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2 **MINUTES OF A REGULAR MEETING**  
3 **OF THE GOVERNING BODY OF THE TOWN OF BERNALILLO**  
4 **HELD AT THE TOWN HALL**  
5 **May 11, 2009**

6 The Governing Body of the Town of Bernalillo met in a regular session within the law and rules  
7 of the Town on May 11, 2009, at 6:30 P.M.

8 Upon Roll call the following members were found to be present:  
9

10 **PRESENT:**

11 Mayor Chávez  
12 Councilor Montoya  
13 Councilor Jaramillo  
14 Councilor Sisneros  
15 Councilor Torres

**ALSO PRESENT:**

George Perez Maria Rinaldi  
Anthony Apodaca Debbie Kilfoy  
Santiago Chavez Vern Kilfoy  
Mary Kwapick Lora Romero  
Fred Radosevich Margie Amiot  
Steve Amiot  
George Perez

16  
17  
18  
19  
20 **ABSENT:**

**Others Present Not Identified**

21  
22 **APPROVAL OF AGENDA: 4a)**

23 Santiago Chavez asked to add under Miscellaneous discussion an update on the Rotary Park  
24 ADA Restroom Facility, the Town of Bernalillo Library Project, and Task Force for Credit Card  
25 Receipts will now be number 8 on the agenda.  
26

27 Councilor Montoya moved to approve the agenda as amended with the added Miscellaneous  
28 Items to the agenda for discussion only. The motion was seconded by Councilor Torres and the  
29 motion carried unanimously.  
30

31  
32 **APPROVAL OF MINUTES 8a) Regular Meeting of April 27, 2009**

33 Councilor Sisneros moved to approve the minutes of April 27, 2009 as presented. The motion  
34 was second by Councilor Montoya and the motion carried unanimously.  
35

36 **NEW BUSINESS: 6a) Discussion, Consideration and Action on Approval and**  
37 **Adoption of Resolution 05/11/09 Adopting a Payment Standard Schedule for the Housing**  
38 **Choice Voucher (Section 8) Program the Flat Rent Standard Schedule for Public Housing**  
39 **for the Town of Bernalillo Housing Service Department. Presenter: Rick Bela**  
40

41 RESOLUTION 05-11-09

42  
43 A RESOLUTION

44  
45 ADOPTING A PAYMENT STANDARD SCHEDULE  
46 FOR

47 THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM  
48 AND  
49 THE FLAT RENT STANDARD SCHEDULE FOR PUBLIC HOUSING  
50 FOR  
51 THE TOWN OF BERNALILLO HOUSING SERVICES DEPARTMENT.  
52

53 WHEREAS, 24 CFR 985.3 (b) requires that the Town of Bernalillo Housing Services  
54 Department implement a reasonable method to determine and document that the rents paid to  
55 landlords is reasonably based on rents for comparable unassisted units; and,  
56

57 WHEREAS, HUD annually publishes the results of their research as to what the Fair Market  
58 Rent is for each market area and requires Public Housing Authorities to be within 90% to 110%  
59 of these published Fair Market Rent rates; and,  
60

61 WHEREAS, the Town of Bernalillo Housing Services Department staff has reviewed the HUD  
62 Fair Market Rents, compared them to local area market rents, our budgetary constraints and  
63 current and past experience, and recommend the following:  
64

<u>Rental Unit Size:</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
65 HUD Fair Market Rent:	\$ 596	\$ 753	\$1,096	\$1,315
67 <b>Rent Payment Standard:</b>	<b>\$ 575</b>	<b>\$ 760</b>	<b>\$1,050</b>	<b>\$1,250</b>
68 Percentage to FMR:	97%	101%	96%	95%

69  
70 AND, WHEREAS, eligible tenants of the Town of Bernalillo Public Housing units may elect to  
71 pay a calculated rate based on thirty percent (30%) of their household income, or a FLAT RENT  
72 RATE as established by the Town of Bernalillo Housing Services Department, whichever is less;  
73 and,  
74

75 WHEREAS, the FLAT RENT RATE (24 CFR 960.253(d)) is designed to encourage households  
76 with rising incomes to seek housing in the market place if they can afford it and thus reach  
77 economic self-sufficiency;  
78

79 NOW THEREFORE, BE IT RESOLVED that, effective July 1, 2009, the Payment Standard  
80 Schedule for the Housing Choice Voucher (Section 8) Program and the Flat Rent Rate Standard  
81 Schedule for Public Housing for the Town of Bernalillo Housing Services Department be as  
82 follows:  
83

<u>Rental Unit Size:</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
84 <b>Sec. 8 Payment Standard:</b>	<b>\$ 575</b>	<b>\$ 760</b>	<b>\$1,050</b>	<b>\$1,250</b>
87 <b>Public Housing Flat Rents:</b>	<b>\$ 400</b>	<b>\$ 500</b>	<b>\$ 600</b>	<b>\$ 700</b>

88  
89 Mayor Chávez entertained a motion.

90  
91 Councilor Jaramillo made a motion to approve the adoption of Resolution 05/11/09 adopting a  
92 Payment Standard Schedule for the Housing Choice Voucher (Section 8) Program the Flat Rent  
93 Standard Schedule for Public Housing Service Department. The motion was seconded by  
94 Councilor Torres and carried unanimously.

95  
96 **NEW BUSINESS: 6b) Discussion, Consideration and Action on Approval and**  
97 **Adoption of Resolution 05/11/09A Adopting the Housing Allowance Schedule for Tenant**  
98 **Furnished Utilities and Other Services for the Housing Choice Voucher (Section 8)**  
99 **Program for the Town of Bernalillo Housing Services Department. Presenter: Rick Bela**

100  
101 A RESOLUTION  
102 ADOPTING A HOUSING ALLOWANCES SCHEDULE  
103 FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES  
104 FOR  
105 THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM  
106 FOR  
107 THE TOWN OF BERNALILLO HOUSING SERVICES DEPARTMENT  
108

109 WHEREAS, 24 CFR 982.517(c)(1) requires annual review and necessary revision of the Public  
110 Housing Authorities allowance for a utility category; and,

111  
112 WHEREAS, the Town of Bernalillo Housing Services Department, in cooperation with the  
113 county of Bernalillo and the city of Albuquerque, has completed a review and revision of the  
114 2009/20010 Utility Allowance Schedule according to Federal Regulation;

115  
116 NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Town of Bernalillo that  
117 the attached Utility Allowance Schedule be approved as presented, and applied as of July 1,  
118 2009, to the Housing Choice Voucher (Section 8) Program of the Town of Bernalillo Housing  
119 Services Department.

120  
121 Mayor Chávez entertained a motion.

122  
123 Councilor Torres made a motion to approve the adoption of Resolution 05/11/09 Adopting the  
124 Housing Allowance Schedule for Tenant Furnished Utilities and Other Services for the Housing  
125 Choice Voucher (Section 8) Program for the Town of Bernalillo Housing Services Department.  
126 The motion was seconded by Councilor Sisneros and carried unanimously.

127  
128 **NEW BUSINESS: 6c) Discussion, Consideration and Action on Approval and**  
129 **Adoption of Resolution 05/11/09B Authorizing and Approving Submission of a Completed**  
130 **Application for Financial Assistance and Project Approval to the New Mexico Finance**  
131 **Authority. Presenter: Maria Rinaldi**  
132

RESOLUTION 05-11-09B

AUTHORIZING AND APPROVING SUBMISSION OF A COMPLETED APPLICATION  
FOR FINANCIAL ASSISTANCE AND PROJECT APPROVAL TO THE  
NEW MEXICO FINANCE AUTHORITY.

WHEREAS, the Town of Bernalillo is a qualified entity under the New Mexico Finance Authority Act, Sections 6-21A-1 et seq., NMSA 1978 (“Act”), and Governing Body is authorized to borrow funds and/or issue bonds for financing of public projects for the benefit of the Borrower; and

WHEREAS, the New Mexico Finance Authority (“Authority”) has instituted a program for financing of projects from the Drinking Water State Revolving Loan Fund created under the Act and has developed an application procedure whereby the Governing Body may submit an application (“Application”) for financial assistance from the Authority for drinking water projects; and

WHEREAS, the Governing Body intends to undertake to design, construct, equip and improve Well #1 for the benefit of the Town of Bernalillo and its citizens and

WHEREAS, the application prescribed by the Authority has been completed and submitted to the Governing Body and this resolution approving submission of the completed Application to the Authority for its consideration and review is required as part of the Application.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE Town of Bernalillo:

Section 1. That all action (not consistent with the provision hereof) heretofore taken by the Governing body and the officers and employees thereof directed toward the Application and the Project, be and the same is hereby ratified, approved and confirmed.

Section 2. That the completed Application submitted to the Governing Body, be and the same is hereby approved and confirmed.

Section 3. That the officers and employees of the Governing Body are hereby directed and requested to submit the completed Application to the Authority for its review, and are further authorized to take such other action as may be requested by the Authority in its consideration and review of the Application and to further proceed with arrangements for financing the Project.

Section 4. All acts and resolutions in conflict with this resolution are hereby rescinded, annulled and repealed.

Section 5. This resolution shall take effect immediately upon its adoption.

Mayor Chávez entertained a motion.

Councilor Torres made a motion to approve the on Adoption of Resolution 05/11/09B Authorizing and Approving Submission of a Completed Application for Financial Assistance and Project Approval to the New Mexico Finance Authority. The motion was seconded by Councilor Montoya and carried unanimously.

175 **FINANCIAL SECTION:7a) Approval of Account Payable List.**

176 Councilor Montoya asked if there was a breakdown of the First Financial Services.

177

178 Santiago Chavez stated that Rob Burpo would be willing to give that information to the Council  
179 and will obtain a copy of his contract and put it in Councilor Montoya's mail box before the next  
180 meeting.

181

182 Council Jaramillo asked about the payment to Rio Rancho Dispatch Services.

183

184 Police Chief Fred Radosevich stated that the payment is the Towns portion for the renovation to  
185 the dispatch center.

186

187 Councilor Jaramillo made a motion to approve the vouchers as presented. The motion was  
188 seconded by Councilor Torres and the motion carried unanimously.

189

190

191 **MISCELLANEOUS: 8a) Discussion on the Rotary Park ADA Restroom Facility Project**  
192 **Update. Presenter Maria Rinaldi**

193

194 Funding for the project \$80,000 Legislative Appropriation and \$67,500 General Fund (plus  
195 utility installation) total cost \$140,000. Anticipated Expenditures Master Plan \$15,550, Design  
196 \$30,000, Construction Oversight \$22,500, Construction \$79,500 total cost \$147,550.

197

- Bid Award to AES 1/22/09
- 90% Construction Complete (prefab)
- Site Survey 5/13/09
- YCC to pour slab
- TOB Public Works to install waterline
- Acquiring Quotes for Interior Plumbing, Electrical, Sewer Installation

200

201 Anticipated Completion Date August 1, 2009

202

203 **MISCELLANEOUS: 8b) Discussion on the Martha Liebert Town of Bernalillo Library**  
204 **Project Update. Presenter Maria Rinaldi**

205

206 Funding \$218,000 Sandoval County Library Bond, \$71,941.68 General Fund. Anticipated  
207 Expenditures Architectural \$50,430 and Construction \$239,511.68 total \$289,941.68.

208

- Dyron Murphy Architects
- Bid Award to Vigil Construction 10/02/09
- 99% Construction Complete
- Construction Status Meeting 5/12/09
- Certificate of Occupancy (anticipated) 5/25/09

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Minutes of the Town Council Meeting

May 11, 2009

Page 6

217       • Grand Opening 5/30/09

218

219       Anticipated Completion Date May 20, 2009

220

221               There being no further business, the meeting was adjourned at 7:10P.M.

222       Done this 11th day of May 2009.

223

224       ATTEST:

225

226

227       \_\_\_\_\_  
Ida Fierro, Town Clerk

\_\_\_\_\_  
Patricia A. Chávez, Mayor

228       (seal)