



**Governing Body Work Session
Meeting
City of Rio Rancho
AGENDA
April 15, 2025
3:00 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 streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

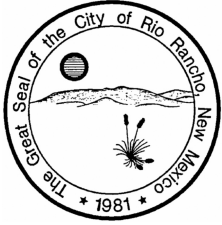
Pursuant to the Governing Body Rules of Procedures, public comment will not be taken at the work session meeting.

Call to Order

Discussion

- [1 Development Process Manual Update Overview](#)
- [2 Roads Update](#)
[Roads Presentation](#)
- [3 General Obligation Bond Questions](#)

Adjournment



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Legislation Item:

AGENDA DATE:
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DEPARTMENT:

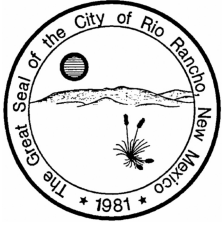
SUBJECT:
Development Process Manual Update Overview

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:



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City Clerk

SUBJECT:
Roads Update

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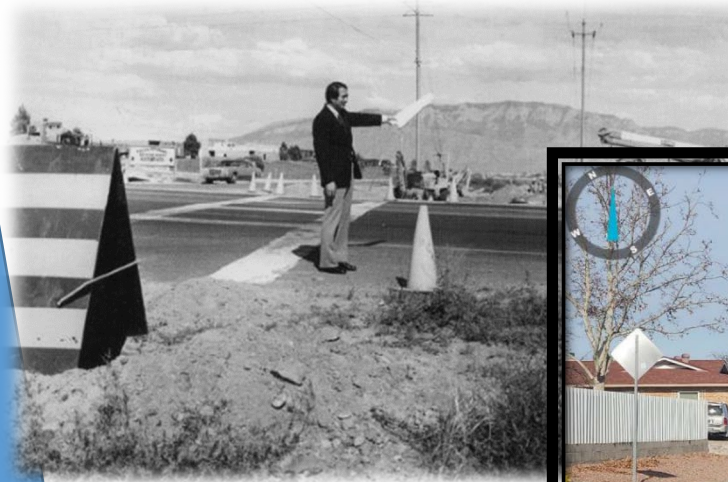
DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Roads Presentation](#)

Governing Body Work Session

Rio Rancho Road Discussion

- Recap of the Project Pipeline
- NSIP Update (Patch & Seal and Hybrid Mill)
- GO Bond Discussion



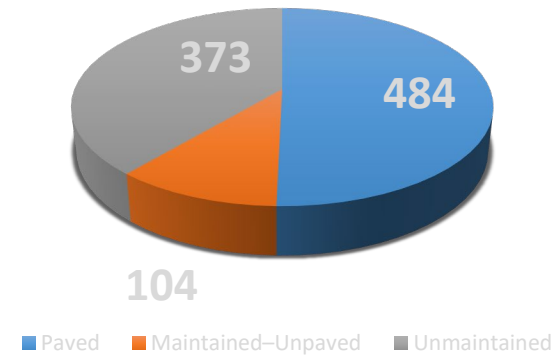
Overview

- City Assets Review & Projects Completed
- Project Pipeline (Recap)
- Neighborhood Streets Improvement Program (NSIP) Statistics
- NSIP Project Allocation (Recap)
- NSIP Patch & Seal (P&S) Challenges
- 2026 G.O. Bond Overview
- Planned, Upcoming, or Ongoing Projects
- Questions



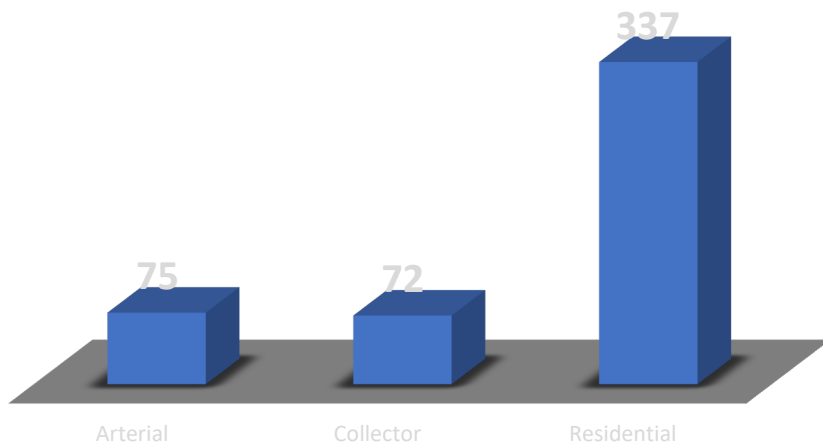
City Asset Review

Types of Roadways



Surface Type	Centerline Miles
Paved	484
Maintained-Unpaved	104
Unmaintained	373

Centerline Miles



Paved Road Classification	Centerline Miles	Percent Ongoing/Upcoming /Completed
Arterial	75	38%
Collector	72	14%
Residential	337	51%*

*Percentage of all roads in this classification including roads that do not require any improvement (new or within a 5-year period).

Capital Projects Completed

- 47 roads projects completed since 2016.
 - Majority of projects were funded through Voter approved G.O. Bonds.
 - 2016, 2018, 2020, 2022, 2024
 - Ex. High Resort Blvd, Rockaway Blvd, Unser Blvd, King Blvd, Spring Rd, Enchanted Hills Blvd, etc.



Project Pipeline: Recap

- Begin early phases of projects (planning, design, right-of-way) with City funds.
 - Shovel-Ready for construction.
 - Shovel-Ready projects are appealing for grants or other agency funding (MRCOG/NMDOT/FHWA).
- FY25 budget included Kim Rd and Rainbow Blvd projects.
 - These projects are in negotiations for a design contracts.
- Additional Pipeline projects will be included in the budget for Council consideration in future fiscal years (ICIP).



Project  Pipeline

NSIP Patch & Seal Statistics



- The NSIP Patch & Seal (P&S) project has implemented 9 in-house Phases of road improvement work since its inception in 2017.
 - ~101 centerline miles completed at the conclusion of Phase 9 (Nov. 2025).
- The NSIP has also seen funding over 4 years for supplemental patch & seal implemented by a contractor (Supplemental Phase 5, Phase 6, Phase 7, and Phase 8).
 - ~46 centerline miles completed at the conclusion of Supplemental Phase 8 (TBD).
- The current backlog of roads needing P&S is 100 centerline miles. > 60% of eligible roads are complete.

NSIP Hybrid Mill Statistics

- Used to improve residential roads not qualifying for the NSIP Patch & Seal project.
- 6 centerline miles was approved as part of the FY23, FY24, & FY25 budgets.

- Phase 2 & 3 are ongoing.
- Approx. 41 miles still require Hybrid Mill & Inlay.



Project Allocations

2024 and 2025 Allocations Neighborhood Streets Improvement Program (NSIP)

	District 1	District 2	District 3	District 4	District 5	District 6
In-House Patch & Seal (P&S)	0.85	1.85	1.85	0.75	1.35	1.85
Supplemental P&S (Contractor)	2.5	2.5	2.5	0	1.5	2.5
Hybrid Mill & Inlay (HMI)	1	0	0	3.5	1.5	0
Total	4.35	4.35	4.35	4.25	4.35	4.35

- Table above illustrates how the NSIP is allocated between Council Districts
- Table below illustrates remaining

District	1	2	3	4	5	6	Total
Post Phase 3 Eligible for Reconstruction Miles (HMI)	12.95	0	0*	17.08	10.18	0	40.71
Residential Eligible for Patch & Seal Miles	8.02	17.94	31.77*	8.30	10.56	21.56	97.74*

*Excludes roads in Vista Entrada

NSIP Patch & Seal (P&S) Challenges

- Temporarily, reduce contract P&S and continue to complete 10 miles using in-house staff.
- Move NSIP Supplemental funds to bolster GO Bond projects.



- 1 year of solicitations and 4 bids
 - No responsive bidders.
- Contractors and City struggling to hire workers for Patch & Seal projects.
 - Staffing pool is limited/small.
 - Work type is labor intensive.
- Contractors relying on equipment over staff to complete projects.
 - More intensive projects (rehab and recons) is work of choice.
 - Contractor favored work types are expensive and not required for all roads.



GO Bond (2026)



	Project Pipeline	Under Design	Water Line Replacement Required	Water Line Replacement Not Required	Road Completed by Previous Project
Arterial	6	6	6	23	20
Collector	3	1	15	54	14
Local/Residential	1	-	-	-	13
Total	10	7	21	77	47

- **Remaining Collector/Arterial Universe**: Approximately 100 centerline miles or 108 projects are available for work.
 - Project costs are estimated at approximately \$500 million.
 - Does not include utility replacements.
- To combat rising costs and allow the Utilities Department to focus on priority projects, it is recommended to:
 - Delay NSIP HMI Phase 4 and Supplemental Phase 9 (contractor). Move funds to supplement bond funds.
 - Breakdown is:
 - \$11.62 million (GO Bond); \$6.5 million (HMI); & \$2.3 million (P&S); \$862K (Utility)= \$21.282 million

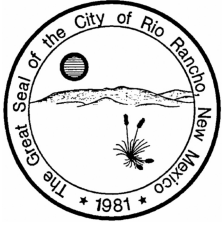
Planned, Upcoming, or Ongoing Projects

Projects Planned/Upcoming/Ongoing (No GO Bond Projects)					
District 1	District 2	District 3	District 4	District 5	District 6
	Unser Blvd Phase 2B (City Revenue Bond & STP-U)		Broadmoor Blvd (ongoing TPF*)	Barbara Loop (proposed TPF*)	
				Western Hills Dr (proposed TPF*)	
				Golf Course Rd (proposed TPF*)	

* Transportation Project Fund (TPF) grant is a State allocation of funds through the NMDOT.

- Table illustrates projects that are ongoing or will begin within the next year by District.
- 2026 GO Bond road projects were selected to bring parity to the District projects.
- The following presentation will introduce the proposed projects.





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