

1  
2  
3  
4  
5  
6  
7  
8  
9

**MINUTES OF A REGULAR MEETING  
OF THE GOVERNING BODY OF THE TOWN OF BERNALILLO  
HELD AT THE TOWN HALL  
November 12, 2007**

10 The Governing Body of the Town of Bernalillo met in a special session within the law and rules  
11 of the Town on November 12, 2007, at 6:30 P.M.

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

13  
14  
15  
16  
17  
18  
19

20 **PRESENT:**

21 Mayor Chávez  
22 Councilor Montoya  
23 Councilor Sisneros  
24 Councilor Jaramillo  
25 Councilor Torres

26  
27  
28  
29  
30  
31  
32

33 **ALSO PRESENT:**

34 Stephen Jerge  
35 Fred Radosevich  
36 Yolanda Mora  
37 Santiago Chavez  
38 Rick Bela  
39 Mary Kwapich  
40 Irma L. Patton  
41 Dorothy Rostro

42 John Estrada  
43 Sharon Torres-Garcia  
44 Zac Fosler  
45 Monica Cordova  
46 George Perez  
47 Monica Cordova  
48 Helen Sandoval

49  
50  
51  
52  
53  
54  
55

56 **ABSENT:**

57 **Others Present Not Identified**

58  
59  
60  
61  
62  
63  
64

65 **APPROVAL OF AGENDA: 4a)**

66 Stephen Jerge asked for item 6)a to be tabled. Stephen indicated the item of Appointment of  
67 Municipal Judge – Christopher Hyer will remain on the agenda until an appointment is reached  
68 and approved by the Governing Body. After 10)a Add Executive Session to discuss Stephen  
69 Jerge’s performance.

70 Councilor Sisneros moved to approve the agenda as amended. The motion was seconded by  
71 Councilor Montoya and motion carried unanimously.

72  
73  
74  
75  
76  
77  
78

79 **PRESENTATION: 5a)**

80 Rudy Tenorio on behalf of the Sandoval County Sheriff Posse presented a check in the amount  
81 of \$200 for the Children’s Christmas Fund.

82  
83  
84  
85  
86  
87  
88

89 **PERSONNEL: 5a) Fire Fighter (1) Presenter Yolanda Mora**

90 Yolanda Mora stated that it was her recommendation to hire Biff Tallada as Firefighter/EMT for  
91 the Town of Bernalillo Fire Department.

92 Councilor Torres moved to approve hiring of Biff Tallada as Firefighter/EMT for the Town of  
93 Bernalillo Fire Department. The motion was seconded by Councilor Montoya and carried  
94 unanimously.

95  
96  
97  
98  
99  
100

101 **Appointment 6a) Municipal Judge**

102 Tabled

47 **Approval of Minutes 8a) Regular Meeting of October 22, 2007**

48 Council Jaramillo moved to approve minutes of October 22, 2007 as presented. The motion was  
49 second by Councilor Sisneros and carried unanimously.  
50

51 **Approval of Minutes 8a) Special Meeting of October 30, 2007**

52 Council Sisneros moved to approve minutes of October 30, 2007 as presented. The motion was  
53 second by Councilor Montoya and carried unanimously.  
54

55 **NEW BUSINESS: 9a) Discussion, Consideration and Action on Adoption of**  
56 **Resolution 11/12/07 A Resolution Adopting a Payment Standard Schedule for the**  
57 **Housing Choice Voucher (Section 8) Program and The Flat Rent Standard Schedule**  
58 **for Public Housing for the Town of Bernalillo Housing Services Department.**  
59 **Presenter: Rick Bela**

60  
61 RESOLUTION 11-12-07  
62

63  
64 A RESOLUTION ADOPTING A PAYMENT STANDARD SCHEDULE  
65 FOR  
66 THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM  
67 AND  
68 THE FLAT RENT STANDARD SCHEDULE FOR PUBLIC HOUSING  
69 FOR  
70 THE TOWN OF BERNALILLO HOUSING SERVICES DEPARTMENT.  
71

72  
73  
74 WHEREAS, 24 CFR 985.3 (b) requires that the Town of Bernalillo Housing Services  
75 Department implement a reasonable method to determine and document that the rents paid to  
76 landlords is reasonably based on rents for comparable unassisted units; and,  
77

78 WHEREAS, HUD annually publishes the results of their research as to what the Fair Market  
79 Rent is for each market area and requires Public Housing Authorities to be within 90% to 110%  
80 of these published Fair Market Rent rates; and,  
81

82 WHEREAS, the Town of Bernalillo Housing Services Department staff has reviewed the HUD  
83 Fair Market Rents, compared them to their own knowledge and experience, and made their  
84 recommendations as follows:  
85

<u>Rental Unit Size:</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
86 HUD Fair Market Rent:	\$ 602	\$ 760	\$1,107	\$1,327
87 <b>Rent Payment Standard:</b>	<b>\$ 575</b>	<b>\$ 760</b>	<b>\$1,050</b>	<b>\$1,250</b>

88

89 Percentage to FMR: 96% 100% 95% 94%

90

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

95

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

99

100 NOW THEREFORE, BE IT RESOLVED that, effective January 1, 2008, the Payment Standard  
101 Schedule for the Housing Choice Voucher (Section 8) Program and the Flat Rent Rate Standard  
102 Schedule for Public Housing for the Town of Bernalillo Housing Services Department be as  
103 follows:

104

105 Rental Unit Size: 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom

106 **Flat Rent Rate and**

107 **Sec. 8 Payment Standard: \$ 575 \$ 760 \$1,050 \$1,250**

108

109

110 PASSED, APPROVED AND ADOPTED THIS 12<sup>TH</sup> DAY OF NOVEMBER, 2007.

111

112 Councilor Torres moved to approve Resolution 11/12/07 A Resolution Adopting a Payment  
113 Standard Schedule for the Housing Choice Voucher (Section 8) Program and The Flat Rent  
114 Standard Schedule for Public Housing for the Town of Bernalillo Housing Service Department.  
115 The motion was seconded by Councilor Montoya.

116

117 Roll Call Vote

118 Councilor Jaramillo Yea

119 Councilor Montoya Yea

120 Councilor Torres Yea

121 Councilor Sisneros Yea

122

123

124 **NEW BUSINESS: 9b) Discussion, Consideration and Action on Adoption of**  
125 **Resolution 11/12/07A A Resolution Adopting a Housing Allowance Schedule for**  
126 **Tenant Furnished Utilities and Other Services for the Housing Choice Voucher**  
127 **(Section 8) Program and The Public Housing Program for the Town of Bernalillo**  
128 **Housing Services Department. Presenter: Rick Bela**

129

RESOLUTION 11-12-07A

130

131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172

A RESOLUTION ADOPTING A HOUSING ALLOWANCES SCHEDULE  
FOR TENANT FURNISHED UTILITIES AND OTHER SERVICES  
FOR  
THE HOUSING CHOICE VOUCHER (SECTION 8) PROGRAM  
AND  
THE PUBLIC HOUSING PROGRAM  
FOR  
THE TOWN OF BERNALILLO HOUSING SERVICES DEPARTMENT

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

WHEREAS, the Town of Bernalillo Housing Services Department, cooperation with the county of Bernalillo and the city of Albuquerque, has completed a review and revision of the 2008 Utility Allowance Schedule according to Federal Regulation;

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Town of Bernalillo that the attached Utility Allowance Schedule be approved as presented, and applied as of January 1, 2008, to the Housing Choice Voucher (Section 8) Program and the Public Housing Program of the Town of Bernalillo Housing Services Department.

PASSED, APPROVED AND ADOPTED THIS 12<sup>TH</sup> DAY OF NOVEMBER, 2007.

Councilor Sisneros moved to approve Resolution 11/12/07A A Resolution Adopting a Housing Allowance Schedule for Tenant Furnished Utilities and Other Services for the Housing Choice Voucher (Section 8) Program and The Public Housing Program for the Town of Bernalillo Housing Service Department. The motion was seconded by Councilor Torres.

Roll Call Vote

Councilor Sisneros	Yea
Councilor Torres	Yea
Councilor Montoya	Yea
Councilor Jaramillo	Yea

**NEW BUSINESS: 9b) Discussion, Consideration and Action on Adoption of Resolution 11/12/07B A Resolution Adopting The Management Sub System (MASS) for Public Housing Program for the Town of Bernalillo Housing Services**

**Department. Presenter: Rick Bela**

RESOLUTION 11-12-07 B

A RESOLUTION ADOPTING THE MANAGEMENT ASSESSMENT SUB-SYSTEM (MASS)  
FOR PUBLIC HOUSING.

FOR  
THE TOWN OF BERNALILLO.

WHEREAS, the Town of Bernalillo Department of Housing Services is required to certify that as of the submission date, the indicators under the Public Housing Management Assessment Sub Systems are accurate for fiscal year ending June 30, 2007 as indicated on the validated draft; and,

WHEREAS, the Town of Bernalillo Department of Housing Services will certify to the best of present knowledge that there is no evidence to indicate deficient performance affecting the capacity of the Department to preserve and protect the public housing development and operate it in accordance with Federal laws and regulations; and,

WHEREAS, the Town of Bernalillo Department of Housing Services must comply with HUD MASS Certification;

NOW, THEREFORE BE IT RESOLVED by the governing Body of the Town of Bernalillo that the MASS Certification is adopted by Resolution.

PASSED, APPROVED AND ADOPTED THIS DATE, NOVEMBER 12, 2007.

Councilor Sisneros moved to approve Resolution 11/12/07B A Resolution Adopting The Management Sub System (MASS) for Public Housing Program for the Town of Bernalillo. The motion was seconded by Councilor Torres.

Roll Call Vote

Councilor Montoya	Yea
Councilor Jaramillo	Yea
Councilor Sisneros	Yea
Councilor Torres	Yea

**MISCELLANEOUS: 9a) Hosing Update – Presenter Rick Bela**

Rick Bela gave the Mayor and Governing Body a brief overview of the Town of Bernalillo

215 Housing Department.

216

217 No action was taken.

218

219 **EXECUTIVE SESSION**

220

221 A motion was made to go into executive session under section 10-15-1 (H) 2 meeting for the  
222 discussion of a limited personnel matters to discuss Stephen Jerge job performance.

223

224 Councilor Montoya moved to go into executive session at 7:25P.M. The motion was seconded  
225 by Councilor Torres and carried unanimously.

226

227 Councilor Torres moved to go back into regular session at 7:55 P.M. The motion was seconded  
228 by Councilor Jaramillo and carried unanimously.

229

230 Mayor Chávez stated that no action was taken in executive session.

231

232 **FINANCIAL SECTION: 11a) Approval of General Fund Vouchers #32382-#32501.**

233 Councilor Jaramillo moved to approve the General Fund Vouchers #32382-#32501 as presented.  
234 The motion was seconded by Councilor Sisneros and carried unanimously.

235

236 **FINANCIAL SECTION: 11b) Approval of Utility Fund Vouchers #62972-#63020.**

237 Councilor Montoya moved to approve the Utility Fund Vouchers #62972- #63020 as presented.  
238 The motion was seconded by Councilor Torres and carried unanimously.

239

240 **FINANCIAL SECTION: 11c) Approval of MVD Fund Vouchers #66522-#66530**

241 Councilor Jaramillo moved to approve the MVD Fund Vouchers #66522-#66530 as presented.  
242 The motion was seconded by Councilor Sisneros and carried unanimously.

243

244 **FINANCIAL SECTION: 11d) Approval of Housing Low Rent Vouchers #5398LR-  
245 #5439LR**

246 Councilor Montoya moved to approve the Housing Low Rent Vouchers #5398LR-#5439LR as  
247 presented. The motion was seconded by Councilor Torres and carried unanimously.

248

249 **FINANCIAL SECTION: 11e) Approval of Housing Section 8 Vouchers #7768-#7783**

250 Councilor Jaramillo moved to approve the Housing Section 8 Vouchers #7768-#7783 as  
251 presented. The motion was seconded by Councilor Sisneros and carried unanimously.

252

253 **FINANCIAL SECTION: 11f) Approval of Waste water Treatment Plant Voucher  
254 #26**

255 Councilor Montoya moved to approve the Waste Water Treatment Plant Voucher #26 as  
256 presented. The motion was seconded by Councilor Torres and carried unanimously.

257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267

There being no further business the meeting was adjourned at 8:00P.M.

Done this 12th day of November 2007.

ATTEST:

\_\_\_\_\_  
Ida Fierro, Town Clerk  
(seal)

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