



**Public Infrastructure Advisory  
Board Meeting  
City of Rio Rancho  
AGENDA  
October 17, 2023  
6:00 PM  
City Council Chambers**

**Meeting Information**

This meeting will be conducted in-person and streamed live on the City of Rio Rancho website at <https://rrnm.gov/2302/Watch-and-Download-City-Meetings>

**Call to Order and Pledge of Allegiance**

**Discussion and Deliberation**

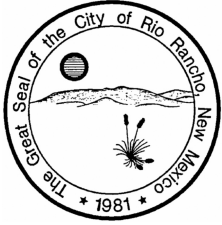
- 1.** [Approval of July 18, 2023 Minutes](#)  
*[PIAB - 071823 Minutes.pdf](#)*
- 2.** [Establishment of 2024 Board Meeting Schedule](#)  
*[Proposed 2024 PIAB Meeting Calendar.pdf](#)*
- 3.** [Annual Report Method to Governing Body](#)  
*[Annual Report Method to Governing Body.pdf](#)*
- 4.** [Utilities Project Updates](#)  
*[Utilities and PWs Project Overviews PIAB 7-18-2023.pdf](#)*
- 5.** [Public Works Project Updates](#)  
*[Utilities and PWs Project Overviews PIAB 7-18-2023.pdf](#)*
- 6.** [2024 Road G.O. Bond Proposal Overview](#)  
*[Flnal 2024 GO Bonds PIAB Oct 2023 .pdf](#)*
- 7.** [Board Input Regarding 2024 Road G.O. Bond Proposal](#)

**Comments by Members**

**Public Input**

Public comment will be taken in person only.

**Adjournment**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
October 17, 2023

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
Approval of July 18, 2023 Minutes

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [PIAB - 071823 Minutes.pdf](#)



*Public Infrastructure Advisory Board*  
City of Rio Rancho

**MINUTES**

JULY 18, 2023 6:00 PM  
Council Chambers

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**MEMBERS PRESENT:**

Armando Martinez Cantu, District 1  
Christian Cruz, District 3  
Serena Pearson, District 5  
Sue Prelozni, At-Large

**STAFF PRESENT:**

Rebecca Martinez, City Clerk  
Bj Gottlieb, Public Works Director  
Jim Chiasson, Director of Utilities

**MEMBERS ABSENT:**

Kimberly Aragon, District 4

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**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Sue Prelozni called the meeting to order at 6:00 p.m.

**DISCUSSION AND DELIBERATION**

1. Selection of Chair and Vice-Chair

Armando Martinez Cantu nominated Sue Prelozni as Chair and his-self, Armando Martinez Cantu as Vice-Chair. Seconded by Serena Pearson.

The motion carried by a vote of 4 FOR and 0 AGAINST.

YES: Armando Martinez Cantu, Christian Cruz, Serena Pearson, Sue Prelozni

NO: None

2. Approval of April 25, 2023 Minutes

Serena Pearson moved to approve the April 25, 2023 Minutes. Seconded by Armando Martinez Cantu.

The motion carried by a vote of 4 FOR and 0 AGAINST.

YES: Armando Martinez Cantu, Christian Cruz, Serena Pearson, Sue Prelozni

NO: None

3. Utilities Projects Updates

Jim Chiasson, Director of Utilities presented the Utilities update and provided an update on the following Wastewater Projects:

- WWTP #5 Headworks Replacement
- WWTP #2 Headworks Replacement

Upcoming projects include:

- Wastewater Projects

- 1           ○ Lift Station 22 upgrades
- 2           ○ Plant #15 upgrades and FM Phase 2
- 3           ○ Plant #1 Decommissioning
- 4       • Water Projects:
- 5           ○ Well #13 Equipment Replacement
- 6           ○ AMI Meter Install (Phase 1)
- 7           ○ Well #9 Replacement

8  
9 There are also two projects that includes Booster Station #17 and Unser Line from City  
10 Center to Tank #15 forthcoming.

11  
12 4.     Public Works Projects Update

13  
14 BJ Gottlieb, Public Works Director gave an update on Public Works Projects.

- 15       • King Blvd. Widening from Wilpett Rd to Unser
- 16       • Several 2022 GO Bond Projects
- 17           ○ 19<sup>th</sup> Ave SE
- 18           ○ Spring Rd
- 19           ○ Enchanted Hills Blvd
- 20           ○ Northern Blvd
- 21           ○ Quantum Rd and Laser Rd
- 22       • Neighborhood Streets – Hybrid Mill & Inlay and Crack Patch
- 23       • Pinetree Rd from St. Andrews Dr to Southern Blvd.
- 24       • 26th St SE Bypass (Lazo Rd) from 26th St to Nicklaus Dr
- 25       • Street Light Conversion Project

26  
27  
28 Mr. Gottlieb explained there are several additional projects that are ongoing as follows:

- 29       • Northern Blvd Phase B Design and Right-of-Way Acquisition from Unser Blvd to
- 30       Broadmoor Blvd.
- 31       • Northern Blvd Phase B Design and Right-of-Way Acquisition from Unser Blvd to
- 32       Broadmoor Blvd.
- 33       • Idalia Rd Culvert Crossing at the La Barranca Arroyo west of Iris Rd.
- 34       • Loma Colorado Blvd

35  
36 **COMMENTS BY MEMBERS**

37 **PUBLIC INPUT**

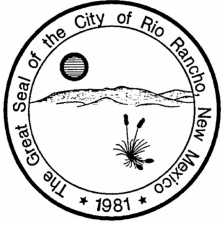
38 **ADJOURNMENT**

39  
40 The meeting adjourned at 7:03 p.m.

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42 APPROVED THIS 17<sup>th</sup> DAY OF OCTOBER, 2023

43  
44  
45 \_\_\_\_\_  
Sue Prelozni, Chair

46 \_\_\_\_\_  
47 Rebecca A. Martinez, City Clerk  
48 SEAL



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
October 17, 2023

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
Establishment of 2024 Board Meeting Schedule

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [Proposed 2024 PIAB Meeting Calendar.pdf](#)

## Proposed 2024 Meeting Calendar

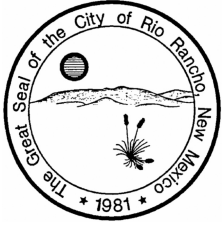
\*Municipal Code states the following: 33.26 (D)(1) The Board shall hold at minimum regular quarterly meetings.

Tuesday, January 16, 2024 @ 6 p.m.

Tuesday, April 23, 2024 @ 6 p.m.

Tuesday, July 16, 2024 @ 6 p.m.

Tuesday, October 15, 2024 @ 6 p.m.



**CITY OF RIO RANCHO  
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**Legislation Item:**

**AGENDA DATE:**  
October 17, 2023

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
Annual Report Method to Governing Body

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

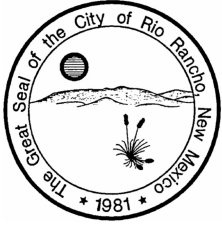
**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [Annual Report Method to Governing Body.pdf](#)

## Annual Report Method to Governing Body

\*Municipal Code states the following; 33.26 (F) Duties and Responsibilities: (5)  
Report annually to the Governing Body in accordance with Section 33.05.

\*Municipal Code states the following: 33.05 - Each board, commission or authority shall report in person or in writing annually to the Governing Body through its Chairperson or representative as the Chairperson shall delegate, unless the Mayor or the Chairperson through the Mayor requests more frequent or special reports. Each year the City Clerk shall establish and coordinate a Governing Body reporting schedule which includes every active board, commission, or authority. Any recommendations from the board, commission or authority or any financial reports shall be in writing.



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
October 17, 2023

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
Utilities Project Updates

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [Utilities and PWs Project Overviews PIAB 7-18-2023.pdf](#)



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# **Utilities Department Projects Update**

# Wastewater Projects

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- WWTP #5 Headworks Replacement
  - New Screening Equipment at Mariposa
  - Project is Complete
  - Total Cost = \$1.35M

# Wastewater Projects

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- **WWTP #2 Headworks Replacement**
  - Construction Bids open on October 16<sup>th</sup>.
  - Construction – 12/1/2023 to 3/1/2025
  - Total Cost - \$11.2M

# Wastewater Projects

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- Upcoming Projects:
  1. Lift Station 22 Upgrades
  2. Lift Station #15 Upgrades & FM Phase 2
  3. Plant #1 Decommissioning (Underway)

# Water Projects

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- Well #13 Equipment Replacement
  - Submittal Phase completed 9/28/23
  - Construction Phase – 3/24 to 7/25
  - Total Cost = \$7.3M

# Water Projects

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- AMI Meter Install (Phase #1)
  - Meter installation:  
2980 meters Cabezon Subdivision  
10/16 to 2/1/2024
  - Total Cost - \$1.9M

# Water Projects

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- Well #9 Replacement
  - Construction 7/15/23 to 12/31/2023
  - Total Cost = \$4.5M

# Water Projects

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- Upcoming Projects:

1. Booster Station #17 (Design is Completed)
2. Unser Line – City Center to Tank #15

# Rate Study Evaluation

## March 2024

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### Items to be Evaluated:

1. Usage Rates (Wastewater)
2. Bulk Fill Station Rates
3. Utilities Services within the County
4. Water Rights Rates
5. Update of AMI Installation Project



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# **Public Works Projects Update**

# 2022 GO Bond Projects

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- 19<sup>th</sup> Ave SE
  - Complete.
- Spring Rd
  - Water line installation is 70% complete and paving to begin end of October 2023.
- Enchanted Hills Blvd
  - Project is ongoing with utility work from Augusta Hills to Chayote Rd. Paving to begin.
- Northern Blvd
  - Bids have been opened, and the projects should begin Q1 of 2024.
- Quantum Rd and Laser Rd
  - Project scheduled to begin in November 2023 based on material shortages.

# Neighborhood Streets – Hybrid Mill & Inlay and Crack Patch

---

- Hybrid Mill & Inlay Roads are Selected & Approved
  - Work is complete in District 1, 3, 4, and 5.
  - Work is ongoing in District 2 in the Rebecca Loop area.
- NSIP Phase 7 Patch & Seal
  - Start in March 2023
  - Complete November 2023
- NSIP Phase 8 Patch & Seal
  - Start in March 2024
  - Complete November 2024
- NSIP Supplemental Phase 7 Patch & Seal
  - Start in March 2024
  - Complete November 2024

# 26<sup>th</sup> St SE Bypass (Lazo Rd)

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- Termini: 26<sup>th</sup> St SE to Nicklaus Dr
- Project Design (4 mo.) and Bidding and Governing Body (3 mo.)
- Construction Duration is 4-5 months
  - Est. Project Cost: \$1 million including NMGRts
  - Funded by: City General Fund
- Construction Work Anticipated
  - New roadway.



# Street Light Conversion Project

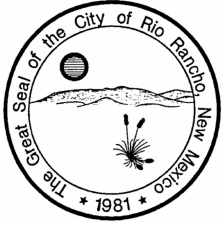
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- Termini: Citywide Arterial Roadway
- Project Duration is 12 months
  - Construction Notice to Proceed Date: August 2023
  - Consultant: Dalkia
- Design Complete
- Next Steps
  - Approximately 700 of 1,207 (58%) street lights have been converted.
  - Contractor ahead of schedule.

# Additional Projects

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- Northern Blvd Phase B Design and Right-of-Way Acquisition from Unser Blvd to Broadmoor Blvd.
  - Advancing plans to 100%.
  - Right-of-Way mapping submitted for NMDOT review.
- Idalia Rd Preliminary Engineering from Northern Blvd to Iris Rd.
  - 30% Plan Design Complete. Advancing to 60% for the roundabouts.
- Idalia Rd Culvert Crossing at the La Barranca Arroyo west of Iris Rd.
  - 100% Design Plans submitted and under review.
  - Right-of-Way acquisition ongoing.
- Loma Colorado Blvd
  - Drainage Report has been approved. Preparing to start the 30% Design.



**CITY OF RIO RANCHO  
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**AGENDA DATE:**  
October 17, 2023

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
Public Works Project Updates

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

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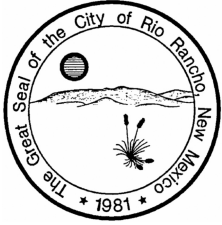
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- Loma Colorado Blvd
  - Drainage Report has been approved. Preparing to start the 30% Design.



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
October 17, 2023

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
2024 Road G.O. Bond Proposal Overview

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [Final 2024 GO Bonds PIAB Oct 2023 .pdf](#)

# **2024 G.O. Bond Overview**

**October 2023**

**Public Infrastructure Advisory Board**

# Recap

- March 2022
  - **76%** of voters approved a Roads General Obligation Bond question (\$10,610,000)
- Projects/Costs
  - 1% for the Arts
  - Bond Issuance Costs

Road/Utilities	Estimate	Actual	Status
19 <sup>th</sup> Ave. (NM 528 to Golf Course Road; Utility Work Modified)	\$3.83M	\$1.7M	Completed
Spring Road (Unser Blvd. to Mesa Rd.)	\$2.4M	\$2.9M	Underway
Enchanted Hills Blvd. (NM 528 to PDV; Changed to NM 528 to Chayote Road)	\$2.57M	\$8.9M	Underway
Quantum Road (NM 528 to Northern Blvd; Laser and Vortex Roads added)	\$2.05M	\$3.8M	Tentative Work Start Date – November 2023
Northern Blvd. (NM 528 to Rockaway Blvd.)	\$3.96M	TBD	2024

# Opportunity

- The City has the opportunity to place General Obligation Bond questions on the March 5, 2024 ballot
- Governing Body must decide if they want to do this, and if so, for what purposes and the amounts
- No final decisions are necessary until fall 2023
- Today's discussion is about obtaining board/commission input to provide the Governing Body to take into consideration

# Opportunity Cont.

- Based on current property tax value estimates, \$16M could be placed on the March 2024 ballot via different bonds questions
- If approved by voters, \$16M would result in NO property tax rate increase

# Opportunity Cont. (For Example)

- For example, if \$18M was placed on the March 2024 ballot via different bond questions, the corresponding property tax rate increase would equate to approximately \$22.98 for a property/home with a total appraised value of \$300,000
- For example, if no bond questions were placed on the March 2024 ballot, the corresponding property tax rate decrease would initially equate to a reduction of approximately \$88.98 for a property/home with a total appraised value of \$300,000

*\*In New Mexico, property tax is calculated by establishing a total appraised value and dividing that amount by one-third (1/3). This establishes a taxable value that is multiplied by a mill rate. A property/home with a total appraised value of \$300,000 has a taxable value of \$100,000.*

# Staff Recommendation

- Staff recommendations presented to Governing Body April 2023; no request for changes, etc. given
- Continue the regular bonding cycle established in 2016 and place \$16M in bond questions on the March 2024 ballot
- 3 Bond Questions: Public Safety (\$4.2M), Roads (\$10.6M), and Quality of Life Facilities (\$1.2M)

# Staff Recommendation

- The City's long-range planning documents factor in continued use of bonds and maintaining a regular bonding cycle (every 2 years) to address needs
- Best Place to Live in America  
*The website Livability.com released in June 2023 its annual list of the 100 Best Places to Live for small and mid-sized communities across the U.S. and Rio Rancho was recognized.*
- Making consistent investments in public services, infrastructure and amenities is key to quality of life

# Supporting Roads

- The City's adopted Infrastructure and Capital Improvement Plan for 2024-2029 has \$193M identified for road projects with \$41M (22%) projected from bond funds and \$65M (34%) in funding to be determined
- Per federal rules and general accounting principles, partial-depth crack patching and seal is not eligible for bond proceeds as this type of maintenance work does not last as long as the length of the bond term (e.g., 10-plus years)

# Supporting Roads

- Citizen survey conducted spring/summer 2023

*Question: How likely or unlikely would you be to vote in favor to continue the G.O. Bond to fund roadway improvements if there was no property tax increase?*

**90% responded very or somewhat likely**

# Road Bond

- Designing, constructing, repairing, rehabilitating, enhancing and otherwise improving roads and underlying utility infrastructure
- \$10,600,000 Bond Question
- \$10,175,000 available for projects after accounting for required 1% for the Arts, bond issuance cost and contingency

# 2024 Road Bond Detail

PROJECT OPTIONS	AVERAGE DAILY TRAFFIC	WORK	ROAD ESTIMATE	WATER UTILITY ESTIMATE	TOTAL ESTIMATE
Baltic Ave. (Lisbon Ave. to Southern Blvd.)	2,700	Reconstruction	\$4.3M	\$2.6M	\$6.9M
Camino de Los Montoyas (Wilpett Dr. to Meadows Blvd.)	1,600	Reconstruction	\$4.9M	N/A	\$4.9M
Springer Dr. (Chayote Rd. to Santa Fe Hills Blvd.)	1,700	Reconstruction	\$4.8M	N/A	\$4.8M
Lema Rd. (Western Hills Dr. to Chessman Dr.)	1,600	Reconstruction	\$2.4M	\$1.6M	\$4M
Grande Blvd. (Sara Rd. to 19 <sup>th</sup> Ave. SE)	1,600	Reconstruction	\$1.7M	N/A	\$1.7M
Loma Colorado Blvd. (Northern Blvd. to Broadmoor Blvd.)	5,200	Reconstruction	\$12.2M	N/A	\$12.2M
Spur Road (Pecos Loop to Lisbon Ave.)	500	Reconstruction	\$1.6M	\$1M	\$2.6M
19 <sup>th</sup> Ave. NE (10 <sup>th</sup> St. NE to Cherry Ave.)	1,000	Reconstruction	\$2.2M	\$785K	\$2.98M
Safelite Blvd. (U.S. 550 to Enchanted Hills Blvd.)	6,800	Reconstruction	\$2.3M	N/A	\$2.3M
Western Hills Dr. (Unser Blvd. to Southern Blvd.)	6,700	Rehabilitation	\$5.8M	N/A	\$5.8M
Trail Side Rd. (Cabezon Blvd. to Westside Blvd.)	1,100	Reconstruction	\$3M	N/A	\$3M
Terraza Blvd. (Loma Colorado Blvd. to Llano Vista Lp.)	4,300	Rehabilitation	\$6.1M	N/A	\$6.1M

**\$57,280,000**

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**\$10,175,000**  
**Available**

Notes:

Average daily traffic count data from MRCOG (2021).

Reconstruction involves removing all existing asphalt to native raw dirt and building the section correctly based on road classification.

Rehabilitation consists of removing and replacing 1-2 inches of the top layer asphalt.



# 2024 Road Bond Detail (Within Budget)

PROJECT OPTIONS	AVERAGE DAILY TRAFFIC	WORK	ROAD ESTIMATE	WATER UTILITY ESTIMATE	TOTAL ESTIMATE
Lema Rd. (Western Hills Dr. to Chessman Dr.)	1,600	Reconstruction	\$2.4M	\$1.6M	\$4M
19 <sup>th</sup> Ave. NE (10 <sup>th</sup> St. NE to Cherry Ave.)	1,000	Reconstruction	\$2.2M	\$785K	\$2.98M
Safelite Blvd. (U.S. 550 to Enchanted Hills Blvd.)	6,800	Reconstruction	\$2.3M	N/A	\$2.3M

**\$9,280,000**

*Notes: Average daily traffic count data from MRCOG (2021).*

*Reconstruction involves removing all existing asphalt to native raw dirt and building the section correctly based on road classification.*

*Additional contingency if actual costs above estimates and/or additional/future projects (to be determined).*

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**\$10,175,000**  
**Available**

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**Difference will be**  
**applied to**  
**contingency**

# Next Steps

- Input and review from the City's citizen Parks and Recreation Commission, Library Board, and Public Infrastructure Advisory Board (summer/fall 2023) on bond proposals and projects
- Fall 2023, Governing Body approves via Resolution placing Bond questions on March 2024 ballot, and the specific projects that would receive funding if approved by voters

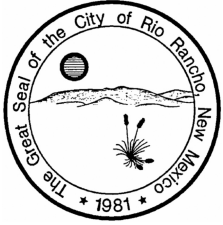
# PIAB Input

- Municipal Code 33.26 (F) Duties and Responsibilities:
  - (4) Provide input to the Governing Body regarding proposals from the City Manager related to road, drainage, and the water and wastewater utilities system that would be funded through bonds or loans.

## Municipal Code 33.26 (G) Manner of Reporting:

The Board's input to the Governing Body shall be limited to those matters approved by a vote of the Board at a duly noticed meeting, and shall be conveyed in a timely manner to the Governing Body by the Chairperson (or Vice-Chairperson in the Chairperson's absence), either in writing or in person at a Governing Body meeting.

# Questions -Thank You



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
October 17, 2023

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
Board Input Regarding 2024 Road G.O. Bond Proposal

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**