



Regular Governing Body Meeting
City of Rio Rancho
AGENDA
June 13, 2024
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 May 23, 2024 Regular Meeting
Minutes of May 23, 2024 Regular Meeting
Minutes of May 23,2024 - Signed
- 2** R43, Resolution Authorizing the Disposal of Municipal Court Non-Working Equipment
R43_Resolution
Exhibit A
R43 - Signed
- 3** R44, Resolution Authorizing the Disposal of Library and Information Services Department Property
R44_Resolution
Exhibit A
R44 - Signed
- 4** D21, Appointment of District 3 City Councilor Bob Tyler to the New Mexico Municipal League's Policy Committee

Boards/Commissions/Committee Reports

Public Hearings

- 5** O11, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Described as Lot 130, Block 18, Rio Rancho Estates Unit 7 From Unzoned to R-1: Single-Family Residential District; Providing for Severability and an Effective Date
O11_Ordinance
Application Package
Ordinance 22 Enactment 95-020
Location, Zoning Map
Published Notices
O11 - Signed
- 6** R45, Resolution Adopting the Arrowhead East Master Plan
R45_Resolution
Arrowhead East Master Plan
Application & Authorization
Zoning, Location
Property Zoning Ordinance: 17-21 O-19
Published Notices
Reviewer Comments
Public Comment Brenda
Public Comment Mraz
Public Comment Pauline Alvarez Stewart
Public Comment Saly Karingada
Public Comment Pauline Stewart
R45 - Signed
- 7** R46, Resolution Approving Amended Land Use Assumptions as Required by the State of New Mexico Development Fees Act
R46_Resolution
4.22.24 CIPCAC Draft Meeting Minutes
Legal Ad Proof
Land Use Assumptions

Second Reading of Ordinances

- 8** O8, Ordinance Authorizing the Issuance and Sale of City of Rio Rancho, New Mexico Taxable Industrial Revenue Bonds (Quail Ranch Energy Storage LLC Project), in a Maximum Principal Amount of up to \$140,000,000 in One or More Series to Provide Funds to Finance the Equipping of an Industrial Revenue Bond Project for use by Quail Ranch Energy LLC or its Successors or Assigns; Authorizing the Execution and Delivery of an Indenture, a Lease, a Bond Purchase Agreement, the Bonds and Other Documents in Connection With the Issuance of the Bonds and the Project; Authorizing Payments In Lieu of Taxes by the Company to the City, Rio Rancho Public Schools, and Albuquerque Public Schools; and Making Certain Determinations and Findings Relating to the Bonds and the Project; Ratifying Certain Actions Taken Previously; and Repealing all Actions Inconsistent With this Ordinance.

O8_Ordinance

Storage BPA

QR Storage Indenture

QR Storage Lease

QR Storage Sublease

QR IRB Application

R27 Signed

Quail Ranch Site Plan

PILOT Payment Distribution Schedule

RRPS and APS Boundary Percentages

O8 - Signed

- 9** O9, Ordinance Authorizing the Issuance and Sale of City of Rio Rancho, New Mexico Taxable Industrial Revenue Bonds (Quail Ranch Solar LLC Project), in a Maximum Principal Amount of up to \$110,000,000 in One or More Series to Provide Funds to Finance the Equipping of an Industrial Revenue Bond Project for use by Quail Ranch Energy LLC or its Successors or Assigns; Authorizing the Execution and Delivery of an Indenture, a Lease, a Bond Purchase Agreement, the Bonds and Other Documents in Connection With the Issuance of the Bonds and the Project; Authorizing Payments In Lieu of Taxes by the Company to the City, Rio Rancho Public Schools, and Albuquerque Public Schools; and Making Certain Determinations and Findings Relating to the Bonds and the Project; Ratifying Certain Actions Taken Previously; and Repealing all Actions Inconsistent With this Ordinance

O9_Ordinance

QR Solar BPA

QR Solar Indenture

QR Solar Lease

QR IRB Application

R27 Signed

Quail Ranch Site Plan

PILOT Payment Distribution Schedule

RRPS and APS Boundary Percentages

Quail Ranch Solar Sublease

O9 - Signed

- 10** O10, Ordinance Amending Chapter 51 Water and Wastewater Rules and Rates

O10_Ordinance

O10 - Signed

First Reading of Ordinances

- 11** O12, Ordinance Amending the Rio Rancho Code of Ordinances (R.O. 2003) Title XV "Land Usage", Chapter 150 General Provisions, Section 150.23 (G) and (K), Section 150.30 (A)(5), the Addition of

(B)(4)(e) and (f), and Repealing and Replacing the Appendix
O12 - Redlined
Impact Fee Study
4.22.24 CIPCAC Draft Meeting Minutes
April 16 2024 Work Session Impact Fees Presentation
Legal Notice

Discussion and Deliberation

- 12** D20, Advice and Consent of the Governing Body to Award an Amendment in the amount of \$756,280 (Excluding NMGRT) to Contract 21-UT-108, Huitt Zollars, for Well 9
Executed Contract 21-UT-108
21-UT-108 Amendment One
Additional Fee Abandonment and Re-Drill Well9R - PH 2 Well 9R Equipping

City Manager

Adjournment