

Regular Governing Body Meeting
City of Rio Rancho
AGENDA
May 14, 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 April 21, 2026 Work Session
Minutes of the April 21, 2026 Work Session
2. Minutes of the April 23, 2026 Regular Meeting
Minutes of the April 23, 2026 Regular Meeting
3. R33, Resolution Authorizing a Budget Adjustment to the Law Enforcement Retention Fund (239)
Resolution
4. R34, Resolution Authorizing a Budget Adjustment to the General Fund (101)
Resolution
5. R35, Resolution Authorizing a Budget Adjustment to the State Appropriations Fund (315)
Resolution

Boards/Commissions/Committee Reports

Public Hearings

6. D11, Site Plan Approval for a Bank at the Property Legally Described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A
Zoning, Location
Application
SFCU Submittal Letter
Authorization Letter
Plans
Staff Comments
Reproduction of Notices
7. Public Hearing for Fiscal Year 2027 Budget
8. Public Hearing for Fiscal Years 2027-2031 Infrastructure Capital Improvement Plan (ICIP)

Second Reading of Ordinances

First Reading of Ordinances

9. O6, Ordinance Authorizing the Issuance and Sale of City Of Rio Rancho, New Mexico, Tax-Exempt General Obligation Improvement Bonds, Series 2026, in the Principal Amount of \$18,000,000, Payable from Ad Valorem Taxes Levied on all Taxable Property within the City, Levied Without Limit as to Rate or Amount; Providing for the Form, Certain Terms and Conditions of the Bonds, the Manner of Their Execution, and the Method of and Security for Payment Thereof; Delegating Authority to Each of the Mayor, City Manager and City Financial Services Director to Determine the Method of Sale Of the Bonds and to Determine the Maturity Dates and Amounts, Interest Rates, Prices, Redemption Features and Other Final Terms of the Bonds in an Award Certificate; and Providing for Other Details Concerning the Bonds
Ordinance
Disclosure Responsibilities Memo

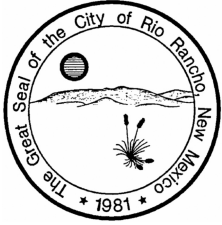
2026 Preliminary Official Statement
Exhibit A - Roads
Exhibit B - Public Safety
Exhibit C - Quality of Life Facilities

Discussion and Deliberation

10. Selection of Deputy Mayor

City Manager

Adjournment



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
May 14, 2026

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of the April 21, 2026 Work Session

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Minutes of the April 21, 2026 Work Session](#)



Governing Body
of the
City of
Rio Rancho
Work Session
MINUTES
APRIL 21, 2026
3:00 p.m.
Council Chambers

MEMBERS PRESENT:

Greggory D. Hull, Mayor
Deb Dapson, Councilor Dist. 1
Jeremy Lenentine, Dist. 2
Bob Tyler, Councilor Dist. 3 (virtual)
Paul Wymer, Councilor Dist. 4 (virtual arrived 3:30 p.m.)
Karissa Culbreath, Councilor Dist. 5
Nicole List, Councilor Dist. 6

STAFF

Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Josh Rubin, City Attorney
James Wenzel, Fire Chief
Noel Davis, City Clerk
Stephanie Yarra, Director of Financial Services
Stewart Steele, Police Chief
BJ Gottlieb, Director of Public Works
Amy Rinocn, Director of Development Services
Jason Shoup, Director of Library & Info Services
Charli Hannoona, Director of Information Technology
Connie Peterson, Director Parks, Rec & Comm Services
Steve Gallegos, Director of Utilities
Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

Mayor Hull called the meeting to order at 3:00 p.m.

Discussion

1. Municipal Court FY27 Budget Request

Municipal Judge Cook stated there has been a decrease in healthcare as some employees have opted out for various reasons. The other items that have slight increases are out of our control such as interpreters, as the cost has skyrocketed. Overall, the budget remains flat.

2. City Manager FY27 Budget Overview

Matt Geisel, City Manager, presented the FY27 budget overview. The FY2027 budget is structurally balanced and furthers the goals outlined in the City Strategic Plan. Our five-year General Fund forecast reflects a consistent balance, with recurring revenues projected to exceed recurring expenditures throughout the planning period. As a result, we project the ending fund balance to meet or exceed the City's 25 percent reserve policy minimum for the next five fiscal years. To respond to cost-of-living increases and to remain competitive in the labor market, the proposed budget includes a

1 compensation adjustment equivalent to 5.0 percent for all employee groups (subject to
2 collective bargaining). The adjustment will occur beginning with the first full pay period
3 in the new fiscal year (July 13, 2026) The FY 2027 Budget also includes a 5.0 percent
4 increase in health insurance premiums due to rising medical care costs. In addition to
5 these proposals, Mr. Geisel recommend investments in public safety resources,
6 roadway maintenance, water/wastewater infrastructure maintenance, quality of life,
7 public facility upkeep, and equipment replacement. The proposal includes twenty-one
8 new positions funded by the General Fund, including two police officers, two real time
9 crime center operators, and recognizing nine firefighter/EMTs over hires as part of the
10 plan to staff and open the new Fire Station 8. The recommendation balances
11 addressing critical service gaps and one-time needs with long-term fiscal conservatism
12 and a structurally balanced five-year plan. The proposed spending levels target critical
13 needs while maintaining vigilance against a volatile landscape. For the FY 2027
14 Budget, total sources and uses across all funds are \$452.3 million. The City's two
15 primary operating funds, the General Fund and the Utility Operating Fund, represent 55
16 percent of this total, with individual budgets of \$169.9 million and \$78.3 million. The FY
17 2027 Budget includes direct capital expenditures directly out of the General Fund of
18 \$466,696. Highlights of this funding include:

- 19 • Park Maintenance Equipment Replacement: \$291,136
- 20 • Real Time Crime Center Radio Console Equipment: \$125,000
- 21 • Financial Services Scanner Replacement: \$20,000
- 22 • Capital Equipment for new Police Officer positions: \$12,200
- 23 • Police Training/Fitness Equipment: \$5,439

24 The General Fund reserved ending fund balance is \$9,093,454, which reflects the
25 State's reserve requirement of 8.3 percent of General Fund expenditures. The
26 Unreserved Ending Fund Balance, or the additional fund balance above the State's
27 minimum, is projected to be \$20,366,603, resulting in a total Ending Fund Balance of
28 \$29,460,057, or 27.0 percent of expenditures. This exceeds the City's current reserve
29 target and policy minimum of 25.0 percent. The proposal maintains and expands the
30 city service levels while supporting personnel and capital funding for various needs
31 around the city. Mr. Geisel stated this strikes a balance between funding strategic
32 goals, addressing current operational needs and ensuring sustainable budget.

33 34 3. Roads Update

35
36 BJ Gottlieb, Director of Public Works provided an update on the roads. There are 495
37 centerline miles of paved roads, 116 maintained-unpaved roads, and 368
38 unmaintained. 50 major road projects have been completed since 2016. The majority of
39 projects were funded through voter approved G.O. Bonds. He went over several
40 projects on the project pipeline. This concept started in 2023 to develop "Shovel Ready"
41 projects.

- 42 • Kim Rd from Idalia Rd to NM 528 is 10% complete and the final design should be
43 completed in August 2027
- 44 • Rainbow Blvd. from Irving Blvd to Southern Blvd. is 5% completed and 30%
45 design is expected to be completed in December 2027.

46 Also, the NSIP Patch & Seal (P&S) project has implemented 10 in-house phases of

road improvement work since its inception in 2017. 109 centerline miles will be completed at the conclusion of in-house Phase 10 (Nov. 2026). The current backlog of roads needing patch and seal is 91.2 centerline miles. Additionally, the hybrid mill and inlay is used to improve residential roads that do not qualify for the NSIP patch and Seal project. Approximately 41 miles still require hybrid mill and inlay. Some of the upcoming and ongoing projects consists of:

- Transportation Project Fund Grant:
 - Barbara Loop (NM 528 to Sara Rd) – June 2026
 - Western Hills Dr (Southern Blvd to Cabezon Blvd) – Aug. 2026
- 2026 GO Bond (Fall 2026 to Spring 2028):
 - Baltic Ave (Lisbon Ave to Southern Blvd)
 - Springer Dr (Chayote Rd to Santa Fe Hills Blvd)
 - Ridgecrest Dr (High Resort Blvd to NM 528)
 - Honduras Rd (NM 528 to Riverside Dr)
- Others:
 - Unser Blvd Phase 2B (Cherry Rd to Paseo del Volcan) – TBD/Fall 2026
 - Southern Blvd Phase 2A (Nicklaus Channel Crossing) – TBD/Fall 2026

Adjournment

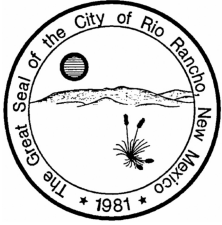
4:29 p.m.

APPROVED THIS MAY 14, 2026

Paul Wymer, Mayor

ATTEST:

Noel Davis, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
May 14, 2026

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of the April 23, 2026 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Minutes of the April 23, 2026 Regular Meeting](#)



Governing Body
of the
City of
Rio Rancho
MINUTES
APRIL 23, 2026
6:00 p.m.
Council Chambers

MEMBERS PRESENT:

Greggory D. Hull, Mayor
Deb Dapson, Councilor Dist. 1
Jeremy Lenentine, Deputy Mayor/Dist. 2
Bob Tyler, Councilor Dist. 3
Paul Wymer, Councilor Dist. 4(virtual)
Karissa Culbreath, Councilor Dist. 5
Nicole List, Councilor Dist. 6

STAFF PRESENT

Matt Geisel, City Manager
Josh Rubin, City Attorney
Stewart Steele, Police Chief
Stephanie Yarra, Director of Financial Services
Noel Davis, City Clerk
James Wenzel, Fire Chief
Steward Steele, Police Chief
Loyola Martinez, Director of Human Resources
Connie Peterson, Director of Parks, Rec. & Comm Svcs.
Jason Shoup, Director of Library and Info. Svcs.
Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

Mayor Hull called the meeting to order at 6:01 p.m.

Proclamations and Awards of Merit

Consent Calendar

- 1) Minutes of the April 9, 2026 Regular Meeting
- 2) R27, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (252)
- 3) R28, Resolution Authorizing a Budget Adjustment to the General Fund (101)
- 4) R29, Resolution Authorizing the Disposal of Fleet Vehicles and/or Equipment, Damaged and/or Obsolete Items, Office Furniture, Equipment Components, Traffic Control Devices and Traffic Signal Components
- 5) R30, Resolution Amending Resolution No. 93/Enactment No. 25-091

Bob Tyler moved to approve consent calendar. Seconded by Deb Dapson

The motion carried by a vote of 6 FOR and 0 AGAINST.

YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List

NO: None

Boards/Commissions/Committee Reports

Public Hearings

1 **Second Reading of Ordinances**

2
3 6) O5, Ordinance Amending Chapter 36 Finance and Revenue

4
5 Stephanie Yarra, Director of Financial Services presented this item. This is the second
6 reading. The exemption will allow more flexibility when soliciting employee insurance,
7 benefits and supplemental retirement services/programs through the City's third-party
8 insurance consultant to ensure the best value. Human Resources is the department
9 that is primarily responsible for procuring services such as insurance coverage,
10 retirement programs and other employment benefits.

11
12 Loyola Martinez, Director of Human Resources stated first and foremost the city
13 remains committed to the structure procurement process because insurance
14 procurement operates within a fundamentally different framework than the procurement
15 of other services. It is highly specialized and market driven. Insurance products require
16 careful evaluation of complex policy, converge items, exclusion and carriers' ability.
17 Given these complexities, the proposed exception allows the city to work alongside the
18 consultant.

19
20 Karissa Culbreath moved to approve O5. Seconded by Deb Dapson

21
22 The motion carried by a vote of 6 FOR and 0 AGAINST.

23 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
24 Culbreath, Nicole List

25 NO: None
26

27 **First Reading of Ordinances**

28
29 **Discussion and Deliberation**

30
31 7) R31, Resolution Establishing an Annual Schedule of Governing Body Meetings and
32 Determining Reasonable Notice for Public Meetings of the City of Rio Rancho

33
34 Noel Davis, City Clerk presented this item. Every second meeting in April we reset the
35 annual schedule of regular meetings and what constitutes reasonable notice. She went
36 over the timeframes for regular and work session meetings. The proposed resolution
37 also details changes regarding reasonable accommodations.

38
39 Jeremy Lenentine moved to approve R31. Seconded by Nicole List

40
41 The motion carried by a vote of 6 FOR and 0 AGAINST.

42 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
43 Culbreath, Nicole List

44 NO: None
45

46 8) Selection of Deputy Mayor

1 Bob Tyler moved to maintain Jeremy Lenentine as Deputy Mayor until the next
2 meeting. Seconded by Karissa Culbreath

3
4 The motion carried by a vote of 6 FOR and 0 AGAINST.

5 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
6 Culbreath, Nicole List

7
8 9) R32, Resolution to Write-off and Remove Uncollectible Ambulance, Utilities, Parks
9 and Recreation, Alarm, and Library Accounts from the City's Accounts Receivable
10 Balances

11
12 Ms. Yarra presented this item. The proposed Resolution will allow for the write-off and
13 removal of \$650,614.00 in uncollectible ambulance, utilities, parks and recreation,
14 alarm, and library accounts from the City's financial records. Accounts proposed to be
15 written off are four years old, or in some cases, older. This will allow the city financial
16 books and records to more accurately reflect its financial condition.

17
18 Deb Dapson moved to approve R32. Seconded by Karissa Culbreath

19
20 The motion carried by a vote of 5 FOR and 1 AGAINST.

21 YES: Deb Dapson, Jeremy Lenentine, Paul Wymer, Karissa Culbreath, Nicole
22 List

23 NO: Bob Tyler

24
25 **Public Forum**

26
27 The following individuals spoke under this item:

- 28
29
 - Jarrod Likkar
 - Arthur Martinez
 - Stephan vanHorn
 - Dave Heil
 - Norman Burns
 - Lawrence Griego
 - Brent Lenentine
 - Ben Mayes
 - Jim Mayes
 - Jay Block
 - Josh Hernandez

40
41 **Comments by Councilors**

42
43 Mayor Hull stated he is grateful and humbled by the support he has received as Mayor
44 of Rio Rancho. The past 12 years of serving the community has been the greatest

1 honor of his life. He thanked his wife, citizens and City Councilors. He did not seek re-
2 election.

3
4 The City Councilors each thanked Mayor Hull for his commitment and service to the City
5 of Rio Rancho as Mayor.

6
7 **City Manager**

8
9 Matt Geisel, City Manager stated this weekend a National Rx take back event will take
10 place at Police Headquarters from 10 am – 5 pm. Also, the Star Wars Fest will take
11 place this Saturday at Loma Colorado Library from 10 am – 1 pm.

12
13 **Adjournment**

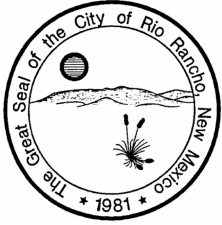
14
15 7:12 p.m.

16
17
18 APPROVED THIS MAY 14, 2026

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20
21 _____
22 Paul Wymer, Mayor

23
24 ATTEST:

25 _____
26 Noel C. Davis, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R33

AGENDA DATE:
May 14, 2026

DEPARTMENT:
Police Department

SUBJECT:
R33, Resolution Authorizing a Budget Adjustment to the Law Enforcement Retention Fund (239)

BACKGROUND AND ANALYSIS:

The New Mexico Department of Public Safety has disbursed funds from the Law Enforcement Retention Fund. The purpose of the Law Enforcement Retention Fund is to provide law enforcement retention differential disbursements to the Rio Rancho Police Department in the amount of \$79,670.

A budget adjustment is necessary to recognize the disbursement and related payments to police officers.

IMPACT:

Approval of the Resolution will allow the receipt of funds into the Law Enforcement Retention Fund (239) and allow the disbursement of funds received by the New Mexico Department of Public Safety to the qualifying officers of the Rio Rancho Police Department.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: [Resolution](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE LAW
ENFORCEMENT RETENTION FUND (239)**

WHEREAS: the New Mexico Department of Public Safety (NM DPS) has disbursed funds from the Law Enforcement Retention Fund (LERF); and

WHEREAS: the purpose of the LERF is providing law enforcement retention differential disbursements to the Rio Rancho Police Department in the amount of \$79,670; and

WHEREAS: a budget adjustment is necessary to recognize the disbursement and related payments to police officers.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
OF RIO RANCHO:**

That authorization is given for the following budget adjustment:

Law Enforcement Retention Fund (239)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
239-0000-334.10-00 State Grants	PS2350	\$0	\$79,670		\$79,670
239-0000-361.10-00 Interest Earnings	PS2350	\$0	\$500		\$500
Total Sources		\$0	\$80,170		\$80,170

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
239-0000-424.10-05 Exempt full Time	PS2350	\$0	\$22,714		\$22,714
239-0000-424.10-09 Non-Exempt Full Time	PS2350	\$2,896	\$49,618		\$52,514
239-0000-424.20-05 Benefits / FICA	PS2350	\$0	\$1,049		\$1,049
239-0000-424.40-50 Prior Year Reversions	PS2350	\$8,824	\$6,789		\$15,613
Total Uses		\$11,720	\$80,170		\$91,890

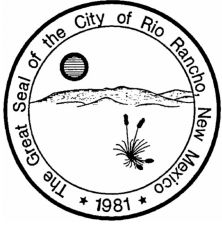
ADOPTED THIS _____ DAY OF _____, 2026.

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ATTEST:

Paul Wymer, Mayor

Noel C. Davis, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R34

AGENDA DATE:
May 14, 2026

DEPARTMENT:
Fire and Rescue

SUBJECT:
R34, Resolution Authorizing a Budget Adjustment to the General Fund (101)

BACKGROUND AND ANALYSIS:

The Fire and Rescue Department is seeking to replace aging furniture in the conference room at the headquarters building, purchase commercial ice makers for Fire Stations # 1 and 5, and needs to restock consumable items for emergency medical services readiness.

Existing funding (\$35,399) is proposed to be reallocated to appropriate budget line items to make the noted purchases.

IMPACT:
Existing funding is being reallocated to different budget line items.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: [Resolution](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO
THE GENERAL FUND (101)**

WHEREAS: the Fire and Rescue Department seeks to reallocate existing budget to replace aging furniture in the Fire Headquarters Conference Room, to purchase commercial ice makers for Fire Stations #1 and 5, and to purchase consumable items for emergency medical services; and

WHEREAS: a budget adjustment is necessary to properly classify expenditures.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
OF RIO RANCHO:**

That authorization is given for the following budget adjustment:

General Fund 101

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6530-423.32-01 Professional Services	NA	\$107,648		\$11,399	\$96,249
101-6530-423.50-07 Transportation	NA	\$10,000		\$5,000	\$5,000
101-6530-423.50-11 Conference and Training	NA	\$69,305		\$14,000	\$55,305
101-6530-423.60-50 Office Supplies	NA	\$12,102		\$5,000	\$7,102
101-6530-423.60-03 EMS Consumables	NA	\$203,429	\$25,000		\$228,429
101-6530-423.60-70 Minor Furniture and Equipment	NA	\$92,014	\$10,399		\$102,413
Total Uses		\$494,318	\$35,399	\$35,399	\$494,318

ADOPTED THIS _____ DAY OF _____, 2026.

Paul Wymer, Mayor

ATTEST:

1

2

3

Noel C. Davis, City Clerk

4 (SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R35

AGENDA DATE:
May 14, 2026

DEPARTMENT:
Parks, Recreation & Community Services

SUBJECT:
R35, Resolution Authorizing a Budget Adjustment to the State Appropriations Fund (315)

BACKGROUND AND ANALYSIS:

The Meadowlark Senior Center has received funding from a State Capital Outlay appropriation for furniture and equipment.

A budget adjustment is necessary to allocate funds from a capital account to a non-capital account to expend them as intended to purchase dining room tables and chairs in the amount of \$56,609.

IMPACT:
There is no impact on the City's General Fund.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: [Resolution](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE STATE
APPROPRIATIONS FUND (315)**

WHEREAS: the Parks, Recreation, and Community Services Department - Senior Services Division has funding from a State Capital Outlay appropriation for the Meadowlark Senior Center to make capital purchases for furniture and equipment; and

WHEREAS: a budget adjustment is necessary to expend the funds as intended to purchase the furniture and equipment.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

That authorization is given for the following budget adjustment:

State Appropriations Capital Fund (315)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-416.70-25 Capital Exp./Major Furniture & Equipment	PR2635	\$382,481		\$56,609	\$325,872
315-0000-416.60-70 Supplies/Minor Furniture & Equipment	PR2635	\$16,029	\$56,609		\$72,638
Total		\$398,510	\$56,609	\$56,609	\$398,510

ADOPTED THIS _____ DAY OF _____, 2026.

Paul Wymer, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO COVER PAGE

Legislation Item: D11

AGENDA DATE:
May 14, 2026

DEPARTMENT:
Development Services

SUBJECT:
D11, Site Plan Approval for a Bank at the Property Legally Described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A

BACKGROUND AND ANALYSIS:

The subject property is legally described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A, and consists of approximately 1.54 acres. The subject property is zoned SU: Special Use per Ordinance No. 24, Enactment No. 92-023. This Ordinance states that all C-1 Retail Commercial uses are permissive, and conditional uses require a conditional use permit. Included in the C-1 permissible uses per the Rio Rancho Code of Ordinances (R.O. 2003) §154.24 (B) are banks and other financial institutions, which matches the proposed use.

Per the requirements of the SU Zoning Ordinance (92-023), this Site Plan will be heard by the Planning and Zoning Board on May 12, 2026.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

The Rio Rancho Code of Ordinances (R.O. 2003) §154.43 (3) requires "All SU zoned property must have a Site Plan approved by the Governing Body. The Site Plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date.

Approval of the Site Plan must be obtained prior to any development of the property." Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the Site Plan, at a minimum, shall contain the following:

- a. Scale and north arrow; criteria is satisfied.
- b. Lot boundaries and easements; There is a 20' USWEST easement and a 20' PNM and Gas easement to the north of the property, a 10' PUE to the west, and 5' drainage easement along the east and south; criteria is satisfied.
- c. Existing and proposed utilities; criteria is satisfied.
- d. Existing and proposed rights-of-way; No additional right-of-way is proposed; criteria is satisfied.
- e. Proposed structure with uses, dimension, and setbacks; The maximum building height in C-1 is 50 feet. The proposed structure is one story and does not appear to surpass 50 ft in height. The applicant will be required to show the building height on the elevations submitted with the building permit; criteria is satisfied.
- f. Proposed ingress, egress, parking, and circulation; Two shared access points with Home Depot are proposed, which is located off of Safelite Blvd. The access points are to the south and to the east of the property within the Home Depot parking lot. Parking standards are per Chapter 154.76, which requires "1 space per 300 square feet" for office and professional buildings. The building is 4,900 square feet, which requires a minimum of 17 spaces. The Site Plan provides 38 parking

spaces. Per Chapter 154.76 (E)(2), lots with 36-50 spaces in total require three ADA spaces with one required to be van accessible. This has been added as a condition of approval. The number of EV ready and EV charging stations parking spaces will be reviewed during the building permit stage; criteria is satisfied.

g. Landscaping and landscape buffers; Per the provided landscape plan, 11,874 square feet of landscaping will be provided. The required landscape area per Rio Rancho Code of Ordinances (R.O. 2003) Section 154.61 (B) is a minimum of 10%, which would be 6,709 square feet. It also states that no less than one-fourth of the 10% shall be located on the front, which is 1,677 sf. This has been added as a condition of approval. The zoning ordinance for the property (92-023) also requires that 80% or more of landscaping must be live plant material, live vegetation/groundcover must be 50% or more, one 30" boxed or 3" caliper sized tree per 1,000 sf of total landscaping, 12" in height, 2% of total landscaping shall be in parking lot, and the streetscape shall be treated consistently along all road frontages. This has also been added as a condition of approval; criteria is satisfied.

h. Elevations; The provided elevations appear to meet the design requirements of the zoning ordinance, which state that there shall be no metal or plain concrete buildings. The building permit submittal will be required to provide the official height of the building; however, given the elevations, the building is well under the maximum 50 ft height restriction; criteria is satisfied.

i. Adjacent property characteristics: The property to the north is owned by the Pueblo of Santa Ana, which includes a fire station and a soccer complex. The properties to the west, south, and east are zoned SU per the same ordinance as the subject property; criteria is satisfied.

j. Preliminary drainage plan; criteria is satisfied.

NOTIFICATIONS:

Adjacent property owners were sent certified mail 15 days prior to the hearing date as required by City Code. A legal notice was published in the April 29, 2026, edition of the Albuquerque Journal for the Governing Body meeting. A notice sign was posted on the property on May 5, 2026. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments attached
DSD Engineering	X	No adverse comments
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	Comments attached
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No comments provided

IMPACT:

The Planning and Zoning Board will review this Site Plan at their May 12, 2026, meeting. Development Services Department recommends the Governing Body approve the applicant's request for a Site Plan approval with the following findings of fact and conditions of approval.

GENERAL FINDINGS:

1. R.O. 2003 Section 154.43 (3) requires Site Plan approval by the Governing Body;
2. The applicant has the authority to apply for Site Plan approval;
3. The applicant and adjacent property owners received due process as proper notice and a full

opportunity to present views were given.

SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:

1. The subject property is zoned SU: Special Use District by Ordinance No. 24, Enactment No. 92-023. The SU: Special Use zoning designation requires that a Site Plan be reviewed and approved by the Governing Body.
2. The Site Plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43.
3. Development of the site will conform to all City ordinances, standards, and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved Site Plan and City ordinances, standards, and specifications.
5. The proposed structure will require building height dimension as measured in City Code.
6. Landscaping and design shall comply with Ordinance No. 24, Enactment No. 92-023 and the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.61.
7. Accessible parking space requirements per Chapter 154.76 (E)(2) shall be met.
8. The applicant shall address all of the Site Plan reviewer comments.
9. The Director of the Development Services Department may approve minor changes to this Site Plan if the changes are consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered Site Plan.
10. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of 30 days.

ALTERNATIVES:

1. The Governing Body may approve the Site Plan.
2. The Governing Body may deny the Site Plan.
3. The Governing Body may modify the Site Plan request and approve such modifications.
4. The Governing Body may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Governing Body approve the applicant's request for a Site Plan approval with specific findings of fact and conditions of approval. The Planning and Zoning Board will consider the item at their May 12, 2026, meeting.

ATTACHMENT: [Zoning, Location](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [SFCU Submittal Letter](#)

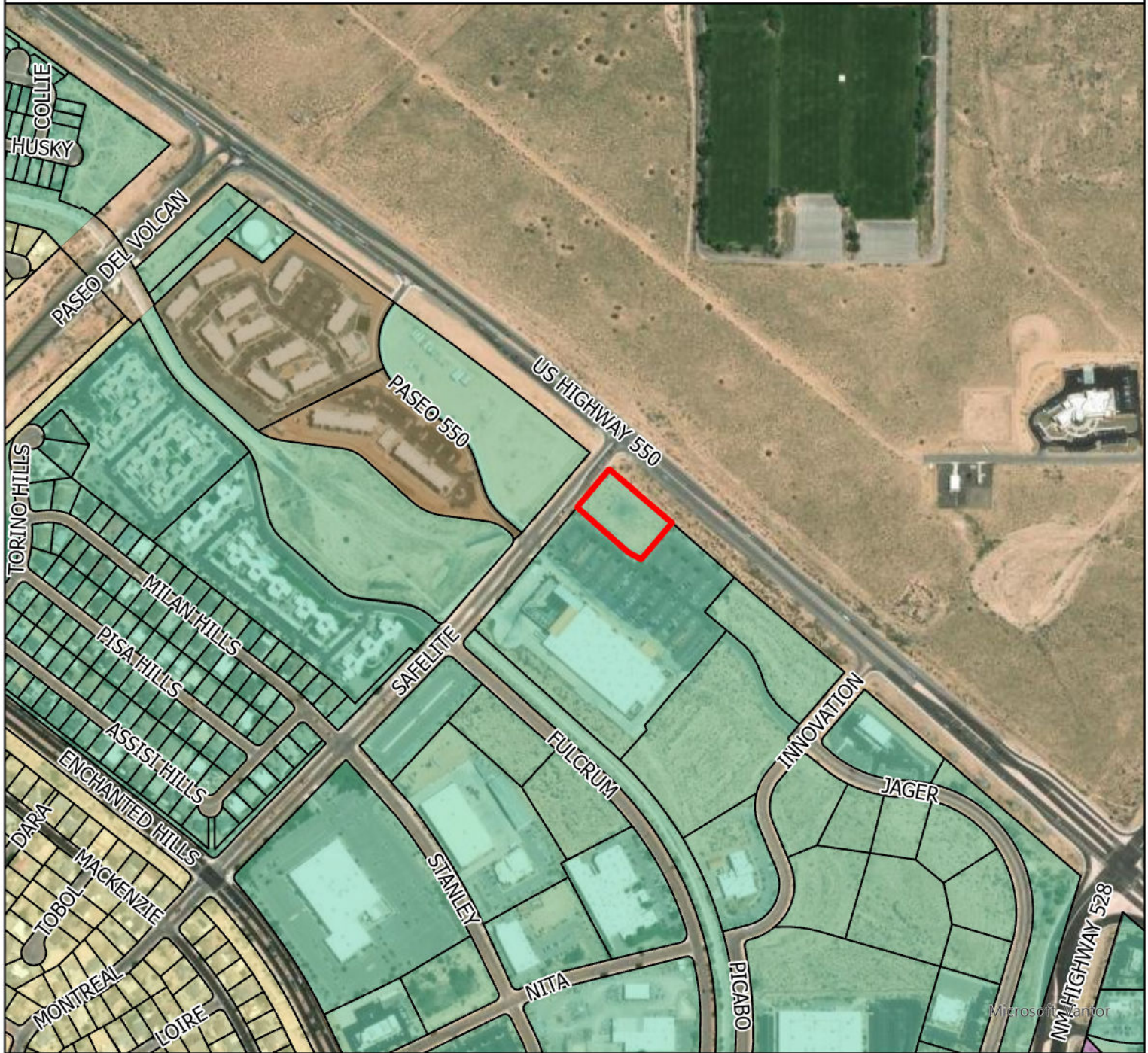
ATTACHMENT: [Authorization Letter](#)

ATTACHMENT: [Plans](#)

ATTACHMENT: [Staff Comments](#)

ATTACHMENT: [Reproduction of Notices](#)

CCCEH, BLOCK B, LOT 1A



 Subject Property

Zoning

-  M-1
-  R-1
-  R-6
-  SU



0 215 430 860 1,290 1,720 Feet



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☒ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Sandia Area Federal Credit Union		Kevin Todd	Phone: -
Address: 551 SAFELITE BLVD NE			E-Mail: -
City: City of Rio Rancho	State: New Mexico	Zip: 87144	
Proprietary Interest:	List Owners: Sandia Area Federal Credit Union Kevin Todd		
Deed or Ownership Verification Provided: (Initials) KT		Letter of Authorization Provided: (Initials) KT	
Agent Name: Tierra West, LLC		Phone: (505)858-3100	
Address: 5571 Midway Park Pl., NE		E-Mail: slozoya@tierrawestllc.com	
City: Albuquerque	State: New Mexico	ZIP Code: 87109	

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Request for the development of a Sandia Area Federal Credit Union branch in the City of Rio Rancho.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : CCCEH	Block(s): B	Lot(s): 1A
Existing Zoning: SU	Proposed Zoning: SU	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 1.56

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Katie Niblett	Applicant: Sandia Area Federal Credit Union	Agent: Tierra West, LLC
Signature: <i>Katie Niblett</i>	Date: 3-27-2026	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
26-160-00003		

APPLICATION ACCEPTED BY: Michelle Costilla

DATE: 3/30/26



Development Services Department
Planning and Zoning Division
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Planning and Zoning Submittal– Proposed Sandia Federal Credit Union Branch

To Whom It May Concern:

On behalf of Sandia Area Federal Credit Union, Tierra West LLC respectfully submits this letter to the City of Rio Rancho Planning and Zoning Board in response to comments issued following Development Review Committee review of the proposed Sandia Area Federal Credit Union branch.

The original submittal was made to the Development Review Committee on December 19, 2025, and review comments were received on January 14, 2026. This submittal is submitted in response to those comments, specifically the determination that the subject property is zoned Special Use and requires Planning and Zoning review.

The subject property is legally described as follows:

Lot numbered One-A (1A), in Block lettered “B,” of Commerce Center/Commercial at Enchanted Hills, Rio Rancho, New Mexico.

The proposed development consists of a new branch facility for Sandia Area Federal Credit Union. The site is located within an area that exhibits a developing mix of commercial uses, residential uses, and vacant land. Vacant parcels are located immediately to the west and north of the subject property. Existing Home Depot parking areas are located to the south and east. An apartment complex is situated to the southwest, with additional residential development located farther to the south and southwest. Commercial development is also present in the surrounding area to the south and southeast.

Based on this surrounding development pattern, the proposed credit union branch is an appropriate and compatible use at this location. The site is directly associated with existing commercial activity and is situated within an area where additional commercial growth is anticipated. The presence of adjacent parking areas and undeveloped tracts contributes to a development context that supports a financial institution use of this nature. Further, while residential development exists in the broader vicinity, those uses are not immediately

adjacent in a manner that would create direct land use conflicts, and the existing pattern of intervening development helps provide separation between the proposed branch and nearby residential neighborhoods.

The requested Planning and Zoning review will allow the City to evaluate the proposed use within the context of the property's Special Use zoning designation and the surrounding land use pattern. It is our position that the proposed branch is consistent with the character of the area, compatible with adjacent and nearby uses, and suitable for the subject property given its location within an established and expanding commercial setting.

Tierra West LLC is serving as the authorized agent for Sandia Area Federal Credit Union for this request and throughout the City's review process. We appreciate your consideration of this submittal and look forward to working with staff during review of the proposed development.

Should you have any questions or require additional information, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. Lozoya', with a stylized, flowing script.

Sergio Lozoya
Tierra West LLC
2025142

sl/kn

Agent Authorization Form

March 27th, 2026

City of Rio Rancho
Rio Rancho City Hall
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: All Rio Rancho DRC / Planning and Zoning / Governing Board Submittals
Lot numbered One-A (IA) in Block lettered "B" of COMMERCE CENTER/COMMERCIAL AT ENCHANTED HILLS, as the same is shown and designated on the Plat entitled, "COMMERCE CENTER/COMMERCIAL AT ENCHANTED HILLS, BLOCK B LOTS 1 THRU 4, BLOCK C LOTS 1 THRU 14, 27, 28 AND BLOCK D LOT 1 AND PARCEL CI, UNIT TWENTY, BEING A PORTION OF SECTION 24 AND 25, TOWNSHIP 13 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on July 5, 2001 in Vol. 3, folio 2084-B (Rio Rancho Estates Plat Book No. 13, Page 86).

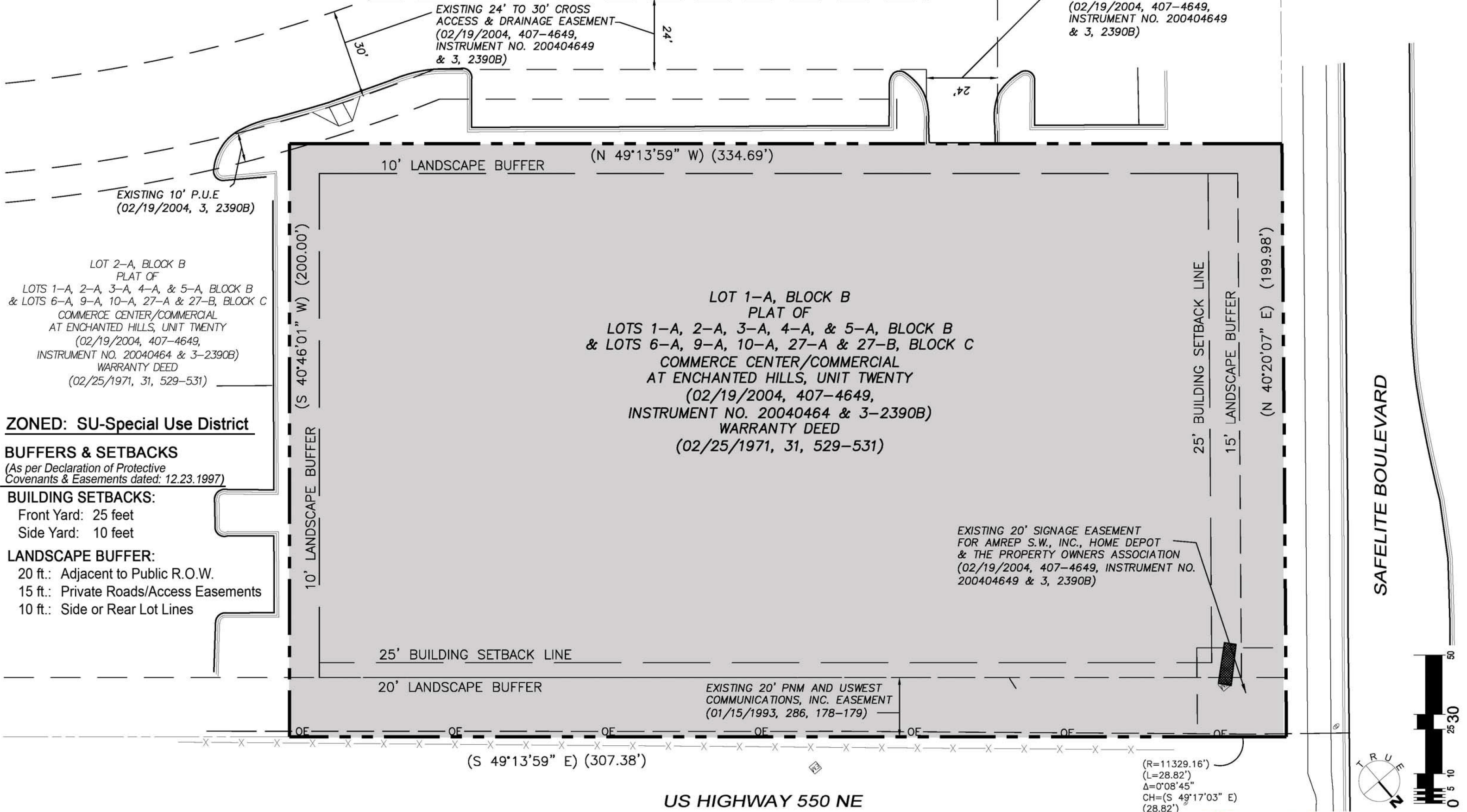
I/We, Sandia Area Federal Credit Union, as the owner(s) of the real property described as follows. Lot numbered One-A (IA) in Block lettered "B" of COMMERCE CENTER/COMMERCIAL AT ENCHANTED HILLS, do hereby authorize to act as my/our agent, **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to DRC, the Planning and Zoning Board / or the Governing Body, and to appear on my/our behalf before any administrative or legislative body in the city of Rio Rancho considering this application and to act in all respects as our agent in matters pertaining to the application.

Kevin Todd
Print Name

[Signature]
Signature

President - CEO
Title

3/27/2026
Date



ZONED: SU-Special Use District

BUFFERS & SETBACKS

(As per Declaration of Protective Covenants & Easements dated: 12.23.1997)

BUILDING SETBACKS:

- Front Yard: 25 feet
- Side Yard: 10 feet

LANDSCAPE BUFFER:

- 20 ft.: Adjacent to Public R.O.W.
- 15 ft.: Private Roads/Access Easements
- 10 ft.: Side or Rear Lot Lines



Sandia Area FCU
Bernalillo - Home Depot
Project #25070

Exterior Concept



**LARSON
• KARLE
ARCHITECTS**



Sandia Area FCU
Bernalillo - Home Depot
Project #25070

Exterior Concept



**LARSON
• KARLE
ARCHITECTS**



Sandia Area FCU
Bernalillo - Home Depot
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Sandia Area FCU
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Exterior Concept



**LARSON
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ARCHITECTS**



Sandia Area FCU
Bernalillo - Home Depot
Project #25070

Exterior Concept



**LARSON
• KARLE
ARCHITECTS**



Exterior Materials

2 - Back Wall Building Sign

4 - Monument Sign (2-sided)

3 - Screen Wall Building Sign

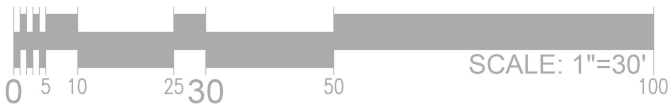
1 - Front Wall Building Sign

5 - Existing Pylon Sign (2-Sided)

SAFELITE BOULEVARD

US HIGHWAY 550 NE

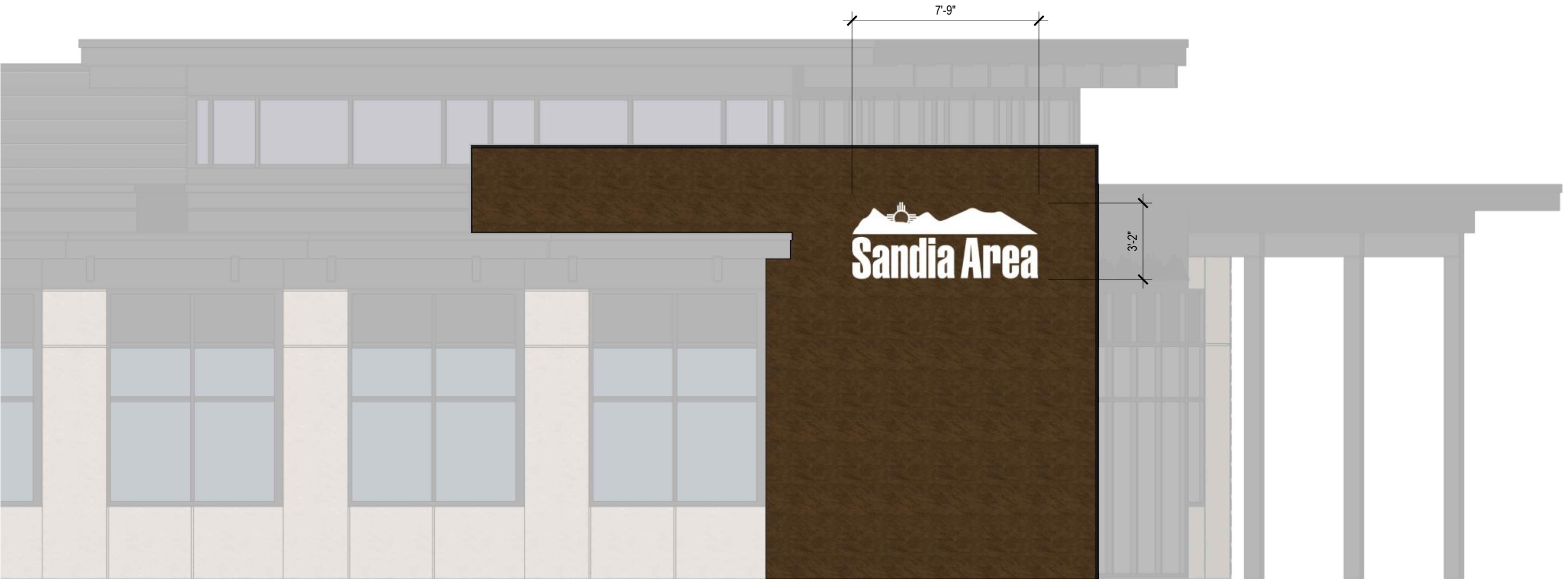
Site Signage



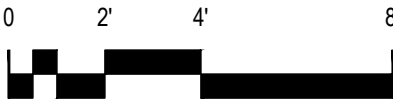
Sandia Area FCU
Bernalillo - Home Depot
Project #25070



**LARSON
• KARLE
ARCHITECTS**



25 sf



SCALE: 1/4" = 1'-0"

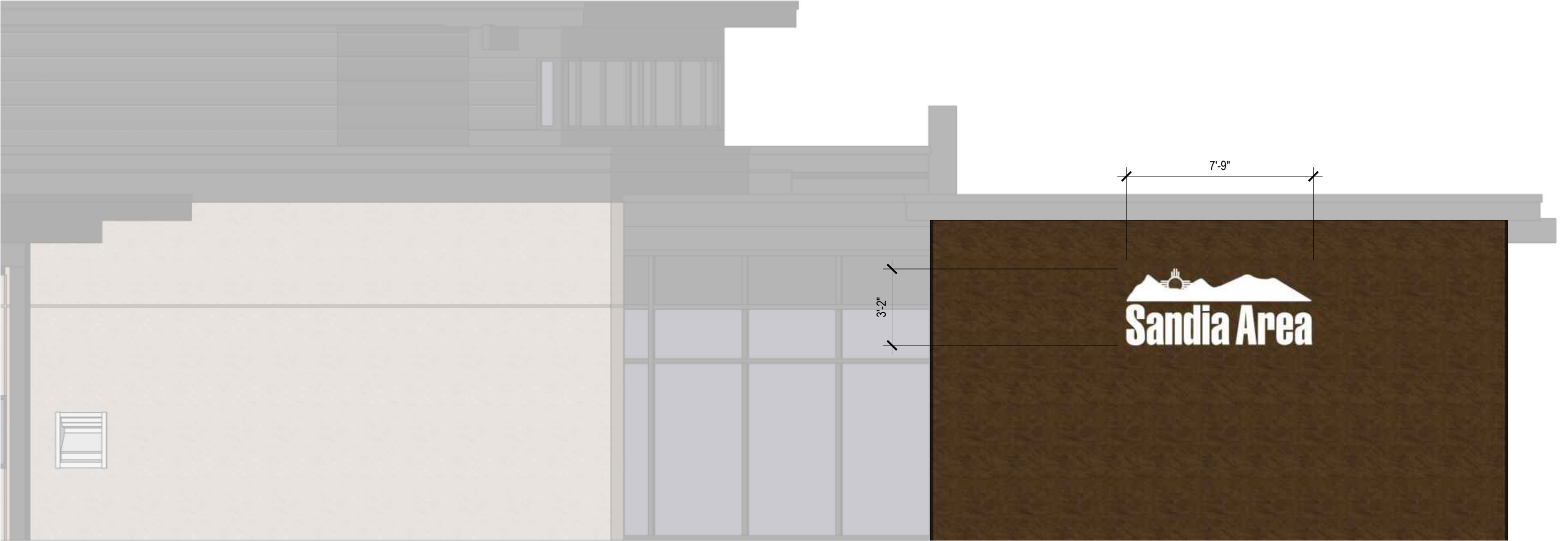


Sandia Area FCU
Bernalillo - Home Depot
Project #25070

1 - Front Wall Building Sign



**LARSON
• KARLE
ARCHITECTS**



25 sf



SCALE: 1/4" = 1'-0"

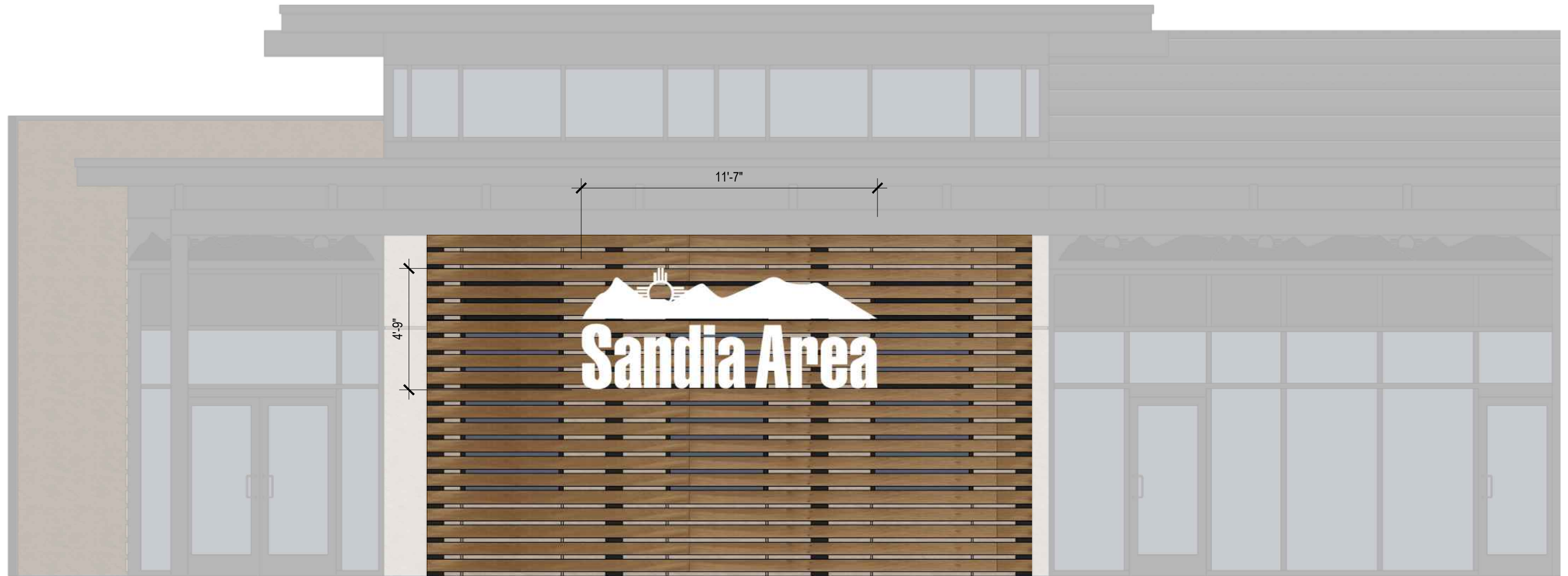


Sandia Area FCU
Bernalillo - Home Depot
Project #25070

2 - Back Wall Building Sign



**LARSON
• KARLE
ARCHITECTS**



55 sf



SCALE: 1/4" = 1'-0"



Sandia Area FCU
Bernalillo - Home Depot
Project #25070

3 - Screen Wall Building Sign



**LARSON
· KARLE
ARCHITECTS**



25 sf



SCALE: 1" = 1'-0"



Sandia Area FCU
Bernalillo - Home Depot
Project #25070

4 - Monument Sign
(2-sided)



**LARSON
• KARLE
ARCHITECTS**

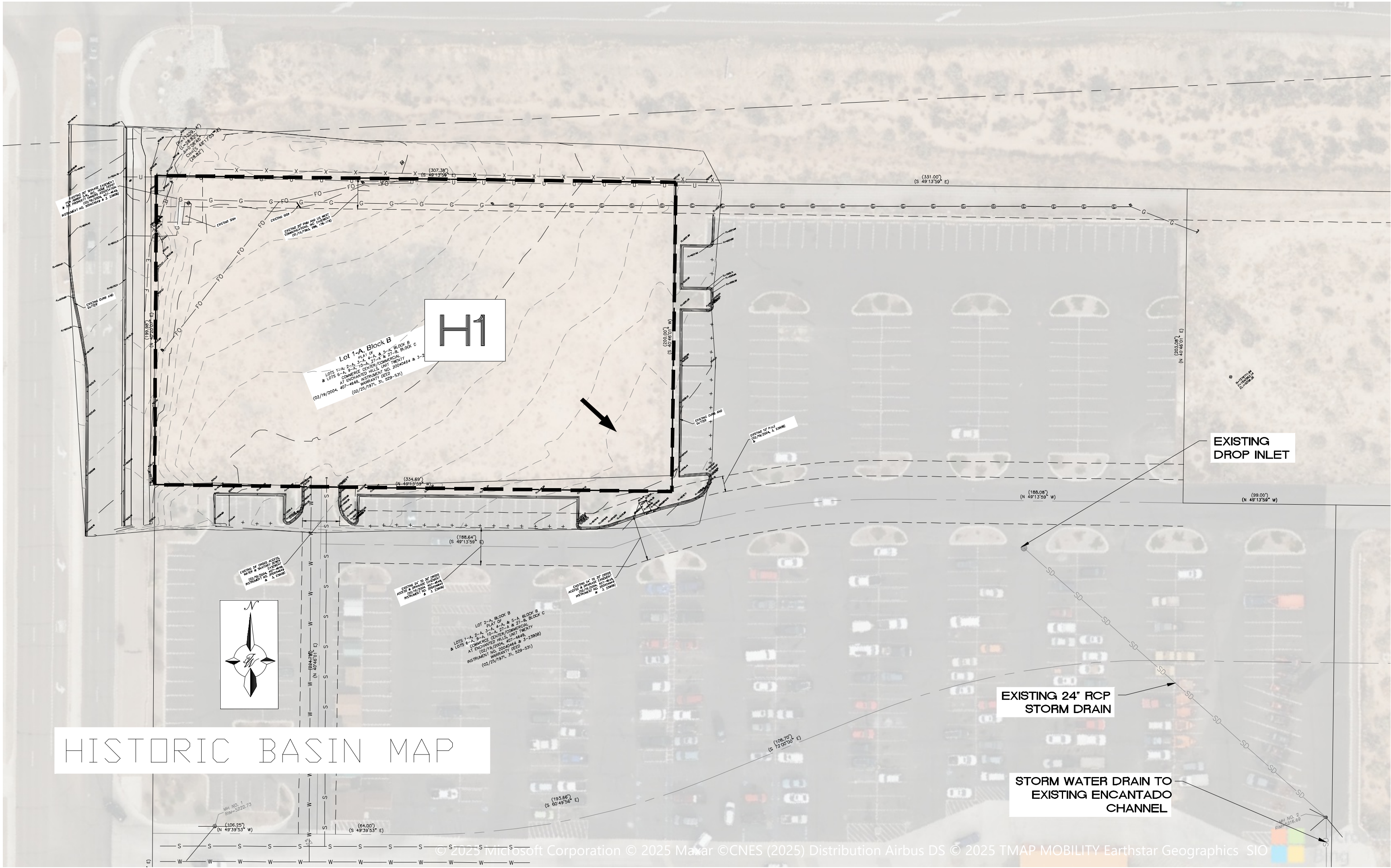


Sandia Area FCU
Bernalillo - Home Depot
Project #25070

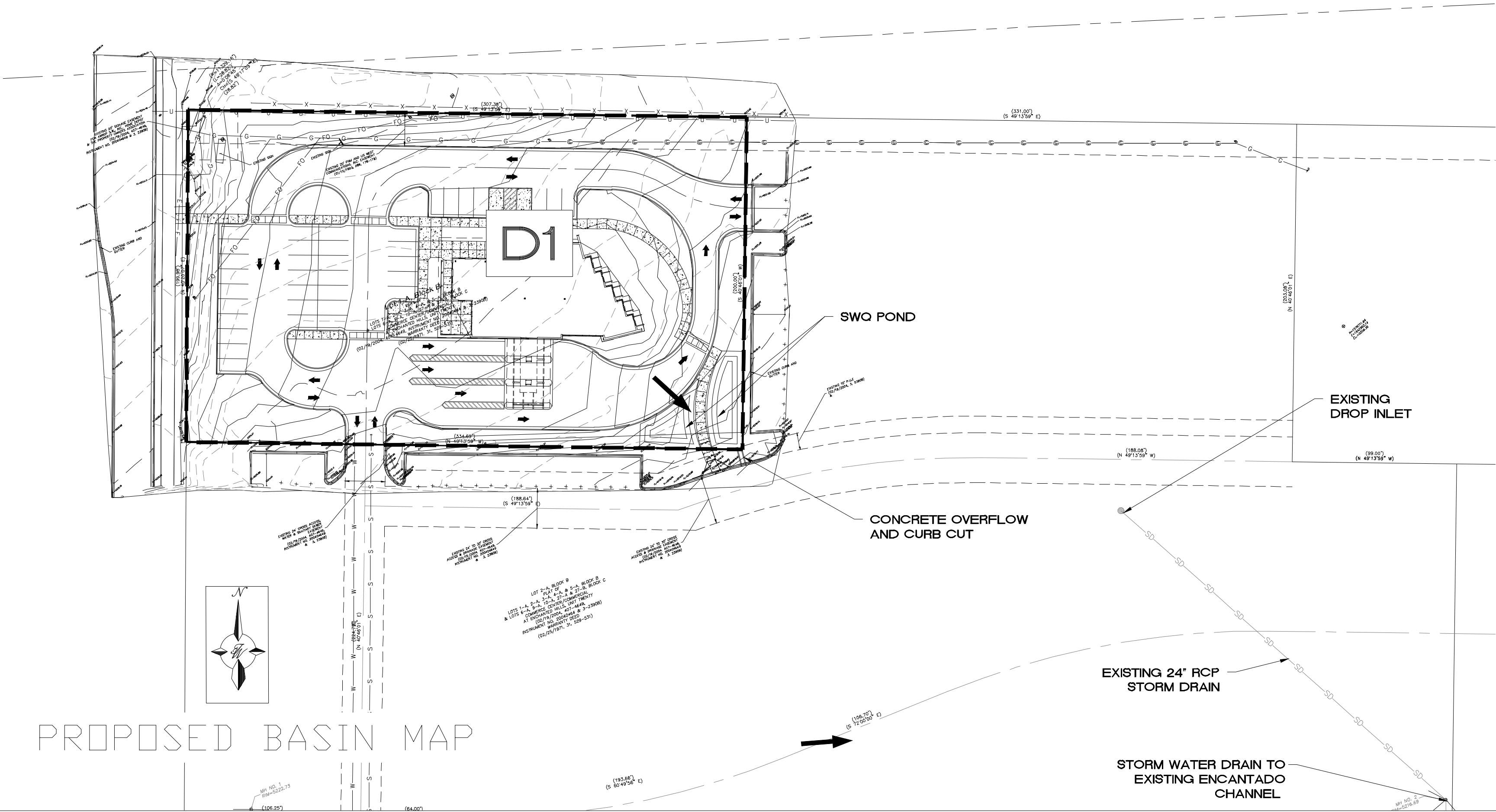
5 - Existing Pylon Sign
(2-sided)



**LARSON
• KARLE
ARCHITECTS**



HISTORIC BASIN MAP

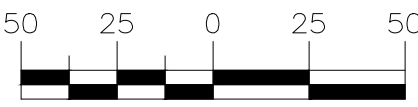


PROPOSED BASIN MAP

LEGEND

--- BASIN BOUNDARY

GRAPHIC SCALE



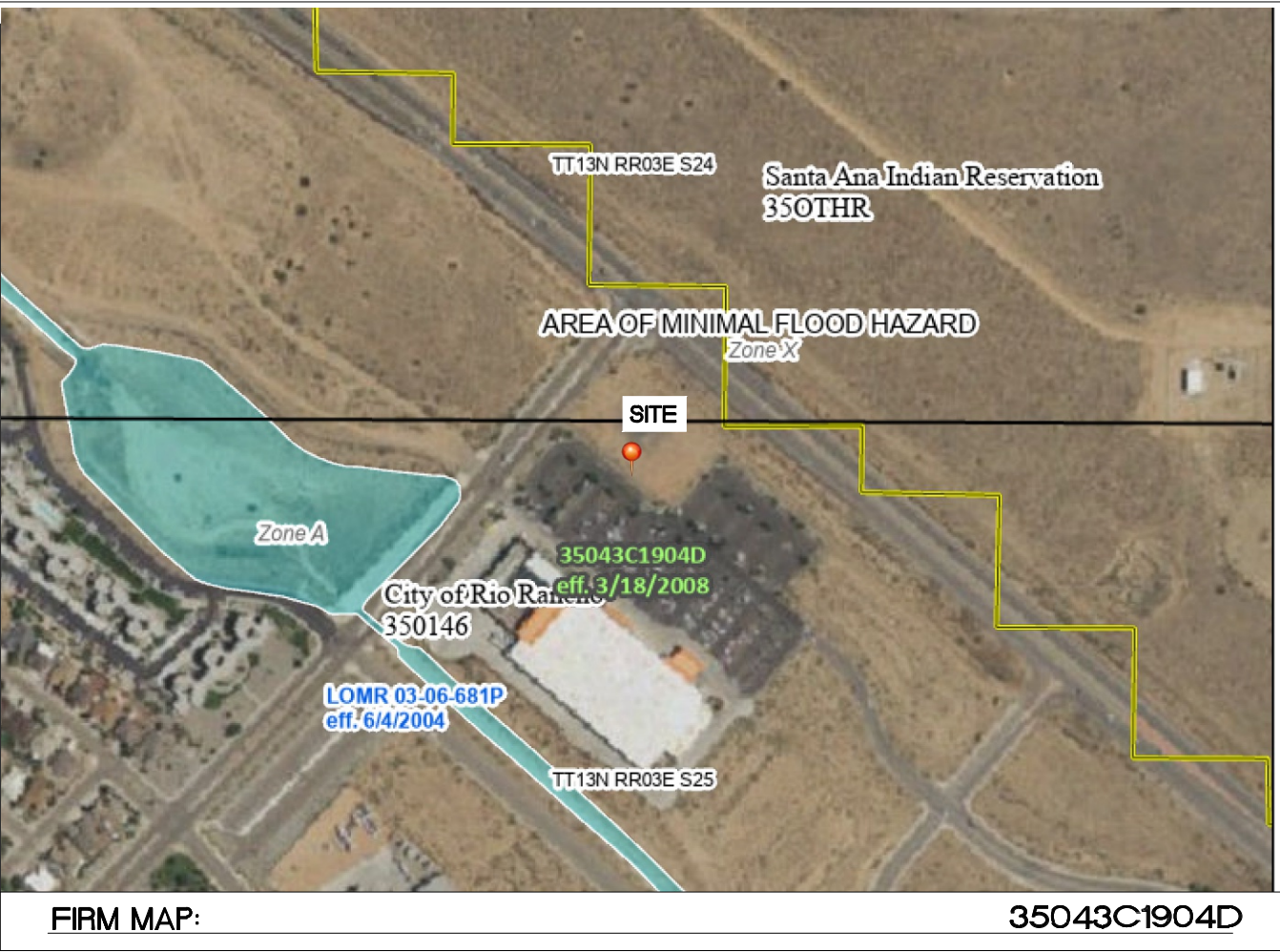
SCALE: 1"=50'

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed
Volume = Weighted E * Total Area
Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

6 Hr Excess Precipitation, E (in.)		
Zone 1	100-Year	10-Year
Ea	0.55	0.08
Eb	0.73	0.22
Ec	0.95	0.44
Ed	2.24	1.24

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57



FIRM MAP:

35043C1904D

Existing Conditions

Basin Descriptions													100-Year, 6-Hr		
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
H1		67,079	1.54	0.00241	0%	0.000	0%	0.000	100%	1.540	0%	0.000	0.950	0.122	4.42
Total		67,079	1.54	0.00241		0.000		0.000		1.540		0.000		0.122	4.42

Proposed Conditions

Basin Descriptions													100-Year, 6-Hr		
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
D1		67,079	1.54	0.00241	0%	0.000	0%	0.000	15%	0.231	85%	1.309	2.047	0.263	6.06
Total		67,079	1.54	0.00241		0.000		0.000		0.231		1.309		0.263	6.056

EXISTING CONDITIONS

THE PROJECT SITE "BASIN H1", IS CURRENTLY UNDEVELOPED AND CONSISTS OF DISTURBED DIRT PREVIOUSLY USED FOR VEHICULAR STORAGE. BASED ON EXISTING TOPOGRAPHY, SURFACE RUNOFF GENERALLY FLOWS FROM NORTHWEST TO SOUTHEAST, PASSING THROUGH CURB BEFORE CONTINUING SOUTH ONTO AN ADJACENT PROPERTY AND ULTIMATELY DISCHARGING TO THE ENCANTADO CHANNEL VIA STORM DRAIN INLETS AND STORM PIPE.

PER THE COMMERCE CENTER/INDUSTRIAL AT ENCHANTED HILLS SUBDIVISION (UNIT 20) RIO RANCHO, NEW MEXICO 87124 BY CINFRAN ENGINEERING INC DATED NOVEMBER 14, 1997 THE SITE IS ALLOWED FREE DISCHARGE.

PROPOSED CONDITIONS

THE PROJECT SITE "BASIN D1" IS PROPOSED TO BE DEVELOPED AS A CREDIT UNION FACILITY WITH PAVED ACCESS ROADS SURROUNDING THE NEW BUILDING. SITE DRAINAGE WILL SHEET FLOW FROM NORTH TO SOUTH TOWARD A STORM WATER QUALITY POND. EXCESS RUNOFF WILL BE COLLECTED IN PROPOSED DRAINAGE WEIR AND CONVEYED TO THE EXISTING DROP INLET LOCATED WITHIN THE ADJOINING PROPERTY.

THE PROPOSED DEVELOPMENT INCREASES PEAK RUNOFF FROM 4.42 CFS TO 6.056 CFS, RESULTING IN A NET INCREASE OF 1.636 CFS. AS MENTIONED ABOVE PER THE ENCHANTED HILLS UNIT 20 DRAINAGE MANAGEMENT STUDY THE SITE IS ALLOWED FREE DISCHARGE.

IN ACCORDANCE WITH THE CITY OF RIO RANCHO DEVELOPMENT PROCESS MANUAL, DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL SECTION, THE PROPOSED SITE IS REQUIRED TO RETAIN 1,948 CUBIC FEET OF STORMWATER QUALITY VOLUME. THE PROPOSED STORM WATER QUALITY POND HAS A CAPACITY FOR 2499 CUBIC FEET.

Stormwater Quality Volume Basin D1	
Total Impervious Area =	ΣArea in "Treatment D"
Retainage depth = 0.41" Per DPM	0.0342 FT
Retention Volume =	0.0342 x area D CF
Area D (1.309 acres) =	57,019 SF
Volume Required =	1948 CF
Volume Provided =	2499 CF

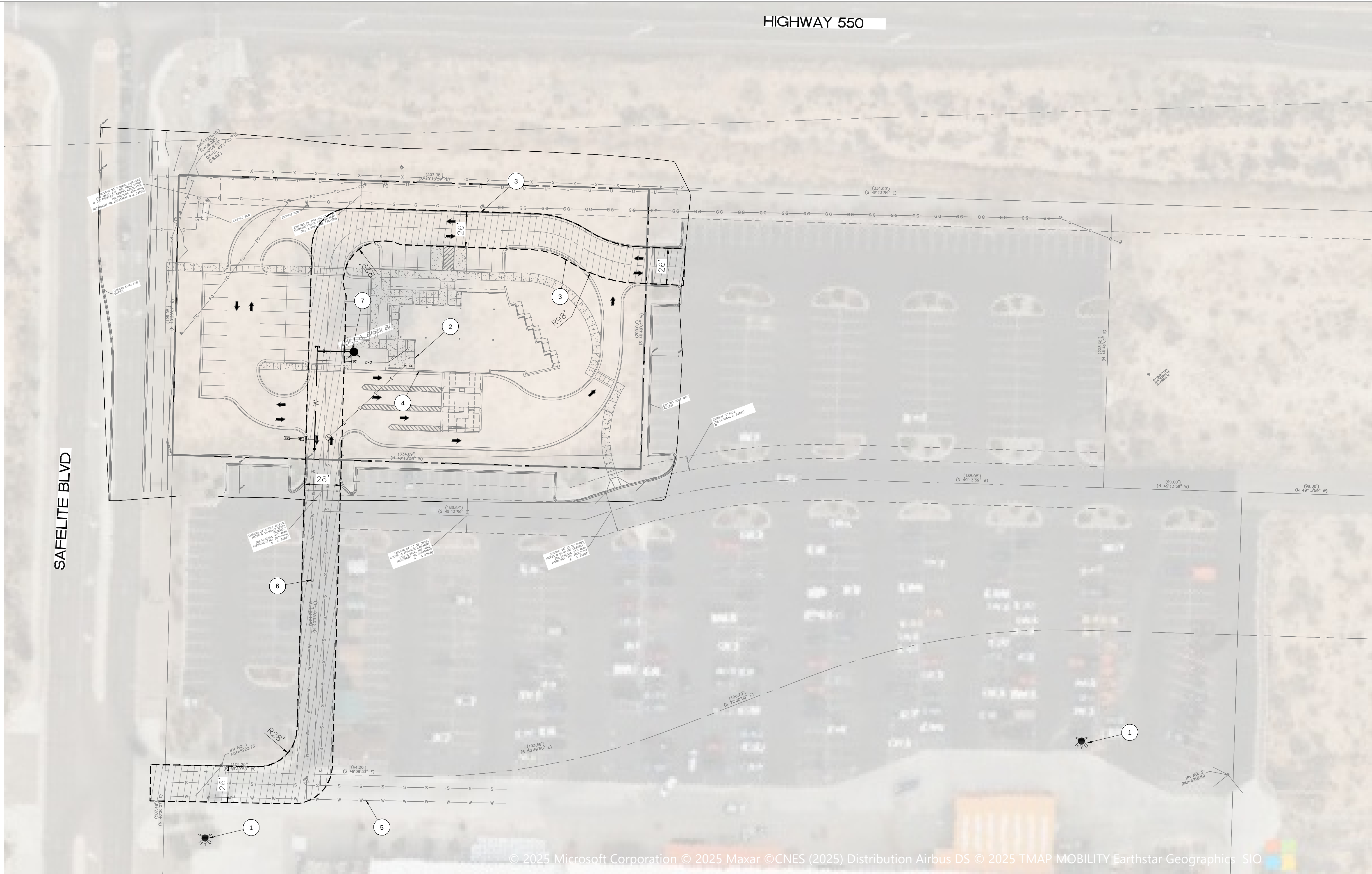
SWQ Pond 1 Volume Calculation		
Top Area	1,936	Sq. Ft.
Bottom Area	563	Sq. Ft.
Area at Mid Depth	1,250	Sq. Ft.
Depth of Pond	2.0	Ft.
Provided Volume	2,499	Cubic Ft.

ENGINEER'S SEAL	SANDIA AREA FCU RIO RANCHO, NM	DRAWN BY LN
	DRAINAGE BASIN REPORT FOR INFORMATION ONLY	DATE 12/16/2025
		2025142_BASINS
		SHEET # GR-0
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2025142

\\TWNAS\Z_Drive\2025\2025142 Sandia FCU - Rio Rancho\dwg\Construction\2025142_F1.dwg Dec 18, 2025 - 11:32am

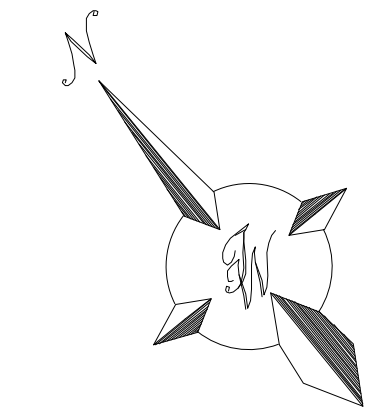
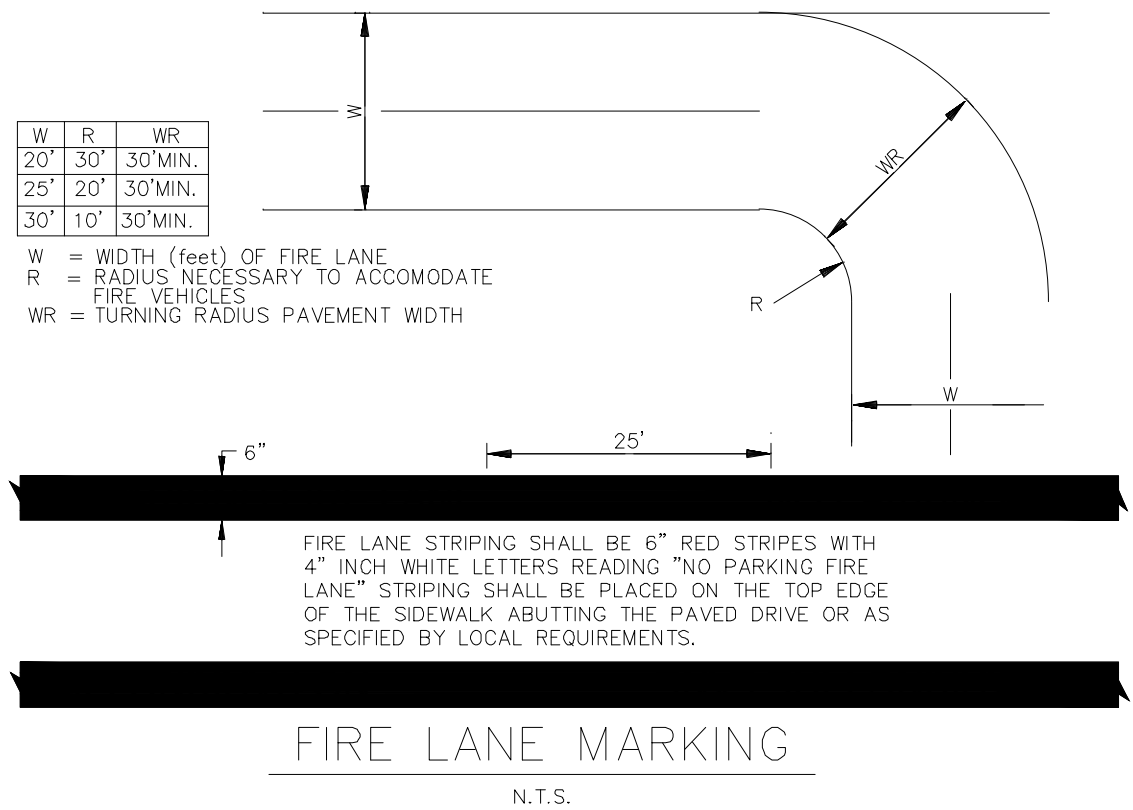
HIGHWAY 550

SAFELITE BLVD

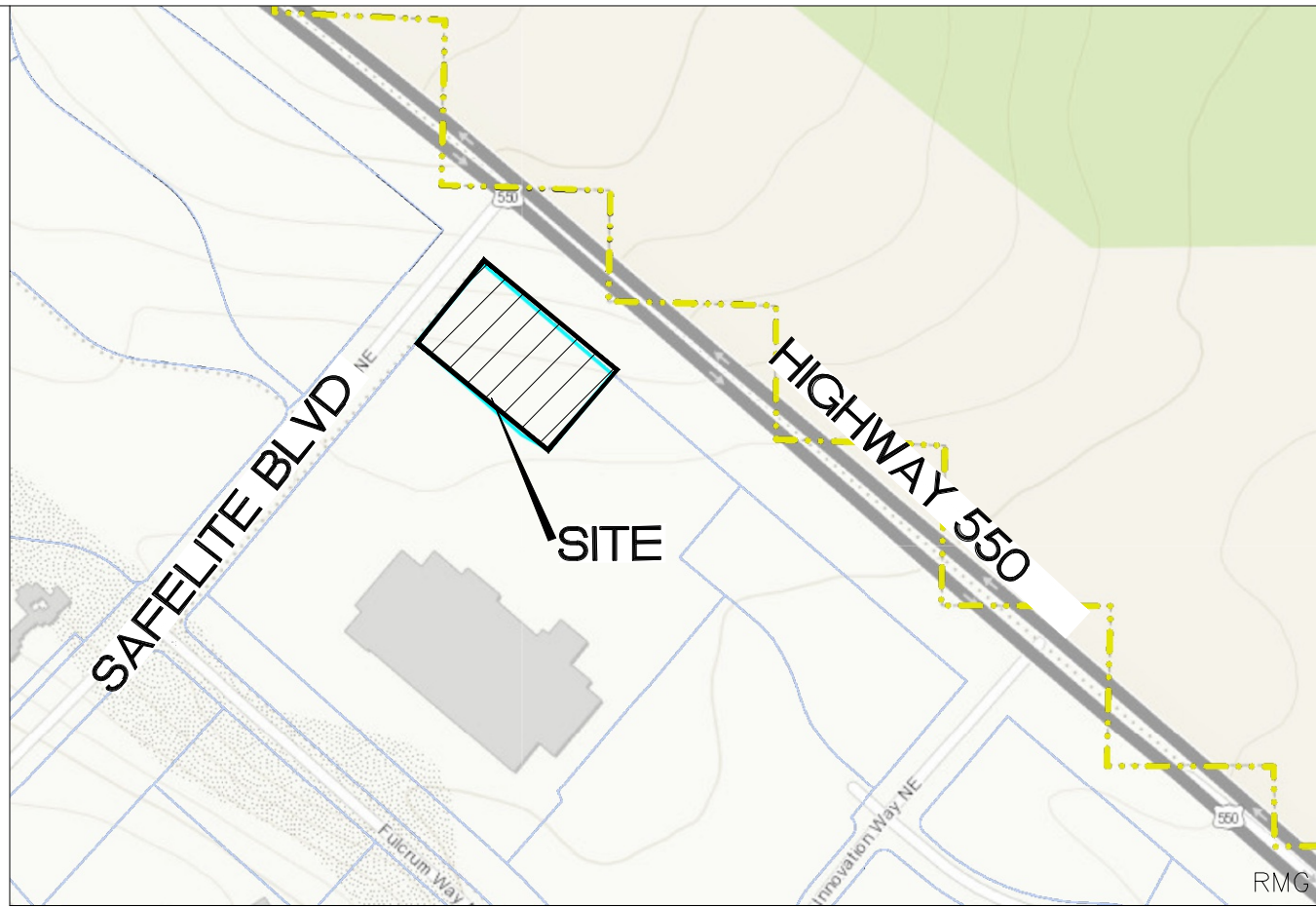
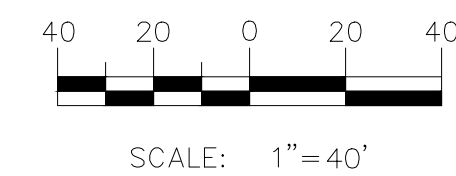


NOTES

- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
- KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
- THERE ARE NO OVERHEAD OBSTRUCTIONS PRESENT ABOVE THE FIRE ACCESS ROAD.



GRAPHIC SCALE



VICINITY MAP

LEGAL DESCRIPTION:

CCCEH, Blk B, Lot 1A
Acres 1.56

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ACCESS ROAD
- NO PARKING FIRE LANE LINE
- EXISTING FIRE HYDRANT
- PROPOSED HYDRANT

KEYED NOTES

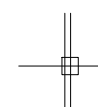
- 1 EXISTING FIRE HYDRANT
- 2 KNOX BOX/KNOX LOCK
- 3 FIRE LANE MARKINGS
- 4 BUILDING ADDRESS LOCATION
- 5 EXISTING 12" PVC WATERLINE
- 6 EXISTING 8" PVC WATERLINE
- 7 PROPOSED PRIVATE FIRE HYDRANT PAINTED ORANGE

4551 Safelite Blvd NE, Rio Rancho,
NM 87144

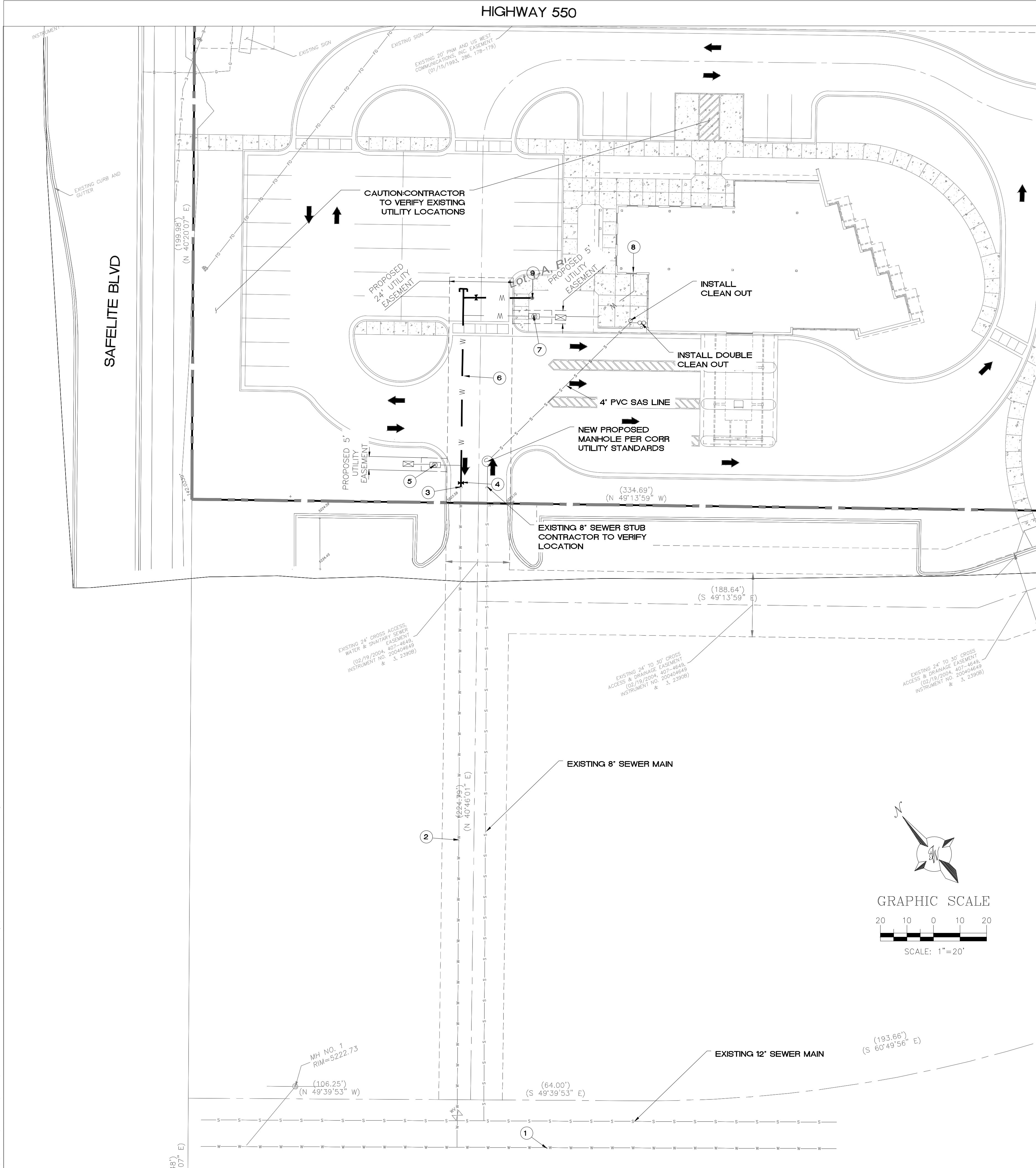
OCCUPANCY TYPE: (A-2)

BUILDING DATA

BUILDING GROSS AREA: 4,800 SF
1 STORY HIGH BUILDING
CONSTRUCTION TYPE: V-B
BUILDING IS NOT SPRINKLERED
FIRE FLOW = 1,750 GPM

ENGINEER'S SEAL	SANDIA AREA FCU RIO RANCHO, NM	DRAWN BY LN
		DATE 12/16/2025
RONALD R. BOHANNAN P.E. #7868	FIRE ONE PLAN	2025142_F1
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # F1
		JOB # 2025142

\\TWNAS_Z_Drive\2025\2025142_Sandia FCU - Rio Rancho\dwg\Construction\2025142_MUB.dwg Dec 18, 2025 -- 11:32am



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	NEW SANITARY SEWER LINE
	NEW WATERLINE
	EXISTING CURB & GUTTER
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	TRANSFORMER
	CABLE TELEVISION PEDESTAL
	ROOF DRAIN
	GUARD POST
	ELECTRIC BOX
	ELECTRIC METER
	UNKNOWN MANHOLE
	LIGHT POLE
	WATER VALVE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	TRAFFIC SIGNAL BOX
	TRAFFIC LIGHT
	PULLBOX
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	SIGN
	CURB INLET
	WATER METER
	KEY PAD
	HANDICAP PARKING SPACE
	CELL TOWER
	SPIGOT
	EDGE OF ASPHALT
	CHAIN LINK FENCE
	METAL FENCE
	WOOD FENCE
	FIBER OPTICS LINE
	UNDERGROUND UTILITY LINE
	GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	STORM DRAIN LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION

KEYED NOTES

- EXISTING 12" PVC WATER LINE
- EXISTING 8" PVC WATERLINE
- EXISTING 8" WATER STUB, CONTRACTOR TO VERIFY LOCATION.
- INSTALL 8" PUBLIC GATE VALVE
- NEW 1" IRRIGATION METER AND METER BOX PER CRR DETAILS
INSTALL WITH 1" SERVICE LINE TO NEW 8" PVC WATERLINE
INSTALL WITH BACKFLOW PREVENTOR IN HOT BOX
- NEW 8" PVC WATER LINE
- NEW 2" WATER METER AND METER BOX PER CRR DETAILS
INSTALL WITH 2" SERVICE LINE TO NEW 8" PVC WATERLINE
INSTALL WITH BACKFLOW PREVENTOR IN HOT BOX
- 2" DOMESTIC WATERLINE REFER BUILDING PLUMBING
PLANS FOR CONTINUATION
- PROPOSED PRIVATE FIRE HYDRANT PAINTED ORANGE
INSTALL WITH 6" FIRE LINE TO 8" PVC WATER LINE
INSTALL WITH 6" GATE VALVE

GENERAL UTILITY NOTES:

- ALL PUBLIC WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF RIO RANCHO UTILITIES DEPARTMENT LATEST DETAILS AND SPECIFICATIONS.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY. CALL 811 FOR PUBLIC UTILITIES LOCATES.

GENERAL UTILITY NOTES CONTINUED:

- CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
- PROVIDE 3 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
- AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
- NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
- CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
- INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
- PROVIDE ADEQUATE JOINT RESTRAINTS AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS. REFER TABLE THIS SHEET.
- P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
- CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.
- CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL
BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR TEES*						
SIZE	10'	8'	6'	4'	2'	0'
8x8x8	34	42	49	56	63	70
8x8x6	6	15	25	34	43	53

*RESTRAINTS ONLY PLACED ON THE BRANCH
**LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)					
HORIZONTAL BENDS			VALVES		
SIZE	90°	45°	22-1/2°	11-1/4°	DEAD END
8	32	13	6	3	72
6	25	10	5	2	55

UTILITY TRENCH NOTE: MATCH EXISTING PAVEMENT SECTION FOR ALL UTILITY PAVEMENT CUTS

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM TO 6.0'
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL
BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR VERTICAL OFFSETS/BENDS (EACH SIDE)					
HORIZONTAL BENDS					
SIZE	90°	45°	22-1/2°	11-1/4°	
8 UPPER	30	7	14	7	
8 LOWER	DON'T USE		3	2	
6 UPPER	23	5	11	5	
6 LOWER	DON'T USE		3	1	

ENGINEER'S SEAL	SANDIA AREA FCU RIO RANCHO, NM SITE UTILITY PLAN	DRAWN BY LN
		DATE 12/16/2025
		2025142_MUB
	Tierra West, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # MU-1
		JOB # 2025142
RONALD R. BOHANNAN P.E. #7868		



City of Rio Rancho

Development Services

3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

April 17, 2026

TO: Tierra West, LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

RE: Site Plan (26-160-00003)

The following are the comments and feedback received in regard to the Site Plan application.

Planning and Zoning

1. When submitting a building permit, ensure the construction plan sets have a plant legend with plant names, quantities, size; that each individual planter area is indicated on the plan and area (SF) included on a table that summarizes total amount of landscape required, total amount provided (sum of the parts).
2. Please demonstrate the following complies in the plan set:
 - a. 80% or more must be live plant material.
 - b. Live vegetation/groundcover must be 50% or more.
 - c. One **30" boxed or 3" caliper sized** tree per 1,000 sf of total landscaping, 12" in height.
3. For lots with 36 – 50 spaces= 3 Required ADA spaces, 1, Required to be Van Accessible.

SSCAFCA:

1. Please note that SSCAFCA owns the Encantado Channel. To connect your stormwater discharge, you will need to coordinate with SSCAFCA and provide calculations demonstrating that both the storm drain system and the channel have sufficient capacity.
2. Additionally, per CORR DPM, you will be required to retain any increase in stormwater discharge onsite and address the water quality volume requirements.

If you have any additional questions or concerns, please feel free to contact me.

Respectfully,

Michelle Costilla
Municipal Planner III
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov



The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

April 23, 2026

RE: Site Plan, Case No. 26-160-00003
Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A

Dear Property Owner:

You are receiving this certified notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board and the Governing Body.

The applicant, Sandia Area Federal Credit Union, through their agent, Tierra West, LLC, is requesting a Site Plan approval for a bank at the property legally described as Commerce Center Commercial at Enchanted Hills, Block B, Lot 1A, and addressed as 4551 Safelite Blvd NE. The property is zoned SU: Special Use for Commercial and is approximately 1.56 acres.

The **Planning and Zoning Board** will consider the request on **Tuesday, May 12** and the **Governing Body** will have the final approval on **Thursday, May 14, 2026** at 6:00 pm in the **Council Chambers**.

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to submit written comments ten (10) days prior to the hearing date to clerk@rrnm.gov. Those wishing to provide comment during the hearing must register in person or by Zoom with applicable City staff person no later than fifteen (15) minutes prior to the scheduled start time of the hearing. This hearing will be hybrid, information is available on the City's website under Agendas and Minutes. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

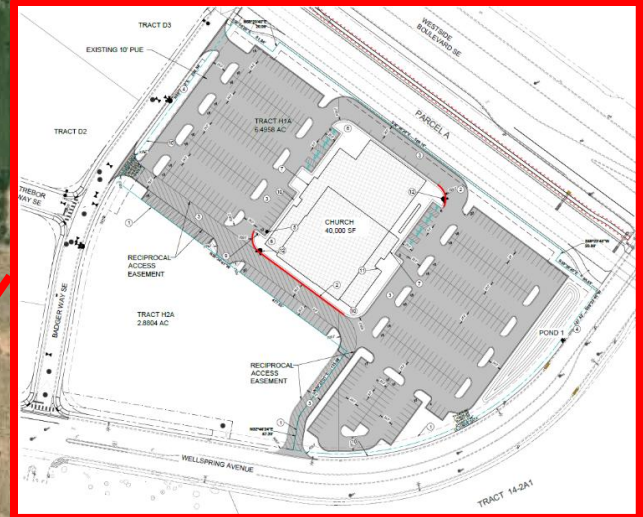
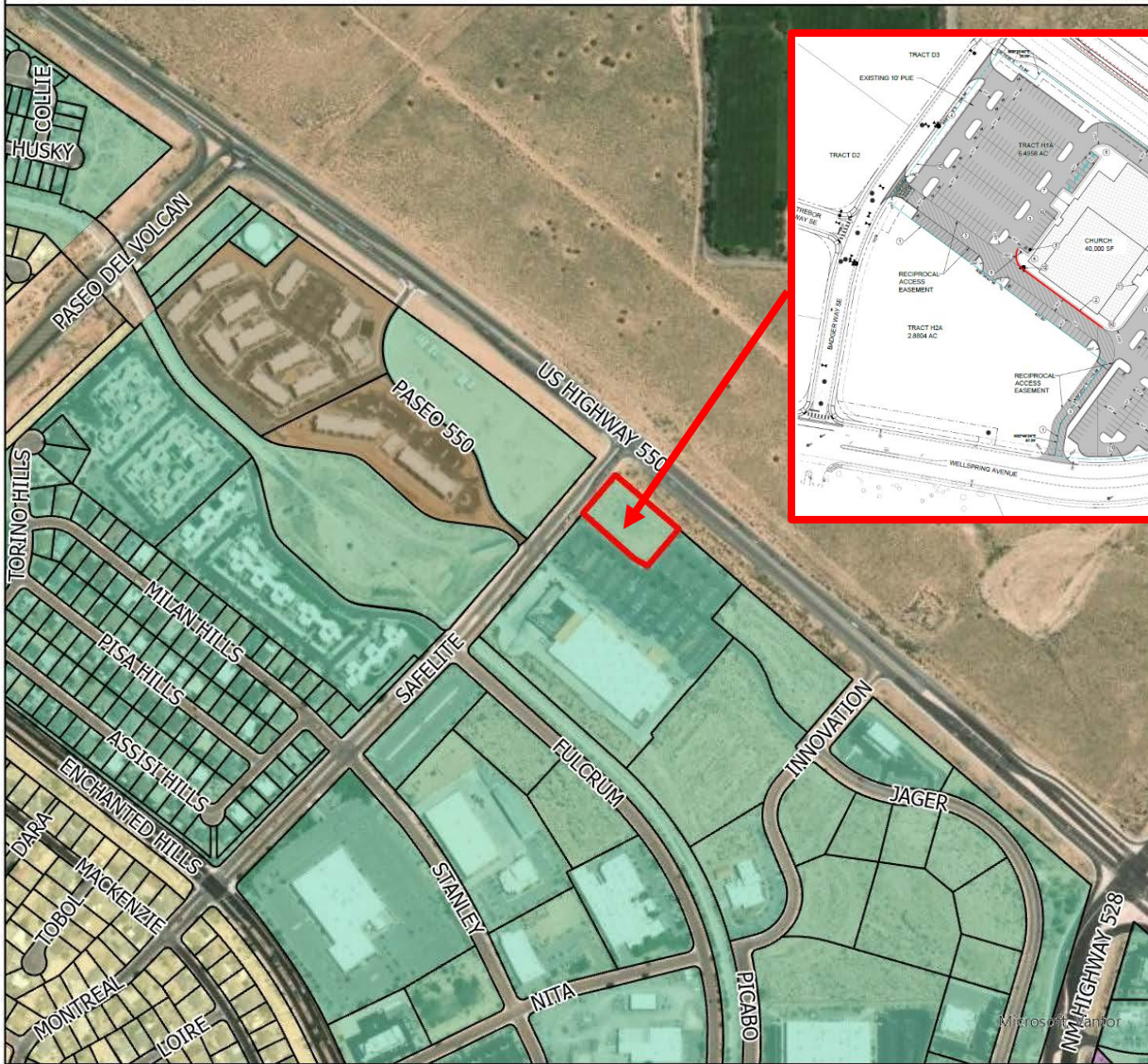
Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

Michelle Costilla
Municipal Planner III
Development Services Department
City of Rio Rancho

CCCEH, BLOCK B, LOT 1A



 Subject Property

Zoning

 M-1
 R-1
 R-6
 SU



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

0 215 430 860 1,290 1,720 Feet

Map courtesy of Michelle Costilla 4/21/2026

CCCEH, BLOCK B, LOT 1A



-  Subject Property
-  Adjacent Properties

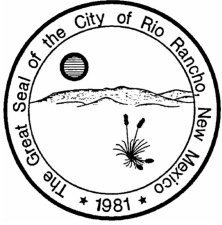


0 137.5275 550 825 1,100 Feet



DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Michelle Costilla 4/21/2026



CITY OF RIO RANCHO COVER PAGE

Legislation Item:

AGENDA DATE:
May 14, 2026

DEPARTMENT:
Administration

SUBJECT:
Public Hearing for Fiscal Year 2027 Budget

BACKGROUND AND ANALYSIS:

The City Manager's Recommended Budget for Fiscal Year 2027 (July 1, 2026 to June 30, 2027) and Capital Program can be viewed by visiting rrnm.gov/fy27budget.

Pursuant to the City Charter, the City Manager's Recommended Budget and Capital Program for the coming fiscal year was provided to the Governing Body on April 15, 2026. Between April 15 to April 25, the Mayor has the opportunity to submit budget comments.

On May 1, the Governing Body held a budget review work session meeting. The meeting provides a venue to ask questions of staff, propose and discuss budget amendments, and for the City Manager to formally respond to the Mayor's budget comments/recommendations.

Pursuant to the City Charter, public comment on the Recommended Fiscal Year 2027 Budget and Capital Program is taken at the Governing Body's regular meetings in May (May 14 and May 28).

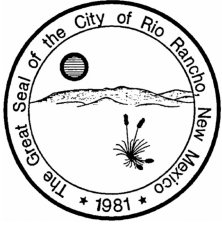
A vote to adopt a balanced budget for Fiscal Year 2027 and capital program, which includes consideration of amendments that have been offered, will take place at the Governing Body's May 28 meeting.

In July, the Governing Body will consider and vote on a final budget for Fiscal Year 2027, which accounts for the end of Fiscal Year 2026 (June 30, 2026) financial closeout and other minor adjustments.

IMPACT:
Compliance with City Charter and Municipal Code.

ALTERNATIVES:
This is a public hearing only, therefore there are no alternatives.

DEPARTMENT RECOMMENDATION:
Not an action item; public hearing only.



CITY OF RIO RANCHO COVER PAGE

Legislation Item:

AGENDA DATE:
May 14, 2026

DEPARTMENT:
Administration

SUBJECT:
Public Hearing for Fiscal Years 2027-2031 Infrastructure Capital Improvement Plan (ICIP)

BACKGROUND AND ANALYSIS:

The City Manager's Recommended Budget for Fiscal Year 2027 (July 1, 2026 to June 30, 2027) and Capital Program (Infrastructure Capital Improvement Plan or ICIP for Fiscal Years 2027 - 2031) can be viewed by visiting rrnm.gov/fy27budget.

Pursuant to the City Charter, the City Manager's Recommended Budget and Capital Program for the coming fiscal year was provided to the Governing Body on April 15, 2026. Between April 15 and April 25, the Mayor may submit comments to the City Manager regarding the recommended budget and capital program.

On May 1, the Governing Body held a budget review work session meeting. The meeting provides a venue to ask questions of staff, propose and discuss budget amendments, and for the City Manager to formally respond to the Mayor's budget comments/recommendations.

Pursuant to the City Charter, public comment on the Recommended Fiscal Year 2027 Budget and Capital Program is taken at the Governing Body's regular meetings in May (May 14 and May 28).

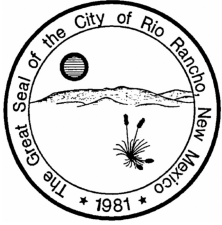
A vote to adopt a balanced budget for Fiscal Year 2027 and Capital Program, which includes consideration of amendments that have been offered, will take place at the Governing Body's May 28 meeting.

In July, the Governing Body will consider and vote on a final budget for Fiscal Year 2027, which accounts for the end of Fiscal Year 2026 (June 30, 2026) financial closeout and other minor adjustments.

IMPACT:
Compliance with City Charter and Municipal Code.

ALTERNATIVES:
This is a public hearing only, therefore there are no alternatives

DEPARTMENT RECOMMENDATION:
Not an action item; public hearing only.



CITY OF RIO RANCHO COVER PAGE

Legislation Item: O6

AGENDA DATE:
May 14, 2026

DEPARTMENT:
Financial Services

SUBJECT:

O6, Ordinance Authorizing the Issuance and Sale of City Of Rio Rancho, New Mexico, Tax-Exempt General Obligation Improvement Bonds, Series 2026, in the Principal Amount of \$18,000,000, Payable from Ad Valorem Taxes Levied on all Taxable Property within the City, Levied Without Limit as to Rate or Amount; Providing for the Form, Certain Terms and Conditions of the Bonds, the Manner of Their Execution, and the Method of and Security for Payment Thereof; Delegating Authority to Each of the Mayor, City Manager and City Financial Services Director to Determine the Method of Sale Of the Bonds and to Determine the Maturity Dates and Amounts, Interest Rates, Prices, Redemption Features and Other Final Terms of the Bonds in an Award Certificate; and Providing for Other Details Concerning the Bonds

BACKGROUND AND ANALYSIS:

First reading of Ordinance.

On October 9, 2025, the Governing Body approved a Resolution authorizing placement of three bond questions (roads, public safety, and quality of life facilities) on the March 3, 2026, ballot to seek voter approval of all three bond questions. Attached as Exhibits A, B and C are the proposed projects and estimated costs that would be funded by bond proceeds (after accounting for the required 1% for the Arts, bond issuance costs, and contingency), which was reviewed on October 9.

Rio Rancho voters approved all three bond questions which, together, authorize the City to issue up to \$18.0 million in General Obligation bonds. The voters approved (73.3 percent in favor) up to \$12,435,000 of General Obligation bonds to be issued for improvements to the road system; voters approved (67.2 percent in favor) up to \$4,365,000 for public safety facilities, equipment and apparatuses; and voters approved (64.9 percent in favor) up to \$1,200,000 for improving quality of life facilities. It has been estimated that approval of all bond questions will leave the property tax rate for municipal debt service unchanged.

The Ordinance authorizes the issuance and sale of General Obligation bonds in an aggregate principal amount not to exceed \$18.0 million and outlines the parameters of the bonds to be issued.

The bonds may be sold in either a competitive sale, negotiated sale, or private placement to an underwriter or purchase or purchasers, whichever is in the best interest of the City and as determined pursuant to an award certificate. The Ordinance delegates authority to the Mayor, City Manager, and City Financial Services Director to execute and deliver the award certificate. Final terms of the award certificate must be within the parameters set forth in the Ordinance including specific principal amounts, interest rates, maturity dates, prices and other features. The following are the authorized parameters: the bonds will be issued in an aggregate principal amount not to exceed \$18,000,000; the net effective interest rate will not exceed 10%, and the final maturity of the

bonds will be no later than August 1, 2046.

Repayment of the bonds is secured by a pledge of the City to levy property tax on all taxable property within the City sufficient to pay interest and principal on the bonds. If approved, the City will issue the bonds at such time as the market is as favorable as possible.

IMPACT:

Approval of the Bond Parameters Ordinance will allow the City to issue the voter-approved General Obligation Bonds and establish the parameters for issuance of the bonds. Once issued, the bonds will provide resources for road improvements, public safety improvements, and quality of life facilities improvements. There is no impact to the proceed with the projects to be funded by the bonds.

ALTERNATIVES:

Approve the Ordinance.

Do not approve the Ordinance.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Ordinance.

ATTACHMENT: [Ordinance](#)

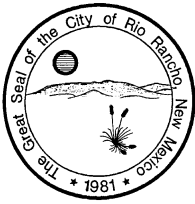
ATTACHMENT: [Disclosure Responsibilities Memo](#)

ATTACHMENT: [2026 Preliminary Official Statement](#)

ATTACHMENT: [Exhibit A - Roads](#)

ATTACHMENT: [Exhibit B - Public Safety](#)

ATTACHMENT: [Exhibit C - Quality of Life Facilities](#)



CITY OF RIO RANCHO ORDINANCE

ORDINANCE NO. ____

ENACTMENT NO. ____

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF RIO RANCHO, NEW MEXICO, TAX-EXEMPT GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026, IN THE PRINCIPAL AMOUNT OF \$18,000,000, PAYABLE FROM AD VALOREM TAXES LEVIED ON ALL TAXABLE PROPERTY WITHIN THE CITY, LEVIED WITHOUT LIMIT AS TO RATE OR AMOUNT; PROVIDING FOR THE FORM, CERTAIN TERMS AND CONDITIONS OF THE BONDS, THE MANNER OF THEIR EXECUTION, AND THE METHOD OF AND SECURITY FOR PAYMENT THEREOF; DELEGATING AUTHORITY TO EACH OF THE MAYOR, CITY MANAGER AND CITY FINANCIAL SERVICES DIRECTOR TO DETERMINE THE METHOD OF SALE OF THE BONDS AND TO DETERMINE THE MATURITY DATES AND AMOUNTS, INTEREST RATES, PRICES, REDEMPTION FEATURES AND OTHER FINAL TERMS OF THE BONDS IN AN AWARD CERTIFICATE; AND PROVIDING FOR OTHER DETAILS CONCERNING THE BONDS

WHEREAS, At the general obligation bond election held for the City of Rio Rancho (the "City"), State of New Mexico, on the 3rd day of March, 2026, the electors of the City authorized the Governing Body of the City (the "Governing Body") to contract bonded indebtedness on behalf of the City and upon the credit thereof by issuing general obligation bonds of the City (the "Bonds") to secure funds for the following purpose (the "Project"), in the following amounts:

<u>Purpose</u>	<u>Amount Authorized by election</u>	<u>Amount previously issued</u>	<u>Amount to be issued</u>
Designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving roads and underlying utility infrastructure	\$12,435,000	-0-	\$12,435,000
Designing, constructing,	\$4,365,000	-0-	\$4,365,000

1 repairing,
2 preserving,
3 rehabilitating,
4 enhancing
5 and
6 otherwise
7 improving
8 public safety
9 facilities and
10 repairing,
11 replacing, or
12 otherwise
13 improving
14 public safety
15 vehicles,
16 apparatuses, and
17 equipment

18				
19	Designing,	\$1,200,000	-0-	\$1,200,000
20	constructing,			
21	renovating,			
22	acquiring,			
23	rehabilitating,			
24	improving and			
25	equipping public			
26	quality of life facilities			
27	within the City and			
28				

29 **WHEREAS,** the Governing Body has determined, and does hereby determine, that it is
30 necessary and in the best interest of the City and the inhabitants thereof
31 that the entire amount of the general obligation bonds authorized at the
32 election (the "Bonds"), be authorized for issuance at this time; provided,
33 however, that a satisfactory price for the Bonds be obtained upon a public
34 sale; and
35

36 **WHEREAS,** the Governing Body expects to sell the Bonds in either a competitive sale,
37 negotiated sale, or private placement to an underwriter or purchaser or
38 purchasers (for purposes of this Ordinance, the "Purchaser"), as
39 determined pursuant to an award certificate (the "Award Certificate")
40 supplementing this Bond Ordinance, and to delegate authority to each of
41 the Mayor, the City Manager and the City Financial Services Director
42 (each a "Delegate") to execute and deliver the Award Certificate to the
43 Purchaser, as authorized by Section 6-14-10.2 NMSA 1978, provided that
44 the final terms of the Bonds set forth in the Award Certificate be within the
45 parameters set forth in this Ordinance; and
46

47 **WHEREAS,** the Governing Body intends that, if the Mayor, City Manager or City
48 Financial Services Director, in consultation with the City's Municipal
49 Advisor, determines that it is most advantageous to the City to offer the
50 Bonds in a competitive sale, the specific details of and requirements for

bidding for the Bonds shall be provided in an official notice of sale (the "Notice of Sale") to be approved on behalf of the City by the Mayor, City Manager or City Financial Services Director, or designees thereof; and

WHEREAS, the Governing Body desires to delegate to the Delegates authority to determine the specific principal amounts, interest rates, maturity dates, prices and other final terms and other features of the Bonds, including, without limitation, provisions concerning a Bond Insurance Policy (if any), to be set forth in the Award Certificate to be executed by any of the Delegates, and to award the Bonds to the best bidder therefor.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. Ratification. All actions heretofore taken by the Governing Body and the officers and employees of the City directed toward the issuance and sale of the Bonds to secure funds for the Road Improvement Project and the Public Safety Project (each defined in Section 2 below) be, and the same hereby are, ratified, approved and confirmed.

Section 2. Project Authorization.

A. Proceeds of the Bonds derived from \$12,435,000 in aggregate principal amount of the Bonds are hereby authorized to be applied to the designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving roads and underlying utility infrastructure within the City (the "Road Improvement Project").

B. Proceeds of the Bonds derived from \$4,365,000 in aggregate principal amount of the Bonds are hereby authorized to be applied to the designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving public safety facilities and repairing, replacing, or otherwise improving public safety vehicles, apparatus, and equipment (the "Public Safety Project").

C. Proceeds of the Bonds derived from \$1,200,000 in aggregate principal amount of the Bonds are hereby authorized to be applied to the designing, constructing, renovating, acquiring, rehabilitating, improving and equipping public quality of life facilities in the City (the "Quality of Life Facilities Project" and, together with the Road Improvement Project and the Public Safety Project, the "Project").

Section 3. Findings.

A. The issuance of the Bonds under the home rule powers of the City granted by the City Charter, this Bond Ordinance, and Sections 6-15-1 through 6-15-22 NMSA 1978, for the purpose of providing funds to finance the costs of the Project, is necessary and in the interest of the public health, safety, morals and welfare of the residents of the City.

B. The Bonds may be authorized by an affirmative vote of a majority of all the members of the Council.

1 C. The City will finance the costs of the Project, in whole or in part, with the
2 proceeds of the Bonds.

3
4 D. The Net Effective Interest Rate on the Bonds shall not exceed the
5 statutory maximum of 10%.

6
7 **Section 4. Bonds are General Obligations.** The Bonds shall constitute the
8 general obligation debt of the City, payable from general *ad valorem* taxes which shall
9 be levied without limitation as to the rate or amount. The full faith and credit of the City
10 shall be, and hereby is, irrevocably pledged to the payment of the principal of and
11 interest on the Bonds.

12
13 **Section 5. Authorization, Parameters and Detail.**

14
15 A. Authorization. This Bond Ordinance has been adopted by the affirmative
16 vote of a majority of all of the members of the Governing Body. For the purpose of
17 protecting the public health, conserving the property, and protecting the general welfare
18 and prosperity of the citizens of the City, it is hereby declared necessary that the City,
19 pursuant to the Act, issue its negotiable, fully registered, general obligation bonds in one
20 or more series in the total aggregate principal amount not to exceed \$18,000,000 to be
21 designated in the Award Resolution as the "City of Rio Rancho, New Mexico General
22 Obligation Improvement Bonds, Series 2026" and the issuance, sale and delivery of the
23 Bonds is hereby authorized.

24
25 B. Parameters Authorized. The Bonds shall be issued subject to the
26 following parameters:

27
28 (1) The Bonds shall be issued in an aggregate principal amount not to
29 exceed \$18,000,000 for the Project, exclusive of original issue premium, if any.

30
31 (2) The net effective interest rate on the Bonds shall not exceed 10%
32 per annum.

33
34 (3) The final maturity of the Bonds shall not be later than August 1,
35 2046.

36
37 C. Details of Bonds.

38
39 (1) The forms, terms, and provisions of the Bonds in the form set forth
40 in Section 11 are hereby approved with only such changes therein as are not
41 inconsistent with this Bond Ordinance and as shall be approved in the Award
42 Certificate.

43
44 (2) The Bonds shall be negotiable instruments but shall be issued only
45 as fully registered bonds, in such numbers and denominations as may be requested by
46 the Purchaser, but exchangeable for other fully registered Bonds of any denominations
47 which are multiples of \$5,000. The Bonds shall be numbered separately and
48 consecutively, shall be dated the date of their delivery to the Purchaser, shall mature on
49 August 1 of each year and shall bear interest from the most recent date to which
50 interest has been paid or provided for or, if no interest has been paid or provided for,

1 from their date, payable semi-annually on February 1 and August 1 in each year
2 commencing on August 1, 2026, or as otherwise specified in the Award Certificate, until
3 their respective maturities. The Bonds shall bear the rates of interest, maturities and
4 provisions for redemption prior to maturity as shall be established in the Award
5 Certificate.

6
7 D. Notice of Sale. If the City Manager or City Financial Services Director, in
8 consultation with the City's Municipal Advisor, determines that it is most advantageous
9 to the City to offer the Bonds in a competitive sale, the Bonds shall be sold pursuant to
10 the terms of the Official Notice of Sale appended to the form of preliminary official
11 statement presented to the Governing Body in connection with this Ordinance (the
12 "Preliminary Official Statement"). The City Financial Services Director is hereby
13 authorized and directed to have published once, at least one week prior to the date of
14 sale, a notice of sale of the Bonds in a newspaper of general circulation in the City, and
15 the Financial Services Director of the City is hereby authorized and directed to give
16 such other notice of the bond sale as he shall determine, including the publication of the
17 notice in financial papers and periodicals and the distribution among investment
18 bankers and others of the Preliminary Official Statement.

19
20 E. Final Terms; Award of Bonds. The exact principal amounts, maturity
21 dates, interest rates, prices, redemption features and other final terms of the Bonds
22 shall be as set forth in the Award Certificate. The Bonds shall be awarded to the
23 Purchaser as provided in the Award Certificate.

24
25 F. Series Date; Numbering; Interest Payment Dates. The Bonds shall be
26 dated the date of delivery (herein the "Series Date"), will be issued in one series and
27 shall consist of bonds numbered consecutively from R-1 upward, issuable in the
28 denomination of \$5,000 each or integral multiples thereof (provided that no individual
29 bond will be issued for more than one maturity); shall bear interest from the Series Date
30 to maturity at the rates set forth in the Award Certificate, payable to the registered
31 owner thereof, or registered assigns, on August 1, 2026 or as otherwise specified in the
32 Award Certificate, and semiannually thereafter on February 1 and August 1 in each year
33 in which the Bonds are outstanding and shall mature on August 1 of each year as set
34 forth in the Award Certificate.

35
36 **Section 6. Redemption of Bonds Prior to Maturity.**

37
38 A. Optional Redemption. Redemption of the Bonds prior to maturity at the
39 option of the City shall be as provided in the Award Certificate.

40
41 B. Notice of Redemption. Notice of redemption shall be given by the
42 Registrar/Paying Agent by sending a copy of such notice by first-class, postage prepaid
43 mail at least thirty (30) days prior to the redemption date to the registered owner of each
44 Bond, or portion thereof, to be redeemed at the address shown as of the close of
45 business of the Registrar/Paying Agent on the fifth day prior to the mailing of notice on
46 the registration books kept by the Registrar/Paying Agent. The City shall give notice of
47 redemption of the Bonds to the Registrar/Paying Agent at least forty-five (45) days prior
48 to the redemption date. The Registrar/Paying Agent's failure to give such notice to the
49 registered owner of any Bond, or any defect therein, shall not affect the validity of the
50 proceedings for the redemption of any Bonds for which proper notice was given.

1 Notices of redemption shall specify the maturity dates and the number or numbers of
2 the Bonds to be redeemed (if less than all are to be redeemed) and if less than the full
3 amount of any Bond is to be redeemed, the amount of such Bond to be redeemed, the
4 date fixed for redemption, and that on such redemption date there will become and be
5 due and payable upon each Bond to be redeemed at the office of the Registrar/Paying
6 Agent the principal amount to be redeemed plus accrued interest to the redemption date
7 and that from and after such date interest will cease to accrue on such amount. Such
8 notice may be a conditional notice of redemption – the money required to pay the
9 principal of and interest on the Bonds to be called for redemption need not be on
10 deposit with the Registrar/Paying Agent at the time of mailing the conditional notice of
11 redemption. Notice having been given in the manner hereinbefore provided, the Bond
12 or Bonds so called for redemption shall become due and payable on the redemption
13 date so designated and if an amount of money sufficient to redeem all Bonds called for
14 redemption shall on the redemption date be on deposit with the Registrar/Paying Agent,
15 the Bonds to be redeemed shall be deemed not outstanding and shall cease to bear
16 interest from and after such redemption date. Upon presentation of the Bonds to be
17 redeemed at the office of the Registrar/Paying Agent, the Registrar/Paying Agent will
18 pay the Bond or Bonds so called for redemption with funds deposited with the
19 Registrar/Paying Agent by the City.

20 21 **Section 7. Execution of Bonds.**

22
23 A. The Bonds shall bear the facsimile or manual signature of the Mayor of
24 the City and shall be attested by the facsimile or manual signature of the City Clerk and
25 shall bear the facsimile or original seal of the City. The Bonds shall be authenticated by
26 the manual signature of an authorized officer of the Registrar/Paying Agent. The Bonds
27 bearing the signatures or facsimile signatures of the officers in office at the time of the
28 signing thereof shall be the valid and binding obligations of the City, notwithstanding
29 that before the delivery of the Bonds and payment therefor, or before the issuance
30 thereof upon transfer or exchange, any or all of the persons whose signatures appear
31 on the Bonds shall have ceased to fill their respective offices. The Mayor and City Clerk
32 shall, by the execution of a signature certificate pertaining to the Bonds, adopt as and
33 for their respective signatures the facsimiles thereof appearing on the Bonds; and, at
34 the time of the execution of the signature certificate, the Mayor and City Clerk may each
35 adopt as and for his or her facsimile signature the facsimile signature of his or her
36 predecessor in office in the event that such facsimile signature appears upon any of the
37 Bonds. If facsimile signatures are to appear on the Bonds, the Mayor and City Clerk,
38 pursuant to Sections 6-9-1 through 6-9-6, inclusive, NMSA 1978, shall each forthwith
39 file his or her manual signature, certified by him or her under oath, with the Secretary of
40 State of New Mexico, provided that such filing shall not be necessary for any officer
41 where any previous filing shall have application to the Bonds.

42
43 B. No Bond shall be valid or obligatory for any purpose unless the certificate
44 of authentication, substantially in the form hereinafter provided, has been duly executed
45 by the Registrar/Paying Agent. The Registrar/Paying Agent's certificate of
46 authentication shall be deemed to have been duly executed by it if manually signed by
47 an authorized officer of the Registrar/Paying Agent, but it shall not be necessary that the
48 same officer sign the certificate of authentication on all of the Bonds issued hereunder.

49 50 **Section 8. Registration of Bonds.**

1
2 A. Books for the registration and transfer of the Bonds shall be kept by the
3 BOKF, NA, as Registrar/Paying Agent, which is hereby appointed by the City as
4 registrar and as paying agent for the Bonds. Upon the surrender for transfer of any
5 Bond at the principal office of the Registrar/Paying Agent, duly endorsed for transfer or
6 accompanied by an assignment duly executed by the registered owner or his attorney
7 duly authorized in writing, the Registrar/Paying Agent shall authenticate and deliver not
8 more than three business days after receipt of the Bond to be transferred in the name of
9 the transferee or transferees a new Bond or Bonds in fully registered form of the same
10 aggregate principal amount of authorized denominations, and of the same maturity,
11 interest rate and series, bearing a number or numbers not contemporaneously
12 outstanding. Bonds may be exchanged at the principal office of the Registrar/Paying
13 Agent for an equal aggregate principal amount of Bonds of other authorized
14 denominations, and of the same maturity, series and interest rate. The
15 Registrar/Paying Agent shall authenticate and deliver not more than three business
16 days after receipt of the Bond to be exchanged a Bond or Bonds which the registered
17 owner making the exchange is entitled to receive, bearing a number or numbers not
18 contemporaneously outstanding. Exchanges and transfers of Bonds as herein provided
19 shall be without charge to the owner or any transferee, but the Registrar/Paying Agent
20 may require the payment or reimbursement by the owner of any Bond requesting
21 exchange or transfer of any transfer fee, tax or other governmental charge required to
22 be paid with respect to such exchange or transfer. The Registrar/Paying Agent shall
23 close the registration books fifteen days prior to each interest payment date for change
24 of name or address of the registered owners. Transfers shall be permitted within fifteen
25 days prior to each interest payment date but such transfer will not include transfer of
26 interest payable on such interest payment date.

27
28 B. The person in whose name any Bond shall be registered on the
29 registration books kept by the Registrar/Paying Agent, shall be deemed and regarded
30 as the absolute owner thereof for the purpose of making payment thereof and for all
31 other purposes except as may otherwise be provided in this ordinance with respect to
32 payment of interest; and payment of or on account of either principal or interest on any
33 Bond shall be made only to or upon the written order of the registered owner thereof or
34 his legal representative, but such registration may be changed upon transfer of such
35 Bond in the manner and subject to the conditions and limitations provided herein. All
36 such payments shall be valid and effectual to discharge the liability upon such Bond to
37 the extent of the sum or sums so paid.

38
39 C. If any Bond shall be lost, stolen, destroyed or mutilated, the
40 Registrar/Paying Agent shall, upon receipt of the mutilated Bond and such evidence,
41 information or indemnity relating thereto as it may reasonably require and as may be
42 required by law, authenticate and deliver a replacement Bond or Bonds of a like
43 aggregate principal amount of authorized denominations, and of the same maturity,
44 interest rate and series, bearing a number or numbers not contemporaneously
45 outstanding. If such lost, stolen, destroyed or mutilated Bond shall have matured, the
46 Registrar/Paying Agent may pay such Bond in lieu of replacement.

47
48 D. Bonds which are reissued upon transfer, exchange or other replacement
49 shall bear interest from the most recent interest payment date to which interest has

1 been fully paid or provided for in full or, if no interest has been paid, from the Series
2 Date.

3
4 E. The officers of the City are authorized to deliver to the Registrar/Paying
5 Agent fully executed but unauthenticated Bonds in such quantities as may be
6 convenient to be held in custody by the Registrar/Paying Agent pending use as herein
7 provided.

8
9 F. Whenever any Bond shall be surrendered to the Registrar/Paying Agent
10 upon payment thereof, or to the Registrar/Paying Agent for transfer, exchange or
11 replacement as provided herein, such Bond shall be promptly canceled by the
12 Registrar/Paying Agent, and counterparts of a certificate of such cancellation shall be
13 furnished by the Registrar/Paying Agent to the City.

14
15 G. The Bonds may be issued or registered, in whole or in part, in book-entry
16 form from time to time with no physical distribution of bond certificates made to the
17 public, with a depository acting as securities depository for the Bonds. A single
18 certificate for each maturity date of the Bonds issued in book-entry form will be
19 delivered to the depository and immobilized in its custody. The book-entry system will
20 evidence ownership of the Bonds in authorized denominations, with transfer of
21 ownership effected on the books of the depository and its participants ("Participants").
22 As a condition to delivery of the Bonds in book-entry form, the Purchaser will,
23 immediately after acceptance of delivery thereof, deposit, or cause to be deposited, the
24 Bond certificates with the depository, registered in the name of the depository or its
25 nominee. Principal, premium, if any, and interest will be paid to the depository or its
26 nominee as the registered owner of the Bonds. The transfer of principal, premium, if
27 any, and interest payments to Participants will be the responsibility of the depository;
28 the transfer of principal, premium, if any, and interest payments to the beneficial owners
29 of the Bonds (the "Beneficial Owners") will be the responsibility of Participants and other
30 nominees of Beneficial Owners maintaining a relationship with Participants (the "Indirect
31 Participants"). The City will not be responsible or liable for maintaining, supervising or
32 reviewing the records maintained by the depository, Participants or Indirect Participants.

33
34 (1) If (i) the Bonds are not eligible for the services of the depository, (ii)
35 the depository determines to discontinue providing its services with respect to the
36 Bonds or (iii) the City determines that a continuation of the system of book-entry
37 transfers through the depository ceases to be beneficial to the City or the Beneficial
38 Owners, the City will either identify another depository or certificates for the Bonds will
39 be delivered to the Beneficial Owners or their nominees, and the Beneficial Owners or
40 their nominees, upon authentication of Bonds and registration of those Bonds in the
41 Beneficial Owners' or nominees' names, will become the owners of the Bonds for all
42 purposes. In that event, the City shall mail an appropriate notice to the depository for
43 notification to Participants, Indirect Participants and Beneficial Owners of the substitute
44 depository or the issuance of bond certificates to Beneficial Owners or their nominees,
45 as applicable.

46 (2) Authorized Officers of the City are authorized to sign agreements
47 with the depository relating to the matters set forth in this Section.

48
49 (3) Notwithstanding any other provision of this ordinance, so long as all
50 of the Bonds are registered in the name of the depository or its nominee, all payments

of principal, premium, if any, and interest on the Bonds, and all notices with respect to the Bonds, shall be made and given by the Registrar/Paying Agent or the City to the depository as provided in this ordinance and by the depository to its Participants or Indirect Participants and to the Beneficial Owners of the Bonds.

Section 9. Successor Registrar/Paying Agent. If the Registrar/Paying Agent initially appointed hereunder shall resign, or if the City shall reasonably determine that such Registrar/Paying Agent has become incapable of fulfilling its duties hereunder, the City may, upon notice mailed to each registered owner of Bonds at the address last shown on the registration books, appoint a successor registrar/paying agent. Every such successor registrar/paying agent shall be a bank or trust company located in and in good standing in the United States and having shareholders' equity (e.g., capital stock, surplus and undivided profits), however denominated, of not less than \$10,000,000.

Section 10. Bonds Negotiable. Subject to the registration provisions hereof, the Bonds hereby authorized shall be fully negotiable and shall have all the qualities of negotiable paper, and the registered owner or owners thereof shall possess all rights enjoyed by the holders of negotiable instruments under the provisions of the Uniform Commercial Code.

Section 11. Form of Bonds. The Bonds shall be in substantially the following form:

[Form of Bond]

REGISTERED	REGISTERED
NO. R-_____	\$_____

UNITED STATES OF AMERICA
STATE OF NEW MEXICO
CITY OF RIO RANCHO
SANDOVAL AND BERNALILLO COUNTIES, NEW MEXICO
GENERAL OBLIGATION IMPROVEMENT BONDS
SERIES 2026

Registered Owner: _____

Principal Amount: _____ DOLLARS

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Series Date</u>	<u>CUSIP</u>
_____% per annum	_____	_____, 2026	_____

The Governing Body of the City of Rio Rancho (the "Governing Body"), on the faith, credit and behalf of the City of Rio Rancho, Sandoval and Bernalillo Counties, New Mexico (the "City"), for value received, hereby promises to pay to the registered owner named above, or registered assigns, the principal amount hereof on the Maturity

1 Date and to pay interest on the principal amount at the Interest Rate on August 1, 2026
2 and thereafter on February 1 and August 1 of each year (the "Interest Payment Date")
3 from the Series Date to its maturity. The principal of the bonds of the series of which
4 this is one (the "Bonds") and interest due at maturity shall be payable to the registered
5 owner thereof as shown on the registration books kept by BOKF, NA, as
6 "registrar/paying agent" (such registrar/paying agent and any successor thereto, the
7 "Registrar/Paying Agent") for the Bonds, upon maturity and upon presentation and
8 surrender thereof at the principal office of the Registrar/Paying Agent. If any Bond shall
9 not be paid upon such presentation and surrender at or after maturity, it shall continue
10 to draw interest at the rate borne by said Bond until the principal thereof is paid in full.
11 Payment of interest on the Bonds (other than at maturity) shall be made by check or
12 draft mailed by the Registrar/Paying Agent (or by such other arrangement as may be
13 mutually agreed to by the Registrar/Paying Agent and such registered owner), on or
14 before each Interest Payment Date (or, if such Interest Payment Date is not a business
15 day, on or before the next succeeding business day), to the registered owner thereof as
16 of the close of business on the Record Date (defined below) at his address as it
17 appears on the registration books kept by the Registrar/Paying Agent. All such
18 payments shall be made in lawful money of the United States of America. The term
19 "Record Date" as used herein with respect to any Interest Payment Date shall mean the
20 15th day of the month preceding the Interest Payment Date. The person in whose
21 name any Bond is registered at the close of business on any Record Date with respect
22 to any Interest Payment Date shall be entitled to receive the interest payable thereon on
23 such Interest Payment Date notwithstanding any transfer or exchange thereof
24 subsequent to such Record Date and prior to such Interest Payment Date; but interest
25 on any Bond which is not timely paid or duly provided for shall cease to be payable as
26 provided above and shall be payable to the person in whose name such Bond is
27 registered at the close of business on a special record date (the "Special Record Date")
28 fixed by the Registrar/Paying Agent for the payment of any such overdue interest. The
29 Special Record Date shall be fixed by the Registrar/Paying Agent whenever moneys
30 become available for payment of overdue interest, and notice of any such Special
31 Record Date shall be given not less than ten days prior thereto, by first-class mail, to the
32 registered owners of the Bonds as of the fifth day preceding the mailing of such notice
33 by the Registrar/Paying Agent, stating the Special Record Date and the date fixed for
34 the payment of overdue interest.

35
36 The Bonds are fully registered and are issuable in denominations of \$5,000 and
37 any integral multiple thereof (provided that no individual bond may be issued for more
38 than one maturity).

39
40 The series of Bonds of which this bond is one is limited to the total principal
41 amount of \$18,000,000 of like tenor except as to number, denomination, maturity date,
42 and interest rate, issued by the City of Rio Rancho, Sandoval and Bernalillo Counties,
43 New Mexico, for the purposes of providing funds in the amount of \$12,435,000 to
44 design, construct, repair, preserve, rehabilitate, enhance and otherwise improve roads
45 and underlying utility infrastructure in the City of Rio Rancho, funds in the amount of
46 \$4,365,000 to design, construct, repair, preserve, rehabilitate, enhance and otherwise
47 improve public safety facilities and repairing, replacing, or otherwise improving public
48 safety vehicles, apparatuses, and equipment, and funds in the amount of \$1,200,000 to
49 design, construct, renovate, acquire, rehabilitate, improve and equip public quality of life
50 facilities within the City.

1
2 The Bonds are issued under the authority of and in full conformity with the
3 Constitution and laws of the State of New Mexico (particularly Sections 3-30-1 through
4 3-30-9 NMSA 1978, the provisions of Sections 6-15-1 through 6-15-22 NMSA 1978, and
5 acts amendatory and supplemental thereto), and pursuant to an ordinance of the
6 Governing Body duly adopted and made a law of the City prior to the issuance of this
7 bond (the "Bond Ordinance").
8

9 The Bonds maturing on or after August 1, 20__, are subject to prior redemption
10 at the City's option on and after August 1, 20__, in whole or in part at any time, in one
11 or more units of principal of \$5,000 in such order of maturities as the City may
12 determine (and by lot if less than all of the Bonds of any maturity are called, such
13 selection by lot to be made by the Registrar/Paying Agent in such manner as it shall
14 consider appropriate and fair). The purchase price for Bonds selected for redemption
15 will be equal to the principal amount of each bond (or portion thereof) so redeemed,
16 plus accrued interest thereon to the redemption date.
17

18 The Registrar/Paying Agent will maintain the books of the City for the registration
19 of ownership of the Bonds. Upon the surrender for transfer of any Bond at the principal
20 office of the Registrar/Paying Agent, duly endorsed for transfer or accompanied by an
21 assignment duly executed by the registered owner or his attorney duly authorized in
22 writing, the Registrar/Paying Agent shall authenticate and deliver not more than three
23 business days after receipt of the Bond to be transferred in the name of the transferee
24 or transferees a new Bond or Bonds in fully registered form of the same aggregate
25 principal amount of authorized denominations, and of the same maturity, interest rate
26 and series, bearing a number or numbers not contemporaneously outstanding. Bonds
27 may be exchanged at the principal office of the Registrar/Paying Agent for an equal
28 aggregate principal amount of Bonds of other authorized denominations, and of the
29 same maturity, series and interest rate. The Registrar/Paying Agent shall authenticate
30 and deliver not more than three business days after receipt of the Bond to be
31 exchanged a Bond or Bonds which the registered owner making the exchange is
32 entitled to receive, bearing a number or numbers not contemporaneously outstanding.
33 Exchanges and transfers of Bonds as herein provided shall be without charge to the
34 owner or any transferee, but the Registrar/Paying Agent may require the payment or
35 reimbursement by the owner of any Bond requesting exchange or transfer of any
36 transfer fee, tax or other governmental charge required to be paid with respect to such
37 exchange or transfer. The Registrar/Paying Agent shall close the registration books
38 fifteen days prior to each Interest Payment Date for change of name or address of the
39 registered owners. Transfers shall be permitted within fifteen days prior to each Interest
40 Payment Date but such transfer will not include transfer of interest payable on such
41 Interest Payment Date.
42

43 The person in whose name any Bond shall be registered on the registration
44 books kept by the Registrar/Paying Agent, shall be deemed and regarded as the
45 absolute owner thereof for the purpose of making payment thereof and for all other
46 purposes except as may otherwise be provided with respect to payment of interest; and
47 payment of or on account of either principal or interest on any Bond shall be made only
48 to or upon the written order of the registered owner thereof or his legal representative,
49 but such registration may be changed upon transfer of such Bond in the manner and
50 subject to the conditions and limitations provided herein. All such payments shall be

1 valid and effectual to discharge the liability upon such Bond to the extent of the sum or
2 sums so paid.

3
4 If any Bond shall be lost, stolen, destroyed or mutilated, the Registrar/Paying
5 Agent shall, upon receipt of the mutilated Bond and such evidence, information or
6 indemnity relating thereto as it may reasonably require and as may be required by law,
7 authenticate and deliver a replacement Bond or Bonds of a like aggregate principal
8 amount of authorized denominations, and of the same maturity, interest rate and series,
9 bearing a number or numbers not contemporaneously outstanding. If such lost, stolen,
10 destroyed or mutilated Bond shall have matured, the Registrar/Paying Agent may pay
11 such Bond in lieu of replacement.

12
13 For the punctual payment of the principal of and interest on this bond as
14 aforesaid and for the levy and collection of taxes in accordance with the statutes
15 authorizing the issuance of this bond, the full faith and credit of the City is hereby
16 irrevocably pledged. The Governing Body has, by the Bond Ordinance, ordered the
17 creation of an interest and sinking fund for the payment of the Bonds. Such fund is to
18 be held in trust for the benefit of the owner or owners of the Bonds.

19
20 It is hereby certified, recited and warranted that all the requirements of law have
21 been complied with by the proper officials of the City in the issuance of this bond; that
22 the total indebtedness of the City, including that of this bond, does not exceed any limit
23 of indebtedness prescribed by the Constitution or laws of the State of New Mexico; that
24 provision has been made for the levy and collection of annual taxes sufficient to pay the
25 principal of and the interest on this bond when the same become due. This bond shall
26 not be valid or obligatory for any purpose until the Registrar/Paying Agent shall have
27 manually signed the certificate of authentication hereon.

28
29 IN TESTIMONY WHEREOF, the Governing Body of the City of Rio Rancho, in
30 Sandoval and Bernalillo Counties, New Mexico, constituting the governing board of the
31 City, has caused the seal of the City to be hereto affixed and this bond to be signed and
32 executed with the facsimile or manual signature of the Mayor of the City and subscribed
33 and attested with the facsimile or manual signature of the City Clerk, all as of the Series
34 Date.

35
36 GOVERNING BODY OF THE
37 CITY OF RIO RANCHO, NEW MEXICO
38
39
40

41 [SEAL]

By _____
Paul Wymer, Mayor

42
43
44 ATTEST:

45
46
47
48 By _____
49 Noel C. Davis, City Clerk
50 (SEAL)

[Form of Certificate of Authentication]

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds described in the Bond Ordinance and has been duly registered on the registration books kept by the undersigned as Registrar/Paying Agent for the Bonds.

Date of Authentication and
Registration: _____

BOKF, NA,
as Registrar/Paying Agent

By _____
Authorized Officer

[End of Form of Certificate of Authentication]

[Form of Assignment]

ASSIGNMENT

For value received, the undersigned sells, assigns and transfers unto _____ whose social security or tax identification number is _____ the within bond and irrevocably constitutes and appoints _____ attorney to transfer such bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed: _____

NOTE: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatsoever.

[End of Form of Assignment]

Section 12. Delivery of Bonds. When the Bonds have been duly executed and authenticated, they shall be delivered to the Purchaser named in the Award Resolution. The funds realized from the sale of the Bonds shall be applied solely to the specified purposes for the Bonds, but the purchaser of the Bonds shall in no manner be responsible for the application of or disposal by the City, or any of its officers, of any of the funds derived from the sale thereof.

Section 13. Levy of Taxes. In order to pay the principal of and interest on the Bonds as they become due and, at the option of the City, to reimburse the general fund or other funds for the payment of principal of or interest on the Bonds for which property taxes were not available, there shall be an annual assessment and levy upon all of the taxable property of the City subject to taxation which provides an amount sufficient to pay the principal of and the interest on the Bonds as they become due and payable. However, the City may, at its option, apply any other funds lawfully available for the purpose to the payment of principal or interest on the Bonds as they become due, and the levies required by this Section may be reduced to the extent other revenues are or will be available and used for payment of the Bonds. To the extent property taxes are not available for that purpose, the principal of and interest accruing on the Bonds shall be paid from the City's general fund or from any other fund lawfully available for that purpose. The taxes shall be assessed, levied and collected annually at the time and in the manner as other City taxes are assessed, levied and collected. Annually, the Governing Body shall take all reasonable action to insure the levy and collection of taxes by the governmental authority charged with legal responsibility to levy and collect taxes in amounts sufficient at the time to pay the principal of and interest on the Bonds. The money produced by the levy of taxes provided in this Section to pay the principal of and interest on the Bonds is appropriated for that purpose and that amount shall be included in the annual budget adopted and passed by the Governing Body each year. The taxes collected shall be maintained in an interest and sinking fund, which is hereby created, and kept for and applied only to the payment of the principal of and interest on the Bonds when due and as otherwise required or permitted by law.

Section 14. Additional Action of Authorized Officers; Delegation of Authority to Determine Final Terms of the Bonds and Award to Purchaser or Best Bidder.

A. The Mayor, City Manager, City Financial Services Director, City Clerk and other officers of the City be and they hereby are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance, including without limiting the generality of the foregoing, the deposit of \$18,000,000 of the proceeds of the Bonds, plus an allocable share of net premium, if any, into an acquisition fund for payment of the costs of the Project and the costs of issuance allocable to the Project, the execution and delivery of a continuing disclosure undertaking to enable the Purchaser to comply with Securities and Exchange Commission Rule 15c2-12(b)(5), the printing of the Bonds, the execution of an official statement of the City relating to the Bonds, and the execution of such certificates as may be required by the Purchaser relating to the signing of the Bonds, the tenure and identity of City officials, the receipt of the purchase price of the Bonds from the Purchaser and the absence of litigation, pending or threatened, if in accordance with the

1 facts, affecting the validity thereof and the absence and existence of factors affecting
2 the exclusion of interest on the Bonds from gross income for federal income tax
3 purposes.
4

5 B. Pursuant to Section 6-14-10.2, NMSA 1978, each of the Mayor, City
6 Manager and City Financial Services Director is hereby delegated authority to
7 determine whether the Bonds shall be sold by competitive or negotiated sale, or
8 privately placed, to select the Purchaser of the Bonds, to execute an Award Certificate
9 and to determine any or all of the final terms of the Bonds, including, without limitation,
10 the exact principal amounts, maturity dates, interest rates, prices, redemption features
11 and other final terms of the Bonds subject to the parameters and conditions contained in
12 this Bond Ordinance. The City Manager or City Financial Services Director shall
13 present the Award Certificate to the Governing Body in a timely manner, before or after
14 delivery of the Bonds, at a regularly scheduled public meeting of the Governing Body.
15

16 **Section 15. Covenants to Maintain Tax-Exempt Status of Bonds.**

17

18 A. The City covenants that it will restrict the use of the proceeds of the Bonds
19 in such manner and to such extent, if any, as may be necessary so that the Bonds will
20 not constitute arbitrage bonds under Section 148 of the Internal Revenue Code of 1986,
21 as amended (the "Code"). The Mayor, City Clerk and any other officer of the City
22 having responsibility for the issuance of the Bonds shall give an appropriate certificate
23 of the City, for inclusion in the transcript of proceedings for the Bonds, setting forth the
24 reasonable expectations of the City regarding the amount and use of all the proceeds of
25 the Bonds, the facts, circumstances and estimates on which they are based, and other
26 facts and circumstances relevant to the tax treatment of interest on the Bonds.
27

28 B. The City covenants that it (i) will take or cause to be taken such actions
29 which may be required of it for the interest on the Bonds to be and remain excluded
30 from gross income for federal income tax purposes, and (ii) will not take or permit to be
31 taken any actions which would adversely affect that exclusion, and that it, or persons
32 acting for it, will, among other acts of compliance, (aa) apply the proceeds of the Bonds
33 to the governmental purpose of the borrowing, (bb) restrict the yield, as required, on
34 investment property acquired with those proceeds, (cc) make timely rebate payments, if
35 required, to the federal government, (dd) maintain books and records and make
36 calculations and reports, and (ee) refrain from certain uses of proceeds, all in such
37 manner and to the extent necessary to assure such exclusion of that interest under the
38 Code. The Mayor and City Clerk and other appropriate officers are hereby authorized
39 and directed to take any and all actions, make calculations and rebate payments, and
40 make or give reports and certifications, as may be appropriate to assure such exclusion
41 of that interest.
42

43 **Section 16. Defeasance.**

44

45 A. Any Bond and the interest thereon shall be deemed to be paid, retired,
46 and no longer outstanding (a "Defeased Bond") hereunder when payment of the
47 principal of such Bond, plus interest thereon to the due date (whether such due date be
48 by reason of maturity, upon redemption, or other) either (i) shall have been made or
49 caused to be made in accordance with the terms thereof (including the giving of any
50 required notice of redemption), or (ii) shall have been provided for on or before such

1 due date by irrevocably depositing with or making available to a qualified depository for
2 such payment (1) lawful money of the United States of America sufficient to make such
3 payment or (2) Government Obligations which mature as to principal and interest in
4 such amounts and at such times as will ensure the availability, without reinvestment, of
5 sufficient money to provide for such payment (as verified by a certified or registered
6 public accountant), and when proper arrangements have been made by the City with a
7 qualified depository for the payment of its services until all Defeased Bonds shall have
8 become due and payable. At such time as a Bond shall be deemed to be a Defeased
9 Bond hereunder, such Bond and the interest thereon shall no longer be secured by,
10 payable from, or entitled to the benefits of the ad valorem taxes herein levied and
11 pledged as provided in this ordinance, and such principal and interest shall be payable
12 solely from such money or Government Obligations.
13

14 B. Any moneys so deposited with the qualified depository may, at the written
15 direction of the City, also be invested in Government Obligations, maturing in the
16 amounts and times required to make payments when due on the Defeased Bonds, and
17 all income from such Government Obligations received by the qualified depository
18 which is not required for the payment of the Defeased Bonds and interest thereon, with
19 respect to which such money has been so deposited, shall be turned over to the City for
20 deposit in the interest and sinking fund for payment of principal and interest on the
21 Bonds. The term "Government Obligations" means direct obligations of the United
22 States of America, including obligations the principal of and interest on which are
23 unconditionally guaranteed by the United States of America which may be United States
24 Treasury Obligations such as its State and Local Government Series, which may be in
25 book-entry form.
26

27 **Section 17. Investment of Bond Proceeds.** Moneys in any fund not
28 immediately needed may be invested as provided by state law and applicable federal
29 statutes and regulations, provided that the Governing Body and the City hereby
30 covenant to the Purchaser and the holders of the Bonds from time to time that the City
31 will make no use of the proceeds of the Bonds or any funds reasonably expected to be
32 used to pay the principal of or interest on the Bonds which will cause the Bonds to be
33 arbitrage bonds within the meaning of Section 148 of the Code, as amended, or which
34 would adversely affect the tax status of interest on the Bonds under the Code. This
35 covenant is for the benefit of the Purchaser and the holders of the Bonds from time to
36 time.
37

38 **Section 18. Ordinance Irrepealable.** After any of the Bonds have been issued,
39 this ordinance shall constitute a contract between the City and the holder or holders of
40 the Bonds and shall be and remain irrepealable and unalterable until the Bonds and the
41 interest thereon shall have been fully paid, satisfied and discharged, defeased or until
42 such payment has been duly provided for.
43

44 **Section 19. Severability.** If any section, paragraph, clause or provision of this
45 ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or
46 unenforceability of such section, paragraph, clause or provision shall not affect any of
47 the remaining provisions of this ordinance.
48

49 **Section 20. Form of Notice of Adoption.** The following notice shall be
50 published one time in a newspaper having general circulation in the City as soon as is

1 practicable following the adoption hereof and this ordinance shall be effective five days
2 after such publication as provided by law.

3
4 [Form of Notice]

5
6 LEGAL NOTICE

7
8 NOTICE IS HEREBY GIVEN that the Governing Body of the City of Rio Rancho,
9 Sandoval County, New Mexico did, on the 11th day of June, 2026, adopt an ordinance
10 entitled:

11
12 **AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF RIO**
13 **RANCHO, NEW MEXICO, TAX-EXEMPT GENERAL OBLIGATION IMPROVEMENT**
14 **BONDS, SERIES 2026, IN THE PRINCIPAL AMOUNT OF \$18,000,000, PAYABLE**
15 **FROM AD VALOREM TAXES LEVIED ON ALL TAXABLE PROPERTY WITHIN THE**
16 **CITY, LEVIED WITHOUT LIMIT AS TO RATE OR AMOUNT; PROVIDING FOR THE**
17 **FORM, CERTAIN TERMS AND CONDITIONS OF THE BONDS, THE MANNER OF**
18 **THEIR EXECUTION, AND THE METHOD OF AND SECURITY FOR PAYMENT**
19 **THEREOF; DELEGATING AUTHORITY TO EACH OF THE MAYOR, CITY**
20 **MANAGER AND CITY FINANCIAL SERVICES DIRECTOR TO DETERMINE THE**
21 **METHOD OF SALE OF THE BONDS AND TO DETERMINE THE MATURITY DATES**
22 **AND AMOUNTS, INTEREST RATES, PRICES, REDEMPTION FEATURES AND**
23 **OTHER FINAL TERMS OF THE BONDS IN AN AWARD CERTIFICATE; AND**
24 **PROVIDING FOR OTHER DETAILS CONCERNING THE BONDS.**

25
26
27 The Ordinance directs and authorizes the issuance of City of Rio Rancho,
28 General Obligation Bonds in the aggregate principal amount of \$18,000,000; provides
29 that \$12,435,000 in proceeds of the Bonds shall be used to design, construct, repair,
30 preserve, rehabilitate, enhance and otherwise improve roads and underlying utility
31 infrastructure in the City of Rio Rancho, proceeds in the amount of \$4,365,000 to
32 design, construct, repair, preserve, rehabilitate, enhance and otherwise improve public
33 safety facilities or otherwise improving public safety vehicles, apparatus, and
34 equipment, and proceeds in the amount of \$1,200,000 to design, construct, renovate,
35 acquire, rehabilitate, improve and equip public quality of life facilities within the City;
36 provides parameters for the Bonds; provides the form of the Bonds; delegates authority
37 to each of the City Manager and City Financial Services Director to determine the
38 method of sale of the Bonds, the exact principal amounts, maturity dates, interest rates,
39 prices, redemption features and other final terms of the Bonds and to award the Bonds
40 as provided in an Award Certificate to be executed by the City Manager or City
41 Financial Services Director; provides for the delivery of the Bonds; provides for levy of
42 taxes to pay the principal of and interest on the bonds; makes certain covenants for the
43 benefit of the owners of the Bonds; and provides other details concerning the bonds.

44
45 Complete copies of the Ordinance are available for public inspection during
46 normal and regular business hours at the offices of the City of Rio Rancho, New
47 Mexico. This notice constitutes compliance with Section 6-14-6 NMSA 1978.

48
49 DATED this 11th day of June, 2026.
50

CITY OF RIO RANCHO, NEW MEXICO

By /s/
Noel C. Davis, City Clerk

[End Form of Notice]

Section 21. Repealer Clause. All acts and resolutions in conflict with this ordinance are hereby rescinded, annulled and repealed.

1 PASSED, ADOPTED AND APPROVED this 11th day of June, 2026.
2
3

4 CITY OF RIO RANCHO, NEW MEXICO
5
6
7

8 [SEAL]

By _____
Paul Wymer, Mayor
9
10
11

12 ATTEST:
13
14
15

16 By _____
17 Noel C. Davis, City Clerk
18
19

To: Members of the Governing Body of the City of Rio Rancho

From: Stephanie Yara, Financial Services Director

Date: May 14, 2026

Re: \$18,000,000* City of Rio Rancho, New Mexico General Obligation
Improvement Bonds, Series 2026

The attached Preliminary Official Statement (the “POS”) has been prepared in connection with the offering and sale of the \$18,000,000* City of Rio Rancho, New Mexico General Obligation Improvement Bonds, Series 2026 (the “Bonds”). The POS makes various disclosures about the City, its financial condition, property tax collections, operations and management, and the Bonds. The POS will be reviewed by bidders for the Bonds and a final Official Statement will be provided to the underwriter selected by the City as determined by the City Manager in a negotiated sale of the Bonds.

The attached POS is similar to the one used when the City issued general obligation bonds in 2024. The information has been updated by City staff and me. Peter Franklin of the Modrall Sperling Law Firm, the City’s Bond and Disclosure Counsel and Erik Harrigan of RBC Capital Markets, LLC, the City’s Financial Advisor, assisted in the disclosure process by assembling the information and reviewing the financial and economic data in the POS. We have discussed, confirmed and updated information contained in the POS, examined information for materiality, and identified additional information for inclusion. If you have any questions relating to the disclosure process and preparation of the POS, please contact me.

The POS is provided to you for review to as a result of enforcement actions by the U.S. Securities and Exchange Commission (the “SEC”) against the board of Supervisors of Orange County, California, and more recently against other municipalities throughout the United States. The SEC has stated that:

“Public entities that issue securities are primarily liable for the content of their disclosure documents.... In addition to the government entity issuing municipal securities, public officials of the issuer who have ultimate authority to approve the issuance of securities and related disclosure documents have responsibilities under the federal securities laws as well. In authorizing the issuance of the securities and related disclosure documents, a public official may not authorize disclosure that the official knows to be false; nor may the public official authorize disclosure while recklessly disregarding facts that indicate that there is a risk that the disclosure may be misleading.”

Although City staff and the finance team collaborated in preparing the POS, each Councilor should review it carefully. The POS is a Governing Body document, and the City and Governing Body are responsible for its accuracy. Please use extra care in reviewing the sections labeled "INTRODUCTION", "SECURITY AND SOURCES OF PAYMENT" and "THE CITY." In conducting your review, focus on whether the POS contains misleading statements of material facts or omits to state material facts. A material fact is one that could influence an investor in making a decision to purchase the Bonds.

*Preliminary and subject to change.

After reviewing the POS, please contact me if you have any reason to believe that the POS contains any inaccurate information or if you know of anything that might make any of the statements made in the POS incomplete or misleading. Thank you for your attention to this important matter.

NOTICE

\$18,000,000*
CITY OF RIO RANCHO, NEW MEXICO
General Obligation Improvement Bonds
Series 2026

Preliminary Official Statement, subject to completion,
Dated June __, 2026

The Preliminary Official Statement, dated June __, 2026 (the “Preliminary Official Statement”), relating to the above-described bonds (the “Bonds”) of the City of Rio Rancho, New Mexico (the “City”), has been posted as a matter of convenience. The posted version of the Preliminary Official Statement has been formatted in Adobe Portable Document Format. Although this format should replicate the Preliminary Official Statement available from the City, appearance may vary for a number of reasons, including electronic communication difficulties or particular user software or hardware. Using software other than Adobe Acrobat or later may cause the Preliminary Official Statement that you view or print to differ in appearance from the Preliminary Official Statement.

The Preliminary Official Statement and the information contained therein are subject to completion or amendment or other change without notice. Under no circumstances shall the Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

For purposes of Rule 15c2-12 promulgated by the United States Securities and Exchange Commission, the Preliminary Official Statement alone, and no other document or information on the internet, constitutes the “Official Statement” that the City has “deemed final” as of its date in respect of the Bonds, except for certain information permitted to be omitted therefrom.

No person has been authorized to give any information or to make any representations other than those contained in the Preliminary Official Statement in connection with the offer and sale of the Bonds and, if given or made, such information or representations must not be relied upon as having been authorized. The information and expressions of opinion in the Preliminary Official Statement are subject to change without notice and neither the delivery of the Official Statement nor any sale made thereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date of the Preliminary Official Statement.

By choosing to proceed and view the electronic version of the Preliminary Official Statement, you acknowledge that you have read and understood this Notice.

Preliminary Official Statement dated June __, 2026.

* Preliminary, subject to change.

PRELIMINARY OFFICIAL STATEMENT DATED JUNE __, 2026

NEW ISSUE

RATING: Moody's "___"

In the opinion of Modrall, Sperling, Roehl, Harris & Sisk, P.A., Bond Counsel, under existing laws, regulations, rulings and judicial decisions, and assuming compliance with certain covenants described in "TAX EXEMPTION" herein, interest on the Bonds (including original issue discount treated as interest) (a) is excludable from the gross income of the recipients thereof for federal income tax purposes, under Section 103 of the Internal Revenue Code of 1986, as amended, and (b) is not a specific item of tax preference for purposes of the federal alternative minimum tax under the Code; however, interest on the Bonds is included in the "adjusted financial statement income" of certain corporations that are subject to the alternative minimum tax under Section 55 of the Code. Bond Counsel is also of the opinion based on existing laws of the State of New Mexico as enacted and construed that interest on the Bonds is exempt from all taxation by the State of New Mexico or any political subdivision thereof. For a more complete description of such opinion of Bond Counsel and a description of certain provisions of the Internal Revenue Code of 1986, as amended, which may affect the federal tax treatment of interest on the Bonds for certain owners of such Bonds, see "TAX EXEMPTION" herein.

\$18,000,000*
CITY OF RIO RANCHO, NEW MEXICO
GENERAL OBLIGATION IMPROVEMENT BONDS
SERIES 2026

Dated: Date of Delivery
Book-Entry Only

Due: August 1, as shown below

The City of Rio Rancho, New Mexico General Obligation Improvement Bonds, Series 2024 (the "Bonds") are issuable as fully registered bonds and when initially purchased will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). Purchases of the Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof, through brokers and dealers who are, or who act through, DTC Participants. Beneficial owners of the Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the Bonds. Interest on the Bonds is payable on each February 1 and August 1, commencing August 1, 2026. As long as DTC or its nominee is the registered owner of the Bonds, reference in this Official Statement to the registered owner will mean Cede & Co., and payments of principal or interest on the Bonds will be made directly to DTC by the Paying Agent. Disbursement of such payments to DTC Participants is the responsibility of DTC. See "The Bonds – Book-Entry Only System" herein. BOKF, NA, Albuquerque, New Mexico, is the Registrar and Paying Agent for the Bonds.

The Bonds are issuable only as fully registered bonds in denominations of \$5,000 each or any integral multiple thereof. The Bonds will bear interest from the delivery date.

The Bonds are subject to optional redemption as provided herein. The Bonds are general obligations of the City of Rio Rancho, New Mexico (the "City"), payable from general (*ad valorem*) taxes which shall be levied against all taxable property in the City without limitation as to rate or amount.

The City has undertaken, for the benefit of the owners of the Bonds, to provide certain annual and periodic disclosures described under the caption "CONTINUING DISCLOSURE INFORMATION" herein.

The Bonds are being issued pursuant to the powers of the City Council under Sections 3-30-1 through 3-30-9 and Sections 6-15-1 through 6-15-22 NMSA 1978, as amended and supplemented, the Constitution and other laws of the State for the purpose of providing funds for (1) designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving roads and underlying utility infrastructure within the City, (2) designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving public safety facilities and repairing, replacing, or otherwise improving public safety vehicles, apparatus, and equipment, (3) designing, constructing, renovating, acquiring, rehabilitating, improving and equipping public quality of life facilities within the City, and (4) paying costs of issuance related to the Bonds. The Bonds are offered when, as and if issued by the City, subject to the approval of Modrall, Sperling, Roehl, Harris & Sisk, P.A., as Bond Counsel and certain other conditions. It is expected that the Bonds will be available for delivery on or about July 21, 2026 through the facilities of DTC.

**Electronic bids will be opened between 8:30 a.m. and 9:00 a.m., prevailing Mountain Time, June __, 2026
at the City Administration Complex, 3300 Civic Center Circle N.E., Rio Rancho, New Mexico.**

Dated: _____, 2026

* Preliminary, subject to change.

[INSIDE COVER]

MATURITIES, INTEREST RATES AND YIELDS OR PRICES

Year Maturing (Aug. 1)	Principal*	Interest Rate	CUSIP
2026	\$ 1,250,000		
2027	4,285,000		
2028	4,930,000		
2029	800,000		
2030	800,000		
2031	800,000		
2032	800,000		
2033	800,000		
2034	800,000		
2035	800,000		
2036	800,000		
2037	800,000		
2038	335,000		

*Preliminary; subject to change.

USE OF INFORMATION IN THIS OFFICIAL STATEMENT

No dealer, salesman or other person has been authorized by the City of Rio Rancho, New Mexico (the “City”) to give any information or to make any statements or representations, other than those contained in this Official Statement, and, if given or made, such other information, statements or representations must not be relied upon as having been authorized. This Official Statement does not constitute an offer to sell or solicitation of an offer to buy any of the Bonds in any jurisdiction in which such offer or solicitation is not authorized, or in which any person making such offer or solicitation is not qualified to do so, or to any person to whom it is unlawful to make such offer or solicitation in such jurisdiction. The information set forth or included in this Official Statement has been provided by the City and from other sources believed by the City to be reliable. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale hereunder shall create any implication that there has been no change in the financial condition or operations of the City described herein since the date hereof. This Official Statement contains, in part, estimates and matters of opinion that are not intended as statements of fact, and no representation or warranty is made as to the correctness of such estimates and opinions or that they will be realized.

The Bonds have not been registered under the Securities Act of 1933, in reliance upon exemptions contained in such Act. The registration and qualification of the Bonds in accordance with applicable provisions of the securities law of the states in which the Bonds have registered or qualified and the exemption from registration or qualification in other states cannot be regarded as a recommendation thereof. Neither the United States Securities and Exchange Commission (the “SEC”) nor any other federal, state, municipal or other governmental entity, nor any agency or department thereof, has passed upon the merits of the Bonds or the accuracy or completeness of this Official Statement. Any representation to the contrary may be a criminal offense.

This Official Statement is “deemed final” by the City for purposes of Rule 15c2-12 of the SEC (the “Rule”), except for the omission of certain information as permitted by the Rule. The City has covenanted to provide such annual financial statements and other information in the manner as may be required by regulations of the SEC or other regulatory body.

The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

IN MAKING AN INVESTMENT DECISION INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE CITY AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THESE SECURITIES HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

This Official Statement contains statements that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words “estimate,” “project,” “intend,” “expect,” and similar expressions are intended to identify forward-looking statements. Such statements are subject to risks and uncertainties that could cause actual results to differ materially from those contemplated in such forward-looking statements. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date hereof.

CITY OF RIO RANCHO, NEW MEXICO

3200 Civic Center Circle NE
Rio Rancho, NM 87144
(505) 891-5000

CITY COUNCIL

Mayor	Paul M. Wymer
District 1 Councilor	Deb Dapson
District 2 Councilor	Jeremy Lenentine
District 3 Councilor	Bob Tyler
District 4 Councilor	Vacant*
District 5 Councilor	Karissa Culbreath
District 6 Councilor	Nicole List

ADMINISTRATION

City Manager	Matt Geisel
City Clerk	Noel Davis
City Financial	
Services Director	Stephanie Yara
City Attorney	Joshua Rubin

MUNICIPAL ADVISOR

RBC Capital Markets, LLC
6301 Uptown Boulevard, NE, Suite 110
Albuquerque, NM 87110
(505) 872-5999

BOND AND DISCLOSURE COUNSEL

Modrall, Sperling, Roehl, Harris & Sisk, P.A.
500 Fourth Street, NW
Albuquerque, NM 87102
(505) 848-1800

PAYING AGENT/REGISTRAR

BOKE, NA
100 Sun Avenue NE, Suite 500
Albuquerque, NM 87109
(505) 222-8447

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OFFICIAL STATEMENT

\$18,000,000*

CITY OF RIO RANCHO, NEW MEXICO GENERAL OBLIGATION IMPROVEMENT BONDS SERIES 2026

INTRODUCTION AND SUMMARY

This Official Statement is furnished to prospective purchasers of the City of Rio Rancho, New Mexico, General Obligation Improvement Bonds, Series 2026 (the “Bonds”), issued in the aggregate principal amount of \$18,000,000* by the City of Rio Rancho, New Mexico (the “City”). The offering of the Bonds is made only by way of this Official Statement authorized by Ordinance No. __ adopted by the City Council on June 11, 2026 (the “Bond Ordinance”), as supplemented by an Award Certificate as provided in the Bond Ordinance. Additional information concerning the City, the Bonds and other aspects of this offering may be obtained either from the City or from RBC Capital Markets, LLC (the “Municipal Advisor”) at the addresses set forth in the section entitled “ADDITIONAL INFORMATION.”

The following material is qualified in its entirety by the more complete information contained throughout this Official Statement, and detachment or other use of this “INTRODUCTION AND SUMMARY” without the entire Official Statement, including the cover page and the appendices, is unauthorized.

All terms used in this Official Statement that are not defined herein shall have the meanings given such terms in the Bond Ordinance.

The Issuer

The City is a political subdivision of the State of New Mexico (the “State”), organized and existing under the Constitution, and general laws of the State. The City was incorporated in 1981, operates under a Council-Manager form of government with the Mayor elected at large, and is located in central New Mexico, adjacent to Albuquerque, New Mexico’s largest city. The City has a land area of approximately 105 square miles. Rio Rancho is the third largest city in New Mexico and over the last 3 decades has been one of the fastest growing cities in the nation, with a current population of 113,230. The City’s Fiscal Year ends June 30 and is referred to in this Official Statement as the “Fiscal Year.”

Authority for Issuance and Purpose

The Bonds are issued in accordance with the Constitution and laws of the State of New Mexico, in particular, Sections 3-30-1 through 3-30-9 and Sections 6-15-1 through 6-15-22 NMSA 1978, as amended and supplemented. The \$18,000,000* principal amount of the Bonds represents the entire series of general obligation bonds approved by the qualified electors of the City at an election held on March 3, 2026 to provide funds for (1) designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving roads and underlying utility infrastructure within the City, (2) designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving public safety facilities and repairing, replacing, or otherwise improving public safety vehicles, apparatus, and equipment, (3) designing, constructing, renovating, acquiring, improving and equipping public quality of life facilities within the City, and (4) paying costs of issuance related to the Bonds.

* Preliminary, subject to change.

The Bonds

The Bonds will be registered as to principal and interest, issued in denominations of \$5,000 each, or integral multiples thereof, in conformance with the Constitution and laws of the State and pursuant to the Bond Ordinance. The Bonds shall mature in the principal amounts and on the dates shown on the cover page hereof. Interest shall be payable February 1 and August 1 of each year commencing August 1, 2026 to registered owners shown on the books of the Registrar on the 15th day of the month preceding each regularly scheduled interest payment date thereafter (“Record Date”). The Bonds will be issued only in fully registered form and will be initially registered and delivered to Cede & Co., the nominee of The Depository Trust Company pursuant to the book-entry only system described herein.

Security

The Bonds are secured by the City’s full faith and credit and are general obligations of the City payable from *ad valorem* taxes to be levied, without limitation as to rate or amount, against all taxable property within the City. See “SECURITY AND REMEDIES”

Financial Statements

The City’s audited financial statements as of and for the year ended June 30, 2025 including the opinions rendered thereon of certified public accountants, are attached as Appendix B.

Selected Debt Ratios

The following table sets forth details relating to the ratio of general debt and overlapping debt to population and assessed valuation:

2025 Assessed Valuation	\$ 3,836,266,522
2025 Estimated Actual Valuation ⁽¹⁾	\$13,556,592,786
City Net Debt as a % of:	
-Assessed Valuation	0.31%
-Estimated Actual Valuation	0.09%
Direct and Overlapping Debt as a % of	
Assessed Valuation	4.38%
Estimated Actual Valuation	1.24%
City Net General Obligation Debt Outstanding ⁽²⁾	\$26,185,000
Estimated Direct & Overlapping G/O Debt ⁽³⁾	\$172,195,142
2026 Estimated Population	113,230
City Net Debt Per Capita	\$ 231.25
Direct and Overlapping Debt Per Capita	\$1,520.05

⁽¹⁾ Actual valuation is computed by adding 2025 exemptions to the 2025 assessed valuation and multiplying by three.

⁽²⁾ Net of debt service fund balance of \$_____ as of _____ 2026; figure includes proposed Bonds and is rounded up to the nearest dollar.

⁽³⁾ Figure includes proposed Bonds.

See “DEBT AND OTHER FINANCIAL OBLIGATIONS – General Obligation Debt” herein.

Tax Matters

In the opinion of Modrall, Sperling, Roehl, Harris & Sisk, P.A. (“Bond Counsel”), (a) the interest on the Bonds will be excludable from gross income for federal income tax purposes under existing law, and (b) is not a specific preference item for purposes of the federal alternative minimum tax on individuals, subject to the matters described under the caption “TAX EXEMPTION” herein. Bond Counsel is also of the opinion, based on existing laws of the State of New Mexico as enacted and construed, that the Bonds and income from the Bonds are exempt from all taxation by the State of New Mexico or any political subdivision thereof.

Agents and Advisors

BOKF, NA, Albuquerque, New Mexico will serve as Paying Agent and Registrar. Hinkle + Landers, P.C. audited the City’s general purpose financial statements as of and for the year ended June 30, 2025.

At the time of the issuance and sale of the Bonds, Modrall, Sperling, Roehl, Harris & Sisk, P.A., as Bond Counsel, will deliver the bond opinion included in Appendix A hereto. See “LEGAL MATTERS” herein. Certain legal matters relating to the Bonds will be passed on for the City by Modrall, Sperling, Roehl, Harris & Sisk, P.A., as Disclosure Counsel.

RBC Capital Markets, LLC (“RBC”) is employed as Municipal Advisor to the City in connection with the issuance of the Bonds. The Municipal Advisor’s fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. RBC, in its capacity as Municipal Advisor, has not verified and does not assume any responsibility for the possible impact of any present, pending or future actions taken by any legislative or judicial bodies. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification of, or assume responsibility for, the accuracy, completeness, or fairness of the information in this Official Statement.

Additional Information

This Official Statement is accurate only as of its date, and no representation is made that the information contained herein has not changed since that date. This Official Statement is intended to be made available to investors through the Municipal Advisor.

The quotations from, and summaries and explanations of, the statutes, regulations and documents contained herein do not purport to be complete, and reference is made to those statutes, regulations and documents for full and complete statements of their provisions. Copies, in a reasonable quantity, of those statutes, regulations and documents may be obtained upon request directed to the City, and upon payment to the City of a charge for copying, mailing and handling, at the City of Rio Rancho, 3200 Civic Center Circle NE, Rio Rancho, NM 87144, telephone number (505) 891-5000, Attention: Director of Financial Services.

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement is not to be construed as a contract between the City and the purchasers or holders of any of the Bonds.

THE BONDS

Description

The Bonds are general obligation bonds to be issued by the City in the total principal amount of \$18,000,000* and will be dated the Date of Delivery, which is expected to be on or about July 21, 2026. The Bonds will be issued as fully registered bonds in denominations of \$5,000 or integral multiples thereof, bearing interest from their date to maturity at the rates specified on the cover page of this Official Statement payable semiannually on February 1 and August 1 each year, commencing on August 1, 2026, and maturing serially, as set forth on the cover page of this Official Statement.

The Bonds will be issued only in fully registered form and will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York (“DTC”), pursuant to the book-entry only system described herein. No physical delivery of the Bonds will be made to the owners hereof. Principal of, premium, if any, and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the beneficial owners of the Bonds. See “THE BONDS – Book-Entry Only System” herein.

Authorization

The Bonds are being issued pursuant to the City Council’s powers under Article IX, Section 10 of the Constitution of the State of New Mexico, and Sections 3-30-1 through 3-30-9 and 6-15-1 through 6-15-22 NMSA 1978, as amended and supplemented, and the Bond Ordinance, as supplemented by the Pricing Certificate as provided in the Bond Ordinance.

Bond Registrar and Paying Agent

BOKF, NA, Albuquerque, New Mexico will serve as the Bond Registrar (the “Registrar”) and Paying Agent (the “Paying Agent”) for the Bonds.

Payment of Principal and Interest; Record Date

The principal of the Bonds is payable to the registered owners of the Bonds at the principal office of the Paying Agent. Interest on the Bonds is payable by check or draft of the Paying Agent mailed on or before each interest payment date to the registered owners of the Bonds as of the close of business on the 15th day of the calendar month preceding the interest payment date (the “Regular Record Date”) at the addresses appearing in the registration books maintained by the Registrar; but any such interest not so timely paid or duly provided for shall cease to be payable to the person who is the registered owner thereof at the close of business on the Regular Record Date and shall be payable to the person who is the registered owner thereof at the close of business on the date to be fixed by the Registrar whenever moneys become available for the payment of defaulted interest (the “Special Record Date”).

Optional Redemption of Bonds

The Bonds maturing on and after August 1, 20__ may be redeemed prior to their scheduled maturity on August 1, 20__, or on any date thereafter, in whole or in part, at the option of the City Council at par plus accrued interest to the date of redemption, if any.

Exchange or Transfer of Bonds

The Registrar/Paying Agent will maintain the books of the City for the registration of ownership of the Bonds. Upon the surrender for transfer of any Bond at the principal office of the Registrar/Paying

Agent, duly endorsed for transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing, the Registrar/Paying Agent shall authenticate and deliver not more than three business days after receipt of the Bond to be transferred in the name of the transferee or transferees a new Bond or Bonds in fully registered form of the same aggregate principal amount of authorized denominations, and of the same maturity, interest rate and series, bearing a number or numbers not contemporaneously outstanding. Bonds may be exchanged at the principal office of the Registrar/Paying Agent for an equal aggregate principal amount of Bonds of other authorized denominations, and of the same maturity, series and interest rate. The Registrar/Paying Agent shall authenticate and deliver not more than three business days after receipt of the Bond to be exchanged a Bond or Bonds which the registered owner making the exchange is entitled to receive, bearing a number or numbers not contemporaneously outstanding. Exchanges and transfers of Bonds as herein provided shall be without charge to the owner or any transferee, but the Registrar/Paying Agent may require the payment by the owner of any Bond requesting exchange or transfer of any tax or other governmental charge required to be paid with respect to such exchange or transfer. See “THE BONDS – Book-Entry Only System” herein for a description of the system to be utilized initially in regard to ownership and transferability of the Bonds.

Book-Entry Only System

The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but neither the City, Municipal Advisor nor Bond Counsel take responsibility for the accuracy thereof.

Introduction

Unless otherwise noted, the information contained under the caption “General” below has been provided by DTC. The City, the Municipal Advisor, the Underwriters or their agents and counsel, make no representations as to the accuracy or the completeness of such information. The Beneficial Owners of the Bonds should confirm the following information with DTC, the Direct Participants or the Indirect Participants.

NEITHER THE CITY NOR THE PAYING AGENT WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO DIRECT PARTICIPANTS, TO INDIRECT PARTICIPANTS, OR TO ANY BENEFICIAL OWNER WITH RESPECT TO (A) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC, ANY DIRECT PARTICIPANT, OR ANY INDIRECT PARTICIPANT; (B) ANY NOTICE THAT IS PERMITTED OR REQUIRED TO BE GIVEN TO THE OWNERS OF THE BONDS UNDER THE BOND ORDINANCE; (C) THE SELECTION BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY PERSON TO RECEIVE PAYMENT IN THE EVENT OF A PARTIAL REDEMPTION OF THE BONDS; (D) THE PAYMENT BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY AMOUNT WITH RESPECT TO THE PRINCIPAL OR INTEREST DUE TO THE OWNER OF THE BONDS; (E) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS THE OWNERS OF THE BONDS; OR (F) ANY OTHER MATTER REGARDING DTC.

General

The Bonds will be issued in book-entry form. DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond will be issued for each maturity of the Bonds, each in the aggregate principal amount of that maturity and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of the Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each bond (the "Beneficial Owner") in turn is to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interest in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor such other DTC nominee) will consent or vote with respect to the Bonds unless authorized by Direct Participants in accordance with DTC's procedures. Under its usual

procedures, DTC will mail an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal of and sinking fund and interest payments on the Bonds will be made to Cede & Co., or such other name as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts on each payable date in accordance with their respective holdings shown on DTC's records unless DTC has reason to believe that it will not receive payment on the date payable. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City, disbursement of such payments to Direct Participants shall be the responsibility of DTC or the Paying Agent, and disbursement of such payments to the Beneficial Owners shall be responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the City or the City may decide to discontinue use of the system of book entry transfers through DTC (or a successor securities depository). In such an event, bonds will be printed and delivered as described in the Bond Ordinance.

The City cannot and does not give any assurances that DTC will distribute to Participants, or that Participants or others will distribute to the Beneficial Owners, payments of principal of and interest and premium, if any, on the Bonds paid or any redemption or other notices or that they will do so on a timely basis or will serve and act in the manner described in this Official Statement. The City is not responsible or liable for the failure of DTC or any Direct Participant or Indirect Participant to make any payments or give any notice to a Beneficial Owner with respect to the Bonds or any error or delay relating thereto.

The foregoing description of the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal of and interest and other payments with respect to the Bonds to Direct Participants, Indirect Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in such bonds and other related transactions by and between DTC, the Direct Participants, the Indirect Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and none of the Direct Participants, the Indirect Participants or the Beneficial Owners should rely on the foregoing information with respect to such matters but should instead confirm the same with DTC or the Participants, as the case may be.

SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE BONDS, AS NOMINEE OF DTC, REFERENCES HEREIN TO THE HOLDERS SHALL MEAN CEDE & CO., AS AFORESAID, AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE BONDS.

SECURITY AND REMEDIES

General

The Bonds are general obligations of the City payable from *ad valorem* taxes, which may be levied against all taxable property within the City without limitation as to rate or amount. The Bonds are secured by the obligation of the City to levy and collect upon all taxable property within the City a tax rate levy sufficient, together with other legally available revenues, to pay the debt service on the Bonds. Such annual levy for debt service creates a statutory tax lien that can be enforced personally against the owner of the

property or enforced by sale of the property. Neither the State nor any other political subdivision has any responsibility to pay the debt service on the Bonds.

Legal Matters

Various State laws and constitutional provisions apply to the assessment and collection of *ad valorem* property taxes. There is no assurance that there will not be any amendment, change in the interpretation of, or addition to the applicable laws, provisions and regulations that would have a material effect, directly or indirectly, on the affairs of the City.

Limitations on Remedies Available to Owners of Bonds

There is no provision for acceleration of maturity of the principal of the Bonds in the event of a default in the payment of principal of or interest on the Bonds. Consequently, remedies available to the owners of the Bonds may have to be enforced from year to year.

The enforceability of the rights and remedies of the owners of the Bonds, and the obligations incurred by the City in issuing the Bonds, are subject to the following: the Federal Bankruptcy Code and applicable bankruptcy, insolvency, reorganization, moratorium, or similar laws relating to or affecting the enforcement of creditor's rights generally, now or hereafter in effect; usual equity principles, which may limit the specific enforcement under State law of certain remedies; the exercise by the United States of America of the powers delegated to it by the federal Constitution; and the reasonable and necessary exercise, in certain exceptional situations, of the police power inherent in the sovereignty of the State and its governmental bodies in the interest of serving a significant and legitimate public purpose. Bankruptcy proceedings, or the exercise of powers by the federal or State government, if initiated, could subject the owners of the Bonds to judicial discretion and interpretation of their rights in bankruptcy or otherwise, and consequently may entail risks of delay, limitation, or modification of their rights.

Other Investor Considerations

Cybersecurity Risks

The City operates a large and complex information technology infrastructure to support internal and external operations. As is the case with any such environment, the threat of cybersecurity incidents is a constant one. These incidents may arise from multiple sources, including unintentional events or actions, intentional insider threat, and deliberate malicious attacks or actions from outside entities. The effect of these threats may include unauthorized access to City systems, data or resources, inappropriate exposure or use of City information, disruption of City services, and damage to City systems.

The City has adopted a City-wide policies and procedures for appropriate use, access and maintenance of its information and information technology ("IT") resources (the "Policy"), which are applicable to employees, contractors, consultants, interns, volunteers and other workers, including all personnel affiliated with third parties. The Policy addresses City internet and e-mail resources, and applies to all equipment that is owned or leased by the City regardless of project or program funding sources. The Policy requires that the IT Department of the City evaluate and approve all software, hardware, removable devices, and related maintenance and support contracts (on- or off-network) for all program or project funding sources, and all user accounts. The City carries insurance against losses relating to cybersecurity incidents with coverage at a level it believes to be comparable to coverage carried by other local governments of similar size.

Climate Change and Natural Disasters

The State could experience, and is susceptible to additional, weather events and natural disasters that could be deemed extreme including, without limitation, periods of heat, droughts, floods, mud slides, tornadoes and other wind conditions and wildfires, which could result in negative economic impacts on the State and the City. Such effects may be exacerbated by a longer term shift in the climate over several decades, commonly referred to as climate change. Numerous scientific studies on climate change show that, among other effects on the global ecosystem, extreme temperatures may become more common, and extreme weather events may become more frequent as a result of increasing global temperatures attributable to atmospheric pollution. As a result, the City could lose tax revenues and many residents, businesses, and governmental operations could be displaced. Additionally, climate change concerns have led, and may continue to lead, to new laws and regulations at the federal and state levels (including but not limited to air, water, hazardous substances and waste regulations) that could have a material adverse effect on the operations and/or financial condition of the City. The City cannot predict the occurrence or extent of any future extreme weather events or natural disasters or the economic impacts that the occurrence of any such events may have on the State or the City.

Public Health Emergencies

Regional, national or global public health emergencies could have materially adverse regional, national or global economic and social impacts causing, among other things, the promulgation of local or state orders limiting certain activities, extreme fluctuations in financial markets and contraction in available liquidity, prohibitions of gatherings and public meetings in such places as entertainment venues, extensive job losses and declines in business activity across important sectors of the economy, impacts on supply chain and availability of resources, declines in business and consumer confidence that negatively impact economic conditions or cause an economic recession. The City cannot predict the extent to which its operations or financial condition may decline nor the amount of increased costs, if any, that may be incurred by the City associated with operating during any public health emergencies, including, but not limited to, the amount of (1) costs to clean, sanitize and maintain its facilities, (2) costs to hire substitute employees, (3) costs to acquire supporting goods and services, or (4) costs to operate remotely and support the employees of the City. Accordingly, the City cannot predict the effect any public health emergencies will have on the finances or operations of the City or whether any such effects will have a material adverse effect on its ability to pay debt service on the Bonds.

Disabled Veteran Exemption

The New Mexico Property Tax Code provides an exemption from *ad valorem* property taxation for the principal place of residence for honorably discharged disabled veterans, in an amount equal to the percentage of disability of the veteran as determined by federal law, provided that the disabled veteran occupies the property continuously as the veteran's principal place of residence. The property of a surviving spouse is exempt if the spouse and the disabled veteran were married at the time of the disabled veteran's death, and (2) the surviving spouse continues to occupy the property continuously after the disabled veteran's death as the spouse's principal place of residence. Upon transfer of the principal place of residence of a disabled veteran or their surviving spouse, the exemption may be maintained for that residence for the remainder of the year even if the residence is transferred during the year, or the exemption may be removed for that residence and applied to the new principal place of residence, regardless of whether the exemption was claimed within 30 days of the mailing date of the county assessor's notice of valuation.

PURPOSE AND PLAN OF FINANCING

The Bonds will be issued in a principal amount of \$18,000,000*, which represents the entire series of general obligation bonds approved by the qualified electors of the City at an election held on March 3, 2026. Proceeds of the Bonds will be used to provide funds for (1) designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving roads and underlying utility infrastructure within the City, (2) designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving public safety facilities and repairing, replacing, or otherwise improving public safety vehicles, apparatus, and equipment, (3) designing, constructing, renovating, acquiring, rehabilitating, improving and equipping public quality of life facilities within the City, and (4) paying costs of issuance related to the Bonds.

SOURCES AND USES OF FUNDS

The sources and uses of funds relating to the Bonds, other than accrued interest, are set forth in the following table.

SOURCES OF FUNDS

Bond principal	\$
[Net] Premium	_____
TOTAL SOURCES OF FUNDS	\$

USES OF FUNDS

Deposit to Acquisition Fund	\$
Underwriter's Discount	
Costs of Issuance ⁽¹⁾	_____
TOTAL USES OF FUNDS	\$

⁽¹⁾ Includes Municipal Advisor fees, rating agency fees, legal fees, fees of the paying agent/registrar, and other miscellaneous costs and expenses related to the issuance of the Bonds.

DEBT AND OTHER FINANCIAL OBLIGATIONS

Table 1

General Obligation Debt

Article IX, Section 13, of the New Mexico Constitution prohibits municipalities, including the City, from incurring general obligation debt in an aggregate amount, including existing indebtedness, exceeding four percent of the value of the taxable property within such municipality, as shown by the last preceding general assessment. A test for maximum general obligation bonds outstanding of the City follows:

2025 Assessed Valuation	\$3,836,266,522
2025 Estimated Actual Valuation	\$13,556,592,786
 Bonded Debt Outstanding	 \$26,185,000
NET DEBT	\$ _____

* Preliminary, subject to change.

City Net Debt as a % of:	
-Assessed Valuation	0.93%
-Estimated Actual Valuation	0.26%
2026 Estimated Population	113,230

Source: City of Rio Rancho Audited Financial Statements.

The general obligation bonded indebtedness of the City as of the date of this Official Statement follows:

Series	Original Amount Issued	Final Maturity (August 1)	Amount Outstanding as of June 1, 2026
2018	14,100,000	2028	\$ 2,505,000
2020	14,600,000	2032	6,880,000
2022	15,250,000	2034	6,800,000
2024	16,000,000	2036	10,000,000
2026	18,000,000*	2038	18,000,000*
Total	\$77,990,000*		\$ 44,185,000*

*Figures include the Bonds.

Table 2**Debt Service Requirements to Maturity**

The following represents annual debt service expenses on the City's existing general obligation debt, including issuance of the Bonds.

DEBT SERVICE SCHEDULE

Calendar Year	Current Requirements	Series 2026 Bonds*					Total Requirement
		2018 Bonds Total	2020 Bonds Total	2022 Bonds Total	2024 Bonds Total	2026 Bonds Total	
2026	\$ 8,322,250	\$ 955,150	\$ 1,294,900	\$1,072,300	\$ 5,000,000		
2027	4,033,700	928,750	1,245,400	1,034,550	825,000		
2028	3,757,550	767,350	1,195,900	996,800	797,500		
2029	2,875,450		1,146,400	959,050	770,000		
2030	2,770,600		1,106,800	921,300	742,500		
2031	2,665,750		1,067,200	883,550	715,000		
2032	2,510,900		977,600	845,800	687,500		
2033	1,475,600			815,600	660,000		
2034	1,422,900			790,400	632,500		
2035	605,000				605,000		
2036	577,500				577,500		
2037							
2038							
Total	<u>\$31,017,300</u>	<u>\$2,651,250</u>	<u>\$8,034,200</u>	<u>\$8,319,350</u>	<u>\$12,012,500</u>		

*Preliminary, subject to change; Interest on the Series 2026 Bonds is calculated using 5.00% as the annual rate.

Table 3**Statement of Estimated Direct and Overlapping Debt**

The following calculation analyzes the debt load and per capita debt of the City payable from property taxes. In addition to outstanding debt of the City, the calculation takes into account debt attributable to taxing entities that is the responsibility of taxpayers within the boundaries of the City.

Taxing Entity	2025 Assessed Valuation	General Obligation Debt Outstanding	Percentage Applicable	Amount
State of New Mexico	\$112,757,519,845	\$416,585,000	3.40%	\$ 14,173,166
Sandoval County	6,280,024,629	6,940,000	61.09%	4,239,424
Central New Mexico Community College	27,911,600,035	138,805,000	13.74%	19,077,838
Southern Sandoval County Arroyo Flood Control Authority ⁽¹⁾	4,989,608,226	18,755,000	74.92%	14,051,801
Rio Rancho Public Schools	4,358,906,408	102,795,000	88.01%	90,469,714
City of Rio Rancho	3,836,266,522	⁽²⁾	100.00%	44,185,000 ⁽²⁾
Total Overlapping Debt				\$172,115,142 ⁽²⁾

Ratio of Estimated Direct & Overlapping Debt to 2025 Assessed Valuation:	4.49%
Ratio of Estimated Direct & Overlapping Debt to 2025 Estimated Actual Valuation:	1.27%
Per Capita Direct & Overlapping Debt:	\$1,520.05

Source: Sandoval County Assessor's Office and individual entities; compiled by Accu-Disclose, LLC.

⁽¹⁾ 74.02%, or \$3,738,362,024 of the assessed value of Southern Sandoval County Arroyo Flood Control Authority is within the boundaries of the City of Rio Rancho.

⁽²⁾ Figure includes the proposed 2026 Bonds.

Table 4**Analysis of Assessed Valuation**

Assessed Valuation of property within the City is calculated as follows: Of the total assessed valuation of all taxable property in the City, 33 ⅓% is legally subject to *ad valorem* taxes. After deduction of certain personal exemptions, the 2025 Assessed Valuation is \$3,143,475,268. The actual value of personal property within the City (see "Assessments" below) is determined by the Sandoval County Assessor. The actual value of certain corporate property within the City (see "Centrally Assessed" below) is determined by the State of New Mexico, Taxation and Revenue Department, Property Tax Division.

The analysis of Assessed Valuation in Sandoval County follows:

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Assessments					
Value of Land	\$648,175,099	\$695,527,175	\$771,844,351	\$923,627,360	\$994,746,741
Improvements	2,307,376,239	2,563,760,453	2,903,703,196	3,162,154,313	3,406,091,211
Personal Property	35,481,568	33,203,842	34,094,751	31,470,307	34,939,965
Mobile Homes	5,731,789	6,272,811	7,038,249	7,887,086	8,805,912
Livestock	<u>18,939</u>	<u>19,678</u>	<u>25,829</u>	<u>25,787</u>	<u>25,862</u>
Assessor's Taxable Value	\$2,996,783,634	\$3,298,783,959	\$3,716,706,376	\$4,125,164,853	\$4,444,609,691
Less Exemptions				\$30,311,377	\$30,042,220
Head of Family	\$30,112,299	\$30,256,680	\$30,175,264	141,125,765	195,470,328
Veterans	90,280,848	101,461,190	117,710,081	453,315,512	457,085,192
Other	<u>332,835,701</u>	<u>335,381,152</u>	<u>425,345,763</u>	<u>\$ 624,752,654</u>	<u>\$ 682,597,740</u>
Total Exemptions	<u>\$453,228,848</u>	<u>\$467,099,022</u>	<u>\$573,231,108</u>	<u>\$3,500,412,199</u>	<u>\$3,762,011,951</u>
				57,585,252	53,886,194
Assessor's Net Taxable Value	\$2,543,554,786	\$2,831,684,937	\$3,143,475,268	\$3,557,997,451	\$3,815,898,145
Centrally Assessed	<u>49,061,929</u>	<u>52,833,351</u>	<u>50,852,454</u>	<u>\$2,930,568,137</u>	<u>\$3,169,680,074</u>
Total in Sandoval County	\$2,592,616,715	\$2,884,518,288	\$3,194,327,722	627,429,314	646,218,071
				\$3,557,997,451	\$3,815,898,145
Residential	\$2,157,873,387	\$2,414,193,840	\$2,686,773,411	\$2,930,568,137	\$3,169,680,074
Non-Residential	<u>434,743,328</u>	<u>470,324,448</u>	<u>507,554,311</u>	<u>627,429,314</u>	<u>646,218,071</u>
Total	<u>\$2,592,616,715</u>	<u>\$2,884,518,288</u>	<u>\$3,194,327,722</u>	<u>\$3,557,997,451</u>	<u>\$3,815,898,145</u>
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Residential	\$0	\$0	\$0	\$0	\$0
Non-Residential	<u>9,624,178</u>	<u>9,096,381</u>	<u>9,817,579</u>	<u>15,852,957</u>	<u>20,368,377</u>
Total in Bernalillo County	<u>\$9,624,178</u>	<u>\$9,096,381</u>	<u>\$9,817,579</u>	<u>15,852,957</u>	<u>20,368,377</u>
Total City Assessed Valuation	\$2,602,240,893	\$2,893,614,669	\$3,204,145,301	\$3,573,850,408	\$3,836,266,522

Source: Sandoval County Assessor's Office and Bernalillo County Assessor's Office; compiled by Accu-Disclose, LLC.

Table 5
History of Assessed Valuation

The following is a history of assessed valuation for the City and Sandoval County.

Year	City Rio Rancho	of Sandoval County	Bernalillo County
2025	\$3,836,266,522	\$6,280,024,629	\$23,078,747,024
2024	3,573,850,408	5,909,718,948	21,448,181,032
2023	3,204,145,301	5,082,477,123	20,382,533,837
2022	2,893,614,669	4,599,282,433	19,256,970,464
2021	2,602,240,893	4,122,515,350	18,390,395,538
2020	2,433,746,441	3,897,811,663	17,666,252,107
2019	2,320,076,647	3,732,770,115	17,172,340,660
2018	2,236,454,043	3,599,893,245	16,601,184,746
2017	2,136,680,060	3,477,523,540	16,116,114,678
2016	2,063,324,229	3,362,599,235	15,592,904,243

Source: Sandoval County Assessor's Office and Bernalillo County Assessor's Office.

Article VIII, Section 2, of the New Mexico Constitution limits the total *ad valorem* taxes for operational purposes levied by all overlapping governmental units within the City to \$20.00 per \$1,000 of assessed value. This limitation does not apply to levies for public debt and levies for additional taxes if authorized at an election by a majority of the qualified voters of the City voting on the question. The following table summarizes the tax rates on residential property located within the City for 2024-2025 Fiscal Year and the previous four fiscal years. The City expects no change in the level of its taxes in the foreseeable future but is unable to predict what overlapping entities might do. A high level of taxation may adversely impact the City's ability to repay bonds.

Table 6

RESIDENTIAL TAX RATES - Per \$1,000 Assessed Valuation

WITHIN 20 MILL LIMIT FOR GENERAL PURPOSES					
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
State of New Mexico	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Sandoval County	6.284	6.170	6.089	5.901	5.765
City of Rio Rancho	7.278	7.116	7.004	6.791	6.636
Rio Rancho Schools	0.257	0.259	0.254	0.246	0.241
SSCAFCA	13.819	13.545	13.347	12.938	12.642
Central NM Community College	2.763	2.775	2.790	2.733	2.706
Contracting Hospitals	<u>1.839</u>	<u>1.840</u>	<u>1.816</u>	<u>1.760</u>	<u>1.720</u>
Total	\$5.400	\$5.406	\$5.385	\$5.248	\$5.163
OVER 20 MILL LIMIT - INTEREST, PRINCIPAL, JUDGMENT, ETC.					
State of New Mexico	\$1.360	\$1.360	\$1.360	\$1.360	\$1.360
Sandoval County	0.852	0.740	0.606	1.084	0.368
City of Rio Rancho	2.770	2.770	2.772	2.771	2.771
Rio Rancho Schools	10.474	10.484	10.451	10.393	10.350
SSCAFCA	1.246	1.246	1.246	1.246	1.242
Central NM Community College	<u>1.000</u>	<u>1.000</u>	<u>1.000</u>	<u>1.000</u>	<u>1.000</u>
Total	\$17.702	\$17.600	\$17.435	\$17.854	\$17.091
TOTAL LEVY					
State of New Mexico	\$1.360	\$1.360	\$1.360	\$1.360	\$1.360
Sandoval County	7.136	6.910	6.695	6.985	6.133
City of Rio Rancho	10.048	9.886	9.776	9.562	9.407
Rio Rancho Schools	10.731	10.743	10.705	10.639	10.591
SSCAFCA	2.044	2.037	2.025	2.001	1.979
Contracting Hospitals	1.839	1.840	1.816	1.760	1.720
Central NM Community College	<u>3.763</u>	<u>3.775</u>	<u>3.790</u>	<u>3.733</u>	<u>3.706</u>
Total Residential Rio Rancho	\$36.921	\$36.551	\$36.167	\$36.040	\$34.896
Total Non-Residential Rio Rancho ⁽¹⁾	\$41.282	\$41.705	\$41.640	\$36.495	\$36.558

Source: New Mexico Department of Finance and Administration.

Table 7

Major Taxpayers

Taxpayer	Business	2025 Assessed Valuation	% of City Assessed Value
Intel Corporation	Manufacturing	\$431,974,937	11.26%
Presbyterian Healthcare	Healthcare	35,730,974	0.93%
Cable One Inc.	Cable Provider	8,619,756	0.22%
LPG 7700 Inc.	Unknown	6,643,398	0.17%
New Mexico Gas Company	Public Utility	6,530,303	0.17%
Wal-Mart Stores	Retail	6,397,341	0.17%
Northland Links LLC	Apartment Complex	5,520,271	0.14%
EP Country Club Drive LLC	Apartment Complex	5,505,049	0.14%
HD Development of Maryland Inc.	Real Estate	5,370,492	0.14%
Rio Rancho Retirement Residence LLC	Retirement Residence	4,583,929	0.12%
Total		\$516,876,450	13.47%

Source: Sandoval County Assessor's Office.

Yield Control Limitation

State law limits property tax increases from the prior property tax year. Specifically, no taxing entity may set a rate or impose a tax (excluding oil and gas production *ad valorem* and oil and gas production equipment *ad valorem* taxes) or assessment that will produce revenues that taxes exceed the prior year's tax revenues from residential and non-residential property multiplied by a "growth control factor." The growth control factor is the percentage equal to the sum of (a) "percent change I" plus (b) the prior property tax year's total taxable property value plus "net new value," as defined by statute, divided by such prior property tax year's total taxable property value; but if that percentage is less than 100 percent, then the growth control factor is (a) "percent change I" plus (b) 100%. "Percent change I" is based upon the annual implicit price deflator index for state and local government purchases of goods and services (as published in the United States Department of Commerce monthly publication entitled "Survey of Current Business," or any successor publication) and is a percent (not to exceed 5%) that is derived by dividing the increase in the prior calendar year's index over the index for the calendar year next preceding the prior calendar year (unless there was a decrease, in which case zero if used) by the index for such calendar year next preceding the prior calendar year. *The growth control factor applies to authorized operating levies and to any capital improvements levies, but does not apply to levies for paying principal and interest on public general obligation debt.*

Limitations on Residential Property Tax Increases

In an effort to limit large annual increases in residential property taxes in some areas of the State (particularly the Santa Fe and Taos areas which have experienced large increases in residential property values in recent years), an amendment to the uniformity clause (Article VIII, Section 1) of the New Mexico Constitution was approved by a wide margin by New Mexico voters on November 3, 1998.

The amendment directs the Legislature to provide for valuation of residential property in a manner that limits annual increases in valuation. The limitation may be applied to classes of residential property

taxpayers based on occupancy, age or income. The limitations may be authorized statewide or at the option of a local jurisdiction and may include conditions for applying the limitations.

Section 7-36-21.2 NMSA 1978 establishes a statewide limitation on residential property valuation increases beginning in tax year 2001. Annual valuation increases will be limited to 3% over the prior year's valuation or 6.1% over the valuation from two years prior. These limitations do not apply under the following exceptions:

1. When property is being valued for the first time;
2. When physical improvements are made to the property;
3. When a change of ownership outside the family occurs;
4. When a change in zoning or use of property occurs; and
5. To property that is subject to the valuation limitations under Section 7-36-21.3 NMSA 1978.

Section 7-36-21.3 NMSA 1978 places a limitation on the increase in value for property taxation purpose for single-family dwellings occupied by low-income owners who are sixty-five years of age or older or who are disabled. The statute fixes the valuation of the property to the valuation in the year that the owner turned 65 or became disabled. The Section 7-36-21.3 limitation does not apply:

1. To property that is being valued for the first time;
2. To a change in valuation resulting from physical improvements made to the property in the preceding year; and
3. To a change in valuation resulting from a change in the zoning or permitted use of the property in the preceding year.

Amendments to State laws affecting residential property taxes are proposed from time to time and may be proposed in the future by the Legislature. Such amendments, if enacted, could result in an increase to the tax rate imposed on residential property tax within the City in order to pay the principal of and interest on general obligation bonds issued by the City, including the Bonds.

The constitutionality of the property tax limitation has been challenged in a number of venues. On March 28, 2012, the New Mexico Court of Appeals upheld the statutory valuation cap and its application under Section 7-36-21.2 NMSA 1978, which ruling was affirmed by the New Mexico Supreme Court in June, 2014.

Table 8**Tax Collections on Locally Assessed and Centrally Assessed Property**

General (*ad valorem*) taxes for all units of government are collected by the Sandoval County Treasurer and distributed monthly to the various political subdivisions to which they are due. Property taxes are due in two installments. The first half installment is due on November 10 and becomes delinquent on December 10. The second half installment is due on April 10 and becomes delinquent on May 10. Collection statistics for Sandoval County are presented here:

Property Tax Collections for Sandoval County						
Tax Year	Fiscal Year	Net Taxes Charged to Treasurer	Current Tax Collections⁽¹⁾	Current Collections as a % of Net Levied⁽¹⁾	Current/Delinquent Tax Collections⁽²⁾	Current/Delinquent Collections as a % of Net Levied
2024	24/25	\$194,103,954	\$188,804,037	97.27%	\$188,804,037	97.27%
2023	23/24	171,378,306	169,420,854	98.86%	169,420,854	98.86%
2022	22/23	157,656,735	156,822,531	99.47%	156,822,531	99.47%
2021	21/22	144,260,147	143,744,519	99.64%	143,744,519	99.64%
2020	20/21	134,814,372	134,400,908	99.69%	134,400,908	99.69%
2019	19/20	131,707,434	131,331,218	99.71%	131,331,218	99.71%
2018	18/19	119,782,731	119,482,961	99.75%	119,482,961	99.75%
2017	17/18	114,526,248	114,177,836	99.70%	114,177,836	99.70%
2016	16/17	124,492,795	124,217,413	99.78%	124,217,413	99.78%
2015	15/16	119,062,743	118,821,870	99.80%	118,821,870	99.80%

⁽¹⁾ Current collections through June 30 of each year.

⁽²⁾ As of June 30, 2023.

*Source: Sandoval County Treasurer's Office;
compiled by Accu-Disclose, LLC.*

Interest on Delinquent Taxes

Pursuant to Section 7-38-49 NMSA 1978, if property taxes are not paid for any reason within thirty days after the date they are due, interest on the unpaid taxes shall accrue from the thirtieth day after they are due until the date they are paid. Interest accrues at the rate of one percent (1%) per month or any fraction of a month.

Penalty for Delinquent Taxes

Pursuant to Section 7-38-50 NMSA 1978, if property taxes become delinquent, a penalty of one percent of the delinquent tax for each month, or any portion of a month, they remain unpaid shall be imposed, but the total penalty shall not exceed five percent (5%) of the delinquent taxes. The minimum

penalty imposed is \$5.00. A City can suspend application of the minimum penalty requirement for any tax year.

If property taxes become delinquent because of intent to defraud by the property owner, 50% of the property taxes due or \$50.00, whichever is greater, shall be added as a penalty.

Remedies Available for Non-Payment of Taxes

Pursuant to Section 7-38-47 NMSA 1978, property taxes are the personal obligation of the person owning the property on the date on which the property was subject to valuation for property taxation purposes. A personal judgment may be rendered against the taxpayer for payment of taxes that are delinquent, together with any penalty and interest on the delinquent taxes.

Taxes on real property are a lien against the real property. A lien runs in favor of the State and secures the payment of property taxes and any penalty and interest until such payments are made. Such lien is a first lien and paramount to any other interest in the property, perfected or unperfected. Pursuant to Section 7-38-65 NMSA 1978, delinquent taxes on real property may be collected by selling the real property on which taxes are delinquent.

Pursuant to Section 7-38-53 NMSA 1978, delinquent property taxes on personal property may be collected by asserting a claim against the owner(s) of the personal property for which taxes are delinquent.

Protest

Pursuant to Section 7-38-39 NMSA 1978, after receiving his or her property tax bill and after making payment prior to the delinquency date of all property taxes due in accordance with the bill, a property owner may protest the value or classification determined for his or her property for property taxation purposes, the allocation of value of his or her property to a particular governmental unit, the application to his or her property of an administrative fee adopted pursuant to Section 7-38-36.1 NMSA 1978 or a denial of a claim for an exemption by filing a claim for refund in the district court. Pursuant to Section 7-38-41 NMSA 1978, the portion of any property taxes paid to the County Treasurer that is not admitted to be due and is the subject of a claim for refund will be deposited in a "property tax suspense fund." Moneys in the property tax suspense fund may not be used for the payment of debt service on the Bonds.

FINANCES OF THE CITY

Budget Process

The City adheres to the following procedure in establishing its annual budget: the City Manager prepares a recommended budget, which is forwarded to the Mayor by April 15th for the fiscal year commencing the following July 1; public input is sought by the Governing Body during the month of May in public hearings; the budget is approved by the Governing Body and forwarded for approval to the State of New Mexico, Local Government Division of the Department of Finance and Administration by June 1; the final budget is returned to the City with recommended changes and modifications, if any; and the final budget is approved by the Governing Body by July 31.

The operating budget includes proposed expenditures and the means of financing them. The City has established thresholds under which budget adjustments may be authorized administratively. Administrative budget adjustments less than \$1,000 can be approved by the Budget and Grants Manager; adjustments up to \$5,000 can be approved by the Director of Financial Services; and adjustments up to \$50,000 can be approved by the City Manager. When a departmental budget contains more than one fund,

the total administrative budget adjustments shall not exceed \$50,000 in any one fund and shall not exceed \$100,000 in aggregate. Approval of the Governing Body for funding adjustments between departments, that impact the overall budget of any fund, or pull from the ending fund balance is required. As a management control device, the City employs formal budgetary integration at the line-item level. Deficit financing is not permitted under New Mexico law. The level of classification detail at which expenditure may not legally exceed appropriation for each budget item is the fund level (i.e., General, Water Utility, etc.).

The City was awarded the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for fiscal year 2025, which is the 19th consecutive year the City has achieved this designation.

Financial Statement

The following General Fund Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances have been included herein for informational purposes only. Figures were taken from the audit reports prepared by the City. Audited figures are excerpts of the audit reports and do not purport to be complete. Reference is made to the complete audit reports which are available upon request.

Table 9

CITY OF RIO RANCHO, NEW MEXICO
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES-
GENERAL FUND⁽¹⁾

<i>Year Ending June 30</i>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Revenues					
Property Taxes	\$17,401,465	\$18,653,039	\$20,603,894	\$22,388,656	\$23,966,724
Municipal Taxes	26,227,197	34,659,421	38,057,447	43,081,101	45,413,526
Franchise Taxes	4,935,662	5,187,677	5,358,634	5,326,085	5,818,593
License and Permits	330,157	393,214	329,274	523,445	603,926
Intergovernmental - Federal	13,164,926	239,780	267,147	251,637	221,928
Intergovernmental - State	17,216,025	22,303,294	27,409,750	31,109,651	32,378,104
Intergovernmental - Local	168,207	49,772	162,145	300,000	315,000
Charges for Services	6,439,369	7,168,792	7,263,071	8,512,583	9,597,907
Fines and Forfeitures	746,391	667,756	578,102	665,017	579,369
Investment Income (Expense)	186,111	(919,976)	186,867	2,429,180	3,374,886
Miscellaneous	2,601,970	3,437,640	3,165,623	3,967,147	2,462,357
Total Revenues	<u>\$89,417,480</u>	<u>\$91,840,409</u>	<u>\$103,381,954</u>	<u>\$118,554,502</u>	<u>\$124,732,320</u>
Expenditures					
General Government	\$10,935,830	\$11,436,849	\$13,479,586	\$14,436,562	\$15,512,525
Public Safety	29,646,668	32,178,790	34,311,229	39,599,393	46,537,576
Public Works	7,119,139	8,599,253	9,430,888	10,891,349	10,950,018
Parks, Recreation and Culture	7,890,035	8,502,380	10,133,510	11,644,539	13,687,523
Community and Economic Development	2,749,911	3,178,043	3,433,727	3,967,099	4,562,507
Capital Outlay	1,036,219	3,044,477	4,373,474	4,051,886	6,880,335
Total Expenditures	<u>\$59,377,802</u>	<u>\$66,939,792</u>	<u>\$75,162,414</u>	<u>\$84,590,828</u>	<u>\$98,130,484</u>
Revenues Over (Under) Expenditures	\$30,039,678	\$24,900,617	\$28,219,540	33,963,674	26,601,836
Other Financing Sources (Uses)					
Sale of Capital Assets	69,335	8,850	128,929	142,434	212,596
Lease Proceeds	--	--	--	397,895	-
Transfers In	163,875	628,955	50,077	51,511	3,294,918
Transfers Out	(3,419,056)	(23,683,967)	(21,125,431)	(24,709,301)	(25,925,932)
Total Other Financing Sources (Uses)	<u>(3,185,846)</u>	<u>(23,046,162)</u>	<u>(20,946,425)</u>	<u>(24,117,461)</u>	<u>(22,418,418)</u>
Net Change in Fund Balances	\$26,853,832	\$1,854,455	\$7,273,115	\$9,846,213	\$4,183,418
Fund Balance, Beginning of Year	\$29,062,875	\$55,916,707	\$57,771,162	\$65,044,277	\$74,890,490
Fund Balance, End of Year	<u>\$55,916,707</u>	<u>\$57,771,162</u>	<u>\$65,044,277</u>	<u>\$74,890,490</u>	<u>\$79,073,908</u>

⁽¹⁾ Information appearing in the table is derived from the City's audited financial statements, but this table is not audited.

Source: Audited Financial Statements of the City of Rio Rancho.

Table 10

**CITY OF RIO RANCHO, NEW MEXICO
BALANCE SHEET – GENERAL FUND⁽¹⁾**

<i>Year Ending June 30</i>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Assets					
Cash & Cash Equivalents	\$36,502,216	\$26,357,733	\$23,612,651	\$26,011,487	\$20,355,262
Receivables:					
Accounts, Net	1,639,264	1,860,150	1,620,479	2,160,879	1,880,674
Interest	7,576	9,817	112,084	173,159	166,436
Property Taxes	1,017,924	954,857	955,540	1,011,549	990,166
Gross Receipt Taxes	4,558,317	6,001,285	6,540,125	7,533,099	13,736,397
Due from Federal Government		32,253	48,073	53,129	47,012
Due from State Government	2,992,691	4,462,256	4,830,771	5,480,532	-
Due from Local Governments	89,083	38,855	--	--	--
Lease Receivable	-	2,531,884	2,427,226	2,313,746	2,118,143
Investments	16,084,121	19,407,938	30,826,558	34,949,904	41,731,266
Due from Other Funds	2,878,254	2,002,334	2,644,790	2,342,816	6,795,435
Total Assets	<u>\$65,769,446</u>	<u>\$63,659,362</u>	<u>\$73,618,297</u>	<u>\$82,029,300</u>	<u>\$87,820,791</u>
Liabilities					
Accounts Payable	\$1,095,600	\$962,819	\$1,614,328	\$1,495,842	\$1,879,341
Accrued Liabilities	2,105,636	2,079,417	4,301,430	3,082,895	3,702,799
Unearned Revenues	5,765,727	--	--	--	--
Total Liabilities	<u>\$8,966,963</u>	<u>\$3,042,236</u>	<u>\$5,915,758</u>	<u>\$4,578,737</u>	<u>\$5,582,140</u>
Deferred Inflows of Resources					
Unavailable Revenue - Property Taxes	\$885,776	\$874,139	\$852,940	\$921,254	\$851,329
Deferred Lease Items	-	1,971,825	1,805,322	1,638,819	2,313,414
Total Deferred Inflows of Resources	<u>\$885,776</u>	<u>\$2,845,964</u>	<u>\$2,658,262</u>	<u>\$2,560,073</u>	<u>\$3,164,743</u>
Fund Balances (Deficits)					
Restricted	\$0	\$0	\$0	\$0	\$8,713,618
Committed	-	-	-	7,049,236	-
Unassigned	55,916,707	57,771,162	65,044,277	67,841,254	70,360,290
Total Fund Balances	<u>\$55,916,707</u>	<u>\$57,771,162</u>	<u>\$65,044,277</u>	<u>\$74,890,490</u>	<u>\$79,073,908</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$65,769,446</u>	<u>\$63,659,362</u>	<u>\$73,618,297</u>	<u>\$82,029,300</u>	<u>\$87,820,791</u>

⁽¹⁾ Information appearing in the table is derived from the City's audited financial statements, but this table is not audited.

Source: Audited Financial Statements of the City of Rio Rancho.

THE CITY

General

The City of Rio Rancho is currently the third largest city in New Mexico and has experienced rapid growth historically. Rio Rancho is located in central New Mexico at 5,679 feet above sea level, and is adjacent to Albuquerque, New Mexico's largest city. In the early 1960s, the AMREP Corporation purchased 55,000 acres of land on the outskirts of Albuquerque, originally called Rio Rancho Estates. AMREP marketed the area to residents in the Midwest and eastern states. When home building began in 1962, many of the first residents were middle-income retirees. In 1966, the 100th family moved to Rio Rancho and by 1977 the population had grown to 5,000. In 1971, AMREP purchased and platted an additional 35,000 acres. Rio Rancho Estates at that time included 92,000 acres and was larger, geographically, than the city of Albuquerque.

By the late 1970's the area had grown to a community of about 11,000. In September of 1981 the City of Rio Rancho was formally incorporated as a New Mexico municipality. Rapid employment, population and housing growth characterized Rio Rancho in the 1980's and continued through the 1990's. Population and housing stock tripled between 1980 and 1990.

Government

The City was incorporated in 1981 and operates under a home rule charter, adopted by voter approval in March, 1992, with a Council-Manager form of government. Nonpartisan elections are held for members of the Governing Body of the City (the "Governing Body") for the election of councilors from six single member districts and for a Mayor to be nominated and elected at large by the residents and qualified voters of the City. Under the City Charter, as amended, the Mayor is a voting member of the Governing Body in the event of a tie vote or if a councilor is absent.

Members of the Governing Body are elected for staggered four-year terms. The members and the date of expiration of their current terms are as follows:

Name	Office	Current Term Expires
Paul Wymer	Mayor	March, 2030
Deb Dapson	Councilor, District 1	March, 2028
Jeremy Lenentine	Councilor, District 2 and Deputy Mayor	March, 2030
Bob Tyler	Councilor, District 3	March, 2030
Vacant *	Councilor, District 4	March, 2028
Karissa D. Culbreath	Councilor, District 5	March, 2030
Nicole List	Councilor, District 6	March, 2028

*Pursuant to the City Charter, the mayor shall, within sixty (60) days of a vacancy in the office of city councilor, appoint a qualified successor to fill the vacancy, subject to confirmation of the Governing Body, who shall serve until the next regular municipal election.

Administrative Officers

Paul Wymer, Mayor. The Mayor is a member of the Governing Body of the City and the Chief Executive Officer of the City. The Mayor presides at meetings of the Governing Body and is a member of

the Governing Body entitled to vote in the absence of a councilor or to break a tie. As Chief Executive Officer of the City, the Mayor exercises all administrative and executive powers, except to the extent that those powers are vested with the City Manager; represents the City in intergovernmental relationships; presents an annual State of the City report to the Governing Body; and performs other duties and exercise such other powers as specified in the City Charter, City ordinances and resolutions, or by the Governing Body. Mr. Wymer was first elected as Mayor of Rio Rancho in April 2026, via a runoff election for a four-year term.

Matt Geisel, City Manager. The City Manager is the Chief Administrative Officer of the City, in charge of the day-to-day administrative affairs of the City, and responsible to the Mayor and Governing Body, as appropriate, for the administration of all City affairs placed in the administrator's charge by or under the City Charter. The Governing Body appointed Mr. Geisel the City Manager on April 22, 2021. Mr. Geisel served as the Secretary of the Economic Development Department of the State of New Mexico from October, 2016 to December, 2018. In September 2019, Mr. Geisel returned to the City in the role of Economic Development and Business Relations Manager and Acting Development Services Director. Mr. Geisel previously worked for the City from January 2009 to September 2016 in various roles, including Economic Development and Business Relations Manager. Mr. Geisel has a Bachelor of Arts in Economics and Spanish from the University of California, Davis and a Master of Business Administration, from the University of California, Los Angeles.

Stephanie Yara, Director of Financial Services. The Chief Financial Officer of the City is the Director of Financial Services, who also serves as the City Treasurer. The Director of Financial Services is appointed by the City Manager and is confirmed by the Governing Body. The Director of Financial Services is responsible for the City's cash and investments, accounting, budgeting, contracts, and procurement. Ms. Yara was appointed by the Governing Body in May 2025, with approximately 23 years of applicable experience. Her background includes serving in Finance Director roles for the City of Albuquerque, New Mexico Mortgage Finance Authority, and the Pueblo of Sandia. In addition, Ms. Yara holds an MBA in Accounting from the University of New Mexico, and is a Certified Public Accountant.

Josh Rubin, City Attorney. The City Attorney serves as chief legal advisor to the Council, City Manager, and all department heads, offices and agencies. The City Attorney represents the City in all legal proceedings and performs any other duties prescribed by law. The City Attorney is appointed by the City Manager and confirmed by the Governing Body. Mr. Rubin has served as City Attorney since March 13, 2023; however, Mr. Rubin has been employed by the City since August of 2018. Prior to serving as the City Attorney, Mr. Rubin served as Deputy City Attorney and Assistant City Attorney. Before joining the City, Mr. Rubin served as an Assistant District Attorney in Bernalillo County (March of 2016 through August of 2018) as a felony prosecutor and worked for Fidelity Investments LLC (August of 2015 through March of 2016) in Fidelity's retirement benefits contracting group. Mr. Rubin holds a Bachelor of Business Administration, majoring in finance with a minor in economics, from the University of New Mexico and a Juris Doctorate from the University of New Mexico School of Law.

Other Employees

As of January 1, 2025, the City had 793.86 authorized full-time positions. The City's police force consists of 153 uniformed officers. The City operates three libraries, an aquatic center, two senior citizens centers, six fire stations, a municipal water and sewer utility, and a solid waste collection and disposal system, contracted by the City. The City also operates outdoor swimming pools, sports fields and playgrounds with paid staff members during an active summer recreational program. The City has three employee unions, including Police/Dispatch, Fire, and the American Federation of State, County and Municipal Employees ("AFSCME"). The City considers its relations with its employees to be good.

Economy

The City's economy and surrounding area have been based primarily on the Intel manufacturing plant, government and related activities, retail trade, tourism, arts and entertainment, and recreation. In 2011 and 2012, Presbyterian Rust Medical Center ("Rust") and University of New Mexico Sandoval Regional Medical Center ("UNMSRMC") hospitals opened in the City.

Rust and UNMSRMC have attracted additional medical offices in the surrounding areas along the Unser corridor in the Petroglyphs Medical Plaza and Unser Pavilion sites. As part of this associated medical growth, the City has seen Acute Care and Assisted, Independent and Memory Care facilities invest in Rio Rancho. The Village, an approximately 64-acre mixed use development adjacent to Rust along the Unser Gateway, is positioning its development to attract medical and wellness providers, as well as retail uses including Albertson's Market Street and a variety of restaurants.

The City has attracted industry to provide employment for its residential growth. Intel Corporation, New Mexico's most prominent manufacturer, has upgraded or overhauled its Rio Rancho site seven times since the 1980s. Over the past few years, Intel has repositioned its Rio Rancho facility from traditional wafer chip manufacturing to new technologies. Intel has completed an investment of \$3.5 billion in its Rio Rancho operations for the manufacture of advanced semiconductor technologies. Modernization of the plant accommodates Intel's advanced packaging technology and silicone photonics. The project has created 1,000 construction jobs. The expansion is expected to create at least 700 high-tech jobs, increasing its total employee count to over 2,500.

New Mexico start-up Nature's Toolbox relocated its operation to Rio Rancho in 2022. The company's mission is to advance the healthcare industry by commercializing its cell-free technology to expedite the development and manufacturing of vaccines and pharmaceuticals using mRNA and protein technology to accelerate preclinical drug discovery efforts. Nature's Toolbox anticipates creating over 70 high paying jobs in its Rio Rancho facility.

A number of long-standing, small to mid-sized manufacturers have located in Rio Rancho, including as Aero Parts, Aer Sale, DHF Technical, Insight Lighting, LectroSonics, and Stainless Motors in Sandoval County. Those manufacturers serve as a solid base of advanced and skilled manufacturing jobs in Rio Rancho.

The office and customer contact center industry has played a key role in Rio Rancho for more than two decades. HP, Inc. has operated a sales and premium support center since 2009, currently employing approximately 750 workers with a \$60 million payroll.

"In fill" development on major corridors is bringing new quick service restaurants users to the community including Raising Canes, Dutch Bros., and others. Empty "big box" space is being redeveloped for use by companies new to the City including Sprouts grocery store and Defined Fitness gym.

Rio Rancho continues to be an attractive place to live for both growing families and retirees. Over the past decade, Rio Rancho's share of single-family residential starts has grown to 39.9 percent of the four-county metropolitan area. The City has issued more than 4,000 single family residential permits in the last five years as well as 859 units of multi-family housing within the last three years. The housing market has seen a significant increase in the median home value over the past three years.

In calendar year 2025, Rio Rancho had 784 new single-family home starts, and there are a total of 1,347 vacant developed and soon to be developed lots that are part of approved preliminary plats throughout the City and 5,699 vacant undeveloped lots that are in approved master-planned communities. The 173-acre Los Diamantes Masterplan Community ("Los Diamantes") is the cornerstone of this anticipated

residential growth, with 457 single family residential lots and approximately 63 acres designated for commercial/industrial use. Los Diamantes is in close proximity to Joe Harris Elementary School, which opened in August 2021, as well as the site for Rio Rancho's third high school (construction date to be determined).

Retirement Plan

The City participates in a pension plan organized on a statewide basis and operated by the State of New Mexico. The Public Employees' Retirement Association of New Mexico (the "Plan"), established by Chapter 167, Laws of 1947, New Mexico Statutes Annotated, 1978 Compilation, as amended, requires contributions, computed as a percentage of salary, from both employee and employer for all full-time employees. The majority of State and municipal employees in New Mexico participate in the Plan. The Plan requires contributions by the City and by employees at rates established by statute.

In addition to retirement benefits, the Plan provides disability benefits, surviving spouse and children's benefits, deferred benefits option and cost of living adjustments for all eligible participants. Employer contributions to the pension plan amounted to \$7,177,396 for the fiscal year ended June 30, 2025. The City's liability under the Plan is limited to the periodic employer contributions, that it is required to make for its participating employees. Future deficits of the Plan are expected to be financed by the State. For additional information regarding the Plan, please refer to Note 10 to the City's audited financial statements.

On June 25, 2012, the Governmental Accounting Standards Board approved Statement No. 68 which requires governments providing defined benefit pensions to recognize their long-term obligation for pension benefits as a liability for the first time, and to more comprehensively and comparably measure the annual costs of pension benefits. Statement No. 68 requires cost-sharing employers, such as the City, to record a liability and expense equal to their proportionate share of the collective net pension liability and expense for the cost-sharing plan. Statement No. 68 was effective for fiscal years beginning after June 15, 2014.

The City offers other post-employment benefits through the Retiree Health Care Fund, a cost-sharing multiple employer defined benefit plan administered by the New Mexico Retiree Healthcare Authority. This plan is used to provide post-employment health insurance benefits for eligible employees and their dependents. The contribution requirements are established by and may be amended by the statute. The City's contribution to the fund for Fiscal Year 2025 was \$976,592. For additional information regarding the post-employment benefit plan, please refer to Note 11 to the City's audited financial statements.

City Insurance Coverage

The City participates in the New Mexico Self-Insurers' Fund Risk Pool (the "Pool"), together with other New Mexico municipalities. The Pool is a public entity risk pool currently operating as a common risk management and insurance program for its members. The City paid an annual premium of \$2,217,018 for general insurance coverage during Fiscal Year 2025. The City maintains commercial insurance for all other risks of loss, including accident insurance and cybersecurity. The City believes that it maintains coverage for its assets and operations at a level which is customary and adequate, in its opinion, for similar entities insuring similar operations and assets. There can be no assurance, however, that the City will continue to maintain the present level of coverage or that the insurance maintained will be sufficient.

ECONOMIC AND DEMOGRAPHIC STATISTICS

This section contains general information concerning the economic and demographic conditions in and surrounding the City. The information presented was obtained from the sources indicated, and the City makes no representation as to the accuracy or completeness of the data presented. All data in this subsection is presented on a calendar year basis. See also “*Special Factors Affecting the Payment of Debt Service on the Bonds and Available Remedies-- Public Health Pandemics or Outbreak Risks*” for a discussion of potential economic implications of the COVID-19 pandemic.

Population

The Albuquerque Metropolitan Statistical Area (“MSA”) includes Bernalillo, Sandoval, Torrance and Valencia Counties. The Census added Torrance County to the MSA in the 2000 Census.

Table 10

Population

Census Year	City of Rio Rancho	Albuquerque MSA	State of New Mexico
1980	9,985	523,105	1,303,302
1990	32,551	599,416	1,515,069
2000	51,765	729,649	1,819,046
2010	87,521	887,077	2,059,179
2020	104,046	916,528	2,117,522
2024 ⁽¹⁾	112,524	929,919	2,130,256

⁽¹⁾ Annual Estimates of the Resident Population for Incorporated Places of 20,000 or More, Ranked by July 1, 2024 Population: April 1, 2020 to July 1, 2024 (SUB-IP-EST2024-ANNRNC)

Source: U.S. Census Bureau, Population Division; Table prepared by City of Rio Rancho Financial Services Department.

Age Distribution

The following table sets forth the age distribution profile for the Albuquerque Metropolitan Statistical Area, the State and the United States.

Table 11

Age Group	Percent of Population		
	Albuquerque MSA	New Mexico	United States
0-19	23.6%	24.8%	24.8%
20-24	6.1%	6.6%	6.5%
25-34	13.9%	13.2%	13.7%
35-44	13.4%	12.7%	13.1%
45-54	11.8%	11.2%	12.3%
55 and Older	31.2%	31.6%	29.7%

Source: U.S. Census Bureau, 2023 American Community Survey, ACS 5-Year Estimates Data Profiles.

Income

The following table sets forth median household income levels in dollars for the Albuquerque MSA, the State and the United States.

Table 12

Median Household Income			
Calendar Year	Albuquerque MSA	New Mexico	United States
2019	\$54,072	\$49,754	\$62,843
2020	55,370	51,243	64,994
2021	58,335	54,020	69,021
2022	63,971	58,722	75,149
2023	67,995	62,125	78,538

Source: U.S. Census Bureau, 2019, 2020, 2021, 2022, 2023 American Community Survey, ACS 5-Year Estimates.

Employment

The following table provides a ten-year history of average employment in the Albuquerque MSA, the State and the United States.

Table 13

EMPLOYMENT/UNEMPLOYMENT RATES

Year	Albuquerque MSA Labor Force	Albuquerque MSA % Unemployed	State Labor Force	State % Unemployed	U.S. % Unemployed
2015	423,352	6.2%	940,843	6.6%	5.3%
2016	434,732	6.1%	945,403	6.8%	4.9%
2017	437,014	5.6%	945,825	6.1%	4.4%
2018	437,459	4.6%	945,834	4.9%	3.9%
2019	442,240	4.6%	957,056	5.0%	3.7%
2020	432,484	7.6%	930,398	7.9%	8.1%
2021	441,922	6.5%	941,901	7.1%	5.4%
2022	448,002	3.7%	948,738	4.1%	3.7%
2023	457,168	3.4%	968,516	3.7%	3.6%
2024	463,937	3.9%	983,100	4.2%	4.0%

Source: Federal Reserve Economic Data, Federal Reserve Bank of St. Louis.

Major Employers

Some of the largest employers in the City are set forth below. No independent investigation into their affairs has been made and consequently there can be no representation as to the stability or financial condition of the companies listed hereafter, or the likelihood that such companies will maintain their status as major employers in the area.

Table 14

MAJOR EMPLOYERS By Number of Employees – 2025

ORGANIZATION	EMPLOYEES	DESCRIPTION
Intel Corporation	2,900	Semiconductor Manufacturer
Rio Rancho Public Schools	2,377	Public School District
Presbyterian Healthcare Svcs.- Rust Medical Ctr.	1,200	Hospital/Medical Services
HP, Inc.	680	Computer & Computer Parts Mfr.
Sandoval Regional Medical Center- UNMH	670	Medical Services
City of Rio Rancho	668	Municipal Government
Sandoval County	580	County Government
Santa Ana Pueblo	509	Tribal Government
Bank of America	330	Banking and Financial Services
Sandia Pueblo	300	Tribal Government

Effective Buying Income

The following table reflects the Percent of Households by Effective Buying Income Groups (“EBI”) for the Albuquerque Metropolitan Statistical Area (“MSA”), the State and the United States. EBI is defined as money income less personal tax and non-tax payments described below. Money income is the aggregate of wages and salaries, net farm and nonfarm self-employment income, interest, dividends, net rental and royalty income, Social Security and railroad retirement income, other retirement and disability income, public assistance income, unemployment compensation, Veterans Administration payments, alimony and child support, military family allotments, net winnings from gambling, and other periodic income. Deducted from this total money income are personal income taxes, personal contributions to social insurance (Social Security and federal retirement payroll deductions), and taxes on owner-occupied non-business real estate. Receipts from the following sources are not included as money income: money received from the sale of property; the value of “in kind” income such as food stamps, public housing subsidies, and employer contributions for persons; withdrawal of bank deposits; money borrowed; tax refunds; exchange of money between relatives living in the same household; gifts and lump-sum inheritances, insurance payments, and other types of lump-sum receipts.

Table 15

Percent of Households by Effective Buying Income Groups

Effective Buying Income Group	Albuquerque MSA	New Mexico	United States
Under \$25,000	18.1%	21.0%	16.4%
\$25,000 - \$34,999	8.1%	8.9%	7.7%
\$35,000 - \$49,999	11.5%	12.2%	11.4%
\$50,000 - \$74,999	17.3%	17.1%	16.2%
\$75,000 & Over	45.0%	40.9%	48.4%
2020 Est. Median Household Income	54,440	49,385	65,228
2021 Est. Median Household Income	54,431	49,658	67,086
2022 Est. Median Household Income	62,500	55,028	72,191
2023 Est. Median Household Income	64,973	57,526	73,336
2024 Est. Median Household Income	67,131	60,813	75,781

Source: Spotlight, April 2024.

Gross Receipts

The following tables show the total reported gross receipts, total reported retail gross receipts, and taxable gross receipts generated in the City for the past five years. For the purposes of these tables, gross receipts means the total amount of money received from selling goods and services in the State of New Mexico, from leasing property employed in the State and from performing services in the State. Gross receipts include, among other things, food sales and services such as legal and medical services.

Table 16**Historical Total Gross Receipts Reported for City**

Fiscal Year	City of Rio Rancho	
	Retail Trade	Total
2025	\$1,145,836,892	\$4,720,413,592
2024	1,067,353,760	4,729,853,299
2023	1,029,721,224	4,220,964,305
2022	961,054,087	3,670,047,082
2021	704,811,426	2,977,536,683
2020	630,568,255	2,771,110,074

Source: New Mexico Taxation and Revenue Department RP-80 Reports.

Table 17**Historical Taxable Gross Receipts Reported for City**

<u>Fiscal Year</u>	<u>Taxable Gross Receipts</u>
2025	\$2,469,820,904
2024	2,334,297,962
2023	2,135,139,948
2022	2,004,966,833
2021	1,722,172,351
2020	1,557,863,534

Source: New Mexico Taxation and Revenue Department RP-80 Reports.

TAX EXEMPTION**General**

In the opinion of Modrall, Sperling, Roehl, Harris & Sisk, P.A., Bond Counsel, to be delivered at the time of original issuance of the Bonds, under existing laws, regulations rulings and judicial decisions, and assuming compliance with covenants described herein, interest on Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference under Section 57 of the Code (as defined below) for purposes of the federal alternative minimum tax imposed on individuals. Bond Counsel is also of the opinion, based on existing laws of the State of New Mexico as enacted and construed, that interest on the Bonds is exempt from all taxation by the State of New Mexico or any political subdivision thereof.

The Internal Revenue Code of 1986, as amended (the “Code”), imposes various restrictions, conditions and requirements relating to the exclusion from gross income for federal tax purposes of interest on obligations such as the Bonds. The City has made various representations and warranties with respect to, and has covenanted in the Bond Ordinance and other documents, instruments and certificates to comply with the applicable provisions of the Code to assure that interest on the Bonds will not become includible in gross income. Failure to comply with these covenants or the inaccuracy of these representations and warranties may result in interest on the Bonds being included in gross income from the date of issue of the

Bonds. The opinion of Bond Counsel assumes compliance with the covenants and the accuracy of such representations and warranties.

Although Bond Counsel has rendered an opinion that interest on the Bonds is excludable from gross income for federal income tax purposes, the accrual or receipt of interest on the Bonds may otherwise affect the federal income tax liability of the recipient. The extent of these other tax consequences will depend upon the recipient's particular tax status or other items of income or deduction. Bond Counsel expresses no opinion regarding any such consequences. Before purchasing any of the Bonds, potential purchasers should consult their tax advisors as to the tax consequences of purchasing or owning the Bonds.

The opinions expressed by Bond Counsel are based upon existing law as of the date of issuance and delivery of the Bonds, and Bond Counsel expresses no opinion as of any date subsequent thereto or with respect to any pending legislation.

From time to time, there are legislative proposals in Congress that, if enacted, could alter or amend the federal tax matters referred to above or adversely affect the market value of the Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted, it would apply to Bonds issued prior to enactment. Each purchaser of the Bonds should consult his or her own tax advisor regarding any pending or proposed federal tax legislation. Bond Counsel expresses no opinion regarding any pending or proposed federal tax legislation.

Internal Revenue Service Audit Program

The Internal Revenue Service (the "Service") has an ongoing program auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. No assurances can be given as to whether the Service will commence an audit of the Bonds. If an audit is commenced, under current procedures the Service will treat the City as the taxpayer and the Bond owners may have no right to participate in such procedure. None of the Municipal Advisor, the Underwriter, or Bond Counsel is obligated to defend the tax-exempt status of the Bonds. The City has covenanted in the Bond Ordinance not to take any action that would cause the interest on the Bonds to become includable in gross income except to the extent described above for the owners thereof for federal income tax purposes. None of the City, the Municipal Advisor, the Underwriters or Bond Counsel is responsible to pay or reimburse the costs of any Bond owner with respect to any audit or litigation relating to the Bonds.

Original Issue Discount

The Bonds may be offered at a discount ("original issue discount") equal generally to the difference between public offering price and principal amount. For federal income tax purposes, original issue discount on a bond accrues periodically over the term of the bond as interest. The amount of original issue discount deemed received by the holder is excludable from gross income of the holder for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. The accrual of original issue discount increases the holder's tax basis in the bond for determining taxable gain or loss from sale or from redemption prior to maturity. Holders of Bonds offered at an original issue discount should consult their tax advisors for an explanation of the accrual rules.

Original Issue Premium

The Bonds may be offered at a premium ("original issue premium") over their principal amount. For federal income tax purposes, original issue premium is amortizable periodically over the term of a bond through reductions in the holders' tax basis in the bond for determining taxable gain or loss from sale or from redemption prior to maturity. Amortizable premium is accounted for as reducing the tax-exempt

interest on the bond rather than creating a deductible expense or loss. Holders of Bonds offered at an original issue premium should consult their tax advisors for an explanation of the amortization rules.

CONTINUING DISCLOSURE INFORMATION

In connection with the issuance of the Bonds, the City will execute a Continuing Disclosure Undertaking, in the form attached hereto as Appendix C, under which it will agree for the benefit of the owners of the Bonds to provide audited annual financial statements of the City when available after the end of each Fiscal Year, and to provide certain annual financial information and operating data (“Annual Disclosure”) relating to the City and timely notice of certain events.

The City has previously entered into continuing disclosure undertakings with respect to certain other obligations of the City in accordance with Rule 15c2-12. On October 24, 2025, S&P Global Ratings upgraded its long-term rating on the City’s Water and Wastewater System Refunding Revenue Bonds. The rating report and notice of untimely filing were subsequently posted to MSRB’s EMMA system on March 5, 2026, and March 9, 2026, respectively. The City has put administrative procedures in place to ensure that such information is included in its annual disclosure obligations in the future and remedial filings have been completed. The City believes that it has not otherwise been in default under those continuing disclosure agreements in any material respect in connection with the filing of audited annual financial statements, annual financial information and notice of significant events in the past five years.

LITIGATION

At the time of the original delivery of the Bonds, the City will deliver a no-litigation certificate to the effect that no litigation or administrative action or proceeding is pending or, to the knowledge of the appropriate City officials, threatened, restraining or enjoining, or seeking to restrain or enjoin, the issuance and delivery of the Bonds, effectiveness of the Bond Ordinance, or contesting or questioning the proceedings and authority under which the Bonds have been authorized and are to be issued, sold, executed or delivered, or the validity of the Bonds.

UNDERWRITING

_____ (the “Underwriter”) has agreed, subject to certain customary conditions, to purchase the Bonds at a price equal to the initial offering prices to the public, as shown on the front cover page hereof, less an Underwriter’s discount of \$ _____. The Underwriter’s obligations are subject to certain conditions precedent, and the Underwriter will be obligated to purchase all of the Bonds, if any Bonds are purchased. The Bonds to be offered to the public may be offered and sold to certain dealers (including the Underwriter and other dealers depositing Bonds into investment trusts) at prices lower than the public offering prices of such Bonds and such public offering prices may be changed, from time to time, by the Underwriter.

The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

LEGAL MATTERS

Modrall, Sperling, Roehl, Harris & Sisk, P.A., Albuquerque, New Mexico, Bond Counsel, will render an opinion with respect to the validity of the Bonds and with respect to tax matters described above under “TAX EXEMPTION”. The proposed form of such opinion is attached hereto as Appendix A.

Modrall, Sperling, Roehl, Harris & Sisk, P.A., has also acted as special counsel to the City in connection with the preparation of this Official Statement. Certain legal matters will be passed upon for the City by the City Attorney. [[Certain legal matters will be passed upon for the Underwriter by _____, _____.]]

INDEPENDENT ACCOUNTANTS

Hinkle + Landers, P.C. (the “Auditor”) audited the financial statements of the City as of and for the year ended June 30, 2025 and delivered their report to the New Mexico State Auditor and the City. The complete Annual Comprehensive Financial Report of the City of Rio Rancho – Audited General Purpose Financial Statements – as of and for the Fiscal Year ended June 30, 2025, as well as for previous fiscal years, are public documents and are available from the New Mexico State Auditor. The 2025 Annual Comprehensive Financial Report is included in Appendix A to this Official Statement. The Auditor has not been engaged to review this Official Statement or any information contained herein.

RATING

The Bonds have received a rating of “___” from Moody’s Investors Service (“Moody’s”). An explanation of the significance of the rating given by Moody’s may be obtained from Moody’s at 7 World Trade Center at 250 Greenwich Street, New York, NY 10007 or <https://www.moody.com>.

Such rating reflects only the views of Moody’s and there is no assurance that such rating will continue for any given period of time after obtained or that such rating will not be revised downward or withdrawn entirely by the rating agency if, in its judgment, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds. Neither the City nor the initial purchasers of the Bonds have undertaken any responsibility to bring to the attention of the owners of the Bonds any proposed change in or withdrawal of such rating once received or to oppose any such proposed revision.

MUNICIPAL ADVISOR

RBC Capital Markets, LLC is employed as Municipal Advisor to the City in connection with the issuance of the Bonds. The Municipal Advisor’s fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. RBC Capital Markets, LLC, in its capacity as Municipal Advisor, has relied on the opinion of Bond Counsel and does not assume any responsibility for the information, covenants and representations contained in any of the legal documents with respect to the federal income tax status of the Bonds, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

The Municipal Advisor to the City has provided the following sentence for inclusion in this Official Statement. The Municipal Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the City and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Municipal Advisor does not guarantee the accuracy or completeness of such information.

TRANSCRIPT AND CLOSING DOCUMENTS

A complete transcript of proceedings and a no-litigation certificate (described above under “LITIGATION”) will be delivered by the City when the Bonds are delivered. The City will at that time also provide a certificate relating to the accuracy and completeness of this Official Statement.

ADDITIONAL INFORMATION

All summaries of the statutes, resolutions, opinions, contracts, agreements, financial and statistical data and other related reports described in this Official Statement are subject to the actual provisions of such documents. The summaries do not purport to be complete statements of such provisions and reference is made to such documents, copies of which are either publicly available or available for inspection during normal business hours at the offices of the City located at 3200 Civic Center Circle NE, Rio Rancho, New Mexico 87144 or at the offices of RBC Capital Markets, LLC, 6301 Uptown Boulevard, N.E., Suite 100, Albuquerque, New Mexico 87110.

OFFICIAL STATEMENT CERTIFICATION

As of the date hereof, this Official Statement is true to the best of my knowledge, complete and correct in all material respects, and does not include any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made herein, in light of the circumstances under which they are made, not misleading.

The preparation of this Official Statement and its distribution have been authorized by the City Council. The Official Statement is hereby duly approved by the City Council as of the date on the cover page hereof.

CITY OF RIO RANCHO, NEW MEXICO

By: /s/ _____
Paul Wymer, Mayor

APPENDIX A

OPINION OF BOND COUNSEL

_____, 2026

City of Rio Rancho
Rio Rancho, New Mexico

\$ _____
City of Rio Rancho, New Mexico
General Obligation Improvement Bonds
Series 2026

Ladies and Gentlemen:

We have acted as bond counsel to the City of Rio Rancho (the “City”), Sandoval County, State of New Mexico (the “State”), in connection with the issuance and sale of its \$ _____ General Obligation Improvement Bonds, Series 2026 (the “Bonds”), dated _____, 2026, with interest payable on August 1, 2026, and semi-annually thereafter on February 1 and August 1 in each year in which the Bonds are outstanding, being issued in registered form and maturing serially on August 1 in the years 2026 through 2038, inclusive. The Bonds are being issued pursuant to Ordinance No. __ adopted by the City Council on June 11, 2026 and the Pricing Certificate executed on _____, 2026 (together, the “Bond Ordinance”).

We have examined the transcript of proceedings (the “Transcript”) relating to the issuance of the Bonds and the law under authority of which the Bonds are issued. Based on our examination, we are of the opinion that, under the law existing on the date of this opinion, subject to the provisions of federal bankruptcy law and other laws affecting creditors’ rights and further subject to the exercise of judicial discretion in accordance with general principles of equity:

1. The Bonds constitute legal, valid and binding general obligation debt of the City and the principal of and interest on the Bonds, unless paid from other sources, are to be paid from the proceeds of the levy of ad valorem taxes on all property within the City subject to ad valorem taxes levied by the City, which taxes are unlimited as to rate or amount.

2. Under existing laws, regulations, rulings and judicial decisions, interest on the Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the “Code”), as amended, and is not a specific item of tax preference for purposes of the federal alternative minimum tax under the Code; however, interest on the Bonds is included in the “adjusted financial statement income” of certain corporations that are subject to the alternative minimum tax under Section 55 of the Code. Although we are of the opinion that interest on the Bonds is excludable from gross income for federal income tax purposes, the accrual or receipt of interest on the Bonds may otherwise affect the federal income tax liability of the recipient. We call your attention to the fact that the interest on tax-exempt obligations, such as the Bonds, may be includable in a corporation’s adjusted financial statement income for purposes of determining the alternative minimum tax imposed on certain corporations by section 55 of the Code. The extent of these other tax consequences will depend upon the recipient’s particular tax status or other items of income or deduction. We express no opinion regarding any such consequences.

3. The Bonds and the income from the Bonds are exempt from all taxation by the State or any political subdivision of the State.

The opinions set forth above in paragraph 2 are subject to continuing compliance by the City with covenants regarding federal tax law contained in the proceedings and other documents relevant to the issuance by the City of the Bonds. Failure to comply with these covenants may result in interest on the Bonds being included in gross income retroactive to their date of issuance.

The opinions expressed herein are based upon existing laws as of the date of issuance and delivery of the Bonds. We express no opinion as of any date subsequent hereto, and our engagement with respect to the Bonds has concluded with their issuance. We disclaim any obligation to update this opinion.

The obligations of the City related to the Bonds are subject to the reasonable exercise in the future by the State and its governmental bodies of the police power inherent in the sovereignty of the State and to the exercise by the United States of the powers (including bankruptcy powers) delegated to it by the United States Constitution. The obligations of the City and the security provided therefor, as contained in the Bond Ordinance, may be subject to general principles of equity which permit the exercise of judicial discretion and are subject to the provisions of applicable bankruptcy, insolvency, reorganization, moratorium or similar laws relating to or affecting the enforcement of creditors' rights generally, now or hereafter in effect.

The foregoing opinions represent our legal judgment based upon a review of existing legal authorities that we deem relevant to render such opinions and are not a guarantee of result. We express no opinion with respect to any pending legislation.

We are passing upon only those matters set forth in this opinion and are not passing upon the accuracy or completeness of any statement made in connection with any sale of the Bonds or upon any tax consequences arising from the receipt or accrual or interest on, or the ownership of, the Bonds except those specifically addressed in paragraphs 2 and 3 above.

Respectfully submitted,

APPENDIX B

AUDITED FINANCIAL STATEMENTS – JUNE 30, 2025

The City has not requested the consent of Hinkle + Landers, P.C., which performed the audit of the City's Financial Statements, to the inclusion of the audit report and excerpts thereof in this Official Statement, and the auditor has not conducted a post-audit review of those Financial Statements.

APPENDIX C

FORM OF CONTINUING DISCLOSURE UNDERTAKING

CONTINUING DISCLOSURE UNDERTAKING

Section 1. Recitals. This Continuing Disclosure Undertaking (the “Undertaking”) is executed and delivered by the City of Rio Rancho, New Mexico (the “City”), in connection with the issuance of the City of Rio Rancho, New Mexico General Obligation Improvement Bonds, Series 2026 (the “Series 2026 Bonds” or the “Bonds”). The Bonds are being issued pursuant to Ordinance No. __, Enactment No. ____ adopted by the City Council on June 11, 2026, as supplemented by a Pricing Certificate executed on _____, 2026 (together, the “Bond Ordinance”). Pursuant to the Bond Ordinance, to allow the owners of the Bonds to comply with the Rule (defined below), the City is required to make certain continuing disclosure undertakings for the benefit of owners (including beneficial owners) of the Bonds (the “Owners”). This Undertaking is intended to satisfy the requirements of the Rule.

Section 2. Definitions.

“Annual Financial Information” means the financial information (which will be based on financial statements prepared in accordance with generally accepted accounting principles, as in effect from time to time (“GAAP”), for governmental units as prescribed by the Governmental Accounting Standards Board (“GASB”)) and operating data with respect to the City, delivered at least annually pursuant to Sections 3(a) and 3(b) of this Undertaking, consisting of information of the type set forth under the captions “DEBT AND OTHER FINANCIAL OBLIGATIONS” and “FINANCES OF THE CITY” (tables 1 – 10) in the Official Statement.

“Audited Financial Statements” means the annual financial statements for the City, prepared in accordance with generally accepted accounting principles consistently applied, as in effect from time to time, audited by a firm of certified public accountants.

“EMMA” means the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access System located on its website at emma.msrb.org.

“Events” means any of the events listed in Section 4(a) of this Disclosure Undertaking.

“Financial Obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided however that a “financial obligation” shall not include municipal securities as to which a final official statement (as defined in Rule 15c2-12) has been provided to the MSRB consistent with Rule 15c2-12.

“Fiscal Year” means the Fiscal Year of the City, ending June 30.

“Official Statement” means the Official Statement dated _____, 2026, delivered in connection with the original issue and sale of the Series 2026 Bonds.

“Owners” means the registered owners of the Series 2026 Bonds, and so long as the Series 2026 Bonds are subject to the book-entry system, any Beneficial Owner, as such term is defined in the Bond Ordinance.

“Report Date” means March 31 of each year, beginning in 2027.

“Rule” means Rule 15c2-12 promulgated by the SEC under the Securities Exchange Act of 1934, as amended (17 C.F.R. Part 240, Section 240.15c2-12), as the same may be amended from time to time.

“Rule 15c2-12” or “Rule” shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

Section 3. Provision of Annual Financial Information.

(a) The City, or its designated agent, will provide the Annual Financial Information for the preceding fiscal year to EMMA on or before each Report Date while the Bonds are outstanding.

(b) Annual Financial Information shall be provided by the City not later than 270 days after the end of each Fiscal Year. If not filed with the Annual Financial Information, the Audited Financial Statements will be provided when available.

(c) The City, or its designated agent, may provide Annual Financial Information by specific reference to other documents, including information reports and official statements relating to other debt issues of the City, which have been submitted to EMMA or filed with the SEC; provided, however, that if the document so referenced is a “final official statement” within the meaning of the Rule, such final official statement must also be available from the MSRB.

Section 4. Reporting of Events.

(a) This Section 4 shall govern the giving of notices of the occurrence of any of the following Events with respect to the Series 2026 Bonds:

1. principal and interest payment delinquencies;
2. non-payment related defaults, if material;
3. unscheduled draws on debt service reserves reflecting financial difficulties;
4. unscheduled draws on credit enhancements reflecting financial difficulties;
5. substitution of credit or liquidity providers, or their failure to perform;
6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the Series 2026 Bonds;
7. modifications to the rights of the security holders, if material;

8. bond calls, if material, or tender offers;
9. defeasances;
10. release, substitution or sale of property securing repayment of the Series 2026 Bonds, if material;
11. rating changes;
12. bankruptcy, insolvency, receivership or a similar event with respect to the City or an obligated person;
13. the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. appointment of a successor or additional trustee, or a change of name of a trustee, if material;
15. the incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and
16. a default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

(b) At any time the Series 2026 Bonds are outstanding and the City obtains knowledge of the occurrence of an Event, the City shall file, in a timely manner not in excess of ten (10) business days after the occurrence of the event, a notice of such occurrence with EMMA.

(c) At any time that the Series 2026 Bonds are outstanding, the City or its designated agent, shall provide to EMMA, notice in a timely manner not in excess of ten (10) business days after the occurrence of any failure of the City to timely provide the Annual Financial Information and Audited Financial Statements as specified in Section 3 hereof.

Section 5. Term. This Disclosure Undertaking shall be in effect from and after the issuance and delivery of the Series 2026 Bonds and shall extend to the earliest of (a) the date all principal and interest on the Series 2026 Bonds are deemed paid or legally defeased pursuant to the terms of the Bond Ordinance; (b) the date that the City is no longer an “obligated person” with respect to the Series 2026 Bonds within the meaning of the Rule; and (c) the date on which those portions of the Rule which require this Disclosure Undertaking are determined to be invalid by a court of competent jurisdiction in a non-appealable action, have been repealed retroactively or otherwise do not apply to the Series 2026 Bonds, the determination of (a), (b) or (c) herein to be made in any manner deemed appropriate by the City, including by an opinion of Counsel experienced in federal securities laws selected by the City. The City shall file a notice of any such termination with EMMA.

Section 6. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Undertaking, the City may amend this Disclosure Undertaking, and any provision of this Disclosure Undertaking may be waived, if (a) such amendment or waiver is consented to by the Owners of no less than a majority in aggregate principal amount of the Series 2026 Bonds obtained in the manner prescribed by the Bond Ordinance or (b) if such amendment or waiver is otherwise consistent with the Rule, as determined by an opinion of Counsel experienced in federal securities laws selected by the City. Written notice of any such amendment or waiver shall be provided by the City to EMMA, and the Annual Financial Information shall explain the reasons for the amendment and the impact of any change in the type of information being provided. If any amendment changes the accounting principles to be followed in preparing financial statements, the Annual Financial Information for the year in which the change is made will present a comparison between the financial statement or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The City shall provide notice of any such amendment or waiver to EMMA.

Section 7. Additional Information. Nothing in this Disclosure Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or including any other annual information or notice of occurrence of an event which is not an Event, in addition to that which is required by this Disclosure Undertaking; provided that the City shall not be required to do so. If the City chooses to include any annual information or notice of occurrence of an event in addition to that which is specifically required by this Disclosure Undertaking, the City shall have no obligation under this Disclosure Undertaking to update such information or include it in any future annual filing or notice of occurrence of an Event.

Section 8. Default and Enforcement. If the City fails to comply with any provision of this Disclosure Undertaking, any Owner of the Series 2026 Bonds may take action to seek specific performance by court order to compel the City to comply with its obligations under this Disclosure Undertaking; provided that any Owner of the Series 2026 Bonds seeking to require the City to so comply shall first provide at least 30 days' prior written notice to the City of the City's failure (giving reasonable details of such failure), following which notice the City shall have 30 days to comply and, provided further, that only the Owners of no less than a majority in aggregate principal amount of the Series 2026 Bonds may take action to seek specific performance in connection with a challenge to the adequacy of the information provided by the City in accordance with this Disclosure Undertaking, after notice and opportunity to comply as provided herein, and such action shall be taken only in a court of competent jurisdiction in the State of New Mexico. A DEFAULT UNDER THIS DISCLOSURE UNDERTAKING SHALL NOT BE DEEMED AN EVENT OF DEFAULT UNDER THE BOND ORDINANCE OR THE SERIES 2026 BONDS, AND THE SOLE REMEDY UNDER THIS DISCLOSURE UNDERTAKING IN THE EVENT OF ANY FAILURE OF THE CITY TO COMPLY WITH THIS DISCLOSURE UNDERTAKING SHALL BE AN ACTION TO COMPEL PERFORMANCE.

Section 9. Beneficiaries. The Disclosure Undertaking shall inure solely to the benefit of the City, the Underwriter and Owners from time to time of the Series 2026 Bonds, and shall create no rights in any other person or entity.

Section 10. Requesting Information. Persons seeking to obtain the Annual Financial Information, including the Audited Financial Statements, may obtain such information by contacting the City Director of Financial Services at 3200 Civic Center Circle NE, Rio Rancho, New Mexico 87144 (505) 891-5000.

Section 11. Governing Law. This Undertaking is governed by and is to be construed in accordance with the law of the State.

Dated: _____, 2026

CITY OF RIO RANCHO, NEW MEXICO

By: _____
Mayor

APPENDIX D

OFFICIAL NOTICE OF BOND SALE

\$18,000,000

**City of Rio Rancho, New Mexico
General Obligation Improvement Bonds
Series 2026**

PUBLIC NOTICE IS HEREBY GIVEN that electronic bids will be received by the City Council (the “Council”) of the City of Rio Rancho, New Mexico (the “City”), for the purchase of all of the City’s General Obligation Bonds, Series 2026 (the “2026 Bonds” or the “Bonds”), more particularly described below. The 2026 Bonds will be awarded to the winning bidder for the 2026 Bonds at 3:00 p.m., prevailing Mountain Time, on _____, 2026.

Bids for the purchase of the 2026 Bonds will be accepted through the Grant Street Group electronic bidding web site (“Grant Street Group”) at www.grantstreet.com. No other method of submitting bids will be accepted. The date and time for submitting bids will be as follows:

Bid Date: _____, 2026

**Bid Time: Between 10:30 a.m. and 11:00 a.m. Eastern Time
(Between 8:30 a.m. and 9:00 a.m. Mountain Time)**

Submit Bid to: www.grantstreet.com

Information related to this auction can be obtained from Grant Street Group Auction Support at (412) 391-5555 (x370), attention John Carver.

To bid, bidders must have both (1) completed the registration form on the Grant Street Group website and (2) requested and received admission to the City’s auction, as described under “TERMS OF SALE - Submission of Bids” below. The use of Grant Street Group shall be at the bidder’s risk and expense, and the City shall have no liability with respect thereto.

Neither the City, Grant Street Group, the Municipal Advisor, nor Bond Counsel shall be responsible for, and each bidder expressly assumes the risk of, any incomplete, inaccurate, or untimely bid submitted by Internet transmission by such bidder, including, without limitation, by reason of garbled transmissions, mechanical failure, engaged telephone or telecommunications lines, or any other cause arising from delivery by Internet transmission. Additionally, the Grant Street Group time stamp will govern the receipt of all bids. The official bid clock does not automatically refresh. Bidders must refresh the auction page periodically to monitor the progression of the bid clock and to ensure that their bid will be submitted prior to the termination of the auction. All bids will be deemed to incorporate the provisions of this Official Notice of Bond Sale.

This Official Notice of Bond Sale, and the information set forth herein, are not to be treated as a complete disclosure of all relevant information with respect to the 2026 Bonds. The information set forth herein is subject, in all respects, to a more complete description of

the 2026 Bonds and the security therefore set forth in the Preliminary Official Statement dated _____, 2026 (the “Preliminary Official Statement”).

BOND DETAILS

The 2026 Bonds will be issued in the aggregate principal amount of \$18,000,000, exclusive of premium, if any. The 2026 Bonds and the interest thereon are general obligations of the City. The City has prepared the Preliminary Official Statement, relating to the 2026 Bonds which is deemed by the City to be final as of its date for purposes of allowing bidders to comply with Rule 15c2-12 of the Securities Exchange Commission (“the Rule”), except for the omission of certain information as permitted by the Rule. Details of the 2026 Bonds, including maturities, redemption provisions, payment dates and security for payment are contained in the Preliminary Official Statement. The Preliminary Official Statement is subject to revision, amendment and completion in a Final Official Statement.

Official Statement. The Preliminary Official Statement may be viewed and downloaded from www.grantstreet.com or a physical copy may be obtained by contacting the City or the Municipal Advisor, see “Information” below.

The City will make available to the winning bidder, within seven business days after the award of the sale of the 2026 Bonds, the Final Official Statement which is to be downloaded from www.grantstreet.com. One physical copy of the Final Official Statement also will be provided to the winning bidder at that time; provided, however, the winning bidder must cooperate in providing the information required to complete the Final Official Statement. Additional copies of the Final Official Statement may be provided at the expense of the winning bidder.

The winning bidder shall comply with the requirements of Rule 15c2-12 and the rules of the Municipal Securities Rulemaking Board.

TERMS OF SALE

Submission of Bids. All bids must be submitted only by electronic bidding on Grant Street Group at www.grantstreet.com. No other provider of bidding services and no other means of delivery (i.e. telephone, telefax or physical delivery) will be accepted. Bidding for the 2026 Bonds will begin at 10:30 a.m., Eastern Time (8:30 a.m. Mountain Time), as indicated above. The receipt of bids will end promptly at 11:00 a.m., Eastern Time (9:00 a.m. Mountain Time), unless extended in accordance with the two-minute rule described herein. If any bid becomes a leading bid two (2) minutes prior to the end of the auction, then the auction will be automatically extended by two (2) minutes from the time such new leading bid was received by Grant Street Group. The auction end time will continue to be extended, indefinitely, until a single leading bid remains the leading bid for at least two (2) minutes.

To bid, bidders must first visit the Grant Street Group website where, if they have never registered with Grant Street Group, they can register and then request admission to bid on the 2026 Bonds. Bidders will be notified prior to the scheduled bidding time of their eligibility to bid. Only NASD registered broker-dealers and dealer banks with DTC clearing arrangements will be eligible

to bid. Bidders who have previously registered with Grant Street Group may call **(412) 391-5555, x 370, attention John Carver**, for their ID Number or password.

Rules of Grant Street Group. Bidders must comply with, and all bids must be made in accordance with, the Rules of Grant Street Group in addition to the requirements of this Official Notice of Bond Sale. The Rules of Grant Street Group can be viewed on the Grant Street Group website and are incorporated herein by reference. In the event the Rules of Grant Street Group conflict with this Official Notice of Bond Sale, this Official Notice of Bond Sale shall prevail.

Bidding Parameters. Bidders are required to submit unconditional all-or-none bids specifying the rate of interest at which the bidder will purchase all of the 2026 Bonds. Interest shall be bid in multiples of 1/20th or 1/8th percentum and only one interest rate may be bid for each maturity of the 2026 Bonds. The maximum interest rate may not exceed 5% and the maximum interest rate specified for any maturity of the 2026 Bonds may not exceed the minimum interest rate specified for any maturity of the 2026 Bonds by more than 3 percent (3%). The maximum net effective interest rate of the 2026 Bonds shall not exceed ten percent (10%) per annum.

Term Bonds. A bidder may elect to have all or a portion of the 2026 Bonds scheduled to mature in consecutive years issued as one or more term bonds (the “Term Bonds”) scheduled to mature in the latest of the consecutive years and subject to mandatory redemption requirements consistent with the schedule of serial maturities set forth in the Preliminary Official Statement, however, not less than all Bonds of the same serial maturity shall be converted to Term Bonds with mandatory redemption requirements.

Adjustment of principal amounts, modification or clarification prior to examination of bids. The City Financial Services Director, in consultation with the City’s financial and bond advisors, in the City Financial Services Director’s sole discretion and prior to the examination of bids, may (i) adjust the aggregate principal amount set forth herein or may adjust the principal amount of each series without increasing the aggregate principal amount of Bonds; (ii) adjust individual maturities, and/or (iii) modify or clarify any other term hereof, including the date on which bids for the 2026 Bonds will be received, by issuing a notification of the adjusted series, amounts, modification or clarification via Thomson Municipal News (“TM3”) and/or Grant Street platform and/or Bloomberg Financial Services no later than 8:00 a.m., Mountain Time, on the Bid Date.

Adjustments to principal amounts after determination of best bid. The aggregate principal amount of the 2026 Bonds is subject to increase or reduction, and each scheduled maturity thereof is subject to increase or reduction, by the City Financial Services Director after the determination of the Best Bid (defined below). Such adjustments will be made within no more than two (2) hours after the end of the time of bid examination and will be in the sole discretion of the City. To cooperate with any adjustment in the principal amounts, the Purchaser is required to indicate by e-mail to Stephanie Yara at syara@rrnm.gov or such other address as may be indicated by the City Financial Services Director within one-half (1/2) hour after the end of the time of bid examination, the amount of any original issue discount or premium on any maturity of the 2026 Bonds, the initial offering price of each maturity, the cost of bond insurance, if any, and the

amount received from the sale of the 2026 Bonds to the public that will be retained by the Purchaser as its compensation.

The City Financial Services Director in consultation with the City's financial and bond advisors, may change the dollar amount bid by the Purchaser if the aggregate principal amount of the 2026 Bonds is adjusted as described below, but the interest rates specified by the Purchaser for all maturities will not change. The City Financial Services Director in consultation with the City's financial and bond advisors, will make every effort to ensure that the percentage net compensation to the Purchaser (i.e., the percentage resulting from dividing (i) the aggregate difference between the offering price of the 2026 Bonds to the public and the price to be paid to the City, less any bond insurance premium to be paid by the bidder, by (ii) the principal amount of the 2026 Bonds) does not increase or decrease from what it would have been if no adjustment was made to principal amounts shown in the maturity schedule. The City will notify the Purchaser of the final principal amounts and the resulting adjusted prices no later than 11:00 a.m. Mountain Time on the day of the sale and award of the 2026 Bonds. **THE PURCHASER MAY NOT WITHDRAW OR MODIFY ITS BID ONCE SUBMITTED TO THE CITY FOR ANY REASON, INCLUDING, WITHOUT LIMITATION, AS A RESULT OF ANY INCREASE OR DECREASE IN THE FINAL PRINCIPAL AMOUNTS AND THE AGGREGATE PURCHASE PRICE OF THE 2026 BONDS.**

Information Regarding Bids. Bidders may change and submit bids as many times as they wish during the bidding, provided, however, that each bid submitted subsequent to a bidder's initial bid must result in a lower true interest cost ("TIC") with respect to a bid when compared to the immediately preceding bid of such bidder. During the bidding, no bidder will see any other bidder's bid, but each bidder will be able to see its own ranking (i.e., "Leader," "Cover," "3rd," etc.).

Bids Constitute an Irrevocable Offer. Each bid submitted through Grant Street Group shall be deemed an irrevocable offer to purchase the 2026 Bonds on the terms provided in this Official Notice of Bond Sale and shall be binding upon the bidder.

Basis of Award. The 2026 Bonds will be sold to the bidder or bidders offering to purchase the same at the lowest true interest cost. The actuarial yield on the 2026 Bonds using the true interest cost method will be computed at that yield which, if used to compute the present value of all payments of principal and interest on the 2026 Bonds as of _____ 2026 produces an amount equal to the aggregate bid price. Such calculation will be made based upon a 360-day year and a semiannual interval for compounding.

The winning bid or bids will be indicated on Grant Street Group and the auction results, as posted on such website, will be subject to verification by the City. The City will verify the auction results immediately following the close of the bidding period and notice of confirmation by the City of the winning bidder or bidders will be made by a posting on Grant Street Group stating "Auction Results Verified and Confirmed".

An award may be made by the City to any bidder in a principal amount less than the principal amount of the 2026 Bonds for which the bid is submitted. Further, in the event of an

award by the City for a principal amount less than the principal amount the bidder submitted, any premium bid shall be ratably reduced. If two or more bids have the same true interest cost, the first bid submitted, as determined by reference to the time stamp displayed on Grant Street Group, shall be deemed to be the leading bid.

Sale Reservations. The City reserves the right (a) to reject any and all bids for any Bonds, (b) to reoffer any Bonds for public sale, and (c) to waive any irregularity or informality in any bid.

Good Faith Deposit Not Required to Bid. A good faith deposit will not be required in connection with the submission of any bid for the Series 2026 Bonds. The winning bidder will be required to submit a Bid Award Deposit (see “Bid Award Deposit” below).

Bid Award Deposit. Not later than 2:00 p.m., Mountain Time on _____, 2026, the winning bidder is required to submit a Bid Award Deposit of \$360,000. All Bid Award Deposits must be made in good funds by wire transfer of the required amount to an account specified by the City Financial Services Director and provided to the winning bidder after the sale of the Bonds:

No interest will be paid by the City on the amount of the Bid Award Deposit. The proceeds of the Bid Award Deposit of the winning bidder will be applied to the purchase price of the 2026 Bonds, or in the event of the failure of a winning bidder to take up and pay for the Bonds in compliance with the terms of the bid, at the option of the City, its Bid Award Deposit may be retained as liquidated damages, as partial payment of actual damages or as security for any other remedy available to the City.

Manner and Time of Delivery. The 2026 Bonds will be delivered to DTC for the account of the winning bidder or bidders at the expense of the City on _____ 2026, or such later date as the City and the winning bidder may agree. Payment of the purchase price due at delivery must be made in Federal Reserve funds for immediate and unconditional credit to the City.

Continuing Disclosure Undertaking. The City has covenanted to provide, in a timely manner, on the Electronic Municipal Market Access (EMMA) Website maintained by the Municipal Securities Rulemaking Board notice of the occurrence of specified, material events. The City has not failed to comply with any of its previous undertakings under Rule 15c2-12, except as may be disclosed in the Preliminary Official Statement.

State Securities Laws. The City has taken no action to qualify the offer or sale of the 2026 Bonds under the securities laws of any state. Should any such qualification be necessary, the City agrees to cooperate with the winning bidder in such matters, provided that the City reserves the right not to consent to service of process outside its boundaries and expenses related to any such qualification shall be the responsibility of the winning bidder.

CUSIP Numbers. CUSIP numbers will be issued and printed on the 2026 Bonds at the expense of the City. Any error or omission in printing such numbers on the 2026 Bonds will not constitute cause for any winning bidder to refuse delivery of any Bond.

Legal Opinion, Certificates and Transcript. The validity and enforceability of the 2026 Bonds will be approved by the City's Bond Counsel. A copy of the form of the opinion of Bond Counsel is attached as an exhibit to the Preliminary Official Statement.

The purchaser of the 2026 Bonds will receive a certified transcript of legal proceedings which will include, among other items:

(a) a certificate of the City to the effect that, as of its date, the Preliminary Official Statement was deemed final within the meaning of Rule 15c2-12, except for the omissions permitted under Rule 15c2-12;

(b) a certificate of the City to the effect that there is no litigation pending or, to its knowledge, threatened affecting the validity of the 2026 Bonds as of the date of their delivery; and

(c) a certificate of the City to the effect that, as of the date of the Official Statement and at all times to and including the date of delivery of the 2026 Bonds, the Official Statement did not contain any untrue statement of a material fact or omit any statement of a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

Establishment of Issue Price (Hold-the-Offering Price Rule May Apply if Competitive Sale Requirements are Not Satisfied): The winning bidder shall assist the City in establishing the issue price of the 2026 Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City, and Bond Counsel. All actions to be taken by the City to establish the issue price of the 2026 Bonds may be taken on behalf of the City by the City's municipal advisor identified herein and any notice or report to be provided to the City may be provided to the City's municipal advisor.

(a) The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the 2026 Bonds) will apply to the initial sale of the Bonds (the "competitive sale requirements") because:

(i) the City shall disseminate a Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;

(ii) all bidders shall have an equal opportunity to bid;

(iii) the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and

(iv) the City anticipates awarding the sale of the 2026 Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to the Notice of Sale shall be considered a firm offer for the purchase of the Bonds, as specified in the bid.

In the event that the competitive sale requirements described above in subparagraph (a) are not satisfied, the City shall so advise the winning bidder. The City may determine to treat (i) the first price at which 10% of each maturity of the 2026 Bonds is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the 2026 Bonds as the issue price of that maturity (the “hold-the-offering-price rule”), in each case applied on a maturity-by-maturity basis. The winning bidder shall advise the City if any maturity of the 2026 Bonds satisfies the 10% test as of the date and time of the award of the 2026 Bonds. The City shall promptly advise the winning bidder, at or before the time of award of the 2026 Bonds, which maturities of the Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule during the Holding Period, as defined in subparagraph (d)(i) below. Bids will not be subject to cancellation in the event that the City determines to apply the hold-the-offering-price rule to any maturity of the 2026 Bonds. Bidders should prepare their bids on the assumption that all of the maturities of the 2026 Bonds will be subject to the 10% test in order to establish the issue price of the 2026 Bonds.

(b) The City acknowledges that, in making the representation set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the 2026 Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the 2026 Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the 2026 Bonds.

(c) By submitting a bid, each bidder confirms that:

(i) any agreement among underwriters, any selling group agreement, and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) report the prices at which it sells to the public the unsold 2026 Bonds of each maturity allotted to it until it is notified by the winning bidder that either the 10% test has been satisfied as to the 2026 Bonds of that maturity or all 2026 Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and

(ii) any agreement among underwriters relating to the initial sale of the 2026 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the 2026 Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to (A) report the prices at which it sells to the public the unsold 2026 Bonds of each maturity allotted to it until it is notified by the winning bidder or such underwriter that either the 10% test has been satisfied as to the 2026 Bonds of that maturity or all 2026 Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires.

(d) The following terms are defined below:

(i) Hold-the-Offering-Price Maturity means a maturity of the 2026 Bonds of which less than 10% has been sold to the Public on the Sale Date.

(ii) Holding Period means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (a) the close of the fifth business day after the Sale Date, or (b) the date on which the winning bidder sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(iii) Maturity means 2026 Bonds with the same credit and payment terms. Bond with different maturity dates, or 2026 Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(iv) Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(v) Sale Date means the first day on which there is a binding contract in writing for the sale of a Maturity of the 2026 Bonds. The Sale Date of the 2026 Bonds is expected to be _____, 2026.

(vi) Underwriter means (i) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the 2026 Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the 2026 Bonds to the to the Public).

Postponement of Sale. The City reserves the right to postpone the date and time established for the receipt of bids. Any such postponement will be announced by posting on Grant Street Group prior to commencement of the bidding. If any date and time fixed for the receipt of bids and the sale of the 2026 Bonds is postponed, an alternative sale date and time will be

announced at least one business day prior to such alternative sale date. On any such alternative sale date and time, any bidder may submit bids electronically as described above for the purchase of the 2026 Bonds in conformity in all respects with the provision of this Official Notice of Bond Sale, except for the date and time of sale and except for any changes announced by posting on Grant Street Group at the time the sale date and time are announced.

Rating. A rating of “___” has been received by Moody’s Investors Service.

Information. Copies (in reasonable quantities) of this Official Notice of Bond Sale, the Preliminary Official Statement, and other information concerning the City and the 2026 Bonds may be obtained from:

Erik Harrigan, Director
RBC Capital Markets
6301 Uptown Blvd., Ste. 110
Albuquerque, NM 87110
Phone: (505) 872-5999

The date of this Official Notice of Bond Sale is _____, 2026.

CITY OF RIO RANCHO, NEW MEXICO

CITY OF RIO RANCHO, NEW MEXICO
General Obligation Improvement Bonds
Series 2026

OFFICIAL BID FORM (_____, 2026)

City of Rio Rancho, New Mexico
c/o RBC Capital Markets, LLC
6301 Uptown Boulevard NE, Suite 110
Albuquerque, New Mexico 87110

City Manager:

Pursuant to the City of Rio Rancho's "Official Notice of Bond Sale," dated _____m 2026, relating to the City of Rio Rancho, New Mexico General Obligation Improvement Bonds, Series 2026 (the "2026 Bonds") in the principal amount of \$18,000,000 which by reference is made a part hereof, we submit the following bid:

For your legally issued Bonds as described in the Official Notice of Bond Sale, we will pay you par, plus accrued interest, if any, from the date of the Bonds to the date of delivery to us, provided the Bonds bear interest per annum as follows:

2026 Bonds			
<u>Maturing (August 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Yield</u>
2026	\$ 1,250,000		
2027	4,285,000		
2028	4,930,000		
2029	800,000		
2030	800,000		
2031	800,000		
2032	800,000		
2033	800,000		
2034	800,000		
2035	800,000		
2036	800,000		
2037	800,000		
2038	335,000		

If this bid is the best bid for the Bonds, we will send a wire transfer to the City of Rio Rancho (the "City"), in the amount of \$360,000.00 prior to the acceptance of our bid by the City of Rio Rancho, which wire transfer will be our bid award deposit and submitted in accordance with the terms set forth in the Official Notice of Bond Sale. We will pay the CUSIP Service Bureau charge, if any, for the assignment of CUSIP numbers.

The undersigned agrees to complete, execute, and deliver to the City a Certificate Regarding Issue Price or a similar certificate relating to the "issue price" of the 2026 Bonds, in the form attached hereto as Exhibit A.

We understand and agree that no more than fifty (50) copies of the final Official Statement, including any amendments or supplements thereto will be supplied to us at the County's expense and that any additional copies requested will be subject to a charge to us. By accepting this bid, you agree to provide such copies of the final Official Statement and of any amendments or supplements thereto in accordance with the Official Notice of Bond Sale, and you undertake your other obligations described therein, as contemplated by Rule 15c2-12 of the Securities and Exchange Commission.

Respectfully submitted,

By: _____

Authorized Representative

* (Strike inapplicable words)

For informational purposes only, our calculation of the True Interest Cost is as follows:

True Interest Cost: (stated as a nominal annual percentage) _____%

Additionally, for informational purposes only, the following is requested:

Gross Interest Cost: \$_____

Less Premium Bid: \$_____

Net Interest Cost: \$_____

[2026 Bonds Bid Form]

ACCEPTANCE CLAUSE

The above bid is hereby accepted by the City of Rio Rancho, New Mexico, this ____ day of _____, 2026.

CITY OF RIO RANCHO, NEW MEXICO

Stephanie Yara,
Director of Financial Services

[2026 Bonds Bid Form]

EXHIBIT A
[to 2026 Bonds Bid Form]

UNDERWRITER'S CERTIFICATE REGARDING ISSUE PRICE

\$18,000,000
City of Rio Rancho, New Mexico
General Obligation Improvement Bonds
Series 2026

The undersigned, _____ (the *Underwriter*), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the *Bonds*) of the City of Rio Rancho, New Mexico (the *Issuer*).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities.***

(a) The Underwriter offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the *Initial Offering Prices*) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Purchase Agreement, the Underwriter agreed in writing on or prior to the Sale Date that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule.

(c) The Underwriter, as the party controlling all of the Hold-the-Offering Price Maturities, has not offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms.***

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which the Underwriting Group sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____, 2026.

(g) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Compliance Certificate with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Modrall, Sperling, Roehl, Harris, & Sisk, P.A., in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the City from time to time relating to the Bonds.

[NAME OF UNDERWRITER]

By: _____
Managing Director

Dated: _____, 2026

SCHEDULE A TO ISSUE PRICE CERTIFICATE
INITIAL OFFERING PRICES OF THE TAX EXEMPT BONDS

\$18,000,000
City of Rio Rancho Sandoval County, New Mexico
General Obligation Improvement Bonds
Series 2026

<u>Maturity Date</u> <u>(August 1)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>Price</u>	<u>Issue Price</u>
2026	\$ 1,250,000				
2027	4,285,000				
2028	4,930,000				
2029	800,000				
2030	800,000				
2031	800,000				
2032	800,000				
2033	800,000				
2034	800,000				
2035	800,000				
2036	800,000				
2037	800,000				
2038	335,000				

Proposed Road Bond Projects - Exhibit A

Projects	Average Daily Traffic	Road Reconstruction Estimate	Utility Replacement & Improvement Estimate	Total Estimate
District 1 - Baltic Ave. (Lisbon Ave. to Southern Blvd.)	2,700	\$4,400,000	\$3,750,000	\$8,150,000
District 3 - Springer Dr. (Chayote Rd. to Santa Fe Hills Blvd.)	1,650	\$5,100,000	\$221,000	\$5,321,000
District 4 - Ridgecrest Dr. (High Resort Blvd. to NM 528)	5,800	\$4,182,000	\$1,850,000	\$6,032,000
District 6 - Honduras Rd. (NM 528 to Riverside Dr.)	600	\$1,600,000	\$350,000	\$1,950,000

Notes: Average daily traffic count data from MRCOG.

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

Water line replacement - Baltic Ave., Ridgecrest Dr. and Honduras Rd.

Sewer line relocation/improvement - Springer Dr.

\$11,620,000 Available Bond Proceeds

\$8,800,000 FY 26 Budget General Fund Contribution

\$1,033,000 FY 26 Budget Utility Fund Contribution

\$21,453,000 Total Funding Sources

**\$21,453,000
Cost of Projects**



Proposed Public Safety Bond Projects - Exhibit B

Projects	Cost Estimate	Detail
Police Vehicle Replacement	\$1,903,250	20 vehicles
Police Headquarters Repair	\$301,000	Roof replacement
Police Mobile Communication Repeater	\$35,000	Improves radio communications within larger structures
Fire Engine	\$1,300,000	Replacement engine with equipment (extrication, data terminal, self-contained breathing apparatus)
Rescue Ambulance	\$540,000	Replacement ambulance with equipment (cardiac monitor, gurney, CPR device, data terminal, and radio)
	\$4,079,250	



Proposed Quality of Life Facilities Bond Projects - Exhibit C

Projects	Cost Estimate	Detail
Sports Complex (3501 High Resort Blvd.)	\$380,000	Skate Park replacement; removal and replacement of worn elements (more than 20 years old) with modern amenities
Sugar Park (500 Sugar Road NE)	\$180,000	Play structure replacement due to age and damage
Library Materials & Services	\$250,000	Books and digital material subscriptions
Esther Bone Memorial Library (950 Pinetree Road)	\$311,400	Renovate and improve outdoor event/program space (new auditorium, sidewalks, picnic tables, shade structures, fencing/access)
	\$1,121,400	





CITY OF RIO RANCHO COVER PAGE

Legislation Item:

AGENDA DATE:
May 14, 2026

DEPARTMENT:
City Clerk

SUBJECT:
Selection of Deputy Mayor

BACKGROUND AND ANALYSIS:

On April 23, 2026, the Governing Body voted to retain District 2 City Councilor Jeremy Lenentine as Deputy Mayor until the new Mayor took office. With the new Mayor, Paul Wymer seated, the Deputy Mayor position is being reconsidered.

The City Charter, Section 3.03, states the following:

A. The city councilors shall elect, from among themselves, a deputy mayor to assume the assigned role of mayor during the temporary absence or disability of the mayor. A deputy mayor shall be elected by the city councilors no less often than at the organizational meeting following each regular municipal election. The city councilors may change the deputy mayor at their pleasure at any time. The mayor shall have the power to break a tie vote on the election of the deputy mayor.

B. A city councilor serving as deputy mayor, in the temporary absence or disability of the mayor, shall be entitled to vote only once on matters coming before the Governing Body and shall be entitled to cast a vote as a city councilor and not to break a tie.

Municipal Code, Section 31.16, states the following:

(A) The Deputy Mayor shall be elected in accordance with § 3.03.A of the City Charter. In the absence of the Deputy Mayor, the senior governing body member present shall preside as Deputy Mayor until the governing body may appoint an Acting Deputy Mayor.

(B) In those instances where the governing body members have equal seniority, the member representing the district with the lowest district number shall preside.

IMPACT:
Selecting a Deputy Mayor will adhere to applicable City Charter provisions.

ALTERNATIVES:
N/A

DEPARTMENT RECOMMENDATION:

Governing Body policy decision.