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**MINUTES OF A REGULAR MEETING
OF THE GOVERNING BODY OF THE TOWN OF BERNALILLO
HELD AT THE TOWN HALL
October 28, 2013**

6 The Governing Body of the Town of Bernalillo met in a regular session within the law and rules
7 of the Town on October 28, 2013, at 6:30 P.M.

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

10 **PRESENT:**

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

ALSO PRESENT:

Tommy Thompson Karen Lermuseaux
Julian Gonzales Margie Amiot
Steve Amiot

17 **ABSENT:**

Others Present Not Identified

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

19 Councilor Prairie moved to approve the agenda as amended. The motion was seconded by
20 Councilor Montoya and motion carried unanimously.

22 **APPROVAL OF MINUTES: 5a) Regular Meeting of October 14, 2013**

23 Mayor Torres stated that lines 154-158 needed to be deleted information from a previous
24 meeting.

26 Councilor Sisneros moved to approve the minutes as amended. The motion was seconded by
27 Councilor Prairie and the motion carried unanimously.

30 **NEW BUSINESS: 7a) Discussion, Consideration, and Action on Adoption of Resolution**
31 **10/28/13 Confirming the Town of Bernalillo's endorsement of the Rental Assistance Demonstration**
32 **(RAD) under the management of the Santa Fe Civic Housing Authority for renovation and**
33 **improvement of HUD subsidized housing. This includes approval of Lease Addendum based on the**
34 **presumption that the lease is a "Ground Lease" and all buildings, improvements and fixtures now**
35 **or hereafter erected will be owned in fee simple by the tenant and be deemed real estate under local**
36 **law. Presenter: Ed Romero**

38 **RESOLUTION 10-28-13**

41 **A Resolution**

42 **Confirming the Town of Bernalillo's endorsement of the Rental Assistance**
43 **Demonstration (RAD) under the management of the Santa Fe Civic Housing**
44 **Authority for renovation and improvement of HUD subsidized housing. This includes**
45 **approval of Lease Addendum based on the presumption that the lease is a "Ground**
46 **Lease" and all buildings, improvements and fixtures now or hereafter erected will be**

47 **owned in fee simple by the tenant and be deemed real estate under local law.**

48

49 **WHEREAS**, the Santa Fe Civic Housing Authority has successfully applied for
50 approval of the Rental Assistance Demonstration program for the Town of Bernalillo
51 housing site and had completed a unit renovation and expansion plan, as well as a financial
52 methodology, and

53

54 **WHEREAS**, the Town of Bernalillo through Resolution 2013-04 declared a City
55 Endorsement of the conversion of public housing units to long term Section 8 Contracts
56 under the RAD Program which is part of the Obama Administration Comprehensive
57 Strategy to preserve public and HUD-Assisted Housing, and

58

59 **WHEREAS**, the Town of Bernalillo has approved a Ground Lease between the
60 Santa Fe Civic Housing Authority and the Town of Bernalillo for and in consideration of
61 the mutual covenants contained therein, and

62

63 **WHEREAS**, the United States Department of Housing and Urban Development
64 (HUD) will require, for final approval of the RAD Application, an Addendum to the
65 Ground Lease, (HUD -92070M) which if and so long as the leasehold is subject to a
66 security instrument insured, reinsured, or held by HUD or given to HUD in connection with
67 a resale, or the property is acquired and held by HUD because of a default under the
68 security instrument.

69

70 **NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF**
71 **THE TOWN OF BERNALILLO** that approval of said addendum is hereby approved and
72 may be signed by the Mayor of Bernalillo, or delegate, once completed for submission as
73 required by HUD.

74

75 A brief discussion ensued Ed Romero gave an update on the remodeling of the Housing
76 Authority in the Town of Bernalillo. Of the 76 existing dwellings, 24 existing dwellings will be
77 rehabilitated, 8 will be demolished due to street configuration, 35 demolished due to flood plain.
78 All units below elevation of 5050.70 feet, and 9 are for discretionary demolition. There will be
79 74 new dwellings. Total dwellings will be 98 which will consist of 18 one bedroom, 50 two
80 bedroom, 22 three bedroom and 8 four bedroom. The project is to be completed in one year. All
81 current residents will be given vouchers to be placed in other HUD properties while the units are
82 being built. They will be given the opportunity to come back to the Housing Authority in the
83 Town of Bernalillo once it is completed being that they still qualify.

84

85 Mayor Torres entertained a motion.

86

87 Councilor Prairie made a motion to approve the Adoption of Resolution 10/28/13
88 Confirming the Town of Bernalillo's endorsement of the Rental Assistance Demonstration (RAD) under

89 the management of the Santa Fe Civic Housing Authority for renovation and improvement of HUD
90 subsidized housing. This includes approval of Lease Addendum based on the presumption that the lease is
91 a “Ground Lease” and all buildings, improvements and fixtures now or hereafter erected will be owned in
92 fee simple by the tenant and be deemed real estate under local law. The motion was seconded by
93 Councilor Sisneros.

94
95 Roll Call Vote
96 Councilor Jaramillo Yea
97 Councilor Prairie Yea
98 Councilor Montoya Yea
99 Councilor Montoya Yea

100

101 **NEW BUSINESS: 7b) Discussion Town of Bernalillo Support of MRGCD Corp of**
102 **Engineer Levy Project. Presenter: Mayor Torres**

103

104 Mayor Torres explained the funding for the levy project provided by ESCAFCA
105 Geotechnical analysis 50/50 [complete]:

106 Total cost: \$206,000

107 Corps: \$103,000

108 ESCAFCA : \$103,000

109

110 Sec 205 Feasibility Study 50/50[underway]:

111 Total cost: \$900,000

112 Corps: \$450,000

113 Local sponsor:\$450,000

114 ESCAFCA contribution: \$54,000 [paid] and \$70,000 pledged = \$124,000

115

116 Remaining local sponsor share: \$ 326,000 ESCAFCA has felt that the primary sponsor
117 should be MRGCD. It is most likely that MRGCD will ask the Town to put in \$10,000. What
118 this will do is once the Feasibility Study is complete it will put us in the position for a Section
119 205 project for design and construction of the levy. The 205 study will take 18 months to
120 complete.

121

122 The issue is that once this is complete our residents would no longer be in a flood zone and
123 would be able to eliminate the need for the costly flood insurance.

124

125 We do not have a formal request for the \$10,000 but do foresee that request come before us from
126 MRGCD.

127

128 Another way to portray it is to say that ESCAFCA has [or will] contribute[d] \$227,000 [103 plus
129 124]and remaining obligation of local sponsor is \$326,000

130

131
132 Sec 205 levee design and construction: 65 Fed/ 35 local
133 Total cost: \$10 million [estimate/limit]
134 Corps: \$6.5 million
135 Local : \$3.5 million
136

137 **FINANCIAL SECTION:8a) Approval of Accounts Payable Voucher List.**

138 Mayor Torres asked for a motion to approve the accounts payable voucher list in the amount of
139 \$198,540.90.

140
141 Mayor Torres entertained a motion.

142
143 Councilor Montoya made a motion to approve the accounts payable voucher list in the amount of
144 \$198,540.90. The motion was seconded by Councilor Sisneros and the motion carried
145 unanimously.

146
147 **MISCELLANEOUS SECTION:9a) Public Comment. Presenter: Mayor Torres**

148 Mayor Torres welcomed the Public to speak. There were no members of the public that wished
149 to speak.

150
151 **MISCELLANEOUS SECTION: 9b) End of Month Financials. Presenter: Juan Torres**

152 Juan Torres presented a General Fund Summary Report to the Governing Body. The expense
153 summary report has current budget, current period, YTD actual, YTD encumbrances, budget
154 balance, and percent of budget. There is also a revenue summary with the same information.
155 Mayor Torres requested that the next report have a column for actual encumbrances.

156
157 **MISCELLANEOUS SECTION:9c) Announcements. Presenter: Mayor Torres**

158 Mayor Torres made the following announcements;

159
160 The Town will be participating in the candy give away at El Zocalo for the elementary children
161 on Thursday for Halloween.

162
163 Chief Julian Gonzales gave a brief breakdown on the lock down that occurred at Bernalillo High
164 School. No one was hurt. The situation was that someone had seen three teens get off the
165 Railrunner and went to Bernalillo High and indicated they had guns. No one was found nor were
166 weapons found. It worked out to be a live drill for both the police department and the high school
167 staff.

168
169 Mayor Torres introduced Andrew Edmonson the new Public Work Director for the Town of
170 Bernalillo.

171
172 There being no further business, Councilor Montoya moved to adjourn the meeting at

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173 7:24 P.M. The motion was seconded by Councilor Prairie and carried unanimously.

174

175 Done this 28th day of October 2013.

176

177 ATTEST:

178

179

180 _____
Ida Fierro, Town Clerk

181 (seal)