



**Regular Governing Body Meeting**  
**City of Rio Rancho**  
**AGENDA**  
**September 11, 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 August 19, 2025 Work Session Meeting  
*Minutes of August 19, 2025 Work Session Meeting*  
*Minutes of August 19, 2025 Work Session-Signed*
- 2** Minutes of August 28, 2025 Regular Meeting  
*Minutes of August 28, 2025 Regular Meeting*  
*Minutes of August 28, 2025-Signed*
- 3** R98, Resolution Authorizing a Budget Adjustment to Increase the General Obligation Bond Debt Service Fund (402)  
*Resolution\_R98*  
*R98-Signed*
- 4** R99, Resolution Authorizing a Budget Adjustment to the Fire Protection Fund (250)  
*Resolution\_R99*  
*R99-Signed*
- 5** R100, Resolution Authorizing a Budget Adjustment to the E-911 Grant Fund (Fund 255)  
*Resolution\_R100*  
*Grant Agreement*  
*R100-Signed*
- 6** R101, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315)  
*Resolution\_R101*  
*Grant Agreement*  
*R101-Signed*

#### **Boards/Commissions/Committee Reports**

#### **Public Hearings**

- 7** R47, Resolution Adopting the Chamisa Hills Master Plan  
*Resolution\_R47*  
*Application*  
*Authorization*  
*Current Zoning*  
*Chamisa Hills Master Plan Original Submittal 1.27.25*  
*Chamisa Hills Master Plan 1.27.25 Submittal with Staff Comments*  
*April 8, 2025 PZB Minutes*  
*May 8, 2025 GB Minutes*  
*Summary of 5.8.25 requested additional information for R47 and O14*  
*New Material - Summary of 5.8.25 additional information for R47 and O14 - compiled Applicant and Staff comments 9.4.25*  
*New Material - Chamisa Hills Master Plan 7.3.25 Submittal*  
*New Material - Chamisa Hills Master Plan 7.3.25 Submittal with Staff Comments*  
*New Material - Applicant Submittal for Governing Body Request for Additional Materials 7.28.25*  
*New Material - Applicant Submittal for Governing Body Request for Additional Materials 7.28.25 - Staff Comments*  
*New Material - Updated Requested Zoning from Applicant 8.28.25*  
*New Material - Chamisa Hills Master Plan and Appendices - 9.2.25.pdf*  
*New Material - Chamisa Hills Master Plan and Appendices - 9.2.25 - Staff Comments*  
*New Material Special District Overview- Staff 9.3.25*  
*New Material - Amendments to Findings and Conditions of Approval for R47*

*Reproduction of Notices*  
*Public Comment August*  
*Public Comment Sept 1-2*  
*Public Comment Sept 7*  
*Public Comment Sept 8*  
*Public Comment Sept 9*  
*Public Comment Sept 10*  
*Public Comment Sept 11*  
*R47-Signed*

- 8** O14, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU-A: Mixed Use Activity Center District, C-1: Retail Commercial District, R-1: Single-Family Residential District, R-2: Single-Family Residential District, and R-3: Mixed Residential District; Providing for Severability and an Effective Date  
*Ordinance\_O14*  
*Application*  
*Authorization*  
*Zone Map Amendment Justification Letter*  
*Location Map*  
*April 8, 2025 PZB Minutes*  
*May 8, 2025 GB Minutes*  
*Summary of 5.8.25 requested additional information for R47 and O14*  
*New Material - Summary of 5.8.25 requested additional information for R47 and O14 - compiled*  
*Applicant and Staff comments 9.4.25*  
*New Material - Updated Requested Zoning from Applicant 8.28.25*  
*New Material - Chamisa Hills Zone Map Ordinance with Proposed Amendments*  
*Reproduction of Notices*  
*Public Comment August*  
*Public Comment Sept 1-2*  
*Public Comment Sept 7*  
*Public Comment Sept 8*  
*Public Comment Sept 9*  
*Public Comment Sept 10*  
*Public Comment Sept 11*  
*O14-Signed*

## **Second Reading of Ordinances**

## **First Reading of Ordinances**

## **Discussion and Deliberation**

- 9** D51, Advice and Consent of the Governing Body for a New Collective Bargaining Agreement with the Rio Rancho Police and Communications Association  
*Draft CBA 2025 to 2028*  
*Police and Communications CBA Aug 15 2022 to June 30 2025*
- 10** R102, Resolution Authorizing a Budget Adjustment to Fund the Collective Bargaining Agreement with the Rio Rancho Police and Communications Association  
*Resolution\_R102.*  
*R102-Signed*

**City Manager**

**Adjournment**