



**Regular Governing Body Meeting**  
**City of Rio Rancho**  
**AGENDA**  
**July 27, 2023**  
**6:00 PM**  
**Council Chambers**

**Governing Body Members**

Greggory D. Hull, Mayor	Paul Wymer, Councilor District 4
Jim Owen, Councilor District 1	Karissa Culbreath, Councilor District 5
Jeremy Lenentine, Councilor District 2	Vacant, Councilor District 6
Bob Tyler, Councilor District 3	

**Meeting Information**

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

Public comment on agenda items can be taken in-person or remotely via Zoom meeting software with the access information below.

Join by Computer:

<https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGV0czF4MDN0UT09>

Meeting ID: 853 0235 3741

Passcode: 789419

Join by Phone:

Dial by your location 1 253 215 8782 US then enter above ID and Passcode

**Call to Order and Pledge of Allegiance**

**Proclamations and Awards of Merit**

**Public Forum**

Pursuant to Section 30.06 Rio Rancho Municipal Code, this section of the agenda is conducted as follows:

- A. Public forum. Any person wishing to address the governing body on any item which is not on the agenda, shall register with the City Clerk within 15 minutes before the beginning of the meeting. Speakers shall be recognized in the order of registration with the City Clerk.
- B. Manner of address. Each person shall seek the recognition of the presiding officer. Each person shall give his name and address. Comments or questions shall be addressed to the governing body as a whole through the presiding officer and not to any members thereof. No person shall enter into any discussion without the permission of the presiding officer.
- C. Time limit. The presiding officer may place a limit on the amount of time any person may speak after being recognized.

Individuals wishing to speak under Public Forum must be in-person. Remote participation is not available.

**Comments by Councilors**

**Consent Calendar**

There will be no discussion of these items unless a Governing Body Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. Minutes of June 20, 2023 Regular Work Session Meeting  
*Minutes of June 20, 2023 Regular Work Session Meeting*  
*Minutes of June 20, 2023 WS - Signed*
2. Minutes of June 22, 2023 Regular Meeting  
*Minutes of June 22, 2023 Regular Meeting*  
*Minutes of June 22, 2023 - Signed*
3. R80, Resolution Authorizing Participation in a Joint and Coordinated Effort with the New Mexico Department of Transportation (NMDOT) for the FY 2023-24 Local Government Road Fund (LGRF) Cooperative Program  
*Resolution*  
*L300335-D3 Award Letter.pdf*  
*Signed Resolution - R20*  
*R80 - Signed*
4. D27, Appointment of Voting Delegate and Alternate for 2023 New Mexico Municipal League Annual Conference
5. D28, Appointment of Kevin Kofchur to the Planning and Zoning Board  
*Kevin Kofchur - Resume\_Redacted.pdf*
6. R81, Resolution Authorizing a Budget Adjustment to Various Funds to Ensure Adequate Budget Authority for Necessary Expenses through the End of the Fiscal Year 2023  
*Resolution*  
*R81 - Signed*

## **Boards and Commissions**

### **Public Hearings**

7. D29, Site Plan Approval for Multi-Family Development at CDR2, Lot H-1-A-1; located at 1805 Darlene Rd SE  
*Location and Zoning Map.pdf*  
*Application.pdf*  
*Letter of Authorization.pdf*  
*Site Plan.pdf*  
*Elevations.pdf*  
*Justification Letter.pdf*  
*Neighboring Property Owner Letter.pdf*  
*Notice Map.pdf*  
*Legal Ad.pdf*  
*SSCAFCA Comments.pdf*  
*SSCAFCA Comments\_Site Plan.pdf*  
*CUP Findings of Fact.pdf*  
*ABM\_May 13, 2021\_GB\_Findings Included.pdf*  
*May 13, 2021 Minutes.pdf*
8. D30, Site Plan Approval for Boese Brothers Brewing at Las Fuentes, Tract F2 23-160-00003 - *Location Map.pdf*  
*Application.pdf*  
*Letter of Intent.pdf*  
*Authorization Letter.pdf*

***Preliminary Drainage Plan.pdf***  
***Site Plan.pdf***  
***Landscape Plan.pdf***  
***Site Utility Plan.pdf***  
***Elevations.pdf***  
***Setbacks AS101\_Architectural Site Plan 7-18-23.pdf***  
***Water\_Wastewater Availability.pdf***  
***Ordinance No. 10 Enactment No. 98\_011.pdf***  
***AMREP ARC.APPROVAL.pdf***  
***23-160-00003 - Notice Letter-signed.pdf***  
***OutreachLetter-1.pdf***  
***23-160-00003 - Noticied Properties Map.pdf***  
***23-160-00003 - CommentsMemo-signed.pdf***

- 9.** D31, Site Plan Approval for a Fast-Casual Restaurant at the Property Located at 2100 Unser Blvd SE Ave NE, Legally Described as The Village, Tract A1  
***Zoning, Location.pdf***  
***Application.pdf***  
***Agent Authorization.pdf***  
***Site Plan.pdf***  
***Landscape.pdf***  
***Staff Comments.pdf***  
***Reproduction of Notices.pdf***  
***07-22 O-21.pdf***
- 10.** O11, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Rio Rancho Estates Unit 25, Block 127, Lots 1-24, from TZ: Transitional Zoning to R-4: Single-Family Residential, Identifying Conditions of Development, Providing for Severability and an Effective Date  
***Ordinance***  
***Location and Zoning Map.pdf***  
***Application Package.pdf***  
***Neighboring Property Owner Letter.pdf***  
***Legal Ad.pdf***  
***Notice Map.pdf***  
***June 13, 2023 PZB Minutes.pdf***  
***O11 - Signed***
- 11.** R82, Resolution Amending the Mountain Hawk West Master Plan  
***Resolution***  
***Exhibit A.pdf***  
***LocationZoneMap.pdf***  
***2022001 04.27.23 Mountain Hawk Master Plan Amendment Submittal.pdf***  
***R82 - Signed***
- 12.** O12, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 25, Block 150, Lots 12-16 from T-Z: Transitional Zoning District to R-3: Mixed Residential District, Identifying Conditions of Development; Providing for Severability and an Effective Date  
***Ordinance***  
***LocationZoneMap.pdf***  
***2022001 04.27.23 Mountain Hawk West Zone Map Amendment Submittal.pdf***  
***ReproductionofNotifications.pdf***  
***ReviewerComments.pdf***  
***June 13, 2023 PZB Minutes.pdf***  
***O12 - Signed***

- 13.** R83, Resolution Amending the Impact Fee Capital Improvement Plan (IFCIP) Per the Impact Fee Capital Improvement Policy  
*Resolution*  
*Zoning, Location.pdf*  
*R83 - Signed*

### **Second Reading of Ordinances**

- 14.** O10, Ordinance Amending Chapter 33.28 Boards, Commissions, and Committees  
*Ordinance*  
*Existing 36.120 to 36.127 Permanent Fund Code*  
*Existing 33.28 Investment Advisory Board Code*  
*Charter Language 6.13 Permanent Fund*  
*O10 - Signed*

### **First Reading of Ordinances**

- 15.** O13, Ordinance Amending Chapter 36 Finance and Revenue  
*Ordinance*

### **Discussion and Deliberation**

- 16.** R84, Resolution Designating Voting Convenience Centers and Consolidation of Precincts for March 5, 2024 Municipal Officer Election  
*Resolution*  
*R84 - Signed*
- 17.** D32, Advice and Consent of the Governing Body to Award Contract No. 24-007-PW: Enchanted Hills Reconstruction Project for a Total of \$8,942,658.71 (including NMGRs) to Albuquerque Asphalt, Inc.  
*PW2248\_EnchantedHillsReconstruction\_ABM\_Exhibit.pdf*  
*Contract 24-007-PW Enchanted Hills Reconstruction Project 7.12.pdf*
- 18.** R85, Resolution Adopting the Fiscal Year 2024 Final Budget  
*Resolution*  
*GF 5 Year Financial Plan FY24-FY28 Adopted.pdf*  
*GF Changes from Balanced to Final.pdf*  
*Governmental Funds Summary.pdf*  
*MPEC Funds Summary.pdf*  
*Governmental Funds Changes from Balanced to Final.pdf*  
*Utility Funds Summary.pdf*  
*Utility Five Year Financial Plan.pdf*  
*Utility Funds Changes from Balanced to Final.pdf*  
*MPEC Financial Summary.pdf*  
*MPEC Changes from Balanced to Final.pdf*  
*FY23 Projects Rollovers Summary.pdf*  
*FY23 PO Rollover Report 6-30-2023.pdf*  
*FY24 Balanced Budget Approved Res. 71.pdf*  
*R85 - Signed*

### **City Manager**

### **Comments by Councilors**

### **Adjournment**

