

Vacant
Mayor

Rene Rodriguez
*At Large/
Mayor Pro Tem*

Maria Reyes
District 1



Vacant
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
BOARD OF ADJUSTMENTS
OF THE
CITY OF SOCORRO, TEXAS

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (915) 858-2915 or fax (915) 858-9288 for further information.

Notice is hereby given that a regular meeting of the Board of Adjustments of the City of Socorro, Texas will be held **Thursday, August 24, 2017** at 6:00 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. Call to order.
2. Establishment of quorum.
3. Excuse absent commission members.
4. Open Forum.
5. Consider and Take Action:
Approval of meeting minutes for June 22, 2017.
6. Consider and Take Action:
On the proposed variance of the minimum setbacks for a Shade Structure to be built on the back of the primary residence on Lot 7, Block 5, Jardin De Flores #1 located at 11425 Flor Liatris Drive, Socorro, Texas 79927
7. Consider and Take Action:
On the proposed variance of the minimum setbacks for a Two-Story Commercial Structure to be built on Tract 8, Block 7, Socorro Grant located at 9901 Alameda Ave, Socorro, Texas 79927.

REGULAR MEETING AGENDA - CITY OF SOCORRO BOARD OF ADJUSTMENTS

August 24, 2017 at 6:00 PM

8. Consider and Take Action:
On the Bi-laws and Procedures for Board of Adjustments Meetings, Attendance and Meeting Procedures.

EXECUTIVE SESSION

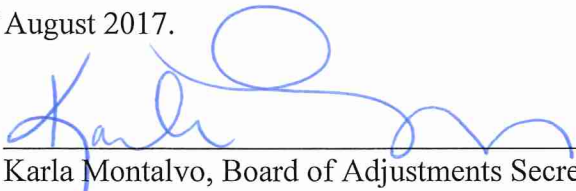
The Board of Adjustments of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Texas Government Code, Section 551, Subchapter D, to discuss any of the following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the Board of Adjustments of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meeting Act.) The Board of Adjustments will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071	CONSULTATIONS WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT

8. Adjournment:

I, the undersigned authority hereby certifies that the above notice of meeting of the Board of Adjustments of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

Dated this 21st day of August 2017.



Karla Montalvo, Board of Adjustments Secretary

DATE & TIME POSTED: 08/21/2017 5:19 PM / BY: Km

Vacant
Mayor

Rene Rodriguez
*At Large/
Mayor Pro Tem*

Maria Reyes
District 1



Vacant
Alejandro Garcia
Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

CITY OF SOCORRO BOARD OF ADJUSTMENT COMMISSION

Regular Meeting Minutes

June 22, 2017

Members Present	Members Absent	Staff Present	Others Present
Eugene Trujillo Ralph Duran Oscar Gutierrez Cynthia Gutierrez Miguel Martinez Juan Castaneda	Cristhyan Guzman	Myrna Workman Karla Montalvo Adriana Rodarte John S. Birkelbach Rene Rodriguez	

Items for discussion and action:

1. Call to order.

Mr. Trujillo called the meeting to order at 6:06 p.m.

2. Establish quorum.

Quorum was established with 6 members present.

3. Excuse absent commission members.

A motion made by Mr. Ralph Duran to deny excuse absent commission member (Christhyan Guzman) seconded by Mr. Juan Castaneda. **Motion passed.**

Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays:

Abstain:

4. Open Forum.

Two constituents signed up to speak. (Arturo Robles Item #8) (Blanca Reyes Item # 7)

5. Approval of meeting minutes for the May 25, 2017 Board of Adjustments Commission meeting.

A motion to **approve** with correction on item #7 made by Ralph Duran, seconded by Ms. Cynthia Gutierrez. **Motion carried.**

Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays:

Abstain:

6. Consider and Take Action:

On the proposed variance of the minimum setbacks for a Shade Structure to be built on the back of the primary residence on Lot 7, Block 5, Jardin De Flores #1 located at 11425 Flor Liatrix Drive, Socorro, Texas 79927

Ms. Myrna Workman presented the case.

A motion to table item #6 made by Mr. Eugene Trujillo, seconded by Miguel Martinez. Motion carried.
Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda
Nays:
Abstain:

7. Consider and Take Action:

On the proposed variance request on Municode Chapter 46-348 Permitted Uses and Chapter 45-350 for Leight Clark Survey Tract 7 located at 1112 Horizon Blvd space 4, to allow a mobile home to remain placed without a HUD Label.

Ms. Myrna Workman Presented the case.

Motion made by Oscar Gutierrez to approve item #7, seconded by Miguel Martinez.

Motion was denied with 5 members *yes*, 1 Member voting *no*.

Ayes: Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays: Eugene Trujillo

Abstain:

8. Consider and Take Action:

On the reconsideration of the proposed variance of the minimum setbacks for a Garage to be built in front of the primary residence on Ely Part of Lot 27, Block 5, Lynn Park Replat located at 10704 Donna Marie, Socorro, Texas 79927.

Ms. Myrna Workman presented the case.

A motion to suspend the rule and allow Rene Rodriguez (At Large) to speak made by Mr. Ralph Duran, seconded by Cynthia Gutierrez. Motion carried with all six commissioners in favor.

Mr. Rodriguez addressed to all commission members the importance of Robert's Rules of Order.

A motion to delete item #8 made by Mr. Ralph Duran, seconded by Cynthia Gutierrez. Motion carried

Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays:

Abstain

9. Consider and Take Action:

On the Bi-laws and Procedures for Board of Adjustments Meetings, Attendance and Meeting Procedures.

A motion to table item #9 made by Mr. Ralph Duran, seconded by Cynthia Gutierrez. Motion carried

Ayes: Eugene Trujillo, Ralph Duran, Oscar Gutierrez, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays:

Abstain

10. Consider and take action on adjournment.

A motion to adjourn at 7:20p.m made by Mr. Ralph Duran seconded by Eugene Trujillo. Motion carried.

Ayes: Eugene Trujillo, Ralph Duran, Cynthia Gutierrez, Miguel Martinez, Juan Castaneda

Nays:

Abstain

ATTEST:

Eugene Trujillo, Chairperson

Karla Montalvo, Secretary

Vacant
Mayor

Rene Rodriguez
At Large
Mayor Pro-Tem

Maria Reyes
District 1



Alejandro Garcia
District 2

Victor Perez
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Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: August 24, 2017
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Admin. Assistant
CC: Adriana Rodarte, City Manager

SUBJECT:

Variance request on Municode Chapter 46-293 (2) related to the minimum required yard setbacks, for Lot 7, Block 5, Jardin de Flores #1 at 11425 Flor Liatris Dr. to build a shade structure.

SUMMARY:

The property matter of this request is located 65' feet southeasterly from Passmore Rd. This property has an estimated area of 7,841 sf., and it is owned by Edgar Segura, 11425 Flor Liatris Dr., Socorro, TX 79927.

BACKGROUND:

This case was heard by the Board of Adjustments on April 27, 2017 and it was tabled to allow the applicant to speak to their representative. It was discussed again on May 25, 2017 and later in June 22, 2017 and was tabled.

STATEMENT OF THE ISSUE:

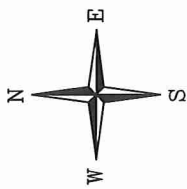
According to the information provided by the applicant, the proposed shade structure will be 3'ft from the rear and the side property lines. The minimum required setback is 5'ft from the side and 10'ft from the rear for an accessory structure.

ALTERNATIVE:

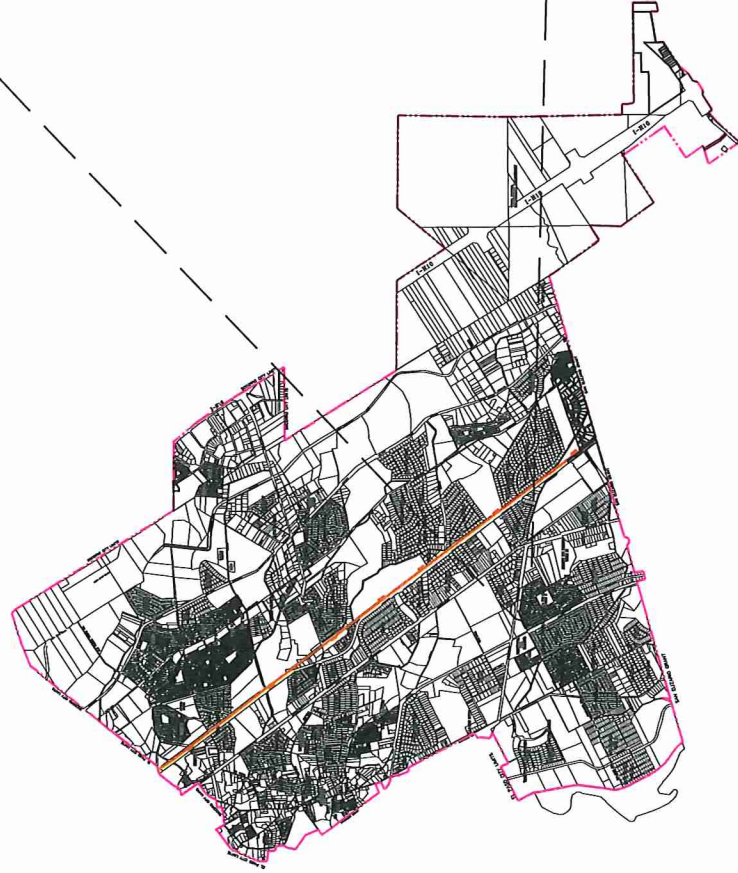
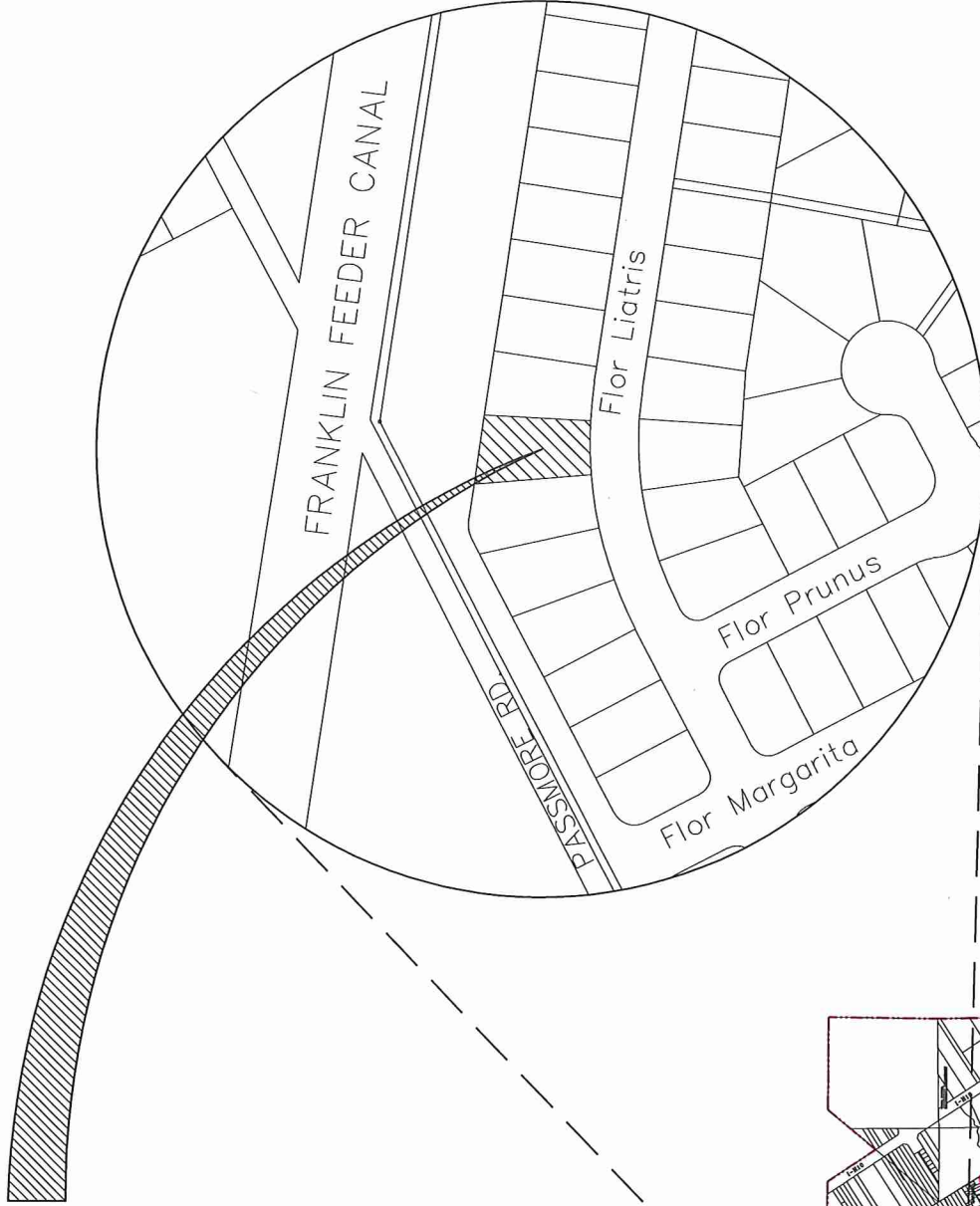
There are several other residents going through the same situation with the minimum required setbacks for shade structures, an Ordinance needs to be created by the City to adjust the setbacks for shade structures only. The proposed ordinance is being reviewed by staff and will be presented to City Council soon. An alternative is to delete this case and wait for a resolution from City Council.

STAFF RECOMMENDATION:

Due to the fact that there will be no future land development behind the property, the Planning and Zoning Department recommends APPROVAL to allow the applicant to build a shade structure.



PROJECT SITE;
11425 Flor Liatris
Lot 7, Blk. 5
Jardin De Flores



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



CITY OF SOCORRO, TEXAS

Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 3/31/2017

Received By: Kum

Case Number: _____

Receipt Number: 26670

Fee: \$100.00

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: Jardin De Flores

Block: 5 Lot/Tract: ~~6~~ 7

Property survey: Attach a current survey plat or a metes and bounds description and survey if property is currently not platted.

Address of property: 11425 Flor liatris Socorro, Tx, 79927

General location of property: _____

Please type or print

Owner(s): Edgar Segura

Applicant: _____

Address: 11425 Flor liatris
Socorro, Tx, 79927

Address: _____

Phone #: (915) 2159491

Phone #: _____

APPEAL OF AN ADMINISTRATIVE DECISION

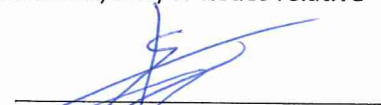
(Check appropriate request)

- { } 1.) Variance (Non-Use)
- { } 2.) Non-Conforming Use or Structure

Existing condition vs proposed condition: Solicito una variacion ala
Regla de 10ft de separado de la parte trasera de
mi propiedad para construir una estructura de sombra,
y poderla hacer a 3FT

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request. The designated agent shall be the principal contact person with the City (and vice versa) in processing and responding to requirements, information, and/or issues relative to this request.

Edgar Segora
Printed or Typed Name


Signature of Owner

Printed or Typed Name of Agent

Signature of Agent

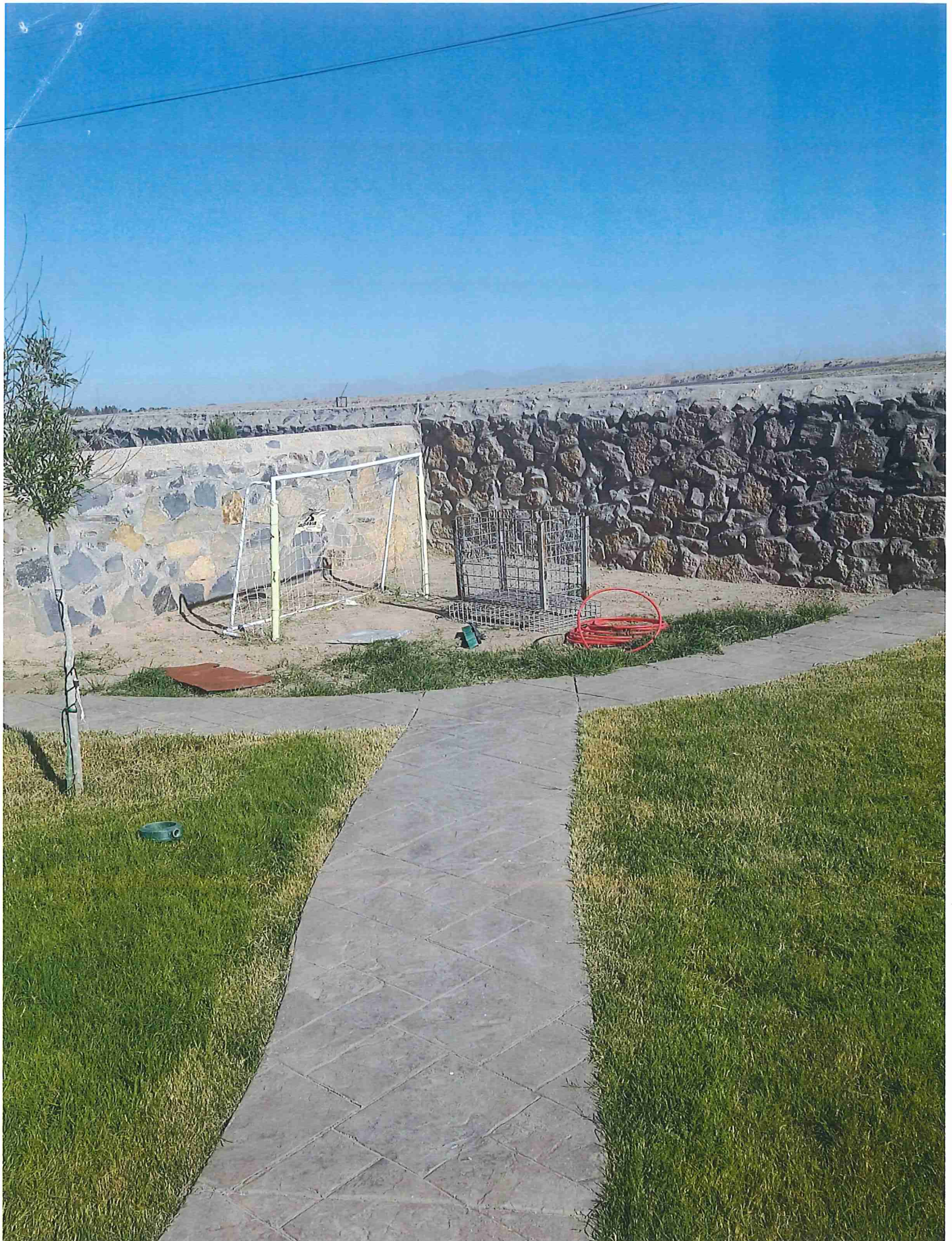
Address of Agent: _____

Telephone Number of Agent: _____

I understand that it is necessary for me or my authorized agent to be present at the public hearing.

Printed or Typed Name

Signature of Owner



Vacant
Mayor

Rene Rodriguez
At Large
Mayor Pro-Tem

Maria Reyes
District 1



Alejandro Garcia
District 2

Victor Perez
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: August 24, 2017
TO: BOARD OF ADJUSTMENTS
FROM: Job Terrazas, Administrative Assistant
CC: Adriana Rodarte, City Manager

SUBJECT:

Variance request on Municode Section 46-238 (2) & (3) related to the minimum required yard setbacks for Tract 8, Block 7, Socorro Grant at 9901 Alameda Ave. to allow a two-story commercial building.

SUMMARY:

The property matter of this request is located at the intersection of Alameda Ave. and Nevarez Rd. This property has an estimated area of 1,204 sf. (0.0276 ac.), and it is owned by Martha Lopez de Muñoz.

BACKGROUND:

This property was rezoned to C-1, Light Commercial on April 2014 to allow a small business on the existing concrete slab.

STATEMENT OF THE ISSUE:

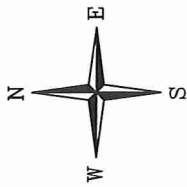
The front of the building is along a major arterial and 60' feet of setback is required. The applicant is unable to comply with the setbacks due to the size of the lot. The proposed building has no setbacks in the rear and can't be moved further back. The left side also has 6" inches of setback along an existing 20' foot road.

ALTERNATIVE:

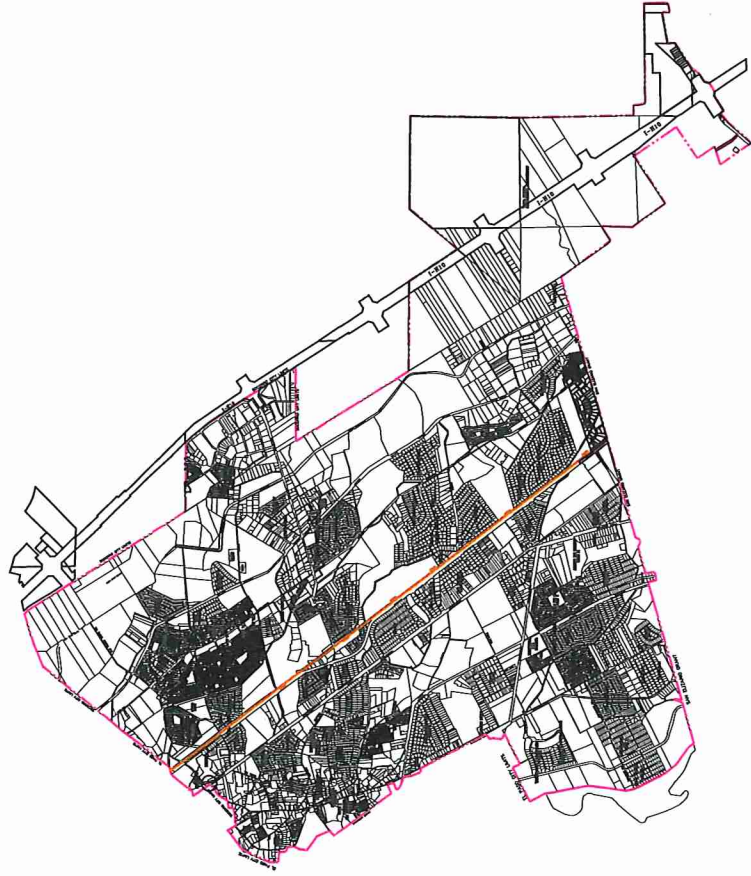
The owner of this property asked for a rezoning to commercial to establish a small food stand or something similar. The boards agreed to grant this permission to allow them to establish a small business.

STAFF RECOMMENDATION:

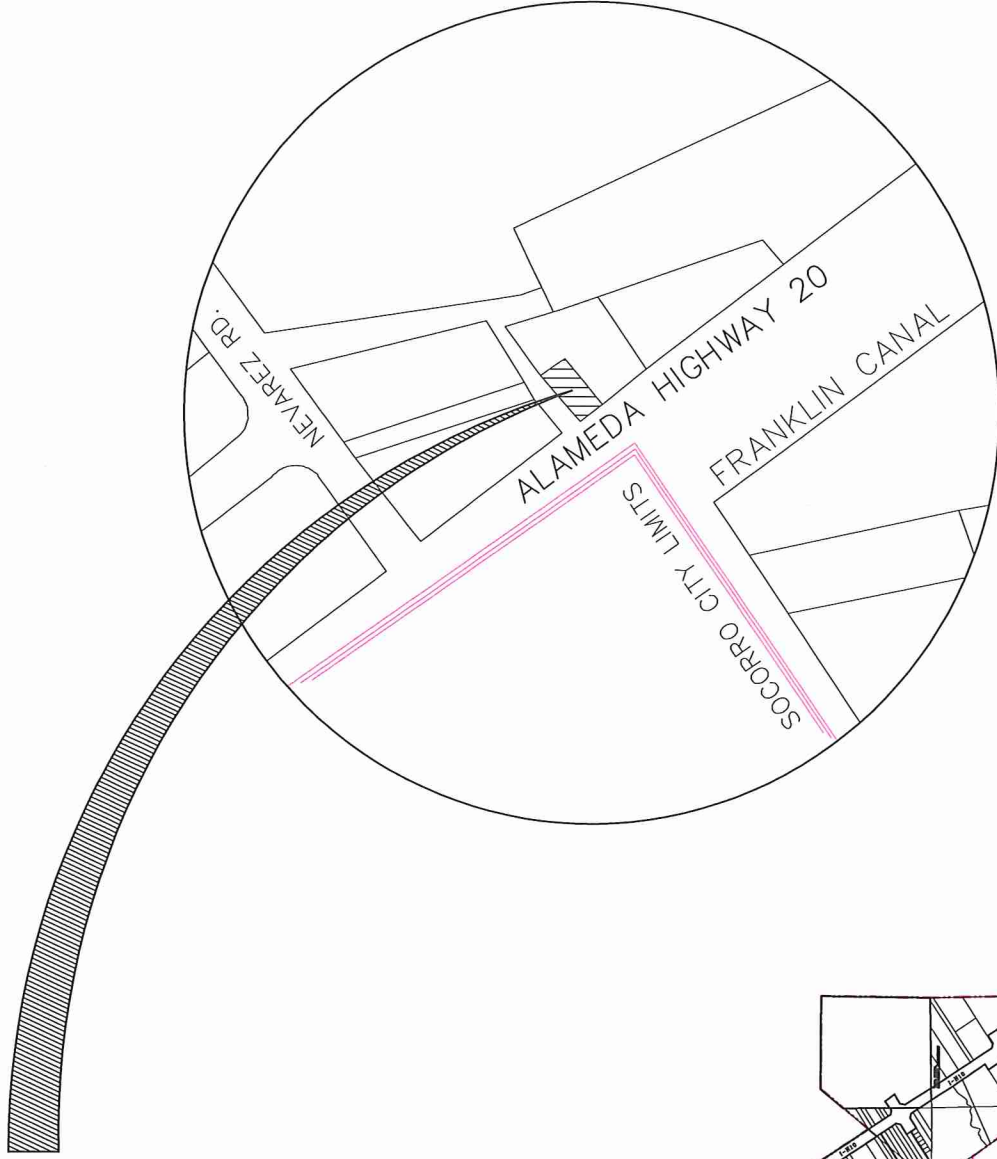
A field inspection revealed that there are overhead lines crossing over the proposed building site and a permanent construction will not be allowed. The Planning and Zoning Department recommends DENIAL of the variance to the setbacks and recommends that the applicant pursue the original plan of establishing a small food stand or mobile unit.



PROJECT SITE;
Alameda & Nevarez
Tract 8, Block 7
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN



CITY OF SOCORRO, TEXAS

Application for Board of Adjustments

FOR OFFICE USE ONLY

Submittal Date: 8/18/17
Case Number: _____
Fee: \$100

Received By: Kim
Receipt Number: 27588

Please type or print

Description of property the following information shall be provided:

Legal Description: Subdivision: Socorro Grant.
Block: 7 Lot/Tract: 8

Property survey: Attach a current survey plat or a metes and bounds description and survey if property is currently not platted.

Address of property: 9901 Alameda.

General location of property: _____

Please type or print

Owner(s): Martha Lopez de Muñoz

Applicant: _____

Address: 481 Borrego Rd.

Address: _____

San Elizario Tx. 79849

Phone #: (915) 226-5868

Phone #: _____

APPEAL OF AN ADMINISTRATIVE DECISION

(Check appropriate request)

- { } 1.) Variance (Non-Use)
- { } 2.) Non-Conforming Use or Structure

Existing condition vs proposed condition: _____

No existing construction, We need to allow the space (biggest) to build 2 floor Local Comercial Habitat.

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request. The designated agent shall be the principal contact person with the City (and vice versa) in processing and responding to requirements, information, and/or issues relative to this request.

X Martha Lopez de Muñoz
Printed or Typed Name

X Martha Lopez de Muñoz
Signature of Owner

Printed or Typed Name of Agent

Signature of Agent

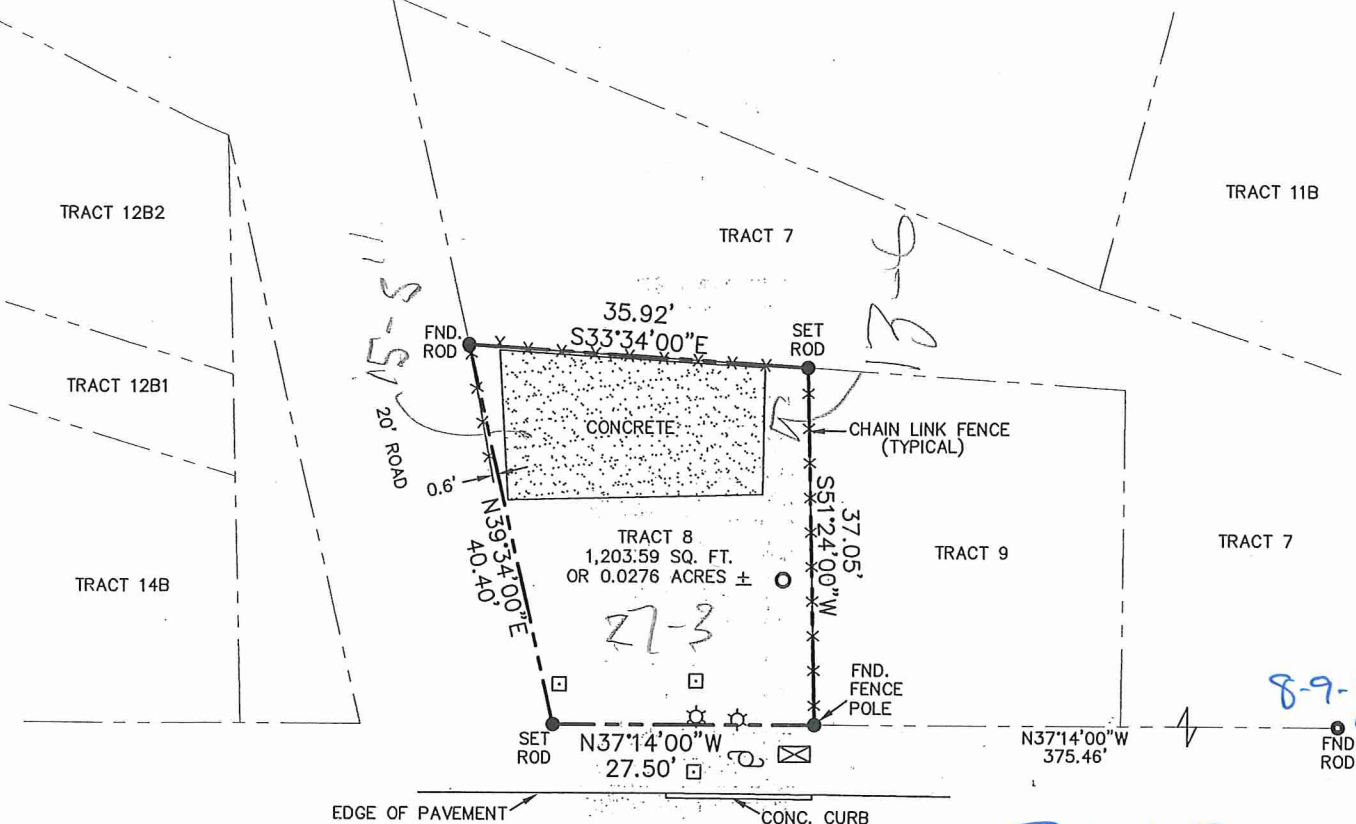
Address of Agent: _____

Telephone Number of Agent: _____

I understand that it is necessary for me or my authorized agent to be present at the public hearing.

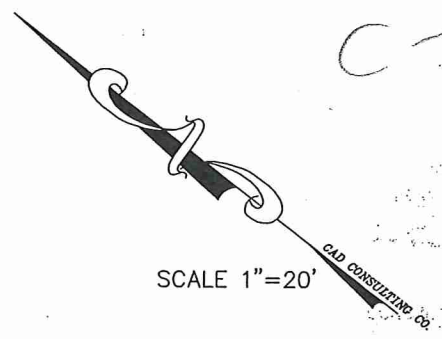
Printed or Typed Name

Signature of Owner



ALAMEDA AVENUE

9901
C-1



LEGEND

- ☼ = TRAFFIC LIGHTS
- ⊙ = POWER POLE
- ⊠ = ELECTRIC BOX
- ⊞ = TRANSFORMER
- = SERVICE POLE

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NOTE:
THIS SURVEY WAS
DONE WITHOUT THE
BENEFIT OF A
TITLE COMMITMENT.

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

CARLOS M. JIMENEZ
R.P.L.S. No. 3950

JOB # 15- DATE: 03-25-15 FIELD: JM OFFICE: EA FILE: NET:\ENRIQUE\2015\15-
 LOCATED IN ZONE x PANEL # 480212-0236-B DATED 09-04-91
 RECORDED IN VOLUME N/A PAGE N/A , PLAT RECORDS, EL PASO COUNTY, TX

9901 ALAMEDA AVENUE
 TRACT 8, BLOCK 7
 SOCORRO GRANT
 CITY OF SOCORRO, EL PASO COUNTY, TEXAS

CD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 503
 EL PASO, TEXAS 79936
 (915) 633-6422

FIRM# 10099300

BYLAWS OF THE BOARD OF ADJUSTMENT
Socorro, Texas

REVISED DRAFT 5/23/17 (10:45 a.m.)

Article 1. Purpose

The purpose of these bylaws is to provide general guidance to the Board in the performance of its duties as defined in the Code of Ordinances of Socorro, Texas, Chapter 2, **Article IV**, Division 3 (the "Ordinance"). As such, these bylaws shall be considered supplementary to the Ordinance. No action of the Board which is otherwise valid shall be invalidated solely by reason of the Board's failure to follow these bylaws.

Article 2. Membership

The Board shall consist of seven (7) regular members and two (2) alternate members. The regular members of the Board shall be appointed by City Representatives, Places 1, 2, 3, 4 and 5; and two (2) board members shall be appointed by the mayor. Two (2) alternate members may be appointed by the mayor and shall serve in the absence of regular members when requested. Each regular member and each alternate member shall serve for a term of two (2) years, unless removed by the City Council, on a written charge after a public hearing. Vacancies shall be filled for the unexpired term of any member which may become vacant in the same manner as for such member's original appointment.

Article 3. Officers

A. ~~As-t~~The officers of the Board shall be a Chair and a Vice-Chair. Their duties shall be those usually pertaining to their respective offices. The Chair shall preside at all meetings of the Board. In the absence of the Chair, the Vice-Chair shall preside. In the absence of the Chair and Vice-Chair, any regular member elected by the majority of the board members present and voting will act as Chair Pro-Tem. Officers shall be regular members of the Board. Officers shall serve one (1) year terms. Officers may serve consecutive terms without limit. The election of officers will take place at the first meeting in January of each year and shall be determined by a majority vote of those members present and voting. The Chair and Vice-Chair may be removed from office by a 2/3 majority vote of the entire Board. Vacancies in the Chair or Vice-Chair position shall be filled by a simple majority vote of the Board present and voting at any regular meeting.

B. The Secretary for the Board shall be staffed by the City Planning Department as designated by the Director for the City Planning Department and approved by the Board. The Secretary shall: (a) provide all members with a meeting schedule as established by the Board; (b) keep a written record of all meetings, examinations, resolutions, transactions, findings and determinations of the Board and other official actions; (c) prepare and post notices of meetings; and (d) keep appropriate forms for persons to file an application for a variance or special exception or to file an appeal of a decision of an administrative official.

Article 4. Meetings

A. Regular meetings of the Board shall be scheduled on the ~~fourth~~^{third} Thursday of each month, beginning at 6:00 p.m., in the City Council Chambers, 860 N. Rio Vista, Socorro, Texas, unless otherwise determined by the Board.

B. Special meetings may be called by the Chair, or in the absence of the Chair, by the Vice-Chair at the request of two or more regular members on five (5) days notice (oral or written) to all regular members.

C. All cases presented to the Board shall be heard by at least six (6) members or alternates.

D. All meetings shall be open to the public and shall be held in compliance with the Texas Open Meetings Act.

E. The minutes of the Board shall show the vote of each member on each question, or if absent or failing to vote, indicating such fact. The written records of the Board shall be public records and shall be available for inspection at the City Planning Department.

F. The presiding officer of the Board shall read the following statement at the meeting:

"The Zoning Board of Adjustment of the City of Socorro is now in session. This Board is established under Article 211.008 of the Texas Local Government Code and Chapter 2, Article IV, Division 35 of the Code. In appropriate cases and subject to appropriate conditions and safeguards, this Board is empowered to make special exceptions or grant variances to the terms of the Zoning Ordinance that are consistent with the general purpose and intent of the ordinance and in accordance with any applicable rules contained in the ordinance and to hear appeals that allege an error on an order, requirement, decision or determination made by an administrative official in the enforcement of the Code.

Your application or appeal will be decided only after you have had the opportunity to present evidence before the Board for its consideration. Other parties interested in your case may also be heard at this time. No consultation among Board members has been held in advance regarding your case. This Board does not act in an arbitrary manner.

You may be sure full consideration will be given to your case and following this hearing you will be promptly notified of the Board's decision."

G. Following the reading of the statement in F above, the presiding officer shall (1) request that all persons who will give testimony or present evidence on any agenda item to please stand and raise your right hand; and (2) shall administer the following oath to such person(s):

*“Do you swear **or affirm** to tell the truth and nothing but the truth?”*

H. Items scheduled for public hearing at a regular or special meeting of the Board shall be presented in the following manner:

1. The staff shall present the issue to the Board and may provide a recommendation. Following the staff presentation, questions may be raised by the Board and directed to staff.
2. The presiding officer will then ask the applicant to present a concise statement of the request and submit any evidence in support of the request. Following the applicant's presentation, questions may be raised by the Board and directed to the applicant or staff.
3. The presiding officer will then ask other individuals interested in doing so to address the Board on the issue. Following these presentations, questions may be raised by Board members and directed to the individuals, the applicant or staff.
4. The presiding officer may then call on the applicant for a rebuttal. Following the applicant's rebuttal, questions may be raised by Board members and directed to the applicant or staff.
5. At the completion of the discussion, the presiding officer shall then request a motion and a vote on the issue.

I. The presiding officer shall preserve strict order and decorum at all regular and special meetings of the Board, shall restate questions coming before the Board as necessary for clarity, and shall announce the decision of the Board on all actions taken. All questions of order shall be decided by the presiding officer.

Article 5. Voting

A. Each regular member shall be entitled to one vote on any matter that may come before the Board. In the absence of the regular member, an alternate member shall serve in the regular member's stead when requested to do so by the City Manager or designee. Each qualified member of the Board, including the Chair and any alternate member serving in the absence of a regular member shall be entitled to vote on matters before the Board. A member may change his/her vote after the roll has been completed and before announcement of the result, but not thereafter.

B. The concurring vote of six (6) members of the Board shall be necessary to reverse any order, requirement, decision or determination of any administrative official; decide in favor of an applicant on a matter on which the Board is required to pass under a zoning ordinance; or, authorize a variation from the terms of a zoning ordinance.

- C. Proxies shall not be allowed.

Article 6. Procedural Rules

The Board hereby adopts the following procedural rules which shall govern meetings of the Board whenever procedure is not regulated by these Bylaws or by City Ordinance:

1. Every person desiring to speak shall address the presiding officer, shall be recognized by the presiding officer, and shall confine themselves to the question under consideration.

2. Every person shall have a reasonable opportunity to be heard at all public hearings of the Board in regard to matters to be considered at such hearings whose comments are germane and relative to the subject matter before the Board; provided, however, that the time allowed for each citizen's appearance before the Board may be limited to a fixed number of minutes at the discretion of the presiding officer.

3. A motion to table shall take precedence over all other motions, except the motion to adjourn, and a motion to table shall not be debatable.

4. A motion to reconsider any action taken by the Board may be made at any time prior to adjournment of the same meeting at which such action was taken.

5. The Board shall keep records of its examinations and other official actions.

6. The minutes and records of the Board actions shall be filed immediately in the Board's office and are public records.

7. All witnesses shall testify under oath administered by the presiding officer and are subject to cross-examination.

8. All applications and appeals shall be decided within a reasonable time.

Article 7. Ethics

A. Any voting member of the Board who has a personal, professional or financial interest in any matter presented shall make full disclosure before the Board and may not participate in the discussion, or vote on that specific matter.

B. Any voting member of the Board who has a substantial interest in a matter before the Board as defined by Section 171.002 of the Texas Local Government Code shall file an affidavit so stating with the City Clerk before a vote on the matter is taken as is required by Section 171.004 of the Texas Local Government Code. Additionally, such voting member shall leave the room for discussion and action on the item in question.

C. All actions taken by the Board shall be in accordance with Chapter 2, **Article IV**, Division 3 of the **Ordinance Code**.

D. In the interest of fairness to the applicants and appellants appearing before the Board and those appearing in opposition to the same, no communication, direct or indirect, shall be held by a regular or alternate member of the Board with the applicant, appellant, or opposition concerning the application or other matter involving an applicant or appellant before the Board at any location or by any means, including, but not limited to in person, by telephone, letter or electronic communication. All such discussions shall be held during a meeting at which the item is posted for discussion so that all voting members shall have the full benefit of such a discussion. Nothing herein shall prevent a voting member from gathering information regarding pending matters from City staff.

E. When a regular or alternate member is called upon to voice opinions at public or private functions, he/she shall indicate whether he/she is speaking for himself/herself and not representing the Board unless a final action by the Board has been taken on the specific issue.

F. All actions taken by the Board members shall be in accordance with the Ethics Ordinance of the City of Socorro.

Article 8. Conflicts

To the extent that any of these Bylaws is in conflict with Section 2-176 of the Ordinance, the provisions of these Bylaws shall control.

Article 9. Amendments

The Board, by a majority vote of its regular members may adopt, amend, or rescind these bylaws, after fourteen (14) days notice of the proposed change has been provided each regular and alternate member.

Article 10. Prior Bylaws

These Bylaws supersede and replace any and all prior Bylaws of the Board.

ADOPTED this the ____ day of _____, 2017.

_____, Chair
Eugene Trujillo

_____, Vice-Chair
Ralph Duran

_____, Secretary
Karla Montalvo