Board of Supervisors; that we begin the meetings at 9:00 a.m. rather than 9:30 a.m.; that we have presentations and recognitions as first items on the agenda; that we place all Planning and Public Works items, both Consent and Regular) on the afternoon agenda; and  
and that the meeting will be adjourned for lunch at noon.

**3) Priorities / Functions: New City-County Housing Team.**

Planning Director Art Henriques reported that there is a good group of candidates for this staff position and the process should begin in a couple of weeks for oral boards.

CAO Susan Thompson stated that we are still in the process and we have not spent any great energy with the City yet to determine what the priorities are going to be for the function of this team.

Mr. Henriques stated that he would like to see this team take over helping the public with the process dealing with property going into foreclosure and when there is a need to notify the bank and title companies it takes up a lot of time.

Board members discussed their priorities as follows:

Supervisor Monaco stated that this team could start to work with some of the agencies such as South County Housing to fulfill the need for these types of projects.

CAO Thompson stated that the team would work on foreclosure situations and make sure that the property is maintained and to get ahead of the curve to help people understand what can and can't be done with the property in terms of sales.

Mr. Henriques reported that he would be coordinating a workshop at a future Board of Supervisors meeting pertaining to affordable housing.

Supervisor Loe suggested that there may be ways to facilitate use of some of these foreclosed houses for the homeless and people who have mental problems and she would like to see this team work with organizations such as Habitat for Humanity because this is a global issue.

Supervisor Marcus said he would support keeping these foreclosed properties cleaned up so it does not cause a blight effect and people then know it is abandoned and it can become an issue for law enforcement.

Further discussion ensued.

Supervisor Loe stated that this new team should handle matters pertaining to legal requirements that title companies are ignoring.

Chairman De La Cruz stated that there should be an education process for families and he wants to see monthly or bi-monthly reports from the new staff once they are all on board.

**4) Priority Goals – 2008.**

CAO Thompson stated that she would like a list of the highest priorities of Board members over and above our regular day-to-day business and the completion of past priorities. Ms. Thompson noted that housing and economic development are high priorities.

Supervisor Loe felt that the General Plan Update is a huge undertaking and we can't do much more than that.

Supervisor Monaco stated that along with the General Plan Update road and bridge issues should be a priority noting that at least now there is a plan. Further he was concerned with our own physical plant facilities noting what we have done are only a band-aid.

Supervisor Marcus felt we must stay on top of the daily progress with regards to DMB and the El Rancho San Benito project and keep focus on legal issues such as a reimbursement agreement.

Supervisor Marcus further felt the new courthouse project and gang issues should be a priority and also the Water/ Wasterwater Mater Plan needs to continue and be completed.

Lengthy discussion ensued with regards to gang issues in our community.

Supervisor Loe suggested that we plan a Study Session in our Board Chambers and invite all players to discuss the gang problem.

Supervisor Botelho felt that we need to be more flexible with Economic Development and find a way to make things happen because the process takes too long and we need to bring in more business.

Lengthy discussion ensued with regards to how to bring in economic development and expediting the Planning and permitting process for business expansions and new businesses.

Supervisor Marcus felt the need to press the TDC (Transfer of Development Credits) Committee to keep moving forward and that the 1% growth cap and 30% inclusionary housing ordinances should be revisited.

**5) Funding Private Non-Profit Program / Services: Process / Criteria.**

CAO Thompson reported that there are no policies or guidance set by the Board for funding non-profits and at this point we are setting a precedent every time we contribute to certain organizations.

Lengthy discussion ensued pertaining to how an organization should submit a request to the Board of Supervisors for a contribution.

Deputy County Counsel Irma Valencia indicated that the First Five Commission has a very good set-up for applications for funding programs and the agencies are held accountable and we could use it as a model.

Board members agreed that the county needs to set up some sort of application process and maybe establishing some kind of citizen commission that understands getting a funding stream and could then make recommendations to the Board of Supervisors. It was agreed that we get Health & Human Services Agency Director Kathy Flores involved to make suggestions on what we can do and if there is a commission already in place that can work on this.

Discussion further ensued as to how to set up a budget or other options of funding these organizations. It was suggested that the county could make loans to the organizations. CAO Thompson said she would report back on the loan idea.

**6) City-County Property Tax Sharing Agreements: Process / Principles.**

CAO Thompson reported that we are currently working with the City of San Juan Bautista on a tax sharing agreement. Ms. Thompson handed out a copy of the current Master Agreement for tax Transfer Upon Annexation with the City Hollister stating that we will be creating a new agreement very soon. Ms. Thompson stated that these are very mathematical agreements and asked for input from the Board members.

It was decided that each Board member would study the agreement and talk with the CAO individually.

Discussion ensued with regards to the pass through with RDA (Redevelopment Agency) and the incremental pay out and the complicated effects of ERAF.

CAO Thompson indicated that she is working with the Auditor on these agreements and the mathematics behind it.

Supervisor Botelho stated that maybe the terms of the agreements should not be as long.

*Upon motion made by Supervisor Loe and seconded by Supervisor Botelho moved to adjourn the meeting. (Unanimous)*

There being no further business the Board adjourned to March 25 at 9:30 a.m. for a regular meeting.

**JAIME DE LA CRUZ, CHAIRMAN**  
San Benito County Board of Supervisors

**ATTEST:**

Linda Churchill  
Clerk of the Board