



# Hazel Hawkins MEMORIAL HOSPITAL

**SPECIAL MEETING OF THE BOARD OF DIRECTORS  
SAN BENITO HEALTH CARE DISTRICT  
911 SUNSET DRIVE, HOLLISTER, CALIFORNIA**

**APRIL 14, 2022 10:00 AM  
SUPPORT SERVICES BUILDING, 2<sup>ND</sup>-FLOOR, GREAT ROOM  
IN-PERSON AND BY VIDEO CONFERENCE**

**This meeting will be held in-person and by video conference in order to reduce the risk of spreading COVID-19 and pursuant to the Governor's Executive Orders and the County of San Benito Public Health Officer's Orders. All votes taken during this meeting will be by roll call vote, and the vote will be publicly reported.**

There is limited capacity for the public to attend the open session portion of the Special Board Meeting at the physical location of the meeting. Members of the public may also participate in the public meeting using the Zoom link and information set forth below. Members of the public may submit email correspondence to [lgarcia@hazelhawkins.com](mailto:lgarcia@hazelhawkins.com) up to two (2) hours before the meeting begins.

**HOW TO PARTICIPATE IN THE OPEN SESSION PORTION OF THE SPECIAL MEETING:** Members of the public may attend the open session portion of the meeting through the Zoom application using the information listed here:

**Dial-In Number: +1 669 900 6833  
Meeting ID: 914 7601 7468  
Passcode: 998137**

## AGENDA

1. **Call to Order – Roll Call** Hernandez
2. **Closed Session** Hernandez  
(See Attached Closed Session Sheet Information)
3. **Reconvene Open Session/Closed Session Report** Hernandez
4. **Board Resolutions NO. 2022-06 – Action Item**  
Consideration for Approval of RESOLUTION NO. 2022-06 OF THE BOARD OF DIRECTORS OF SAN BENITO HEALTH CARE DISTRICT APPROVING THE PURCHASE OF THE REAL PROPERTY LOCATED AT 190 MAPLE STREET, HOLLISTER, CALIFORNIA, AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE PURCHASE DOCUMENTS.

- Report
- Board Questions
- Motion/Second
- Public Comment
- Action/Board Vote-Roll Call

**Board Resolution NO. 2022-07 – Action Item**

Consideration of Approval for RESOLUTION NO. 2022-07  
OF THE BOARD OF DIRECTORS OF SAN BENITO HEALTHCARE DISTRICT APPROVING THE  
ADOPTION OF ADJUSTED BOUNDARIES FOR THE FIVE DISTRICT ZONES PURSUANT TO  
ELECTIONS CODE SECTION 22000-22001.

- Report
- Board Questions
- Motion/Second
- Public Comment
- Action/Board Vote-Roll Call

5. **Adjournment**

Hernandez

**SAN BENITO HEALTH CARE DISTRICT BOARD OF DIRECTORS**

**APRIL 14, 2022**

**AGENDA FOR CLOSED SESSION**

Pursuant to California Government Code Section 54954.2 and 54954.5, the board agenda may describe closed session agenda items as provided below. No legislative body or elected official shall be in violation of Section 54954.2 or 54956 if the closed session items are described in substantial compliance with Section 54954.5 of the Government Code.

**CLOSED SESSION AGENDA ITEMS**

**[ ] LICENSE/PERMIT DETERMINATION**

(Government Code §54956.7)

**Applicant(s):** (Specify number of applicants) \_\_\_\_\_

**[ X ] CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Government Code §54956.8)

**Property:** (Specify street address, or if no street address, the parcel number or other unique reference, of the real property under negotiation): 190 Maple Street, Hollister, CA 95023

**Agency negotiator:** (Specify names of negotiators attending the closed session): Mark Robinson, CFO

**Negotiating parties:** (Specify name of party (not agent): Kraig Klauer Family Limited Partnership

**Under negotiation:** (Specify whether instruction to negotiator will concern price, terms of payment, or both):  
Purchase Agreement.

**[ ] CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION**

(Government Code §54956.9(d)(1))

**Name of case:** (Specify by reference to claimant's name, names of parties, case or claim numbers):  
\_\_\_\_\_, or

**Case name unspecified:** (Specify whether disclosure would jeopardize service of process or existing settlement negotiations): \_\_\_\_\_

**[ ] CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**

(Government Code §54956.9)

Significant exposure to litigation pursuant to Section 54956.9(d)(2) or (3) (Number of potential cases): \_\_\_\_\_

Additional information required pursuant to Section 54956.9(e): \_\_\_\_\_

Initiation of litigation pursuant to Section 54956.9(d)(4) (Number of potential cases): \_\_\_\_\_

**LIABILITY CLAIMS**  
(Government Code §54956.95)

**Claimant:** (Specify name unless unspecified pursuant to Section 54961):  
**Agency claimed against:** (Specify name): \_\_\_\_\_.

**THREAT TO PUBLIC SERVICES OR FACILITIES**  
(Government Code §54957)

**Consultation with:** (Specify name of law enforcement agency and title of officer): \_\_\_\_\_

**PUBLIC EMPLOYEE APPOINTMENT**  
(Government Code §54957)

**Title:** (Specify description of position to be filled): \_\_\_\_\_

**PUBLIC EMPLOYMENT**  
(Government Code §54957)

**Title:** (Specify description of position to be filled): \_\_\_\_\_

**PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
(Government Code §54957)

**Title:** (Specify position title of employee being reviewed): \_\_\_\_\_

**PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE**  
(Government Code §54957)

(No additional information is required in connection with a closed session to consider discipline, dismissal, or release of a public employee. Discipline includes potential reduction of compensation.)

**CONFERENCE WITH LABOR NEGOTIATOR**  
(Government Code §54957.6)

**Agency designated representative:** Steven Hannah, CEO

**Employee organization:** California Nurses Association (CNA)

**Unrepresented employee:** (Specify position title of unrepresented employee who is the subject of the negotiations):

[ ] **CASE REVIEW/PLANNING**

(Government Code §54957.8)

(No additional information is required to consider case review or planning.)

[ ] **REPORT INVOLVING TRADE SECRET**

(Government Code §37606 & Health and Safety Code § 32106)

Discussion will concern:

**Estimated date of public disclosure:** (Specify month and year):

[ ] **HEARINGS/REPORTS**

(Government Code §37624.3 & Health and Safety Code §§1461, 32155)

**Subject matter:** (Specify whether testimony/deliberation or report and source)

[ ] **CHARGE OR COMPLAINT INVOLVING INFORMATION PROTECTED BY FEDERAL LAW**

(Government Code §54956.86)

(No additional information is required to discuss a charge or complaint pursuant to Section 54956.86.)

**ADJOURN TO OPEN SESSION**

**RESOLUTION NO. 2022-06  
OF THE BOARD OF DIRECTORS OF  
SAN BENITO HEALTH CARE DISTRICT**

**APPROVING THE PURCHASE OF THE REAL PROPERTY LOCATED  
AT 190 MAPLE STREET, HOLLISTER, CALIFORNIA, AND AUTHORIZING  
THE CHIEF EXECUTIVE OFFICER TO EXECUTE PURCHASE DOCUMENTS**

WHEREAS, San Benito Health Care District (“District”) is a political subdivision of the State of California and a Local Health Care District organized and operating pursuant to Division 23 of the California Health and Safety Code (“Local Health Care District Law”) has the power to purchase real property pursuant to Local Health Care District Law;

WHEREAS, Kraig Klauer Family Limited Partnership, a California limited partnership (“Seller”) is owner of the fee simple absolute title to certain improved real property, consisting of an approximately 11,167 square foot multi-tenant medical office building, situated in San Benito County, California, commonly known 190 Maple Street, Hollister, California, and referenced as San Benito County Assessor’s Parcel Number 051-090-027 (“Property”);

WHEREAS, Seller desires to sell the Property to the District and the District desires to purchase the Property from Seller, on the terms and subject to the conditions set forth in the fully executed Real Estate Purchase and Sale Agreement and Escrow Instructions between Seller and the District (“Purchase Agreement”);

WHEREAS, pursuant to the terms of the Purchase Agreement, the consideration for the purchase of the Property by the District from Seller is a cash payment in the amount of One Million Nine Hundred Thousand Thirty Dollars (\$1,930,000.00) (“Purchase Price”);

WHEREAS, the District’s obligation to purchase the Real Property under the Purchase Agreement is conditioned upon receipt of an appraisal determining that the Purchase Price is at or below the fair market value of the Property;

WHEREAS, the Board of Directors believes it is in the best interest of the District and the residents of the District to continue to have expanded medical services provided to the residents of the District; and

WHEREAS, the Board of Directors believes it is in the best interests of the District to authorize Steven Hannah, Chief Executive Officer of the District to execute and accept any and all documents necessary to effectuate the purchase of the Property;

NOW THEREFORE IT IS HEREBY ORDERED AND DIRECTED THAT:

1. Upon receipt of an appraisal supporting the Purchase Price for the Real Property, the proposed Real Estate Purchase and Sale Agreement and Escrow Instructions between Seller and the District providing for the purchase of the Property located at 190 Maple Street, Hollister, California for the Purchase Price as set forth in the Purchase Agreement and this Resolution 2022-06, is approved.
2. Steven Hannah, Chief Executive Officer of the District, is authorized to execute and accept any and all documents necessary to effectuate the purchase of the Properties pursuant to the terms and conditions of the Purchase Agreement and any Joint Escrow Instructions.
3. Any officer of the Board of Directors or Steven Hannah, Chief Executive Officer of the District, is authorized to execute any and all documents necessary to carry out the intent of this Resolution for and on behalf of the Board of Directors of the District.

This Resolution 2022-06 was adopted at a Regular Meeting of the Board of Directors of the District on March 24, 2022, by the following vote.

AYES:

NOES:

ABSTENTIONS:

ABSENT:

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Jeri Hernandez, Board President

**RESOLUTION NO. 2022-07  
OF THE BOARD OF DIRECTORS OF  
SAN BENITO HEALTH CARE DISTRICT**

**APPROVING THE ADOPTION OF ADJUSTED BOUNDARIES FOR THE FIVE  
DISTRICT ZONES PURSUANT TO ELECTIONS CODE SECTION 22000-22001**

WHEREAS, San Benito Health Care District (“District”) is a Local Health Care District duly organized and operating pursuant to Division 23 of the California Health and Safety Code;

WHEREAS, the District is charged with managing the District in a manner to maximize efficiency and to ensure delivery of quality health care in the health care district it serves;

WHEREAS, voter participation in the election process for Board members is of the utmost importance, and the Board desires to encourage the fullest voter participation in elections of Board members;

WHEREAS, the Election Code requires the District Board of Directors (“Board”) to adjust division boundaries after each federal Decennial Census, balancing the populations in each division or zone based on the Census data;

WHEREAS, the Health & Safety Code, Election Code, and Bylaws provide that the Board election shall be held on the same date as the statewide general election in November on even-numbered years;

WHEREAS, the District has a regular election to elect members of its governing Board on the same date as the 2022 statewide general election, and as such is required by Election Code 22000.1 to adopt adjusted boundaries not later than April 17, 2022;

WHEREAS, the incumbent Directors for the five (5) zones are as follows:

District zone 1	Jeri Hernandez, term expiring December 2024
District zone 2	Josie Sanchez, term expiring December 2022
District zone 3	Bill Johnson, term expiring December 2024
District zone 4	Mary Casillas, term expiring December 2022
District zone 5	Rick Shelton, term expiring December 2024

WHEREAS, District staff engaged consultant professional demographer Douglas Johnson to evaluate the existing District zones and provide input on potential adjustments to the boundaries;

WHEREAS, Mr. Johnson prepared a draft Map, attached as Exhibit A to the Resolution, which was provided to the District, along with the San Benito County (“County”) Supervisorial Districts map, and prepared supporting documentation with a comparison of the data for the two maps, reflecting the number of residents per proposed zone, and the deviation;



WHEREAS, the proposed District Map closely aligns with the new districts for the County Board of Supervisors, but since the geographical areas for the County and the District are not the same, the zones cannot align completely;

WHEREAS, pursuant to Elections Code Section 22001, the Board of Directors conducted a Public Hearing on April 11, 2022 to review the proposed Map and solicit input from residents of the District on the proposed adjustment of the electoral zones. The Board of Directors considered and discussed the proposed Map, the zones and demographic data;

WHEREAS, the purpose of this Resolution is to enact, pursuant to Election Code 22000.1, a Resolution providing for the adjustment of the boundaries of the five single-member District zones based upon the Census data.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Board finds the Map provides for the adjustment of five (5) geographic electoral zones for the election of members of the Board of Directors of the District in accordance with all federal, State and local laws and regulations;
2. The Board hereby approves and adopts the adjustment to the five zone boundaries for the election of Directors to the District Board of Directors as represented in the Map attached hereto, as prepared by Mr. Johnson, and pursuant to California Elections Code 22000.1;
3. The Board directs the President/CEO to take all necessary steps and execute all documents to the County of San Benito's Department of Elections for implementation of zone boundaries for election of Directors to the District Board of Directors pursuant to provisions of the California Health & Safety Code, Elections Code and Government Code;
4. The District zones adopted herein shall be used for the November 2022 general election and each election thereafter until such time as the zones may be modified again in accordance with the California Elections Code; and
5. The Board finds the proposed amendments are exempt from the requirements of the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) in that it is not a project that has the potential for causing a significant effect on the environment.
6. This Resolution is effective immediately upon passage.

This Resolution was adopted at a special meeting of the Board of Directors of the District on April 14, 2022, by the following vote:

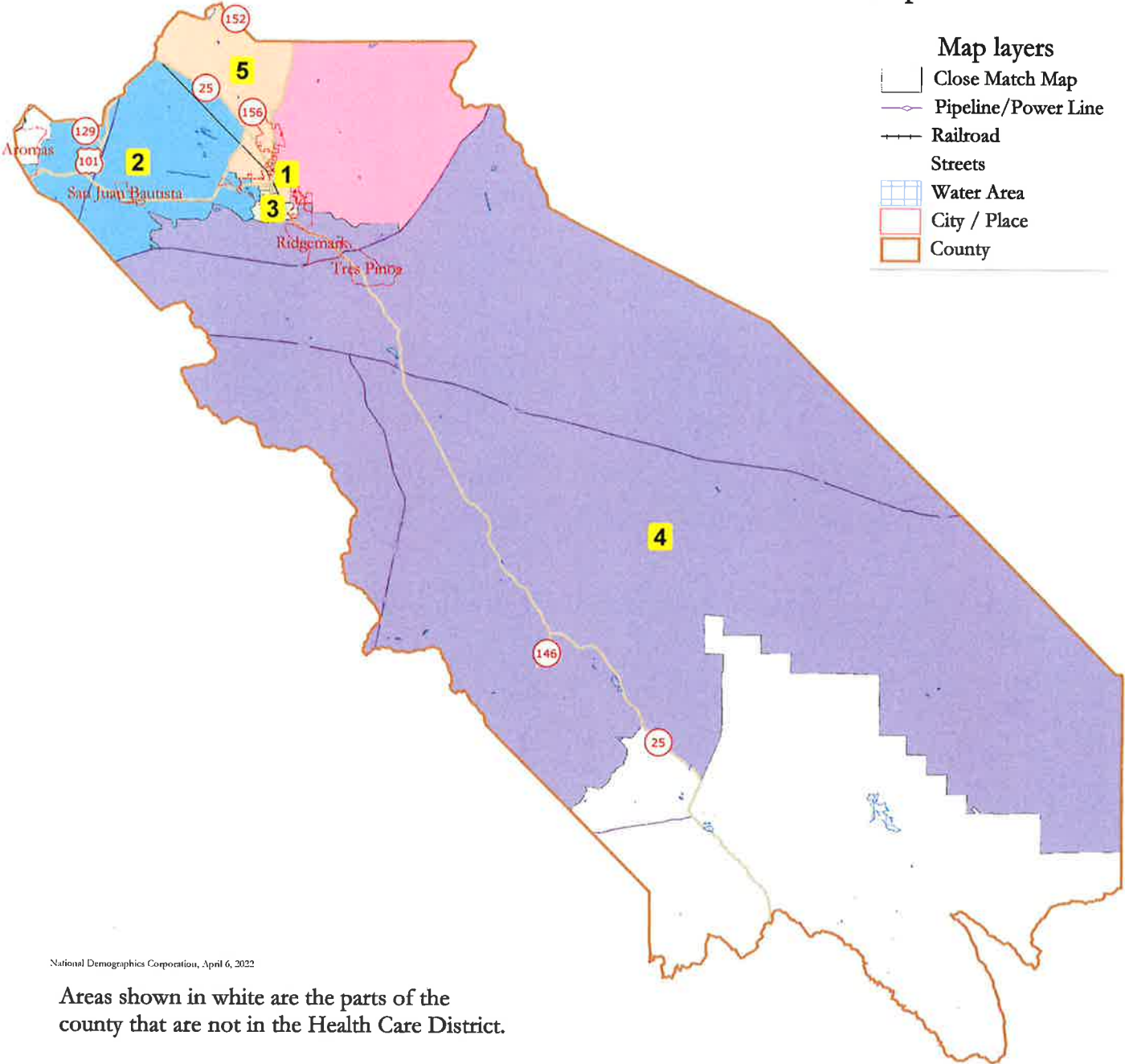
AYES:

NOES:

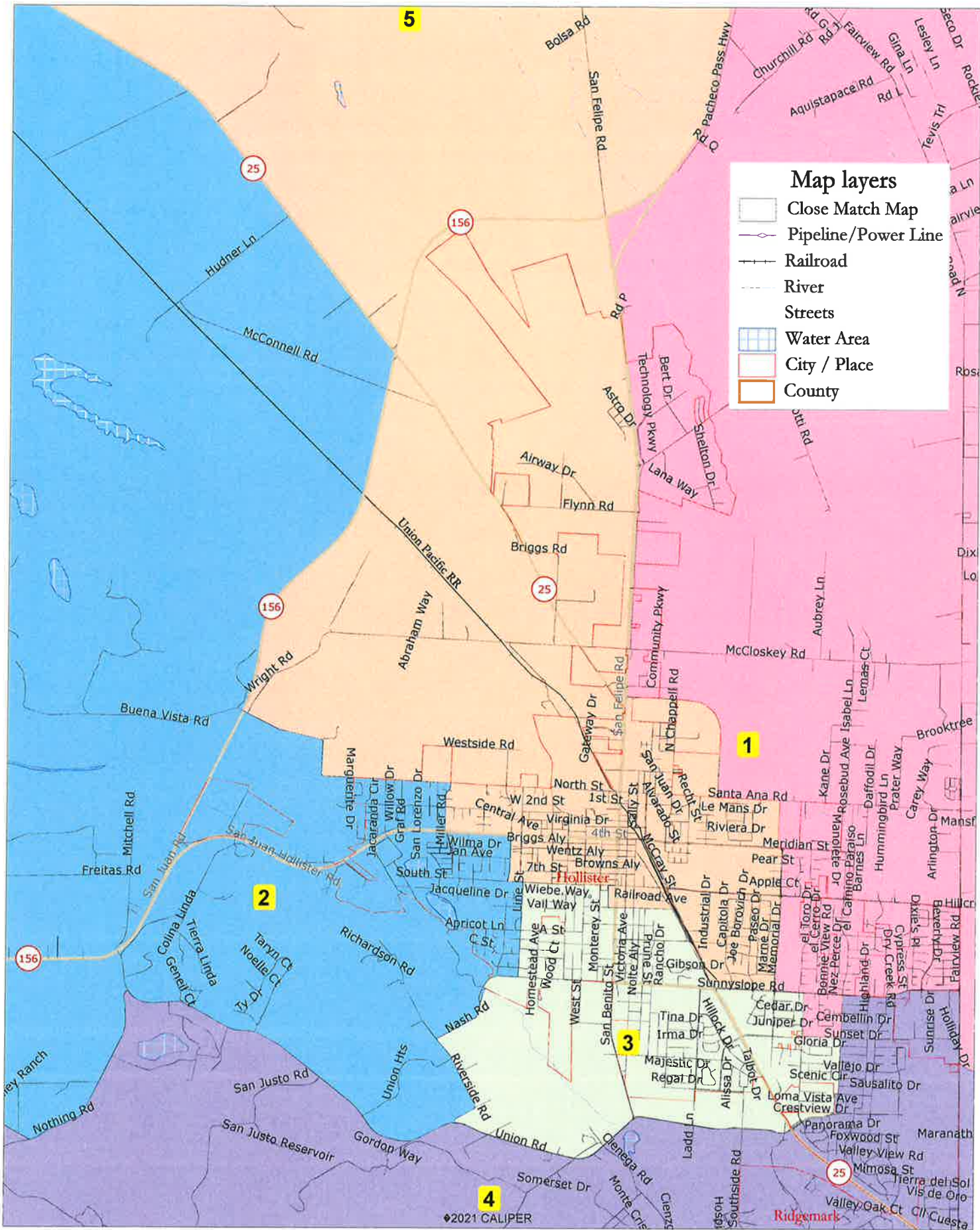
ABSTENTIONS:

ABSENT:

# San Benito Health Care District 2022 Redistricting "Close Match" Map



National Demographics Corporation, April 6, 2022



### Map layers

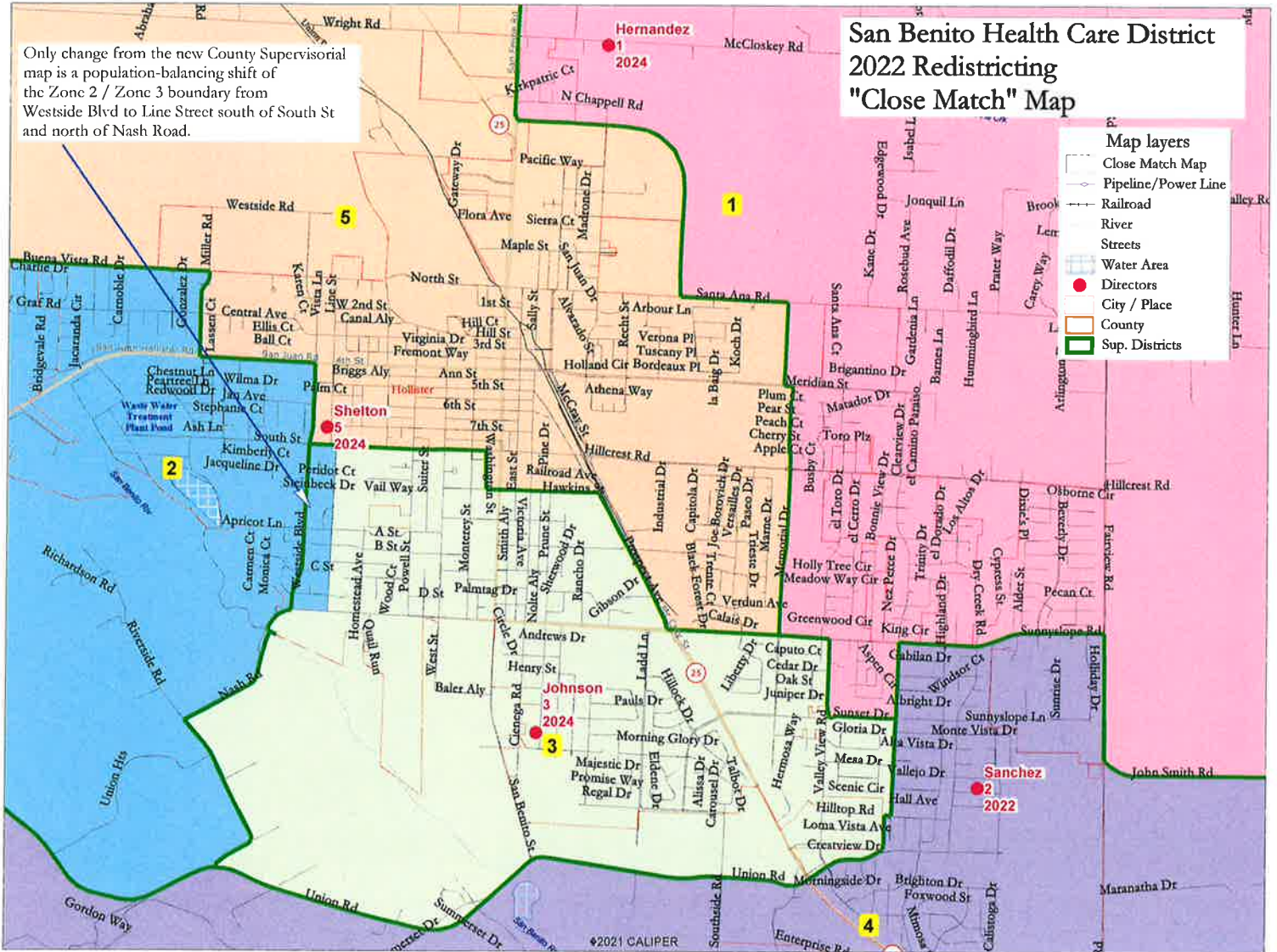
- Close Match Map
- Pipeline/Power Line
- Railroad
- River
- Streets
- Water Area
- City / Place
- County



Only change from the new County Supervisorial map is a population-balancing shift of the Zone 2 / Zone 3 boundary from Westside Blvd to Line Street south of South St and north of Nash Road.

# San Benito Health Care District 2022 Redistricting "Close Match" Map

- Map layers**
- Close Match Map
  - Pipeline/Power Line
  - Railroad
  - River
  - Streets
  - Water Area
  - City / Place
  - County
  - Sup. Districts



<b>Supervisorial Districts Match Map</b>							
District	1	2	3	4	5	Total	Ideal
Total Population	12,521	11,649	13,029	12,699	12,968	62,866	12,573
Deviation	-52	-924	456	126	395	1,380	
% Deviation	-0.41%	-7.35%	3.63%	1.00%	3.14%	10.98%	

<b>Close Match Map</b>							
District	1	2	3	4	5	Total	Ideal
Population_CA_Adj_swdb	12,521	12,581	12,097	12,699	12,968	62,866	12,573
Deviation	-52	8	-476	126	395	871	
% Deviation	-0.42%	0.06%	-3.79%	1.00%	3.14%	6.93%	

National Demographics Corporation, April 6, 2022

The map adopted by the County Supervisors is population balanced for the County as a whole. The Health Care District territory, however, does not include some county population in the northwest and southern edges of the County. So when the County Supervisor map is applied to the Health Care District territory, it ends up just barely out of the 10% population range considered "presumed constitutional."