



Regular Governing Body Meeting
City of Rio Rancho
AGENDA
July 23, 2026
6:00 PM
Council Chambers

Governing Body Members

Paul Wymer, Mayor	Vacant, 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.

Notice under the ADA: If you have a disability and require special assistance to participate in this meeting, please contact the ADA Coordinator at 505-891-5003 or email legal@rrnm.gov. To request a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service please contact the ADA Coordinator at least forty-eight (48) hours prior to the meeting. Public documents, including the agenda and minutes, can be provided in an accessible format upon request. Open captioning will be available during the meeting and online webcast.

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 the June 16, 2026 Work Session Meeting
Minutes of the June 16, 2026 Work Session Meeting
Minutes of the June 16, 2026 Work Session Meeting- Signed
- 2** Minutes of the June 25, 2026 Regular Meeting
Minutes of the June 25, 2026 Regular Meeting
Minutes of the June 25, 2026 Regular Meeting- Signed
- 3** R52, Resolution Authorizing the Donation of a Mobile Stage to Sandoval County
Resolution
Image of Mobile Stage.png
- 4** R53, Resolution Authorizing Participation in a Joint and Coordinated Effort with the New Mexico Department of Transportation (NMDOT) for the FY 2027 Local Government Road Fund (LGRF) Cooperative Program
Resolution
Exhibit A
R53 Resolution- Signed
- 5** R54, Resolution Authorizing the Disposal or Auction of Obsolete and Non-Working Minor Equipment and Office Furniture
Resolution
Exhibit A
- 6** D26, Appointment of Brian Moffett to the Public Infrastructure Advisory Board
B. Moffet Resume
- 7** D27, Appointment of Linda Cosand to the Public Infrastructure Advisory Board
L. Cosand Resume
- 8** D28, Appointment of Raquel Gomez to the Public Infrastructure Advisory Board
R. Gomez Resume
- 9** D29, Appointment of Raymond Mitchell to the Public Infrastructure Advisory Board
R Mitchell Resume
- 10** D30, Appointment of Reinaldo Garcia to the Public Infrastructure Advisory Board
R. Garcia Resume
- 11** D31, Removal of Juan Martinez from the Public Infrastructure Advisory Board
Public Comment
- 12** D32, Appointment of R. Wayne Lampson to the Planning and Zoning Board
R. W. Lampson Resume
- 13** D33, Appointment of Melissa Fischer-Pedraza to the Planning and Zoning Board
M. Fischer-Pedraza Resume
- 14** D34, Appointment of Joseph Lopez to the Investment Advisory Board

J. Lopez Resume

- 15** D35, Appointment of Valari Taylor to the Senior Services Advisory Board
V. Taylor Resume
- 16** D36, Appointment of Renee Paisano-Trujillo to the Senior Services Advisory Board
R. Paisano Trujillo Resume
- 17** D37, Appointment of Cheryl McMillan to the Senior Services Advisory Board
C. McMillan Resume
- 18** D38, Appointment of City of Rio Rancho Representatives to Mid-Region Council of Governments' Boards
Exhibit A

Boards/Commissions/Committee Reports

Public Hearings

- 19** D22, Postponed from June 25, 2026, Meeting, Site Plan Amendment Approval for the Proposed Expansion of the Existing Sagebrush Church Building at 7555 Enchanted Hills Blvd. NE
Application
Zoning & Location Map
Authorization
Justification
Site Plan
Parking Calculations Spreadsheet
Existing Building Floorplan
Proposed Building Floorplan
Building Elevations
Landscaping Plan
Master Utility Plan
Demolition Plan
Grading & Drainage Plan
92-023 O-24 (Subject Special Use Ordinance)
Reviewer Comments
Reproduction of Notices & Legal Ad
- 20** O11, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 16, Block BB, Lots 17A, 18A, and 20A through 24A; From NC: Neighborhood Commercial to SU: Special Use for NC: Neighborhood Commercial Uses and an Indoor Soccer Facility; Providing for Severability and an Effective Date
Ordinance
Ordinance - Signed
Application
Authorization
Justification Letter
Zoning
Elevations
Exhibit A: Site Plan
Staff Comments
Public Comment Daly
Reproduction of Notices
- 21** D39, Site Plan Approval for Retail, Office and Restaurant spaces at the Property Legally Described as The Village, Tract A2
Application

Letter
Zoning, Location
Site Plan
Landscaping Plans
Elevations
Staff Comments
Reproduction of Notices

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

- 22** R55, Resolution Regarding Sandoval County's Petition to Annex Approximately 7.8 acres of Real Property into the Town of Bernalillo in Order to Expand the Thirteenth Judicial District Court Complex and Other County Facilities
Resolution
Resolution- Signed
Letter from County Manager Wayne Johnson De annexation of La Plazuela
Town of Bernalillo PZ annexation packet
Location Map
- 23** R56, Resolution Authorizing and Permitting the City to Sell 0.56 Acres of Real Property
Resolution
Resolution- Signed
Purchase Agreement
Camino Encantadas Land Appraisal
Site Maps
- 24** D40, Advice and Consent of the Governing Body to Award the Western Hills Drive Reconstruction Project to TLC Company, Inc.
Project Map
Cost Proposal
TLC 2025 Price Agreement
- 25** D41, Advice and Consent of the Governing Body to Award a Contract for Loma Colorado Boulevard Extension Design to NV5, Inc.
Proposed Extension
DRAFT Contract 27-005 Loma Colorado Blvd Ext
- 26** R57, Resolution Adopting the Fiscal Year 2027 Final Budget
Resolution
Resolution - Signed
FY2027 General Fund Five Year Financial Plan
FY2027 Utility Operating Fund Five Year Financial Plan
Changes from Balanced to Final Budget FY2027- General Fund
Changes from Balanced to Final Budget FY2027- Special Funds
Changes from Balanced to Final Budget FY2027- Utilities Funds
Changes from Balanced to Final Budget FY2027 - MPEC Funds
Changes from Balanced to Final Budget FY2027- Internal Service Funds
Summary of Tentative Fiscal Year 2027 Pay Negotiation Agreement Between CORR and AFSCME July 2026
- 27** R58, Resolution Amending Personnel Policies and Work Rules
Resolution
Resolution - Signed

Amended Personnel Policies and Work Rules

- 28** D42, Appointment of David Mann as District 4 City Councilor
D. Mann Resume
Map of Council District 4
Public Comment

City Manager

Adjournment