

MEMBERS PRESENT:

Guillermo Gandara Sr.
Guillermo Madrid Jr.
Luis Varela
Gloria M. Rodríguez
Mary B. García
Jesus Gandara Jr.

STAFF PRESENT:

Manny Soto, Interim City Manager
Gina Rodríguez, City Clerk
Olivia Navarro, Assistant City Clerk
Jerry Wallace, City Attorney

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ESTABLISHMENT OF QUORUM

A roll call was held and a quorum was established with all members present

PRESENTATION:

4. **PRESENTATION BY TIERRA DEL SOL HOUSING CORPORATION ON THE MISSIONS SENIOR COMMUNITY II PROJECT.**
ROSE GARCIA/EXECUTIVE DIRECTOR

Mr. Memo Barajas, Engineer for this project stated that Ms. Rose Garcia was running a few minutes late and would make the presentation as soon as she arrived.

OPEN FORUM:

Manny Soto Jr. declined to speak.

6. **APPROVAL OF SPECIAL COUNCIL MEETING MINUTES OF 08/24/09, 08/28/09, 09/10/09 & 06/21/10 AND REGULAR COUNCIL MEETING MINUTES OF 06/17/10.**
GINA RODRIGUEZ

A motion was made by Gloria M. Rodriguez seconded by Mary Garcia to *approve* item number 6 (six). Motion carried unanimously.

**7. APPROVAL OF SPECIAL COUNCIL MEETING MINUTES OF 06/03/10 AND
REGULAR COUNCIL MEETING MINUTES OF 03/18/10 (TABLED MEETING
OF 06/17/10). GINA RODRIGUEZ**

A motion was made Mary Garcia seconded by Guillermo Madrid Jr. to *approve* item number seven (7). Motion carried unanimously.

**8. APPROVAL OF MINUTES OF 08/20/09, 09/03/09, 09/17/09, 10/01/09, 10/15/09,
AND 11/5/09. (TABLED MEETING OF 06/17/10). GINA RODRIGUEZ**

A motion was made by Gloria Rodriguez seconded by Guillermo Madrid Jr. to *approve* item number eight (8). Motion carried unanimously.

9. EXCUSE ABSENT COUNCIL MEMBERS. GINA RODRIGUEZ

A motion was made by Gloria Rodriguez seconded by Mary Garcia to *delete* item number nine (9). Motion carried unanimously.

**10. DISCUSSION AND ACTION ON APPROVAL FOR REPRESENTATIVE
GUILLERMO MADRID JR. TO ATTEND THE TEXAS MUNICIPAL
LEAGUE'S NEWLY ELECTED CITY OFFICIALS ORIENTATION TO BE
HELD IN IRVING, TEXAS ON JULY 23-24, 2010.**

GUILLERMO MADRID JR.

A motion was made by Gloria M. Rodriguez seconded by Luis Varela to *delete* item number ten (10). Motion carried unanimously.

**11. DISCUSSION AND ACTION ON APPROVAL TO APPOINT ARNULFO
SALAZAR TO THE PLANNING & ZONING COMMISSION.**

GUILLERMO MADRID JR.

Joe DeTuro spoke on this item.

A motion was made by Jesus Gandara Jr. seconded by Mary B. Garcia to *approve the appointment of Arnulfo Salazar to the Planning and Zoning Commission for the At Large appointment* for item number eleven (11). Motion carried unanimously.

**12. DISCUSSION AND ACTION ON APPROVAL TO APPOINT JOE
BALDERRAMA TO THE CIVIL SERVICE COMMISSION.**

GUILLERMO MADRID JR.

A motion was made by Gloria M. Rodriguez seconded by Mary B. Garcia to *approve the appointment of Joe Balderrama to the Civil Service Commission for the At Large appointment* for item number twelve (12). Motion carried unanimously.

13. DISCUSSION AND ACTION OF APPROVAL TO SUBMIT A LETTER OF SUPPORT TO TIERRA DEL SOL HOUSING CORPORATION FOR THE MISSION SENIOR COMMUNITY II PROJECT GLORIA M. RODRIGUEZ

During this time Rose Garcia, Executive Director of Tierra Del Sol Housing Corporation made the presentation for item number four (4) (See Exhibit "A").

A motion was made by Jesus Gandara Jr. to *delete* item thirteen (13).

A motion was made by Jesus Gandara Jr. to *withdraw his motion* for item thirteen (13).

A motion was made by Gloria M. Rodriguez seconded by Jesus Gandara Jr. to *approve the submittal of a letter of support to Tierra Del Sol Housing Corporation for the Mission Senior Community II Project* for item number thirteen (13). Motion carried unanimously.

14. DISCUSSION AND ACTION ON APPROVAL OF APPOINTMENTS TO THE PLANNING AND ZONING COMMISSION. GLORIA M. RODRIGUEZ

Gloria M. Rodriguez stated that her appointment was not present and would not be taken up during tonight's meeting.

A motion was made by Jesus Gandara Jr. seconded by Mary B. Garcia to *approve the appointment of Trini Lopez to the Planning and Zoning Commission to represent District 4* for item number fourteen (14). Motion carried unanimously.

15. SWEARING IN OF NEWLY APPOINTED BOARD COMMISSION MEMBERS. GLORIA M. RODRIGUEZ

During this time Mayor Gandara swore in Joe Balderrama to the Civil Service Commission, Gilbert Lujan Jr. to the Historical Landmark Commission, Yolie Rodriguez to the Civil Service Commission, and Arnulfo Salazar to the Planning and Zoning Commission.

16. DISCUSSION AND ACTION ON APPROVAL FOR THE POLICE OFFICERS ASSOCIATION (POA) TO USE THE OLD FIREHOUSE ON VINEYARD. MARY B. GARCIA

A motion was made by Mary B. Garcia seconded by Jesus Gandara Jr. to *approve and enter into a contract with the Police Officers Association for the use of the old firehouse on Vineyard to be signed by the Mayor or the Mayor/ProTem* for item number sixteen (16). Motion carried unanimously.

17. DISCUSSION AND ACTION ON APPROVAL FOR REPRESENTATIVE MARY B. GARCIA TO ATTEND THE TEXAS MUNICIPAL LEAGUE CONFERENCE 07/22/10-07/24/10 IN IRVING, TEXAS. MARY B. GARCIA

A motion was made by Gloria Rodriguez seconded by Luis Varela to *delete* item number seventeen (17). Motion carried unanimously.

A motion was made by Gloria M. Rodriguez seconded by Luis Varela to *move into Executive Session*. Motion carried unanimously

THE CITY COUNCIL CONVENED INTO EXECUTIVE SESSION AT 6:37 PM.

EXECUTIVE SESSION:

THE CITY COUNCIL RECONVENED INTO OPEN SESSION AT 7:23 P.M.

OPEN SESSION:

20. DISCUSSION AND ACTION ON PERSONNEL MATTERS. MANNY SOTO

A motion was made by Jesus Gandara Jr. seconded by Luis Varela to *acknowledge the recommendation of the City Manager regarding the suspension and termination of the Socorro Human Resources Director and to direct the City Manager to give notice of the City Council's consideration of this matter at the City council meeting on July 15, 2010 for item number twenty (20)*. Motion carried unanimously.

21. DISCUSSION AND ACTION TO GIVE DIRECTION TO CITY MANAGER AND CITY ATTORNEY, INCLUDING AUTHORIZING LEGAL ACTION AGAINST RESPONSIBLE PARTIES, IN REGARD TO WASTEWATER EFFLUENT DISCHARGE WITHIN THE CITY OF SOCORRO.

JERRY WALLACE

A motion was made by Jesus Gandara Jr. seconded by Luis Varela to *delete* item number twenty-one (21). Motion carried unanimously.

ADJOURN:

A motion was made by Gloria M. Rodriguez seconded by Jesus Gandara Jr. to *Adjourn at 7:25 p.m.* Motion carried unanimously.



Guillermo Gandara Sr., Mayor


Georgina Rodriguez, City Clerk

July 15, 2010
Date when minutes were approved:

Exhibit "A"

HOUSING ECONOMIC RURAL OPPORTUNITY, INC.

MISSIONS SENIOR COMMUNITY II

HUD SECTION 202 HOUSING

The Missions Senior Community II is a supportive housing complex for the elderly being proposed by the Housing Economic Rural Opportunity, Inc., in the City of Socorro, Texas.

MISSIONS SENIOR COMMUNITY II AT A GLANCE

- The Missions Senior Community II is a 35 unit apartment complex being proposed to the U.S. Department of Housing and Urban Development [HUD] for funding under the HUD Section 202 program.
- The Section 202 program provides federal funds in the form of a “capital advance” which is a mortgage that does not need to be paid back as long as the property is kept in use as affordable housing for very low-income elderly persons for not less than 40 years.
- The Section 202 program provides federal funds for project rental assistance for rent subsidies and utility allowances that become part of the annual operating budget.
- Occupancy in the proposed housing is open to any household composed of one or more persons, one of whom is 62 years of age or older at the time of initial occupancy.
- Eligible tenants pay no more than 30% of their annual household income for rent.
- This program serving elderly households generally provides access to supportive social services for the occupants through various community agencies and may include health education, counseling, recreational, nutritional services and information and referral, as well as transportation.
- The success of supportive housing for the elderly is dependent on local government and community support.
- The proposed housing is sponsored by Housing Economic Rural Opportunity, Inc., which is an affordable housing provider in New Mexico and west Texas.
- The Housing Economic Rural Opportunity, Inc., is committed to the development of affordable housing in the City of Socorro and has demonstrated this commitment by leveraging in access of \$262,000 toward this project.
- The capital advance amount that was requested from HUD is \$2,085,000 for the construction of the project.
- The amount of funds requested for the project rental assistance is approximately \$200,625, which is subject to adjustments based on local cost of living indices.

Description:

The proposed project is comprised of a grouping of 9 one-story four-plexes incorporating four one-bedroom apartments. The design includes 35 one-bedroom – one bath apartment units and a managers unit. The buildings are generally clustered adjacent to parking for convenience, safety and accessibility.

Site Design:

- The site plan is designed with a main access drive and adjacent parking areas serving a group of buildings. Dispersed parking spaces are provided in accordance with the City of Socorro ordinances.
- Trash collection and parking areas directly adjacent to off site single family residences will be screened with tree-lined borders for an opaque screening.
- Access for trash collection areas will be provided in a clear, straight means of collection to promote safety, cleanliness and reduce the possibility of property damage. A fire department approved turn around is provided within the parking area.
- The buildings are positioned on the site to respect existing contours, to minimize earthwork, to enhance storm water surface drainage to the detention and water quality ponds, and to minimize the construction of accessibility ramps. Grading of sidewalks will meet accessibility standards. An emergency exit is provided to an adjacent street.

Units:

- Each one-bedroom apartment will be approximately 540 square feet in area.
- Each apartment kitchen will contain a refrigerator, range, and double sink with the counter top at handicap units at accessible height.
- An over the range vent will be lighted; with controls at just below the counter top.
- Space for a microwave oven and sufficient cabinet space will be provided.
- Interior design of the units provides usable space at a friendly scale with individual areas for living, eating, sleeping and cooking.
- Each bath will include a full-length mirror, counter installed lavatory at handicap units at accessible height.

Design Features Which Promote Energy Efficiency and Efficient Construction:

- This project will promote both energy efficiency and construction efficiency. Examples of energy efficiency include exterior entrances that will have ample cover for weather protection. Primarily, extreme heat in summer months requires shading at the doors.
- Flow through ventilation using single hung operable windows, orientation of bedroom and toilet room doors to help minimize utility costs throughout the year.
- Exterior doors will be thermally insulated and weather-stripped. The buildings will be constructed with insulation and windows will be double glazed for thermal protection.
- The roof design incorporates ventilation in the attics, thus reducing temperature build-up, which may affect the conditioning of air inside the unit.
- Examples of construction efficiency and longevity include the use of exterior materials such as stucco, wood frame, pre-fabricate trusses with dry wall interiors, which is a standardized method in the local area. This will reduce costs.
- Maintenance is minimal, extending up to five to ten years for recoating. Aluminum framed windows with thermal breaks will be installed with silicone caulking at all perimeters.
- Window sizes will conform to available mass produced dimensions.
- There will be a major focus of using green construction initiatives in the construction of the project.
- Fixtures, hardware, finishes and equipment are designed for ease of installation, maintenance and service.
- Individual apartment unit configuration provides major plumbing fixtures to have common piping in a plumbing wall that will reduce plumbing costs and will provide acoustical separation.
- The design will accommodate the residents' changing needs over the next 10 to 20 years as the interior spaces, natural lighting and ventilation constructed today will also be an important requirement in the future.
- Long-term residents may become more frail or handicapped and accessibility has been planned in anticipation of this occurrence. Grab bars as example can be installed easily as the blocking will be included in the original construction.



PROJECT LOCATION

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410 N. mesa st.
suite 111
of paco, texas
79201
915.838.3800
915.838.5000
www.erdco.com

Innovative Design for the Environment

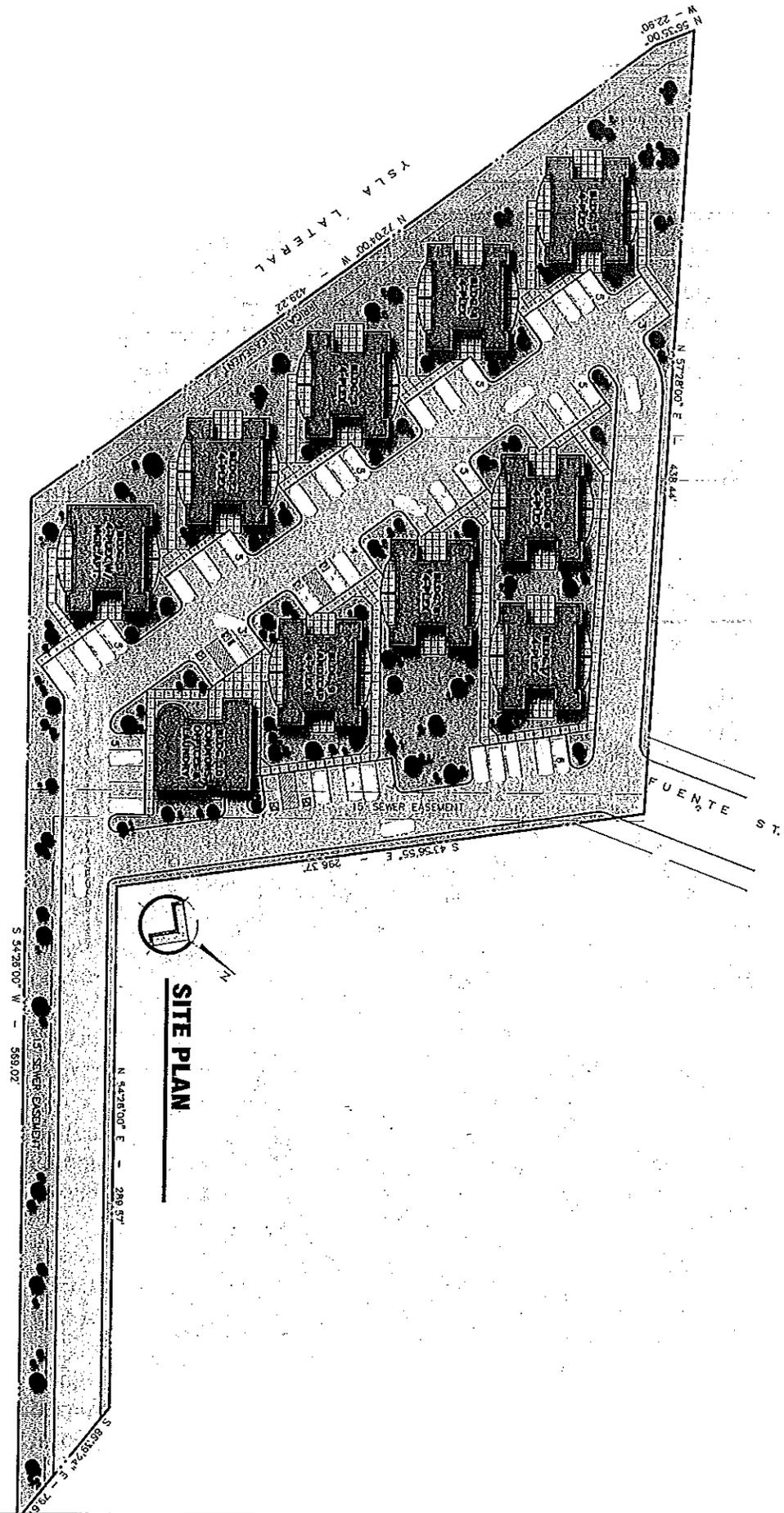
NEW HOUSING FOR

MISSION SENIOR COMMUNITY II

SOCORRO, TEXAS

PROJECT
MISSION SENIOR COMMUNITY II
PHASE ONE
COCHEAR 1A, 2008
RESURFACE
1A
1B
1C

PROPERTY OF THE
CITY OF SOCORRO



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310 N. CROSS ST.
SUITE 211
SOCORRO, TEXAS 78761
(512) 834-3300
(512) 834-3500
www.aedf.com

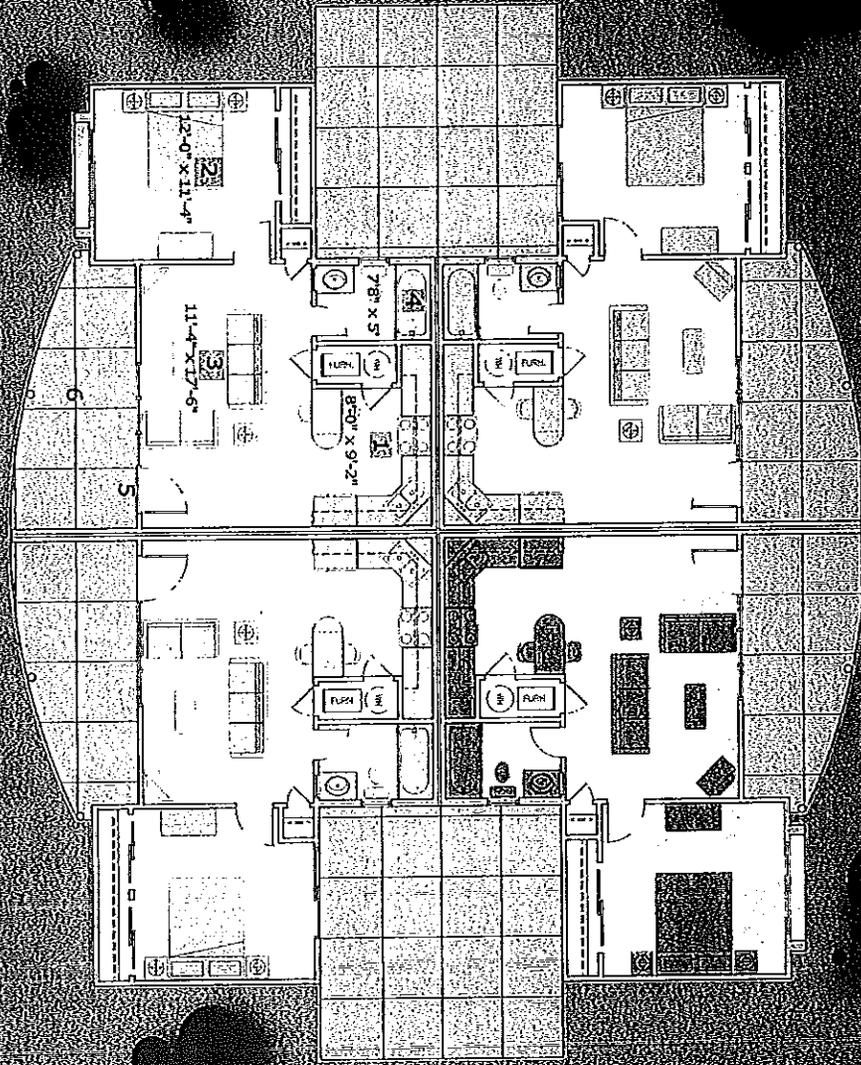
NEW HOUSING FOR
MISSION SENIOR COMMUNITY II
SOCORRO, TEXAS

PROJECT	MISSION SENIOR COMM II	PROPERTY OF	MISSION SENIOR COMM II
ARCHITECT	AEDF	DATE	10/20/04
SCALE	AS SHOWN	DATE	10/20/04
REVISIONS		DATE	
1.			
2.			

Innovative Design for the Environmental Arts

FLOOR PLAN

SCALE 1/8" = 1'-0"



CROSS SECTION
 SINGLE UNIT 2,595 SF
 OVERALL 2,650 SF

LEGEND
 INTELLIGENT
 BEDROOM
 LIVING ROOM
 BATHROOM
 KITCHEN
 ENTRY
 PORCH

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3

315 N. BRASER ST.
 #224 7515
 EL PASO, TEXAS
 79901
 (915) 838-5800
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Innovative Design for the Environmental Arts

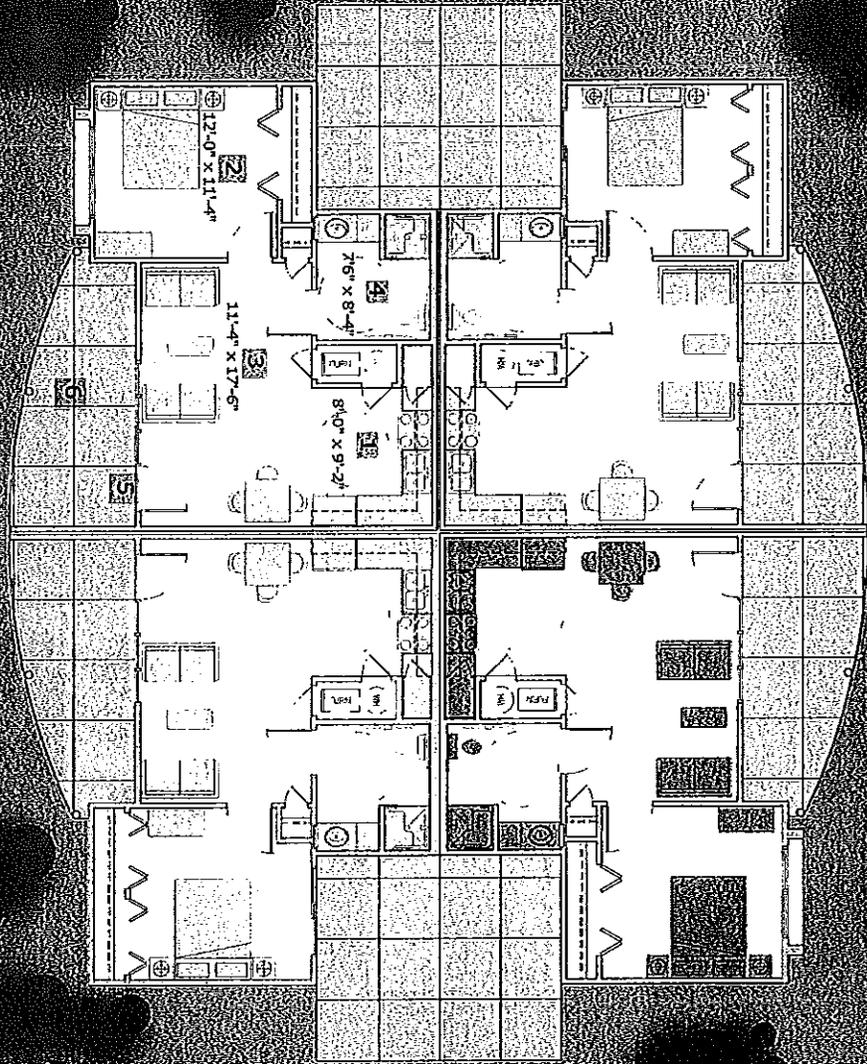
NEW HOUSING FOR
MISSION SENIOR COMMUNITY II
 SOCORRO, TEXAS

PROJECT
 MISSION SENIOR COMMUNITY II
 2004-2005
 ARCHITECT
 IDEARTS

PROPERTY OF STATE

SCALE 1/8" = 1'-0"

HG FLOOR PLAN

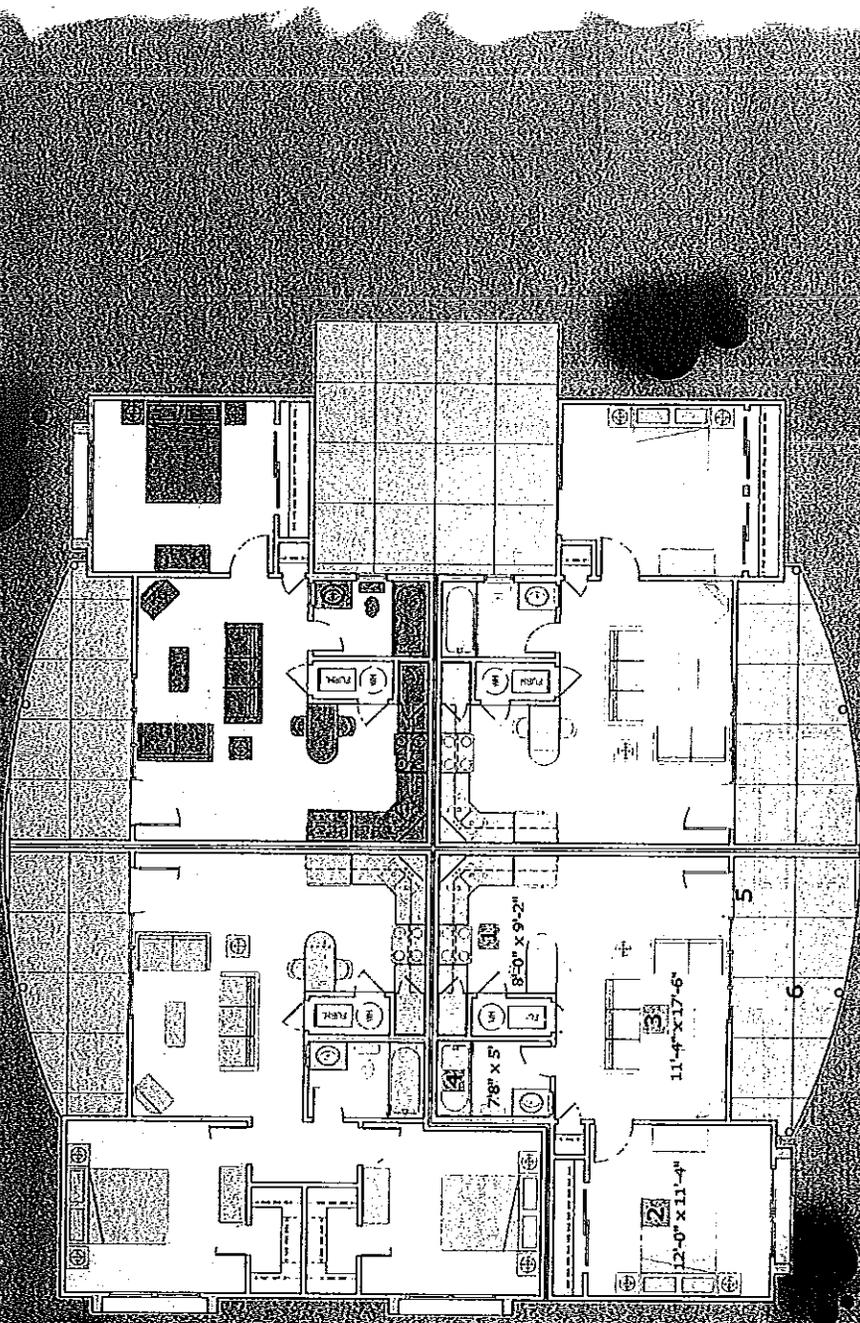


CROSS AREA
 SINGLE UNIT 55 SQ FT
 QUANTITY 220 UNITS

- LEGEND
- 1. HUBBEN
 - 2. BEDROOM
 - 3. LIVING ROOM
 - 4. DYNIA'S ROOM
 - 5. BATHROOM
 - 6. ENTRANCE

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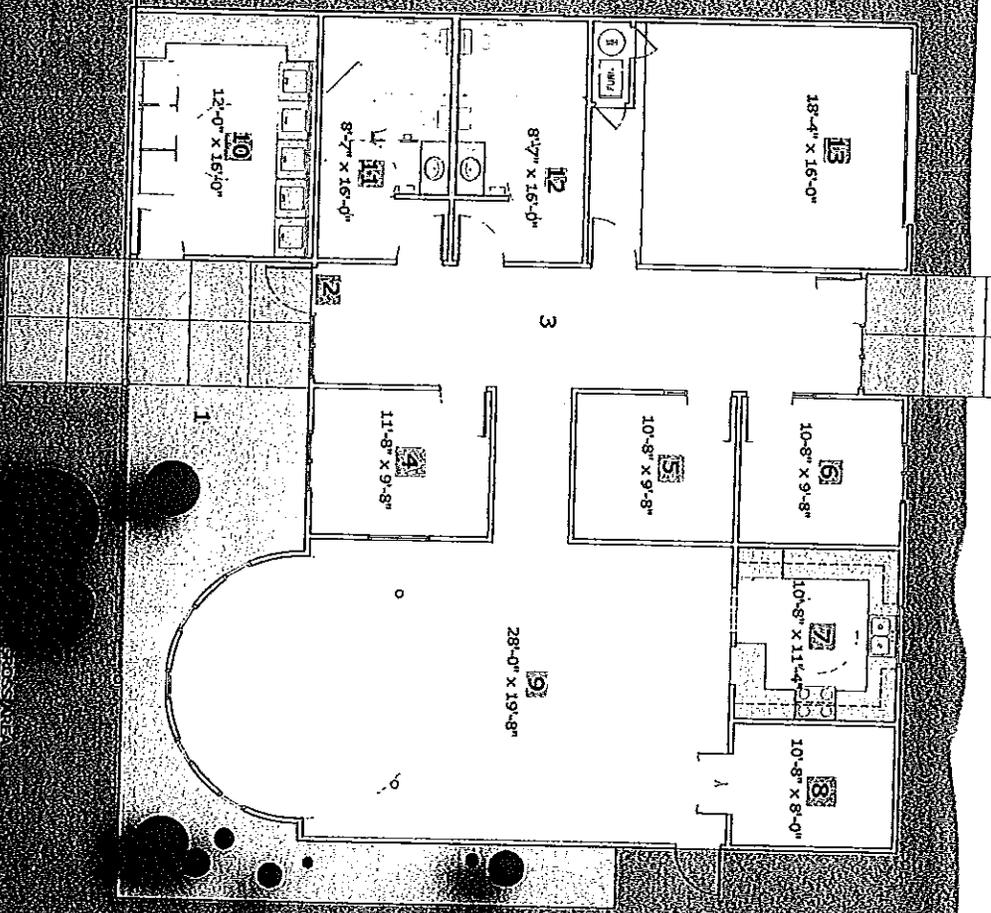
- LEGEND**
- 1. KITCHEN
 - 2. BEDROOM
 - 3. LIVING ROOM
 - 4. BATH ROOM
 - 5. ENTRANCE
 - 6. PORCH
- GROSS AREA**
- SINGLE UNIT: 1,200 S.F.
 - MANAGER'S UNIT: 2,415 S.F.
 - QUADRALES: 2,265 S.F.

MGR-FLOOR PLAN

SCALE 1/8" = 1'-0"

OFFICE FLOOR PLAN

SCALE 1/8" = 1'-0"



- LEGEND
- 1. CAD
 - 2. ENTRY
 - 3. OFFICE
 - 4. OFFICE
 - 5. OFFICE
 - 6. OFFICE
 - 7. OFFICE
 - 8. OFFICE
 - 9. OFFICE
 - 10. OFFICE
 - 11. OFFICE
 - 12. OFFICE
 - 13. OFFICE

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NEW HOUSING FOR
MISSION SENIOR COMMUNITY II
 SOCORRO, TEXAS

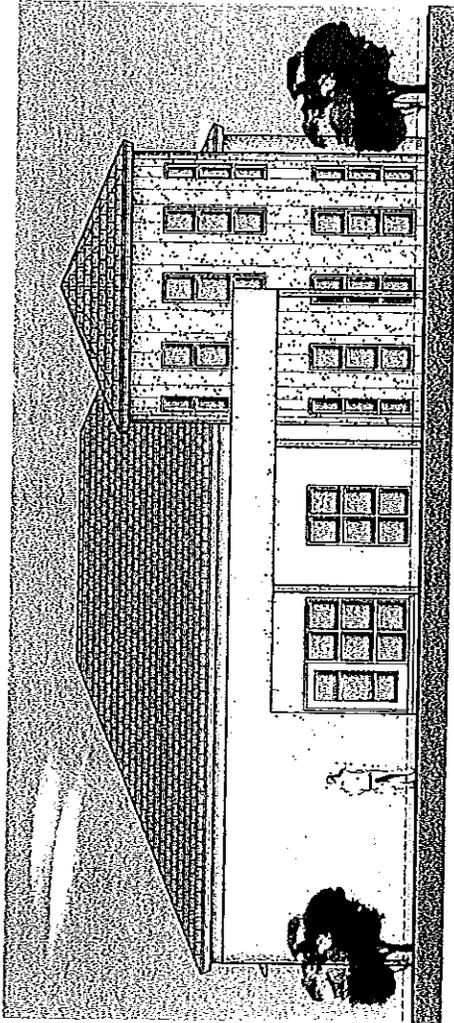
330 N. mesa st.
 suite 211
 al paco, mesa
 70001
 915 838 3400
 915 838 3600
 www.msr2004.com

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 INTERIOR DESIGNER
 LANDSCAPE ARCHITECT
 ENGINEER
 PLUMBER
 ELECTRICIAN
 MECHANICAL ENGINEER
 ENVIRONMENTAL ENGINEER
 HISTORIC PRESERVATION ARCHITECT
 PLOTTING

PROJECT
 MISSION SENIOR COMMUNITY II
 PHASE 02/03
 OCTOBER 18, 2003
 REVISIONS

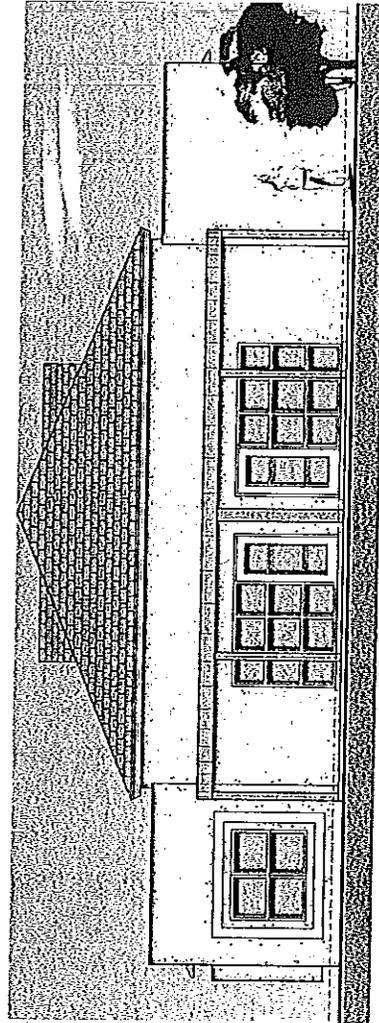
APPROVED BY THE
 CITY OF SOCORRO
 OCTOBER 18, 2003

6



OFFICE FRONT ELEVATION

SCALE 1/8" = 1'-0"



MGR. FRONT ELEVATION

SCALE 1/8" = 1'-0"

MISSIONS SENIOR COMMUNITY II

FACT SHEET

SPONSOR:

Housing Economic and Rural Opportunity, a 501(c) 3 community based organization with 22 years of experience in developing affordable housing.

LOCATION:

525 Three Missions Drive
Socorro, Texas

FINANCING:

U.S. Department of Housing and Urban Development: Section 202 of the Housing Act of 1959, as amended. Financing will be in the form of a Capital Advance for development and Project Rental Assistance for rental subsidies.

NUMBER OF UNITS:

35 one-bedroom units and 1 manager's unit

PROJECT DESCRIPTION:

This project proposes the construction of 36 units of supportive housing for the elderly. In addition to the rental units, the complex will include a community building with office space, laundry facilities and a large community meeting room.

All units will be available for occupancy by very low-income elderly persons, sixty-two years of age or older.

CONTACT:

Henry Montez
Telephone: 575-541-0477
FAX: 525-541-0476
Email: hmontez@tierradelsohousing.org