



Regular Governing Body Meeting
City of Rio Rancho
AGENDA
July 24, 2025
6:00 PM
Council Chambers

Governing Body Members

Greggory D. Hull, Mayor	Paul Wymer, Councilor District 4
Deb Dapson, Councilor District 1	Karissa Culbreath, Councilor District 5
Jeremy Lenentine, Councilor District 2	Nicole List, 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>

Join by Computer: <https://us06web.zoom.us/j/83338157719?pwd=ST55whY8GCTELqBoGjYG1ipM1F5Uer.1>

Meeting ID: 833 3815 7719

Passcode: 554297

Join by Phone:

Dial +1 720 707 2699 US (Denver)

Pursuant to the Governing Body Rules of Procedures, any person wishing to address the Governing Body related to an item listed under Second Reading of Ordinances, First Reading of Ordinances, or Discussion and Deliberation, shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the City Clerk, as clerk of the Governing Body, prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

Call to Order and Pledge of Allegiance

Proclamations and Awards of Merit

Public Forum

Pursuant to the Governing Body Rules of Procedure, any person wishing to address the Governing Body related to a non-agenda item shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public forum at a meeting.

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 26, 2025 Regular Meeting
Minutes of June 26, 2025 Regular Meeting
Minutes June, 26 2025 - Signed

- 2** R76, Resolution Authorizing Participation in a Joint and Coordinated Effort with the New Mexico Department of Transportation (NMDOT) for the FY 2025-2026 Local Government Road Fund (LGRF) Cooperative Program
Resolution_R76
Exhibit A
R76 - Signed

- 3** R77, Resolution Authorizing the Disposal of Fleet Vehicles, Damaged and/or Obsolete Equipment, Traffic Control Devices, Traffic Signal Components, and Street Lighting
Resolution_R77
Exhibit A
R77 - Signed

- 4** R78, Resolution Authorizing Disposal of Library and Information Services Department Property
Resolution_R78
Exhibit A
R78 - Signed

- 5** R79, Resolution Authorizing a Budget Adjustment to Various Funds to Recognize Revenue Changes, Adjust Grant Funds, and Ensure Adequate Budget Authority for Necessary Expenses through the End of the Fiscal Year 2025
Resolution_R79
R79 - Signed

- 6** D36, Appointment of Heidi Henderson to the Library Board of Trustees
H. Henderson Resume

Boards/Commissions/Committee Reports

Public Hearings

- 7** D37, Site Plan Approval for Proposed H-Tea-O Drive Thru at 1641 N.M. 528 SE
Application
Authorizarion
HTeaO Rio Rancho, NM Narrative
Justification
Map
Site Plan Attachments
Building Elevations
Detail Sheet_Curb, Sidewalk, Road, ADA Specs
Waste Management Dumpster Approval Letter
Reviewer Comments
Reproduction of Notices, Legal Ad

- 8** D38, Site Plan Approval for an AutoZone store at the property legally described as Loma Colorado East, Tract H
Application
Authorization
Subject Property Zoning Ordinance: O. 63, Enact. 06-57

Zoning & Location Map
Elevations
Site, Utility and Landscape Plans
Reviewer Comments
Reproduction of Notifications

- 9** D39, Site Plan Approval for a Chase Bank at the Property Legally Described as The Village, Tract E-1
Application
Authorization Letter
2150 Unser Blvd SE Site Plan Location Map
Reviewer Comments
Reproduction of Notices
- 10** R80, Resolution Amending the Quail Ranch Master Plan Addendum
Resolution_R80
Application
Authorization
Location & Zoning Map
Justification Letter
Exhibit A: Addendum
Exhibit B: Map of Overlay Area
Quail Ranch Addendum FINAL REDLINE
Reproduction of Notifications
- 11** O19, Ordinance of the City of Rio Rancho, New Mexico Expanding an Overlay Zone for the Property Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D, Identifying Conditions of Development, Providing for Severability and an Effective Date
Ordinance_O19
Application
Letter of Authorization
Justification Letter
Location & Zoning Map
Location of Proposed Overlay Zone
Reproduction of Notifications
- 12** D40, Site Plan Approval for the Expansion and Installation of a Solar Generation, Storage and Distribution System on the Properties Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D
Application
Location & Zoning Map
Site Plan
Building Elevation
Reviewer Comments
Reproduction of Notifications
- 13** **Withdrawn by staff** O20, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification Property Legally Described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-18, 20-23, and 28-32, 38, 42-64; and Block 24, Lots 41-49, 55-56, 58-66, 68-70 from TZ: Transitional Zoning to R-3: Mixed Residential District.

Second Reading of Ordinances

- 14** O18, Ordinance Amending Chapter 37 Taxation
Ordinance_O18
O18 - Signed

First Reading of Ordinances

Discussion and Deliberation

- 15** D41, Advice and Consent of the Governing Body to Award Contract No.25-114-PW: Median & Shoulder Drainage Facility Maintenance for a total of \$522,760 (including NMGRts) to Heads Up Landscape Contractor LLC, dba Yellowstone Landscape
Draft Contract

- 16** D42, Advice and Consent of the Governing Body to Award Contract No. 26-003-PW: Lema Road Reconstruction for a total of \$2,923,829.48 (including NMGRts) to TLC Company, Inc.
Lema Road Map
Draft Contract

- 17** R81, Resolution Designating Voting Convenience Centers and Consolidation of Precincts for March 3, 2026 Municipal Officer Election
Resolution_R81
R81 - Signed

- 18** R82, Resolution Adopting the Fiscal Year 2026 Final Budget
Resolution_R82
5 Year Financial Plan
General Fund Changes
Utility Funds Summary
Utility Five Year Financial Plan
Utility Funds Changes
MPEC Funds Summary.pdf
MPEC Financial Summary.pdf
MPEC Fund Changes
FY25 POs Rollover
FY25 Projects Summary Rollovers
FY26 Balanced Budget Approved Resolution
Governmental Funds Changes from Balanced to Final FY26
Governmental Funds Summary
R82 - Signed

City Manager

Adjournment