



**Regular Governing Body Meeting**  
**City of Rio Rancho**  
**AGENDA**  
**May 28, 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](mailto: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.

**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 May 1, 2026 Special Work Session  
*Minutes of the May 1, 2026 Special Work Session*
- 2** Minutes of the May 14, 2026 Regular Meeting  
*Minutes of the May 14, 2026 Regular Meeting*
- 3** R36, Resolution Authorizing Disposal of Property (Library and Information Services Department)  
*Resolution*  
*Exhibit A*
- 4** R37, Resolution Authorizing a Budget Adjustment to the General Fund (101) (Fire and Rescue Department)  
*Resolution*
- 5** R38, Resolution Authorizing a Budget Adjustment to the General Fund (101) (Public Works Department)  
*Resolution*
- 6** R39, Resolution Authorizing a Budget Adjustment to Utility Subordinate Debt Service Fund (532), Utility Senior Debt Service Fund (533), & 2026 Utility Bond Project Fund (577)  
*Resolution*  
*O1 26-04*
- 7** D12, Appointment of Andrea Hankins to the Planning and Zoning Board  
*A. Hankins Resume*

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

### **Public Hearings**

- 8** D13, Site Plan Approval for a Restaurant with Outdoor Patio at the Property Legally Described as The Village, Tract E5  
*Application*  
*Zoning, Location*  
*Site Plan*  
*Elevations*  
*Staff Comments*  
*Reproduction of Notices*
- 9** Public Hearing for the Community Development Block Grant (CDBG) Fourth Annual Action Plan for the 2026-2027 Fiscal Year  
*Public Notice*
- 10** Public Hearing for Fiscal Year 2027 Budget
- 11** Public Hearing for Fiscal Years 2027-2031 Infrastructure Capital Improvement Plan (ICIP)

## **Second Reading of Ordinances**

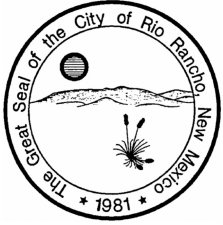
## **First Reading of Ordinances**

## **Discussion and Deliberation**

- 12** R40, Resolution Adopting the Fiscal Year 2027 Balanced Budget  
*Resolution*  
*FY2027 Changes from Recommended to Balanced Budget*  
*All Funds Summary FY2027*  
*FY2027 General Fund Five Year Financial Plan 5% Salary Increase*  
*FY2027 Utility Operating Fund Five Year Financial Plan 5% Salary Increase*  
*Final Summary of Tentative FY27 Pay Negotiation Agreement with RRPCA*
- 13** R41, Resolution Adopting the Infrastructure and Capital Improvement Plan (ICIP) for Fiscal Years 2027-2031  
*Resolution*
- 14** R42, Resolution Adopting the Community Development Block Grant Fourth Annual Action Plan for the 2026-2027 Fiscal Year  
*Resolution*  
*FY27 CDBG Action Plan*
- 15** D14, Advice and Consent of the Governing Body to Award the Barbara Loop Reconstruction Project to Albuquerque Asphalt, Inc.  
*Barbara Loop Reconstruction Bid Submission*  
*Exhibit, Area Map*  
*Albuquerque Asphalt 2025 Price Agreement*

**City Manager**

**Adjournment**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
Minutes of the May 1, 2026 Special Work Session

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [Minutes of the May 1, 2026 Special Work Session](#)



Governing Body  
of the  
City of  
Rio Rancho  
Work Session  
**MINUTES**  
MAY 1, 2026  
9:00 a.m.  
Council Chambers

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**MEMBERS PRESENT:**

Paul Wymer, Mayor  
Deb Dapson, Councilor Dist. 1  
Jeremy Lenentine, Dist. 2 (arrived 9:09am, left 11:23 am)  
Bob Tyler, Councilor Dist. 3  
Karissa Culbreath, Councilor Dist. 5  
Nicole List, Councilor Dist. 6

**STAFF**

Matt Geisel, City Manager  
Peter Wells, Deputy City Manager  
James Wenzel, Fire Chief  
Noel Davis, City Clerk  
Stephanie Yarra, Director of Financial Services  
Stewart Steele, Police Chief  
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  
Loyola Martinez, Director of Human Resources  
Charli Hannoona, Director of Info Technology

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**Call to Order and Pledge of Allegiance**

Mayor Wymer called the meeting to order at 9:00 a.m.

**Discussion**

1. City Manager Response to Mayor's Comments on Recommended FY 27 Budget

Matt Geisel, City Manager, provided a brief recap. On April 15, 2026, the Recommended Budget was provided for municipal government operations and services and the Capital Program (FY 27-31) to the Mayor and City Council in accordance with the City Charter. The FY 27 Budget spans July 1, 2026, through June 30, 2027. Per the City Charter, the Mayor of Rio Rancho has until April 25, 2026, to review the recommended budget and capital program and submit written comments to the City Manager. The Recommended FY 27 Budget and Capital Program is being reviewed by the Governing today. The Governing Body will take public comments on the FY 27 Recommended Budget and Capital Program during its regular meetings on May 14, 2026, and May 28, 2026. A vote to adopt a budget and Capital Program will occur at the Governing Body's May 28, 2026, regular meeting. In July, the Governing Body will consider and vote on a final budget for FY 27, which accounts for the end of FY 26 financial closeout and other minor adjustments. The FY 2027 Budget is structurally balanced and furthers the goals outlined in the City's Strategic Plan. The five-year General Fund forecast reflects a consistent structural balance, with recurring revenues

1 projected to exceed recurring expenditures throughout the planning period. Ending fund  
2 balance is projected to meet or exceed the City's 25 percent reserve policy minimum for  
3 the next five fiscal years. 21 new positions are being proposed. In response to cost-of-  
4 living increases and to remain competitive in the labor market, the proposed budget  
5 includes a compensation adjustment equivalent to 5.0% for all employee groups. The  
6 adjustment would occur beginning with the first full pay period in the new fiscal year.  
7 The estimated recurring cost for this adjustment in FY 2027 is \$2.6 million for the  
8 General Fund, \$82,000 for the Utility Operating Fund, and \$15,000 for the Convention  
9 and Visitor's Bureau Fund. The FY 2027 Budget includes a 5.0% increase in health  
10 insurance premiums due to rising medical care costs.

11  
12 2. Line Item Review of FY 27 Recommended Budget

13  
14 The Governing Body reviewed the proposed budget line by line.

15  
16 Councilor Tyler would like further discussion on the funding for Sandoval Economic  
17 Alliance (SEA). He would be interested in looking at reducing the funding for SEA to  
18 \$55,000 and potentially moving \$20,000 to the Rio Rancho Chamber.

19  
20 Matt Geisel recommended at a future meeting to take a deeper dive into economic  
21 development and have SEA present further information.

22  
23 Councilor Culbreath inquired about the Animal Resource Center (ARC) investments and  
24 asked for a brief update.

25  
26 Peter Wells, Deputy City Manager, stated the ARC will undergo kennel expansion,  
27 adding 12 additional kennels.

28  
29 3. Infrastructure and Capital Improvement Plan FY 27-31

30  
31 Mayor Wymer stated a presentation was provided to the Governing Body on April 21,  
32 2026, regarding the Infrastructure and Capital Improvement Plan. (ICIP) The Governing  
33 Body can ask questions in regards to the previous presentation. The Governing Body  
34 concurred.

35  
36 Councilor Culbreath stated this document sets the stage of what will come to be in the  
37 City. Since she has been on the City Council the new fire station is breaking ground this  
38 month.

39  
40 Mr. Geisel provided a brief overview. The ICIP represents a multi-year projection of the  
41 City's capital needs and financing requirements for capital renewal, replacement,  
42 acquisition, and infrastructure development. While the ICIP does not impart legal  
43 authority for capital spending outside of FY 2027, the document is the primary basis for  
44 formulating subsequent annual capital budgets.

45  
46 Councilor Tyler is interested in discussions around Council discretionary fund for

1 potential future budget cycles. Councilor Dapson concurred.

2

3 **Adjournment**

4

5 11:25 a.m.

6

7

8 APPROVED THIS MAY 28, 2026

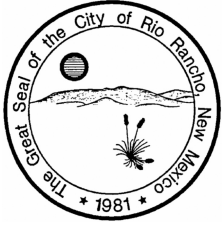
9

\_\_\_\_\_  
Paul Wymer, Mayor

12 ATTEST:

\_\_\_\_\_  
15 Noel Davis, City Clerk  
16 (SEAL)

DRAFT



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
Minutes of the May 14, 2026 Regular Meeting

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [Minutes of the May 14, 2026 Regular Meeting](#)



Governing Body  
of the  
City of  
Rio Rancho  
**MINUTES**  
MAY 14, 2026  
6:00 p.m.  
Council Chambers

**MEMBERS PRESENT:**

Paul Wymer, Mayor  
Deb Dapson, Councilor Dist. 1  
Jeremy Lenentine, Deputy Mayor/Dist. 2  
Vacant, Councilor Dist. 4  
Karissa Culbreath, Councilor Dist. 5  
Nicole List, Councilor Dist. 6

**MEMBERS ABSENT:**

Bob Tyler, Councilor Dist. 3

**STAFF PRESENT**

Matt Geisel, City Manager  
Peter Wells, Deputy City Mnager  
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.  
Yolanda Lucero, Deputy City Clerk

**Call to Order and Pledge of Allegiance**

Mayor Wymer called the meeting to order at 6:00 p.m.

**Proclamations and Awards of Merit**

**Public Forum**

The following individuals spoke under Public Forum:

- Stephan vanHorn

**Comments by Councilors**

**Consent Calendar**

- 1.) Minutes of the April 21, 2026 Work Session
- 2.) Minutes of the April 23, 2026 Regular Meeting
- 3.) R33, Resolution Authorizing a Budget Adjustment to the Law Enforcement Retention Fund (239)
- 4.) R34, Resolution Authorizing a Budget Adjustment to the General Fund (101)
- 5.) R35, Resolution Authorizing a Budget Adjustment to the State Appropriations Fund (315)

Nicole List moved to approve consent calendar. Seconded by Karissa Culbreath

1 The motion carried by a vote of 4 FOR and 0 AGAINST.  
2 YES: Paul Wymer, Deb Dapson, Karissa Culbreath, Nicole List  
3 NO: None  
4 Absent: Bob Tyler, Jeremy Lenentine  
5

6 **Boards/Commissions/Committee Reports**  
7

8 **Public Hearings**  
9

10 6.) D11, Site Plan Approval for a Bank at the Property Legally Described as Commerce  
11 Center Commercial at Enchanted Hills, Block B, Lot 1A  
12

13 Amy Rincon, Director of Development Services presented this item. The property is  
14 legally described as Commerce Center Commercial at Enchanted Hills and consists of  
15 approximately 1.54 acres. It is zoned SU: Special Use per the Ordinance all C-1 Retail  
16 Commercial uses are permissive, and conditional uses require a conditional use permit.  
17 Included in the C-1 permissible uses per the Rio Rancho Code of Ordinances §154.24  
18 (B) are banks and other financial institutions, which matches the proposed use. Staff  
19 recommends approval.  
20

21 Deb Dapson moved to approve D11. Seconded by Karissa Culbreath  
22

23 Sergio Lozoya, Applicant provided a brief overview.  
24

25 The motion carried by a vote of 4 FOR and 0 AGAINST.  
26 YES: Paul Wymer, Deb Dapson, Karissa Culbreath, Nicole List  
27 NO: None  
28 Absent: Bob Tyler, Jeremy Lenentine  
29

30 7.) Public Hearing for Fiscal Year 2027 Budget  
31

32 Councilor Lenentine joined the meeting.  
33

34 The following individuals spoke under this item:  
35

- 36 • Stephan vanHorn
- 37 • Tom Dixion
  
38

39 8.) Public Hearing for Fiscal Years 2027-2031 Infrastructure Capital Improvement Plan  
40 (ICIP)  
41

42 No individual spoke under this item.  
43

44 **Second Reading of Ordinances**  
45

46 **First Reading of Ordinances**

1  
2 9.) O6, Ordinance Authorizing the Issuance and Sale of City Of Rio Rancho, New  
3 Mexico, Tax-Exempt General Obligation Improvement Bonds, Series 2026, in the  
4 Principal Amount of \$18,000,000, Payable from Ad Valorem Taxes Levied on all  
5 Taxable Property within the City, Levied Without Limit as to Rate or Amount; Providing  
6 for the Form, Certain Terms and Conditions of the Bonds, the Manner of Their  
7 Execution, and the Method of and Security for Payment Thereof; Delegating Authority to  
8 Each of the Mayor, City Manager and City Financial Services Director to Determine the  
9 Method of Sale Of the Bonds and to Determine the Maturity Dates and Amounts,  
10 Interest Rates, Prices, Redemption Features and Other Final Terms of the Bonds in an  
11 Award Certificate; and Providing for Other Details Concerning the Bonds  
12

13 Stephanie Yara, Director of Financial Services presented this item. Rio Rancho voters  
14 approved all three bond questions which, together, authorize the City to issue up to  
15 \$18.0 million in General Obligation bonds. Approval of the Bond Parameters Ordinance  
16 will allow the City to issue the voter-approved General Obligation Bonds and establish  
17 the parameters for issuance of the bonds. Once issued, the bonds will provide  
18 resources for road improvements, public safety improvements, and quality of life  
19 facilities improvements.  
20

21 Karissa Culbreath moved to approve O6. Seconded by Nicole List  
22

23 The motion carried by a vote of 5 FOR and 0 AGAINST.

24 YES: Paul Wymer, Deb Dapson, Jeremy Lenentine, Karissa Culbreath, Nicole  
25 List

26 NO: None

27 ABSENT: Bob Tyler  
28

## 29 **Discussion and Deliberation**

### 30 10.) Selection of Deputy Mayor

31  
32  
33 Jeremy Lenentine moved to nominate Councilor Culbreath as Deputy Mayor.  
34 Seconded by Deb Dapson  
35

36 The motion carried by a vote of 5 FOR and 0 AGAINST.

37 YES: Paul Wymer, Deb Dapson, Jeremy Lenentine, Karissa Culbreath, Nicole  
38 List

39 NO: None

40 ABSENT: Bob Tyler  
41

## 42 **City Manager**

43  
44 Matt Geisel, City Manager stated earlier today was the annual Fallen Officer Memorial  
45 to honor law enforcement who have made the ultimate sacrifice in the line of duty. On  
46 Saturday at Cabezon Park will be a yard sale event. Also, the 3 outdoor public pools will

1 open on May 23, and from May 26 to August 2, the Aquatic Center will have extended  
2 daily hours. Lastly, he invited the public to the Memorial Day Ceremony on Monday,  
3 May 25, at Veterans Memorial Park.  
4

5 **Adjournment**

6  
7 6:30 p.m.  
8

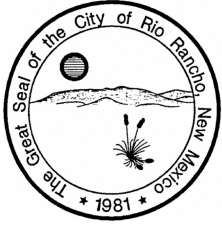
9 APPROVED THIS MAY 28, 2026  
10

11 \_\_\_\_\_  
12 Paul Wymer, Mayor

13 ATTEST:  
14

15 \_\_\_\_\_  
16 Noel C. Davis, City Clerk  
17 (SEAL)

DRAFT



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: R36**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Library and Information Services

**SUBJECT:**  
R36, Resolution Authorizing Disposal of Property (Library and Information Services Department)

**BACKGROUND AND ANALYSIS:**

The Library and Information Services Department seeks to dispose of non-functional, damaged, and/or obsolete items that cannot be put back in library circulation or sensibly stored by selling salvageable items, recycling suitable items, and safely disposing of items deemed unfit or unsafe for sale to the public.

The items, detailed in the attached Exhibit A, consist of miscellaneous office supplies and library material.

The disposal of personal property is governed by Section 3-54-2, NMSA 1978 requiring Governing Body approval for property that does not exceed \$2,500.

**IMPACT:**  
Disposal of these items will free up space for current library needs.

**ALTERNATIVES:**  
Approve the Resolution.

Do not approve the Resolution.

**DEPARTMENT RECOMMENDATION:**  
Staff recommends approval of the Resolution.

**ATTACHMENT:** [Resolution](#)  
**ATTACHMENT:** [Exhibit A](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION AUTHORIZING DISPOSAL OF LIBRARY AND INFORMATION  
SERVICES DEPARTMENT PROPERTY**

**WHEREAS:** the Library and Information Services Department needs to dispose of non-functional, damaged, and/or obsolete items that cannot be put back in library circulation or sensibly stored by selling salvageable items, recycling suitable items, and safely disposing of items deemed unfit or unsafe for sale to the public; and

**WHEREAS:** the disposal of personal property is governed by Section 3-54-2, NMSA 1978 requiring Governing Body approval for property that does not exceed \$2,500.

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

That authorization is hereby given to properly dispose of the items depicted in Exhibit A, attached hereto.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Paul Wymer, Mayor

ATTEST:

\_\_\_\_\_  
Noel C. Davis, City Clerk  
(SEAL)

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026




Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Standing Desk (1)	Loma Colorado Main Library	Damaged	\$0.00	
Bibliotheca SelfCheck (1) B16298	Loma Colorado Main Library	Obsolete	\$10.00	
AWE Computer (1) DAPTBX020727 (UN 3600)	Esther Bone Memorial Library	Obsolete	\$10.00	

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026



Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Bibliotheca SelfCheck (2) B16281, B19151	Esther Bone Memorial Library	Damaged	\$0.00	
Bibliotheca Standing SelfCheck (1) B16283	Loma Colorado Main Library	Damaged	\$0.00	

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026



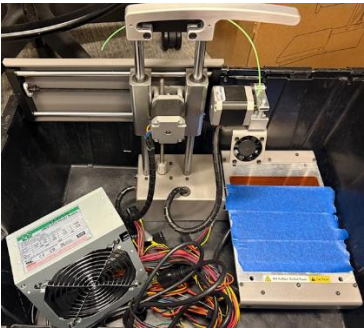
Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Gray Chair (1)	Loma Colorado Main Library	Damaged	\$0.00	
Bibliotheca Standing SelfCheck (1) B19116	The HUB @ Enchanted Hills Library	Damaged	\$0.00	
3D Printer (1)	The HUB @ Enchanted Hills Library	Damaged	\$0.00	

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026




Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Bookmobile Sandwich Board	Loma Colorado Main Library	Damaged	\$0.00	
Tan Bookshelf Units (2)	Loma Colorado Main Library	Obsolete	\$20.00	
iTiva Server Components (4)	Loma Colorado Main Library	Obsolete	\$1.00	

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Library Materials Removed from Collection <b>ISBN</b> 9781538742570;"1538742578" 045121742X;"0525948600 (alk. paper)" 9781455566150;"1455566152" 9781859956779;"1859956777" 039921920X 9781423163244;"1423163249" 9781465464118 ;;"1465464115 :" 9781452170336 (hardcover);"1452170339 (hardcover)" 9781338255812 (hardcover);"1338255819 (hardcover)" 9780590353403;"9780439362139";"9780439554930";"0439554934"; "059035342X (pbk.)";"9780545582889" 9780063084087 (v. 1) (hardcover);"0063084082 (v. 1) (hardcover);"9780063084117 (v. 2) (hardcover);"9780063315280 (v. 3) (hardcover);"9780063415508 (v. 4) (hardcover)" 553801465 0515090212 (pbk.) 9781984898104 (paperback);"1984898108" 9780312676452 ;;"031267645X :" 9781770854345 (bound);"1770854347 (bound)";"9781770852907 (paperback)";"1770852905 (paperback)" 9781484723890;"1484723899" 9781524788674 (hardcover);"1524788678 (hardcover)" 9780786838653;"0786838655";"9781423116967";"9780786856299"; "0786282258";"0439865999";"9780545241809";"9781423134947";" 0786856297 (hardcover)";"9780439861304" 9781338134124 (hardcover);"1338134124 (hardcover)";"9781338134117 (paperback)";"1338134116 (paperback)" 9781974725755 (paperback);"1974725758 (paperback)" 9781684056613 (paperback);"1684056616 (paperback)" 1496593421 (paperback);"9781496593429 (paperback)"	Loma Colorado Main Library	Obsolete	\$500.00	N/A

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
<p>9781684057979 pbk;"1684057973";"9781544460963 Follett bdg;"1544460961"</p> <p>9781608867370 (pbk. : v. 2);"1608867374 (pbk. : v. 2);"9781608866878 (pbk. : v. 1);"9781608868032 (pbk. : v. 3);"9781608868605 (pbk. : v. 4);"9781608869190 (pbk. : v. 5);"9781608869541 (pbk. : v. 6);"9781684150458 (pbk. : v. 7);"9781684151325 (pbk. : v. 8);"9781608869572 (pbk. : v. 9);"9781684152780 (pbk. : v. 10);"9781684153251 (pbk. : v. 11);"9781684153800 (pbk. : v. 12);"9781684154500 (pbk. : v. 13);"9781684155507 (pbk. : v. 14);"9781684155514 (pbk. : v. 15);"9781684156160 (pbk. : v. 16);"9781684156672 (pbk. : v. 17);"9781684156986 (pbk. : v. 18);"9781684156993 (pbk. : v. 19);"9781684157433 (pbk. : v. 20)"</p> <p>9781338777215 (paperback);"1338777211 (paperback);"9781338777222 (hardcover);"133877722X (hardcover);"9781546183419 (paperback);"1546183418 (paperback)"</p> <p>9780061177545 (trade bdg.);"0061177547 (trade bdg.);"9780061177569 (pbk. bdg.);"0061177563 (pbk. bdg.)"0394800400;"9780394800400;"0394900405;"9780394900407"9780062024060;"006202406X"</p> <p>9781990778414 (hardcover) (v. 2);"1990778410 (hardcover) (v. 2);"9781990778407 (paperback) (v. 2);"1990778402 (paperback) (v. 2);"9781990259937 (hardcover) (v. 1);"1990259936 (hardcover) (v. 1);"9781990259791 (paperback) (v. 1);"1990259790 (paperback) (v. 1);"9781990778889 (hardcover) (v. 3)"</p> <p>LC Chromebook 7</p> <p>9781449496364 (hardback);"1449496369 (hardback)"</p> <p>9780593819661 (hardcover);"0593819667 (hardcover);"9780349445687 (pbk.);"0349445680 (pbk.)"9780399554384 (hardcover);"0399554386 (hardcover);"9780399554391 (hardcover library binding);"0399554394 (hardcover library binding)"</p>				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780399529207;"9780140283334";"9780399501487";"97803995340 65";"9780881030310";"9781573226127";"9780143124290" 9781644876244 (library binding);"1644876248 (library binding);"9781648346873 (paperback);"1648346871 (paperback)" 9781596432222;"1596432225" 9780593498286 (trade paperback acid-free paper);"0593498283 (trade paperback acid-free paper)" 9780312353810 (pbk.);"0312938993 (pbk.);"9780312938994 (pbk.);"0312353812 (pbk.);"9781439557693 (Paw Prints);"1439557691 (Paw Prints);"044903007995 83899" 9781728296166 (trade paperback);"1728296161 (trade paperback)" 9781501120121;"1501120123" 1044-6133 1044-6133 1 9781788684187 9781465475619 (hard cover);"1465475613 (hard cover)" 0394839730 : 0394939735 9780763674199 (reinforced trade edition);"0763674192" 9780374327378;"0374327378" 9781442442320 (hardcover);"1442442328 (hardcover)" 9781250016881;"1250016886" 9789888341214;"9888341219" 689840527 9780545093101;"0545093104";"9780545093118 (pbk.);"0545093112 (pbk.);"9780545233316 (Scholastic);"0545233313 (Scholastic);"9781448760480 (Paw Prints);"1448760488 (Paw Prints);"9780606153133";"0606153136" 9781534497269;"9781534463424";"1534463429" 0679890505;"0439077591";"059070639X";"9780679890508";"97814 39589335" 9781439588482;"9780679966968 (glb.);"067996696X (glb.);"0679866965 (pbk.);"9780679866961 (pbk.);"9780780759800 (reinforced lib. bdg.);"078075980X (reinforced lib. bdg.);"0439130743"				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781328530820 (paperback);"1328530825 (paperback);" "1328530817 (hardcover);" "9781328530813 (hardcover);" "9781725425262 (Follett Bound);" "1725425262 (Follett Bound);" "9781338661491 (Scholastic);" "1338661493 (Scholastic)" 9781481456906 (hardback);"1481456903 (hardback)" 9780544580145 (hc.);"0544580141 (hc.)" 9781250123282 (hardcover);"1250123283 (hardcover)" 0803735340 (hardcover);"9780803735347 (hardcover)" 9780374306441 (hardback);"0374306443 (hardback)" 9781442450899 (hbk.);"1442450894 (hbk.);" "9781442450912 (pbk.);" "1442450916 (pbk.)" 0062385712 (hc);"9780062385710 (hc)" 9780803737273 (hardcover);"0803737270 (hardcover)" 1481458140;"9781481458146" 9781338129335 (hardcover);"1338129333" 0060890886 (trade bdg.);"9780060890889 (trade bdg.);" "0060890894 (reinforced);" "9780060890896 (reinforced)" 590443518 0786807938 (trade) : 9780375855962 (trade);"0375855963 (trade);" "9780375955969 (lib. bdg.);" "0375955968 (lib. bdg.)" 0062333461;"9780062333469" 9780545050586;"0545050588" 9780888998927;"0888998929";"9780888998934 (pbk.);" "0888998937 (pbk.)" 9780374300111 (hbk.);"0374300119 (hbk.)" 9780061430954 (trade bdg.);"0061430951 (trade bdg.);" "9780061430961 (reinforced);" "006143096X (reinforced)" 0060846224;"9780060846220";"9780060846213 (trade bdg.);" "0060846216 (trade bdg.)" 9780375868955 (hardcover);"037586895X (hardcover);" "9780375968952 (library binding);" "0375968954 (library binding);" "9780375872921 (pbk.);" "0375872922 (pbk.)"				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780385735551 (trade);"0385735553 (trade);"9780385905404 (library);"0385905408 (library)" 9780805079579 (hc. : alk. paper);"0805079572 (hc. : alk. paper);"9781428746114 (BWI bdg.)";"1428746110 (BWI bdg.)";"0545115965";"9781250073297 (paperback)" 0060287063;"0060287071 (lib. bdg.)" 0062498754;"9780062498755" 9780399247910;"0399247912" 9781484708507;"1484708504" 1416935584 (hardcover);"9781416935582 (hardcover)" 9780316510004 (hardback);"0316510009 (hardback)" 9780545535649 (alk. paper);"0545535646 (alk. paper)" 0823415767 (hardcover) 9780385384872 (hc);"0385384874 (hc);"9780385384889 (glb);"0385384882 (glb)" 9780553535099 (hc);"0553535099 (hc);"9780553535105 (glb);"0553535102 (glb)" 9780061964237 (hbk.);"0061964239 (hbk.)";"9780061964244 (lib. bdg.)";"0061964247 (lib. bdg.)" 9780060935481;"0060935480";"0064400204";"0439217873" 9780544334649 (hbk.);"0544334647 (hbk.)";"9780544668522 (pbk.)" 1632260611 paperback;"9781632260611 paperback" 9781939017710;"1939017718" 823413578 9780399544569 (hardcover);"0399544569 (hardcover)" 152013059 9780765333278 (hardback);"0765333279 (hardback)" 9780807537824 (hardback);"0807537829 (hardback)" 9780399252228;"0399252223" 9780544029002;"0544029003" 9781442468245 (hbk.);"1442468246 (hbk)" 9781629235486;"9781629235486"				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780375971815 (lib. bdg.);"0375971815 (lib. bdg.);"9780385369992 (trade);"0385369999 (trade)" 9780425285152;"0425285154";"9781518209758 (Paw Prints);"1518209750 (Paw Prints)" 9780810994737 (hardcover);"9780810995529";"0810994739 (hardcover)" 0060855924;"9780060855925" 9780451499844 (hardcover);"0451499840";"9780451499851 (trade pbk.);"0451499859" 0385733631 (trade);"9780385733632 (trade);"0385903782 (Gibraltar lib. bdg.);"9780385903783 (Gibraltar lib. bdg.)" 9781599559117;"1599559110" 9780399545221 (hardback);"0399545220 (hardback);"9780399545238 (ebook)" 0307977625 (hc.);"9780307977625 (hc.);"9780307977632";"0307977633" 9780545479790 (hbk.);"0545479797 (hbk.);"9780545479806";"0545479800" 9781250027795 (hardcover);"1250027799 (hardcover)" 9781250027771 (hc.);"1250027772 (hc.)" 9781416978046 (hardcover);"1416978046 (hardcover)" 9780375840838 (jkted. hardcover);"0375840834 (jkted. hardcover);"9780375940835 (lib. bdg.);"0375940839 (lib. bdg.);"9780375840845 (pbk.);"0375840842 (pbk.)" 9780374302610 (hardback);"0374302618 (hardback)" 9781419706387 (hardback);"1419706381 (hardback)" 9780399546457;"9780399546440 (hardcover);"0399546448 (hardcover);"40027928467" 9781402243912;"140224391X" 9780670012824 (hardcover);"0670012823 (hardcover)" 9781481469012 (hardcover);"1481469010";"9781481469029 (paperback);"1481469029" 9780399256912 (hardback);"0399256911 (hardback)"				

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780358566175 (hardcover);"0358566177" 9781416950585;"1416950583" 9780374313197 (hardcover);"0374313199" 9780593565100 (hardcover);"059356510X";"9780593565117 (library binding);"0593565118" 9780593407851 (hardcover);"0593407857 (hardcover)" 9780545914246 (hardcover);"0545914248 (hardcover);"9781338538960 (paperback);"1338538969 (paperback)" 9780375870088 (hardback);"0375870083 (hardback);"9780375970085 (lib. bdg.);"0375970088 (lib. bdg.)" 689828764 9781101938751 (hardback);"1101938757 (hardback);"9781101938768 (lib. bdg.);"1101938765 (lib. bdg.)" 9780689870774;"0689870779" 9780451479723 (hardback);"0451479726" 9780593568682 hc.;"0593568680 hc." 9780545034272 (pbk.);"0545034272 (pbk.);"9780545048576 (pbk. : school market ed.);"0545048575 (pbk. : school market ed.);"054508170X (pbk.);"9780545081702 (pbk.);"1424242665 (Fitzgerald);"9781424242665 (Fitzgerald)" 9781946395665;"1946395668" 9781534485082 (hardcover);"1534485082 (hardcover);"9781534485099 (paperback);"1534485090 (paperback)" 9781772782585 (hardcover);"1772782580 (hardcover)" 9781534488861 hardcover;"1534488863 hardcover";"9781534488878 paperback";"1534488871 paperback" 9780593488195 (hardcover);"0593488199";"9780593488201 (library binding);"0593488202";"9780593488225 (trade paperback);"0593488229"				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781524773236 (hardcover);"1524773239 (hardcover);"9781524773243 (library binding);"1524773247 (library binding)" 9780593465721 (hardcover);"0593465725 (hardcover)" 9781536225150 (hardcover);"1536225150 (hardcover)" 9780374314101 (hardcover);"0374314101" 0786802243 (trade);"9780786802241 (trade)";"0786822155 (lib.)";"9780786822157 (lib.)";"0786812907";"9780786812905";"9780780777392 (PFNL)";"0780777395 (PFNL)";"0786813571";"9780786813575" 9781442411906 (pob edition alk. paper);"1442411902 (pob edition alk. paper)";"1451731000 (PawPrnt)";"9781451731002 (PawPrnt)";"9781442480605 (pbk.)";"1442480602 (pbk.)" 0786851619;"9780786851614";"9780786851621" 9780063206854 (hardcover);"0063206854 (hardcover)" 9780823422807 (hardcover);"0823422801 (hardcover)" 1938298071;"9781938298073" 9781599613017;"1599613018";"9780613716369 (Turtleback)" 9781421582696 (Volume 1);"1421582694 (Volume 1)";"9781421582702 (Volume 2)";"9781421585109 (Volume 3)";"9781421585116 (Volume 4)";"9781421587028 (Volume 5)";"9781421588667 (Volume 6)";"9781421590400 (Volume 7)";"9781421591674 (Volume 8)";"9781421593401 (Volume 9)";"9781421594378 (Volume 10)";"9781421595832 (Volume 11)";"9781421597010 (Volume 12)";"9781421598031 (Volume 13)";"9781421599472 (Volume 14)";"9781974701001 (Volume 15)";"9781974702558 (Volume 16)";"9781974702565 (Volume 17)";"9781974704378 (Volume 18)";"9781974704606 (Volume 19)";"9781974707737 (Volume 20)";"9781974709502 (Volume 21)";"9781974709656 (Volume 22)";"9781974709663 (Volume 23)";"9781974711208 (Volume 24)";"9781974717620 (Volume 25)";"9781974719778 (Volume 26)";"9781974721016 (Volume 27)";"9781974722884 (Volume 28)";"9781974725106 (Volume				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
29)";"9781974727155 (Volume 30)";"9781974732128 (Volume 31)";"9781974732364 (Volume 32)";"9781974734740 (Volume 33)";"9781974736638 (Volume 34)";"9781974739097 (Volume 35)";"9781974741083 (Volume 36)";"9781974743247 (Volume 37)";"9781974745845 (Volume 38)";"9781974749645 (Volume 39)";"9781974752737 (Volume 40)";"9781974755882 (Volume 41)";"9781974759187 (Volume 42)" 9781465481757;"1465481753" 9781442402973 (hbk. : alk. paper)";"1442402970 (hbk. : alk. paper)" 9781974711703 (v. 19)";"9781421585277 (v. 6 : paperback)";"9781421569543 (v. 5 : paperback)";"9781421585642 (v. 1 : paperback)";"1421585642 (v. 1 : paperback)";"9781421585659 (v. 2 : paperback)";"1421585650 (v. 2 : paperback)";"9781421564616 (v. 3 : paperback)";"1421564610 (v. 3 : paperback)";"9781421569208 (v. 4 : paperback)";"1421569205 (v. 4 : paperback)";"142156954X (v. 5 : paperback)";"1421585278 (v. 6 : paperback)";"9781421585284 (v. 7 : paperback)";"1421585286 (v. 7 : paperback)";"9781421586564 (v. 8 : paperback)";"1421586568 (v. 8 : paperback)";"9781421586571 (v. 9 : paperback)";"9781421590158 (v. 10 : paperback)";"9781421592268 (v. 11 : paperback)";"9781421596204 (v. 12 : paperback)";"9781421598062 (v. 13 : paperback)";"9781974700431 (v. 14 : paperback)";"9781974702237 (v. 15 : paperback)";"9781974704613 (v. 16 : paperback)";"9781974707454 (v. 17 : paperback)";"9781974709465 (v. 18 : paperback)";"9781974714742 (v. 20 : paperback)";"9781974717644 (v. 21 : paperback)";"9781974722907 (v. 22 : paperback)";"9781974725120 (v. 23 : paperback)";"9781974734405 (v. 24 : paperback)";"9781974736669 (v. 25 : paperback)";"9781974740482 (v. 26 : paperback)";"9781974742943 (v. 27 : paperback)";"9781974745654 (v. 28 : paperback)";"9781974748877 (v. 29 : paperback)";"9781974752508 (v. 30 : paperback)";"9781974755394 (v. 31 : paperback)";"9781974758166 (v. 32 : paperback)"				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
<p>9781974709410 (Volume 8);"9781421592541 (Volume 1);"1421592541 (Volume 1);"9781421596471 (Volume 2);"9781421599465 (Volume 3);"9781974701445 (Volume 4);"9781974704583 (Volume 5);"9781974705207 (Volume 6);"9781974707775 (Volume 7);"9781974712366 (Volume 9);"9781974715268 (Volume 10);"9781974717613 (Volume 11);"9781974720019 (Volume 12);"9781974722815 (Volume 13);"9781974724635 (Volume 14);"9781974725175 (Volume 15);"9781974732111 (Volume 16);"9781974734511 (Volume 17);"9781974736522 (Volume 18);"9781974739103 (Volume 19);"9781974743605 (Volume 20);"9781974746866 (Volume 21);"9781974749850 (Volume 22);"9781974752812 (Volume 23);"9781974762248 (Volume 24)" 140006595X;"9781400065950" 9780425176306 (pbk.);"0425176304 (pbk.) :" 9781641716819;"9781641715775";"1522-3299 1522-3299 1" 9781628875850 1559-081X 1559-081X 1 9798888593622 (hardcover);"9798888593639 (pbk.)";"9788888593630";"8888593632" 9781442459373 (hardcover);"1442459379 (hardcover)" 9781780559223 paperback;"1780559224" 9781467658997 (kit);"1467658995 (kit)";"9781615876877 (Playaway)";"1615876871 (Playaway)";"9781467670944";"1467670944";"9781467690546";"1467690546";"9780395390306";"0395390303";"9780618663774";"0618663770";"9780395919101";"039591910X";"9780395912157";"0395912156";"9780395150238";"039515023X";"80478 Findaway World";"10687 Findaway World" 9780545942164 (hardcover) (bk. 1);"0545942160 (hardcover) (bk. 1)";"9780545942157 (paperback) (bk. 1)";"0545942152 (paperback) (bk. 1)";"9780545942218 (hardcover) (bk. 2)";"0545942217 (hardcover) (bk. 2)";"9780545942201 (paperback) (bk.</p>				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
2)";"0545942209 (paperback) (bk. 2)";"9781338344059 (paperback bk. 3)";"9781338344219 (paperback bk. 4)";"9781338730852 (paperback bk. 5)";"9781338730890 (paperback bk. 6)";"9781338730920 (paperback bk. 7)";"9781339001234 (paperback bk. 8)";"9781546110552 (paperback bk. 9)" 9780822576402 (lib. bdg. : alk. paper);"0822576406 (lib. bdg. : alk. paper)" 9780739380130 :;"0739380133 :";"YA 1460ACD Random House/Listening Library" 826663155914;"SF15591 Shout! Factory" 025192325861;"94174580 Broad Green Pictures";"2049910 Broad Green Pictures" 032429350374;"59214090000 Nickelodeon" 786936847109;"127724 Buena Vista Home Entertainment" 786936847109;"127724 Buena Vista Home Entertainment" 786936847109;"127724 Buena Vista Home Entertainment" 782009243854;"1000547463 Viz Media";"3000062800 Viz Media (container)";"2000107870 Viz Media (disc 1)";"2000107871 Viz Media (disc 2)";"2000107872 Viz Media (disc 3)" 782009243854;"1000547463 Viz Media";"3000062800 Viz Media (container)";"2000107870 Viz Media (disc 1)";"2000107871 Viz Media (disc 2)";"2000107872 Viz Media (disc 3)" 786936839784;"119627 Buena Vista Home Entertainment" 786936839784;"119627 Buena Vista Home Entertainment" 786936839784;"119627 Buena Vista Home Entertainment" 786936839784;"119627 Buena Vista Home Entertainment" 1419849360;"9781419849367" 1419849360;"9781419849367" 032429350374;"59214090000 Nickelodeon" 786936844313;"110983 Walt Disney Home Entertainment";"123638 Buena Vista Home Entertainment (container)";"8038743 Buena Vista Home Entertainment (disc 1)";"5038744 Buena Vista Home				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Entertainment (disc 2);"8038745 Buena Vista Home Entertainment (disc 3)" 786936844313;"110983 Walt Disney Home Entertainment";"123638 Buena Vista Home Entertainment (container);"8038743 Buena Vista Home Entertainment (disc 1);"5038744 Buena Vista Home Entertainment (disc 2);"8038745 Buena Vista Home Entertainment (disc 3)" 786936844320;"110984 Walt Disney Home Entertainment";"12364100 Buena Vista Home Entertainment" 9781531712471;"841887044226";"13336807";"MSTR605 PBS" 9781531712471;"841887044226";"13336807";"MSTR605 PBS" 9781531712471;"841887044226";"13336807";"MSTR605 PBS" 96163 Diamond Entertainment;"96164 Diamond Entertainment";"96165 Diamond Entertainment";"96166 Diamond Entertainment" 96163 Diamond Entertainment;"96164 Diamond Entertainment";"96165 Diamond Entertainment";"96166 Diamond Entertainment" 96163 Diamond Entertainment;"96164 Diamond Entertainment";"96165 Diamond Entertainment";"96166 Diamond Entertainment" 826663135367;"SF 13536 Shout! Factory";"SF 13537 Shout! Factory";"SF 13538 Shout! Factory";"SF 13539 Shout! Factory" 826663135367;"SF 13536 Shout! Factory";"SF 13537 Shout! Factory";"SF 13538 Shout! Factory";"SF 13539 Shout! Factory" 883929409457;"3000059196 Warner Home Video" 883929409457;"3000059196 Warner Home Video" 191329260357;"SDS1000835470 Nickelodeon";"SDS1000835461 Nickelodeon / Paramount" 1422921778;"9781422921777";"733961275346";"AAAE275340 A&E Home Video" 1422921778;"9781422921777";"733961275346";"AAAE275340 A&E Home Video"				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
1422921778;"9781422921777";"733961275346";"AAAE275340 A&E Home Video" 9781598287707;"1598287702";"054961877096";"AMP-8770 Athena" 9781598287707;"1598287702";"054961877096";"AMP-8770 Athena" 9781598287707;"1598287702";"054961877096";"AMP-8770 Athena" 9781569319000 (v. 1);"9781591161783 (v. 2);"9781591161875 (v. 3);"9781591163589 (v. 4);"9781591163596 (v. 5);"9781591167396 (v. 6);"9781591168751 (v. 7);"9781421501246 (v. 8);"9781421502397 (v. 9);"9781421502403 (v. 10);"9781421502410 (v. 11);"9781421502427 (v. 12);"9781421510873 (v. 13);"9781421510880 (v. 14);"9781421510897 (v. 15);"9781421510903 (v. 16);"9781421516523 (v. 17);"9781421516530 (v. 18);"9781421516547 (v. 19);"9781421516554 (v. 20);"9781421518558 (v. 21);"9781421518589 (v. 22);"9781421518596 (v. 23);"9781421518602 (v. 24);"9781421518619 (v. 25);"9781421518626 (v. 26);"9781421518633 (v. 27);"9781421518640 (v. 28);"9781421518657 (v. 29);"9781421519425 (v. 30);"9781421519432 (v. 31);"9781421520018 (v. 33);"9781421520025 (v. 34);"9781421520032 (v. 35);"9781421521725 (v. 36);"9781421521732 (v. 37);"9781421521749 (v. 38);"9781421521756 (v. 39);"9781421528410 (v. 40);"9781421528427 (v. 41);"9781421528434 (v. 42);"9781421529295 (v. 43);"9781421531342 (v. 44);"9781421531359 (v. 45);"9781421533049 (v. 46);"9781421533056 (v. 47);"9781421534749 (v. 48);"9781421534756 (v. 49);"9781421534978 (v. 50);"9781421534985 (v. 51);"9781421539577 (v. 52);"9781421519449 (v. 32);"9781421540498 (v. 53);"9781421541020 (v. 54);"9781421541525 (v. 55);"9781421542072 (v. 56);"9781421543062 (v. 57);"9781421543284 (v.				

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
58)";"9781421549422 (v. 59)";"9781421549439 (v. 60)";"9781421552484 (v. 61)";"9781421556192 (v. 62)";"9781421558851 (v. 63)";"9781421561394 (v. 64)";"9781421564555 (v. 65)";"9781421569482 (v. 66)";"9781421573847 (v. 67)";"9781421576824 (v. 68)";"9781421578569 (v. 69)";"9781421579757 (v. 70)";"9781421581767 (v. 71)";"9781421582849 (v. 72)" 9781569319000 (v. 1);"9781591161783 (v. 2)";"9781591161875 (v. 3)";"9781591163589 (v. 4)";"9781591163596 (v. 5)";"9781591167396 (v. 6)";"9781591168751 (v. 7)";"9781421501246 (v. 8)";"9781421502397 (v. 9)";"9781421502403 (v. 10)";"9781421502410 (v. 11)";"9781421502427 (v. 12)";"9781421510873 (v. 13)";"9781421510880 (v. 14)";"9781421510897 (v. 15)";"9781421510903 (v. 16)";"9781421516523 (v. 17)";"9781421516530 (v. 18)";"9781421516547 (v. 19)";"9781421516554 (v. 20)";"9781421518558 (v. 21)";"9781421518589 (v. 22)";"9781421518596 (v. 23)";"9781421518602 (v. 24)";"9781421518619 (v. 25)";"9781421518626 (v. 26)";"9781421518633 (v. 27)";"9781421518640 (v. 28)";"9781421518657 (v. 29)";"9781421519425 (v. 30)";"9781421519432 (v. 31)";"9781421520018 (v. 33)";"9781421520025 (v. 34)";"9781421520032 (v. 35)";"9781421521725 (v. 36)";"9781421521732 (v. 37)";"9781421521749 (v. 38)";"9781421521756 (v. 39)";"9781421528410 (v. 40)";"9781421528427 (v. 41)";"9781421528434 (v. 42)";"9781421529295 (v. 43)";"9781421531342 (v. 44)";"9781421531359 (v. 45)";"9781421533049 (v. 46)";"9781421533056 (v. 47)";"9781421534749 (v. 48)";"9781421534756 (v. 49)";"9781421534978 (v. 50)";"9781421534985 (v. 51)";"9781421539577 (v. 52)";"9781421519449 (v. 32)";"9781421540498 (v. 53)";"9781421541020 (v.				

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
54)";"9781421541525 (v. 55)";"9781421542072 (v. 56)";"9781421543062 (v. 57)";"9781421543284 (v. 58)";"9781421549422 (v. 59)";"9781421549439 (v. 60)";"9781421552484 (v. 61)";"9781421556192 (v. 62)";"9781421558851 (v. 63)";"9781421561394 (v. 64)";"9781421564555 (v. 65)";"9781421569482 (v. 66)";"9781421573847 (v. 67)";"9781421576824 (v. 68)";"9781421578569 (v. 69)";"9781421579757 (v. 70)";"9781421581767 (v. 71)";"9781421582849 (v. 72)" 9781569319000 (v. 1);"9781591161783 (v. 2)";"9781591161875 (v. 3)";"9781591163589 (v. 4)";"9781591163596 (v. 5)";"9781591167396 (v. 6)";"9781591168751 (v. 7)";"9781421501246 (v. 8)";"9781421502397 (v. 9)";"9781421502403 (v. 10)";"9781421502410 (v. 11)";"9781421502427 (v. 12)";"9781421510873 (v. 13)";"9781421510880 (v. 14)";"9781421510897 (v. 15)";"9781421510903 (v. 16)";"9781421516523 (v. 17)";"9781421516530 (v. 18)";"9781421516547 (v. 19)";"9781421516554 (v. 20)";"9781421518558 (v. 21)";"9781421518589 (v. 22)";"9781421518596 (v. 23)";"9781421518602 (v. 24)";"9781421518619 (v. 25)";"9781421518626 (v. 26)";"9781421518633 (v. 27)";"9781421518640 (v. 28)";"9781421518657 (v. 29)";"9781421519425 (v. 30)";"9781421519432 (v. 31)";"9781421520018 (v. 33)";"9781421520025 (v. 34)";"9781421520032 (v. 35)";"9781421521725 (v. 36)";"9781421521732 (v. 37)";"9781421521749 (v. 38)";"9781421521756 (v. 39)";"9781421528410 (v. 40)";"9781421528427 (v. 41)";"9781421528434 (v. 42)";"9781421529295 (v. 43)";"9781421531342 (v. 44)";"9781421531359 (v. 45)";"9781421533049 (v. 46)";"9781421533056 (v. 47)";"9781421534749 (v. 48)";"9781421534756 (v. 49)";"9781421534978 (v. 50)";"9781421534985 (v.				

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
51);"9781421539577 (v. 52)";"9781421519449 (v. 32)";"9781421540498 (v. 53)";"9781421541020 (v. 54)";"9781421541525 (v. 55)";"9781421542072 (v. 56)";"9781421543062 (v. 57)";"9781421543284 (v. 58)";"9781421549422 (v. 59)";"9781421549439 (v. 60)";"9781421552484 (v. 61)";"9781421556192 (v. 62)";"9781421558851 (v. 63)";"9781421561394 (v. 64)";"9781421564555 (v. 65)";"9781421569482 (v. 66)";"9781421573847 (v. 67)";"9781421576824 (v. 68)";"9781421578569 (v. 69)";"9781421579757 (v. 70)";"9781421581767 (v. 71)";"9781421582849 (v. 72)" 9781569319000 (v. 1);"9781591161783 (v. 2)";"9781591161875 (v. 3)";"9781591163589 (v. 4)";"9781591163596 (v. 5)";"9781591167396 (v. 6)";"9781591168751 (v. 7)";"9781421501246 (v. 8)";"9781421502397 (v. 9)";"9781421502403 (v. 10)";"9781421502410 (v. 11)";"9781421502427 (v. 12)";"9781421510873 (v. 13)";"9781421510880 (v. 14)";"9781421510897 (v. 15)";"9781421510903 (v. 16)";"9781421516523 (v. 17)";"9781421516530 (v. 18)";"9781421516547 (v. 19)";"9781421516554 (v. 20)";"9781421518558 (v. 21)";"9781421518589 (v. 22)";"9781421518596 (v. 23)";"9781421518602 (v. 24)";"9781421518619 (v. 25)";"9781421518626 (v. 26)";"9781421518633 (v. 27)";"9781421518640 (v. 28)";"9781421518657 (v. 29)";"9781421519425 (v. 30)";"9781421519432 (v. 31)";"9781421520018 (v. 33)";"9781421520025 (v. 34)";"9781421520032 (v. 35)";"9781421521725 (v. 36)";"9781421521732 (v. 37)";"9781421521749 (v. 38)";"9781421521756 (v. 39)";"9781421528410 (v. 40)";"9781421528427 (v. 41)";"9781421528434 (v. 42)";"9781421529295 (v. 43)";"9781421531342 (v. 44)";"9781421531359 (v. 45)";"9781421533049 (v. 46)";"9781421533056 (v.				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
47)";"9781421534749 (v. 48)";"9781421534756 (v. 49)";"9781421534978 (v. 50)";"9781421534985 (v. 51)";"9781421539577 (v. 52)";"9781421519449 (v. 32)";"9781421540498 (v. 53)";"9781421541020 (v. 54)";"9781421541525 (v. 55)";"9781421542072 (v. 56)";"9781421543062 (v. 57)";"9781421543284 (v. 58)";"9781421549422 (v. 59)";"9781421549439 (v. 60)";"9781421552484 (v. 61)";"9781421556192 (v. 62)";"9781421558851 (v. 63)";"9781421561394 (v. 64)";"9781421564555 (v. 65)";"9781421569482 (v. 66)";"9781421573847 (v. 67)";"9781421576824 (v. 68)";"9781421578569 (v. 69)";"9781421579757 (v. 70)";"9781421581767 (v. 71)";"9781421582849 (v. 72)" 9781569319000 (v. 1)";"9781591161783 (v. 2)";"9781591161875 (v. 3)";"9781591163589 (v. 4)";"9781591163596 (v. 5)";"9781591167396 (v. 6)";"9781591168751 (v. 7)";"9781421501246 (v. 8)";"9781421502397 (v. 9)";"9781421502403 (v. 10)";"9781421502410 (v. 11)";"9781421502427 (v. 12)";"9781421510873 (v. 13)";"9781421510880 (v. 14)";"9781421510897 (v. 15)";"9781421510903 (v. 16)";"9781421516523 (v. 17)";"9781421516530 (v. 18)";"9781421516547 (v. 19)";"9781421516554 (v. 20)";"9781421518558 (v. 21)";"9781421518589 (v. 22)";"9781421518596 (v. 23)";"9781421518602 (v. 24)";"9781421518619 (v. 25)";"9781421518626 (v. 26)";"9781421518633 (v. 27)";"9781421518640 (v. 28)";"9781421518657 (v. 29)";"9781421519425 (v. 30)";"9781421519432 (v. 31)";"9781421520018 (v. 33)";"9781421520025 (v. 34)";"9781421520032 (v. 35)";"9781421521725 (v. 36)";"9781421521732 (v. 37)";"9781421521749 (v. 38)";"9781421521756 (v. 39)";"9781421528410 (v. 40)";"9781421528427 (v. 41)";"9781421528434 (v. 42)";"9781421529295 (v.				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
43);";9781421531342 (v. 44);";9781421531359 (v. 45);";9781421533049 (v. 46);";9781421533056 (v. 47);";9781421534749 (v. 48);";9781421534756 (v. 49);";9781421534978 (v. 50);";9781421534985 (v. 51);";9781421539577 (v. 52);";9781421519449 (v. 32);";9781421540498 (v. 53);";9781421541020 (v. 54);";9781421541525 (v. 55);";9781421542072 (v. 56);";9781421543062 (v. 57);";9781421543284 (v. 58);";9781421549422 (v. 59);";9781421549439 (v. 60);";9781421552484 (v. 61);";9781421556192 (v. 62);";9781421558851 (v. 63);";9781421561394 (v. 64);";9781421564555 (v. 65);";9781421569482 (v. 66);";9781421573847 (v. 67);";9781421576824 (v. 68);";9781421578569 (v. 69);";9781421579757 (v. 70);";9781421581767 (v. 71);";9781421582849 (v. 72)" 9781569319000 (v. 1);";9781591161783 (v. 2);";9781591161875 (v. 3);";9781591163589 (v. 4);";9781591163596 (v. 5);";9781591167396 (v. 6);";9781591168751 (v. 7);";9781421501246 (v. 8);";9781421502397 (v. 9);";9781421502403 (v. 10);";9781421502410 (v. 11);";9781421502427 (v. 12);";9781421510873 (v. 13);";9781421510880 (v. 14);";9781421510897 (v. 15);";9781421510903 (v. 16);";9781421516523 (v. 17);";9781421516530 (v. 18);";9781421516547 (v. 19);";9781421516554 (v. 20);";9781421518558 (v. 21);";9781421518589 (v. 22);";9781421518596 (v. 23);";9781421518602 (v. 24);";9781421518619 (v. 25);";9781421518626 (v. 26);";9781421518633 (v. 27);";9781421518640 (v. 28);";9781421518657 (v. 29);";9781421519425 (v. 30);";9781421519432 (v. 31);";9781421520018 (v. 33);";9781421520025 (v. 34);";9781421520032 (v. 35);";9781421521725 (v. 36);";9781421521732 (v. 37);";9781421521749 (v. 38);";9781421521756 (v.				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
39)";"9781421528410 (v. 40)";"9781421528427 (v. 41)";"9781421528434 (v. 42)";"9781421529295 (v. 43)";"9781421531342 (v. 44)";"9781421531359 (v. 45)";"9781421533049 (v. 46)";"9781421533056 (v. 47)";"9781421534749 (v. 48)";"9781421534756 (v. 49)";"9781421534978 (v. 50)";"9781421534985 (v. 51)";"9781421539577 (v. 52)";"9781421519449 (v. 32)";"9781421540498 (v. 53)";"9781421541020 (v. 54)";"9781421541525 (v. 55)";"9781421542072 (v. 56)";"9781421543062 (v. 57)";"9781421543284 (v. 58)";"9781421549422 (v. 59)";"9781421549439 (v. 60)";"9781421552484 (v. 61)";"9781421556192 (v. 62)";"9781421558851 (v. 63)";"9781421561394 (v. 64)";"9781421564555 (v. 65)";"9781421569482 (v. 66)";"9781421573847 (v. 67)";"9781421576824 (v. 68)";"9781421578569 (v. 69)";"9781421579757 (v. 70)";"9781421581767 (v. 71)";"9781421582849 (v. 72)" 9781569319000 (v. 1)";"9781591161783 (v. 2)";"9781591161875 (v. 3)";"9781591163589 (v. 4)";"9781591163596 (v. 5)";"9781591167396 (v. 6)";"9781591168751 (v. 7)";"9781421501246 (v. 8)";"9781421502397 (v. 9)";"9781421502403 (v. 10)";"9781421502410 (v. 11)";"9781421502427 (v. 12)";"9781421510873 (v. 13)";"9781421510880 (v. 14)";"9781421510897 (v. 15)";"9781421510903 (v. 16)";"9781421516523 (v. 17)";"9781421516530 (v. 18)";"9781421516547 (v. 19)";"9781421516554 (v. 20)";"9781421518558 (v. 21)";"9781421518589 (v. 22)";"9781421518596 (v. 23)";"9781421518602 (v. 24)";"9781421518619 (v. 25)";"9781421518626 (v. 26)";"9781421518633 (v. 27)";"9781421518640 (v. 28)";"9781421518657 (v. 29)";"9781421519425 (v. 30)";"9781421519432 (v. 31)";"9781421520018 (v. 33)";"9781421520025 (v. 34)";"9781421520032 (v.				

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026

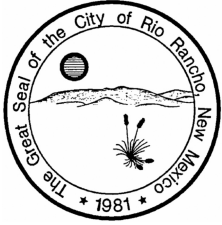
Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
35)";"9781421521725 (v. 36)";"9781421521732 (v. 37)";"9781421521749 (v. 38)";"9781421521756 (v. 39)";"9781421528410 (v. 40)";"9781421528427 (v. 41)";"9781421528434 (v. 42)";"9781421529295 (v. 43)";"9781421531342 (v. 44)";"9781421531359 (v. 45)";"9781421533049 (v. 46)";"9781421533056 (v. 47)";"9781421534749 (v. 48)";"9781421534756 (v. 49)";"9781421534978 (v. 50)";"9781421534985 (v. 51)";"9781421539577 (v. 52)";"9781421519449 (v. 32)";"9781421540498 (v. 53)";"9781421541020 (v. 54)";"9781421541525 (v. 55)";"9781421542072 (v. 56)";"9781421543062 (v. 57)";"9781421543284 (v. 58)";"9781421549422 (v. 59)";"9781421549439 (v. 60)";"9781421552484 (v. 61)";"9781421556192 (v. 62)";"9781421558851 (v. 63)";"9781421561394 (v. 64)";"9781421564555 (v. 65)";"9781421569482 (v. 66)";"9781421573847 (v. 67)";"9781421576824 (v. 68)";"9781421578569 (v. 69)";"9781421579757 (v. 70)";"9781421581767 (v. 71)";"9781421582849 (v. 72)"; 9781569319000 (v. 1)";"9781591161783 (v. 2)";"9781591161875 (v. 3)";"9781591163589 (v. 4)";"9781591163596 (v. 5)";"9781591167396 (v. 6)";"9781591168751 (v. 7)";"9781421501246 (v. 8)";"9781421502397 (v. 9)";"9781421502403 (v. 10)";"9781421502410 (v. 11)";"9781421502427 (v. 12)";"9781421510873 (v. 13)";"9781421510880 (v. 14)";"9781421510897 (v. 15)";"9781421510903 (v. 16)";"9781421516523 (v. 17)";"9781421516530 (v. 18)";"9781421516547 (v. 19)";"9781421516554 (v. 20)";"9781421518558 (v. 21)";"9781421518589 (v. 22)";"9781421518596 (v. 23)";"9781421518602 (v. 24)";"9781421518619 (v. 25)";"9781421518626 (v. 26)";"9781421518633 (v. 27)";"9781421518640 (v. 28)";"9781421518657 (v. 29)";"9781421519425 (v.				

Exhibit A - Disposal of Property  
Library and Information Services  
May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
<p>30)";"9781421519432 (v. 31)";"9781421520018 (v. 33)";"9781421520025 (v. 34)";"9781421520032 (v. 35)";"9781421521725 (v. 36)";"9781421521732 (v. 37)";"9781421521749 (v. 38)";"9781421521756 (v. 39)";"9781421528410 (v. 40)";"9781421528427 (v. 41)";"9781421528434 (v. 42)";"9781421529295 (v. 43)";"9781421531342 (v. 44)";"9781421531359 (v. 45)";"9781421533049 (v. 46)";"9781421533056 (v. 47)";"9781421534749 (v. 48)";"9781421534756 (v. 49)";"9781421534978 (v. 50)";"9781421534985 (v. 51)";"9781421539577 (v. 52)";"9781421519449 (v. 32)";"9781421540498 (v. 53)";"9781421541020 (v. 54)";"9781421541525 (v. 55)";"9781421542072 (v. 56)";"9781421543062 (v. 57)";"9781421543284 (v. 58)";"9781421549422 (v. 59)";"9781421549439 (v. 60)";"9781421552484 (v. 61)";"9781421556192 (v. 62)";"9781421558851 (v. 63)";"9781421561394 (v. 64)";"9781421564555 (v. 65)";"9781421569482 (v. 66)";"9781421573847 (v. 67)";"9781421576824 (v. 68)";"9781421578569 (v. 69)";"9781421579757 (v. 70)";"9781421581767 (v. 71)";"9781421582849 (v. 72)"  10 newspapers  6 magazines  0399148876 (alk. paper);"9780399148873 (alk. paper)";"9780399575693";"0399575693"  9780385543026;"0385543026";"0385543069 (limited edition)";"9780385543064 (limited edition)"  9781536696905;"9781536696905"  9781987156195;"1987156196";"38266 Findaway World"  9781982112820 (hardcover);"1982112824";"9781982112837 (paperback)";"1982112832"  9780241784228;"9780241664285";"1549-7968 1549-7968 1"  9781594203145 (hardback);"1594203148 (hardback)"</p>				

Exhibit A - Disposal of Property  
 Library and Information Services  
 May 14, 2026

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780544416581 (hardcover);"0544416589" 9780593888964 hc.;"0593888960 hc." 9780545791342;"0545791340" 9781421589596 Volume 1;"1421589591 Volume 1";"9781421589602 Volume 2";"1421589605 Volume 2";"9781544403533 Volume 2";"1544403534 Volume 2";"9781421589619 Volume 3";"1421589613 Volume 3";"9781544403557";"1544403550";"9781544403540 Volume 4";"1544403542 Volume 4";"9781421589633 (volume 5 paperback);"142158963X (volume 5 paperback);"9781544403526 (Volume 5 FollettBound);"1544403526 (Volume 5 FollettBound)" 9781368084802 (paperback);"136808480X (paperback.)" 1 air compressor 12 newspapers				
<b>Total Estimated Current Value:</b>			<b>\$ 541.00</b>	



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: R37**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Fire and Rescue

**SUBJECT:**  
R37, Resolution Authorizing a Budget Adjustment to the General Fund (101) (Fire and Rescue Department)

**BACKGROUND AND ANALYSIS:**

The New Mexico Department of Finance and Administration has awarded an amount of \$26,113 to reimburse the City for eligible equipment purchased to support newly hired firefighters and emergency medical technicians.

Because the expenditures occurred in Fiscal Year 2025, the grant reimbursement will be posted to the General Fund and will increase the ending fund balance.

**IMPACT:**

The unreserved ending fund balance of the General Fund will increase by \$26,113.

**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 New Mexico Department of Finance and Administration has awarded an amount of \$26,113 to reimburse the City for eligible equipment purchased to support newly hired firefighters and emergency medical technicians; and

**WHEREAS:** a budget adjustment is necessary to recognize the grant revenue.

**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
101-0000-334.10-00 State Grants	FR2646	\$0	\$26,113		\$26,113
Total Sources		\$0	\$26,113		\$26,113

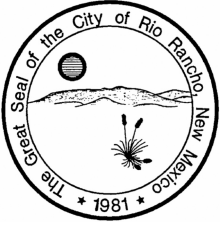
Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-0515-410.90-01 Unreserved Fund Balance	No Project	\$19,418,675	\$26,113		\$19,444,788
Total Uses		\$19,418,375	\$26,113		\$19,444,788

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

\_\_\_\_\_  
Paul Wymer, Mayor

ATTEST:

\_\_\_\_\_  
Noel C. Davis, City Clerk  
(SEAL)



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: R38**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Public Works

**SUBJECT:**  
R38, Resolution Authorizing a Budget Adjustment to the General Fund (101) (Public Works Department)

**BACKGROUND AND ANALYSIS:**

The City has received an insurance claim payment for \$13,975 for an incident where a private contractor semi-truck damaged a light pole in the Broadmoor Senior Center parking lot.

**IMPACT:**

When the budget adjustment is complete, a contractor will be used to repair the damaged light pole using insurance recovery funds.

**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 City has received an insurance claim payment for \$13,975 for an incident where a private contractor semi-truck damaged a light pole in the Broadmoor Senior Center parking lot; and

**WHEREAS:** a budget adjustment is necessary to expend the funds as intended.

**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
101-0000-369-20-00 Insurance Recovery	N/A	\$86,886	\$13,975		\$100,861
Total Revenue		\$86,886	\$13,975		\$100,861

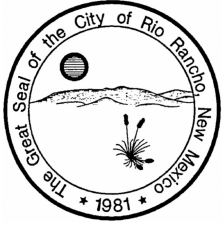
Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-5505-441-50-35 Repair & Maintenance - Buildings	NA	\$456,614	\$13,975		\$470,589

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Paul Wymer, Mayor

ATTEST:

\_\_\_\_\_  
Noel C. Davis, City Clerk  
(SEAL)



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: R39**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Financial Services

**SUBJECT:**  
R39, Resolution Authorizing a Budget Adjustment to Utility Subordinate Debt Service Fund (532), Utility Senior Debt Service Fund (533), & 2026 Utility Bond Project Fund (577)

**BACKGROUND AND ANALYSIS:**

The Governing Body adopted Ordinance 01, Enactment 26-04 on March 12, 2026 authorizing the issuance and sale of Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026. The bond closing occurred on April 28, 2026.

A budget adjustment is necessary to recognize the bond proceeds and to budget for projects, cost of issuance, and debt service payments due on May 15, 2026.

Projects: Wastewater Treatment Plant 5 BNR or MBR Expansion: \$1,465,481; Redrill Well 4: \$4,500,000; Well 17 Booster Station: \$4,039,232; and Lift Station 22 Improvements and Force Main: \$14,995,287.

**IMPACT:**

The Resolution will recognize bond proceeds in the project fund for several water and wastewater infrastructure projects.

Other adjustments to the budget are necessary for cost of issuance and for debt service payments.

**ALTERNATIVES:**

Adopt the Resolution.

Do not adopt the Resolution. If the Resolution is not adopted there will be no budget for system improvement projects nor for debt service payments due May 15, 2026.

**DEPARTMENT RECOMMENDATION:**

Staff recommends adoption of the Resolution.

ATTACHMENT: [Resolution](#)  
ATTACHMENT: [O1 26-04](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO UTILITY  
SUBORDINATE DEBT SERVICE FUND (532), UTILITY SENIOR DEBT SERVICE  
FUND (533), & 2026 UTILITY BOND PROJECT FUND (577)**

**WHEREAS:** on March 12, 2026, the Governing Body of the City of Rio Rancho, New Mexico adopted Ordinance No. 01, Enactment 26-04 authorizing the issuance of Water and Wastewater System Improvement and Refunding Revenue Bonds, Series 2026; and

**WHEREAS:** the bond closing occurred on April 28, 2026 and a budget adjustment is necessary to recognize the bond proceeds and to budget for projects, cost of issuance and debt service payments.

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

That authorization is given for the following budget adjustment:

**Utility Subordinate Debt Service Fund (532)**

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
532-0000-505.65-76 Bond Issuance Cost	No Project	\$0	\$64,113		\$64,113
532-0000-505.80-01 Transfer to Other Fund	No Project	\$0	\$1,912		\$1,912
532-0000-505.90-01 Unreserved Fund Balance	No Project	\$401,764		\$66,025	\$335,739
<b>Total Uses</b>		<b>\$401,764</b>	<b>\$66,025</b>	<b>\$66,025</b>	<b>\$401,764</b>

**Utility Senior Debt Service Fund (533)**

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
533-0000-392.12-03 Transfer from Other Fund	No Project	\$0	\$6,388		\$6,388
<b>Total Source</b>		<b>\$0</b>	<b>\$6,388</b>	<b>\$0</b>	<b>\$6,388</b>

**Utility Senior Debt Service Fund (533), continued**

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
533-0000-505.65-25 Principal	No Project	\$3,715,000	\$610,000		\$4,325,000
533-0000-505.65-30 Interest	No Project	\$1,577,350	\$131,552		\$1,708,902

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
533-0000-505.65-76 Bond Issuance Cost	No Project	\$0	\$260,387		\$260,387
533-0000-505.90-01 Unreserved Fund Balance	No Project	\$4,278,570		\$995,551	\$ 3,283,019
<b>Total Uses</b>		<b>\$9,570,920</b>	<b>\$1,001,939</b>	<b>\$995,551</b>	<b>\$9,577,308</b>

1  
2

**2026 Utility Bond Project Fund (577)**

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
577-0000-393.10-00 Proceeds of General LTD / Sale of Bonds	No Project	\$0	\$23,520,000		\$23,520,000
577-0000-393.10-01 Proceeds of General LTD / Bond Premium	No Project	\$0	\$1,718,709		\$1,718,709
<b>Total Sources</b>		<b>\$0</b>	<b>\$25,238,709</b>		<b>\$25,238,709</b>

3

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
577-0000-505.65-76 Bond Issuance Costs	No Project	\$0	\$234,233		\$234,233
577-7125-540.70-37 Infrastructure Water and Wastewater	See Note*	\$0	\$25,000,000		\$25,000,000
577-0000-505.80-01 Transfer to Other Fund	No Project	\$0	\$4,476		\$4,476
<b>Total Uses</b>		<b>\$0</b>	<b>\$25,238,709</b>		<b>\$25,238,709</b>

4  
5  
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8  
9

\*WA2163 Redrill Well 4: \$4,500,000  
 WA2251 Well 17 Booster Station: \$4,039,232  
 WW2173 Lift Station 22 Improvements and Force main: \$14,995,287  
 WW2680 Wastewater Treatment Plant 5 BNR or MBR Expansion: \$1,465,481

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

11  
12  
13  
14  
15  
16  
17  
18  
19

\_\_\_\_\_  
Paul Wymer, Mayor

ATTEST:

\_\_\_\_\_  
Noel C. Davis, City Clerk  
(SEAL)



CITY OF RIO RANCHO  
ORDINANCE

ORDINANCE NO. 1

ENACTMENT NO. 26-04

1 AN ORDINANCE AMENDING AND RESTATING ORDINANCE NO. 26, ENACTMENT  
2 NO. 25-21 FOR THE PURPOSE OF AUTHORIZING THE ISSUANCE OF CITY OF  
3 RIO RANCHO, NEW MEXICO WATER AND WASTEWATER SYSTEM  
4 IMPROVEMENT AND REFUNDING REVENUE BONDS, SERIES 2026, IN ONE OR  
5 MORE SERIES, IN AN ORIGINAL AGGREGATE PRINCIPAL AMOUNT NOT TO  
6 EXCEED \$63,420,000 (THE "SERIES 2026 BONDS" OR THE "BONDS") FOR THE  
7 PURPOSE OF (1) FINANCING IMPROVEMENTS TO THE WATER AND  
8 WASTEWATER UTILITY SYSTEM OWNED AND OPERATED BY THE CITY; (2)  
9 REFUNDING ALL OR PORTIONS OF (A) THE CITY OF RIO RANCHO, NEW  
10 MEXICO WATER AND WASTEWATER UTILITY SYSTEM REFUNDING REVENUE  
11 BONDS, SERIES 2015, (B) NEW MEXICO FINANCE AUTHORITY LOAN NO.S 3518-  
12 PP(A) AND 3518-PP(B), (C) NEW MEXICO FINANCE AUTHORITY LOAN NO. 3541-  
13 PP; (3) FUNDING A DEBT SERVICE RESERVE ACCOUNT AND/OR PURCHASING  
14 A RESERVE ACCOUNT INSURANCE POLICY; AND (4) PAYING COSTS OF  
15 ISSUANCE OF THE BONDS; PROVIDING THAT THE SERIES 2026 BONDS SHALL  
16 BE PAYABLE SOLELY OUT OF THE NET REVENUES DERIVED FROM THE  
17 OPERATION OF THE SYSTEM; ESTABLISHING PARAMETERS FOR THE BONDS;  
18 PROVIDING THE FORM, TERMS AND CONDITIONS OF THE BONDS, THE  
19 METHOD OF PAYING THE PRINCIPAL OF AND INTEREST ON THE BONDS AND  
20 THE SECURITY FOR SUCH PAYMENT; PRESCRIBING OTHER DETAILS  
21 CONCERNING THE SYSTEM REVENUES, THE BONDS AND THE SYSTEM,  
22 INCLUDING BUT NOT LIMITED TO COVENANTS AND AGREEMENTS IN  
23 CONNECTION THEREWITH AND WITH FUTURE FINANCING OF SYSTEM  
24 IMPROVEMENTS; APPROVING FORMS OF A PRELIMINARY OFFICIAL  
25 STATEMENT, AN ESCROW AGREEMENT, AND A CONTINUING DISCLOSURE  
26 AGREEMENT IN CONNECTION WITH THE BONDS; DELEGATING AUTHORITY TO  
27 THE MAYOR, CITY MANAGER, AND FINANCE DIRECTOR OF THE CITY TO  
28 DETERMINE THE EXACT PRINCIPAL AMOUNTS, MATURITY DATES, INTEREST  
29 RATES, PRICES, REDEMPTION FEATURES, TERMS OF A RESERVE ACCOUNT  
30 INSURANCE POLICY, IF ANY, AND OTHER FINAL TERMS OF THE BONDS  
31 PURSUANT TO A PRICING CERTIFICATE; APPROVING THE EXECUTION OF  
32 CERTAIN DOCUMENTS RELATING TO THE BONDS; RATIFYING CERTAIN  
33 ACTIONS PREVIOUSLY TAKEN IN CONNECTION WITH THE BONDS; AND  
34 REPEALING ALL ACTION INCONSISTENT WITH THIS ORDINANCE.

35  
36  
37 **WHEREAS**, Unless otherwise defined in Article I or elsewhere in this ordinance (the  
38 "Bond Ordinance") or unless the context requires otherwise, capitalized  
39 terms in the following preambles have the same meanings assigned to  
40 such terms in Article I of Ordinance No. 59, Enactment No. 94-059

1 adopted by the City Council on December 14, 1994, as amended by  
2 Ordinance No. 13, Enactment No. 95-013 adopted by the City Council on  
3 May 17, 1995 and by Substitute Ordinance No. 25, Enactment No. 98-028  
4 adopted by the City Council on November 18, 1998, and as further  
5 amended by Ordinance No. 16, Enactment No. 17-18 adopted by the  
6 Council on August 9, 2017 (collectively, the "Master Ordinance"); and  
7

8 **WHEREAS,** The Master Ordinance provides for the adoption of subsequent ordinances  
9 to authorize the issuance and sale of one or more series of System Bonds  
10 as well as the approval of specific terms and documents relating to the  
11 issuance and sale of System Bonds; and  
12

13 **WHEREAS,** This Bond Ordinance is adopted pursuant to the Master Ordinance in  
14 order to authorize the issuance and the sale of the City of Rio Rancho,  
15 New Mexico Water and Wastewater System Improvement Revenue  
16 Bonds, Series 2026 for the purpose the financing improvements to the  
17 System, as more fully described below; and  
18

19 **WHEREAS,** Proceeds of the Series 2026 Bonds shall be used to (1) finance  
20 improvements to the System, (2) refund all or portions of (A) the City of  
21 Rio Rancho New Mexico Water and Wastewater Utility System Refunding  
22 Revenue Bonds, Series 2015, (B) New Mexico Finance Authority Loan  
23 No.s 3518-PP(A) and 3518-PP(B), and (C) New Mexico Finance Authority  
24 Loan No. 3541-PP; (3) fund a debt service reserve account and/or  
25 purchase a Reserve Account Insurance Policy; and (4) pay Costs of  
26 Issuance; and  
27

28 **WHEREAS,** It is in the best interests of the City to authorize and issue the Series 2026  
29 Bonds in one or more series, in a maximum aggregate principal amount  
30 not to exceed \$63,420,000, as provided in this Bond Ordinance, the sale  
31 of the Series 2026 Bonds by either competitive or negotiated sale, with the  
32 maximum principal amounts, interest rates, maturity dates, prices,  
33 redemption features, and other final details (collectively, the "Final Terms  
34 of the Bonds") as determined and specified in the Pricing Certificate; and  
35

36 **WHEREAS,** As authorized by Section 6-14-10.2 NMSA 1978, the Governing Body  
37 intends to delegate authority to any of the Mayor, the City Manager and  
38 the City Financial Services Director to determine the Final Terms of the  
39 Bonds all within the parameters set forth in this Ordinance, and to execute  
40 and deliver the Pricing Certificate and Bond Purchase Agreement, if  
41 applicable, following the sale of the Bonds; and  
42

43 **WHEREAS,** All required authorizations, consents and approvals of each government  
44 body, agency or authority in connection with the authorization, execution  
45 and delivery of the Series 2026 Bonds which are to have been obtained  
46 prior to the date on which this Bond Ordinance is adopted or which will be  
47 required to be obtained prior to the date of issuance of the Series 2026  
48 Bonds, have been or will be obtained by such dates.  
49

1 NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY  
2 OF RIO RANCHO:  
3

4 ARTICLE I  
5 DEFINITIONS  
6

7 As used in this Bond Ordinance, the following terms have the meanings  
8 specified, unless otherwise defined in the preambles hereof, or the context clearly  
9 requires otherwise. Other capitalized terms used in this Bond Ordinance which are not  
10 defined in this Article or in this Bond Ordinance have the same meanings assigned to  
11 such terms in the Master Ordinance, unless the context clearly requires otherwise.  
12

13 “*Bond Counsel*” means Modrall, Sperling, Roehl, Harris & Sisk, P.A. or another  
14 attorney or firm of attorneys nationally recognized for expertise in the area of municipal  
15 bonds and the exemption of interest on municipal bonds from federal income taxation.  
16

17 “*Bond Legislation*” means the Master Ordinance, this Bond Ordinance and the  
18 Pricing Certificate.  
19

20 “*Closing Date*” means the date on which the City receives the purchase price for  
21 the Series 2026 Bonds from the Underwriter against delivery of the Series 2026 Bonds.  
22

23 “*Continuing Disclosure Undertaking*” means the Continuing Disclosure  
24 Undertaking with respect to the Series 2026 Bonds to be delivered on the day of  
25 issuance and delivery of the Series 2026 Bonds to the Underwriter.  
26

27 “*Costs of Issuance*” means all costs relating to issuance of the Series 2026  
28 Bonds, including, without limitation, costs of advertising and publication, costs of  
29 preparing the Bonds, fees, expenses and applicable gross receipts taxes of bond  
30 counsel, and the municipal advisor, costs of printing the Preliminary Official Statement  
31 and the Official Statement, rating fees, fees of the escrow agent and verification agent,  
32 and other reasonable and necessary fees and costs related to the issuance of the  
33 Series 2026 Bonds.  
34

35 “*DTC*” means The Depository Trust Company, New York, New York, its  
36 successors and assigns.  
37

38 “*DTC Participants*” means brokers and dealers, banks, trust companies, clearing  
39 corporations and certain other organizations on whose behalf DTC was created to hold  
40 securities and to facilitate the clearance and settlement of securities among DTC  
41 Participants.  
42

43 “*EMMA*” means the Electronic Municipal Market Access website administered by  
44 the Municipal Securities Rulemaking Board.  
45

46 “*Escrow Agent*” means BOKF, NA, Albuquerque, New Mexico.  
47

48 “*Escrow Agreement*” means the escrow agreement to be entered into by and  
49 between the City and the Escrow Agent for the purpose of establishing, funding and  
50 administering the 2026 Refunding Escrow Account authorized in Section 5.02 herein.

1  
2        “*Improvement Project*” means the financing of improvements to the System,  
3 including funding a debt service reserve account and/or purchase of a Reserve Account  
4 Insurance Policy, and payment of the Costs of Issuance allocated to the series or  
5 portion of the Series 2026 Bonds designated in the Pricing Certificate as Improvement  
6 Bonds.

7  
8        “*Interest Payment Date*” means each May 15 and November 15, starting with  
9 November 15, 2026, except as such initial payment date is otherwise specified by the  
10 City in the Pricing Certificate.

11  
12        “*Maturity Date*” means with respect to any Series 2026 Bond, the date on which  
13 the principal amount is due in accordance with its terms.

14  
15        “*Municipal Advisor*” means RBC Capital Markets LLC or another advisory firm  
16 engaged by the City to provide financial advisory services to the City in connection with  
17 the structuring, rating, marketing and sale of the Bonds by competitive or negotiated  
18 sale.

19  
20        “*Net Effective Interest Rate*” means the interest rate based on the actual price  
21 paid to the City for the Series 2026 Bonds, calculated to maturity according to standard  
22 tables of bond values, as provided by Section 6-14-2(A) NMSA 1978.

23  
24        “*Notice of Sale*” means a notice of competitive sale of the Bonds.

25  
26        “*Official Statement*” means the final disclosure document relating to the issuance  
27 and sale of the Series 2026 Bonds.

28  
29        “*Payment Date*” means any date, including a date of prior redemption, if  
30 applicable, on which Series 2026 Bonds are due and payable.

31  
32        “*Paying Agent*” means BOKF, NA, Albuquerque, New Mexico.

33  
34        “*Person*” means any natural person, corporation, partnership, joint stock  
35 company, joint venture, association, company, trust, bank, trust company, land trust,  
36 business trust or any other organization or entity, whether or not legal entities, and  
37 governments and agencies and political subdivisions thereof.

38  
39        “*Preliminary Official Statement*” means the initial disclosure document relating to  
40 the issuance and sale of the Series 2026 Bonds.

41  
42        “*Pricing Certificate*” means one or more certificates executed by any of the  
43 Mayor, or in the Mayor’s absence, the City Manager or City Financial Services Director,  
44 dated on or before the date of delivery of the Bonds, setting forth the following final  
45 terms of the Bonds: (i) the interest and principal payment dates; (ii) the principal  
46 amounts, denominations and maturity amortization; (iii) the sale prices; (iv) the interest  
47 rate or rates; (v) the interest payment periods; (vi) the redemption and tender  
48 provisions; (vii) the creation of any capitalized interest fund, including the size and  
49 funding of such fund(s); (viii) the amount of underwriting discount, if any; (ix) the amount  
50 of the Reserve Requirement, if any, and whether such Reserve Account shall be funded

1 with proceeds of the Bonds or through the deposit of a Reserve Account Insurance  
2 Policy; (x) the final terms of agreements, if any, with agents or service providers  
3 required for the purchase, sale, issuance and delivery of the Bonds, all subject to the  
4 parameters and conditions contained in this Ordinance.

5  
6 “*Record Date*” means the first day of the calendar month in which an Interest  
7 Payment Date occurs.

8  
9 “*Refunded Bonds*” means the Refunded Series 2015 Bonds, the Refunded  
10 Senior 2016 NMFA Loan and the Refunded Subordinate 2016 NMFA Loan, or such  
11 portions of the Refunded Series 2015 Bonds, the Refunded Senior 2016 NMFA Loan  
12 and the Refunded Subordinate 2016 NMFA Loan as the City shall specify to be  
13 refunded in the Pricing Certificate.

14  
15 “*Refunded Series 2015 Bonds*” means the Series 2015 Bond maturing on and  
16 after May 15, 2029, in an aggregate principal amount of \$11,055,000; provided that, if  
17 the City determines pursuant to the Pricing Certificate that it would be advantageous to  
18 refund additional or different maturities of the Series 2015 Bonds, “*Refunded Series*  
19 *2015 Bonds*” shall mean the maturities and aggregate principal amount of the Series  
20 2015 Bonds to be refunded as specified in the Pricing Certificate.

21  
22 “*Refunded Senior 2016 NMFA Loan*” means the principal amounts of the Senior  
23 2016 NMFA Loan maturing on and after May 15, 2030; provided that, if the City  
24 determines pursuant to the Pricing Certificate that it would be advantageous to refund  
25 additional or different maturities of the Senior 2016 NMFA Loan, “*Refunded Senior 2016*  
26 *NMFA Loan*” shall mean the maturities and aggregate principal amount of the Senior  
27 2016 NMFA Loan to be refunded as specified in the Pricing Certificate.

28  
29 “*Refunded Subordinate 2016 NMFA Loan*” means the principal amounts of the of  
30 the Subordinate 2016 NMFA Loan maturing on and after May 15, 2026; provided that, if  
31 the City determines pursuant to the Pricing Certificate that it would be advantageous to  
32 refund additional or different maturities of the Subordinate 2016 NMFA Loan, “*Refunded*  
33 *Subordinate 2016 NMFA Loan*” shall mean the maturities and aggregate principal  
34 amount of the Subordinate 2016 NMFA Loan to be refunded as specified in the Pricing  
35 Certificate.

36  
37 “*Refunding Project*” means the refinancing, defeasing, paying and redemption of  
38 the financing of the Refunded Bonds, including funding a debt service reserve account  
39 and/or purchase of a Reserve Account Insurance Policy, and payment of the Costs of  
40 Issuance allocated to the series or portion of the Series 2026 Bonds designated in the  
41 Pricing Certificate as Refunding Bonds.

42  
43 “*Registrar*” means BOKF, NA, Albuquerque, New Mexico.

44  
45 “*Reserve Account Insurance Policy*” means any policy of insurance, surety bond,  
46 letter of credit or other financial instrument issued to the City, the proceeds of which  
47 shall be used to prevent deficiencies in the payment of the principal of or interest on the  
48 Bonds resulting from insufficient amounts being on deposit in the Series 2026 Reserve  
49 Account to make the payment of principal of and interest on the Bonds as the same  
50 become due. Each policy shall be written by a bank, insurance company or any

1 financial institution experienced in insuring or guaranteeing municipal bonds whose  
2 policies of insurance, surety bond, letter of credit or other financial instrument would not  
3 adversely affect the rating of the Bonds by Moody's and/or S&P to the extent that the  
4 Bonds are or are to be so rated.

5  
6 “*Senior 2016 NMFA Loan*” means the \$22,900,000 Series 3518-PP(A) loan and  
7 \$9,080,000 Series 3518-PP(B) loan, each evidenced by the New Mexico Finance  
8 Authority Loan Agreement (Series 3518-PP(A) and Series 3518-PP(B)) with the City,  
9 dated July 13, 2016.

10  
11 “*Series 2015 Bonds*” means the City of Rio Rancho, New Mexico Water and  
12 Wastewater System Refunding Revenue Bonds, Series 2015, issued in an original  
13 aggregate principal amount of \$27,365,000.

14  
15 “*Series 2026 Bonds*” or “*Bonds*” means the “City of Rio Rancho, New Mexico  
16 Water and Wastewater System Improvement Revenue Bonds, Series 2026”.

17  
18 “*Series 2026A Debt Service Account*” means the Debt Service Account for the  
19 Series 2026 Bonds created and maintained under Section 5.02 herein.

20  
21 “*Series 2026B Debt Service Account*” means the Debt Service Account for the  
22 Series 2026 Bonds created and maintained under Section 5.02 herein.

23  
24 “*Series 2026 Paying Agent*” means BOKF, NA, Albuquerque, New Mexico or its  
25 successor, as a Paying Agent and, as applicable, as “Registrar,” with respect to the  
26 Series 2026 Bonds.

27  
28 “*Series 2026 Reserve Account*” means the Reserve Account or accounts for the  
29 Series 2026 Bonds created and maintained under Section 5.02 herein.

30  
31 “*Series 2026 Reserve Requirement*” means the reserve requirement for the  
32 Series 2026 Bonds, the amount of which shall be specified in the Pricing Certificate.

33  
34 “*Subordinate 2016 NMFA Loan*” means Loan No. 3541-PP, evidenced by the  
35 \$21,825,000 New Mexico Finance Authority Loan Agreement with the City, dated July  
36 13, 2016.

37  
38 “*System Bonds Funds and Accounts*” means all funds and accounts created by  
39 the Master Ordinance and ordinances authorizing the issuance of System Bonds.

40  
41 “*Underwriter*” means the underwriter or underwriting group to which the Series  
42 2026 Bonds are sold if pursuant to a negotiated sale, or the best bidder for the Bonds if  
43 sold pursuant to a competitive sale of the Bonds, in either case as identified in the  
44 Pricing Certificate.

45  
46  
47 **ARTICLE II**  
48 **RATIFICATION**  
49

1 All actions heretofore taken, not inconsistent with the provisions of this Bond  
2 Ordinance, by the Governing Body and the officers of the City directed toward issuance  
3 of the Series 2026 Bonds for the purpose of financing the Improvement Project and the  
4 Refunding Project be, and the same hereby are, ratified, approved and confirmed,  
5 including without limiting the generality of the foregoing, the adoption of the Master  
6 Ordinance.

7  
8 **ARTICLE III**  
9 **FINDINGS**

10  
11 The Governing Body declares that it has considered all relevant information and  
12 data and makes the following findings:

13  
14 (a) The issuance of the Series 2026 Bonds under the home rule  
15 powers of the City granted by the City Charter, the Master Ordinance, this Bond  
16 Ordinance, and Sections 3-31-1 through 3-31-12 NMSA 1978, for the purpose of  
17 providing funds to finance the costs of the Improvement Project and the Refunding  
18 Project, is necessary and in the interest of the public health, safety, morals and welfare  
19 of the residents of the City.

20  
21 (b) The Series 2026 Bonds shall be authorized by an affirmative vote  
22 of a three-quarters majority of all the members of the Governing Body.

23  
24 (c) The Series 2026 Bonds are not general obligations of the City, but  
25 are special limited obligations payable only from the sources provided in the Master  
26 Ordinance and this Bond Ordinance, and the Owners may not look to any other  
27 municipal fund for payment of the Series 2026 Bonds.

28  
29 (d) The City will finance the costs of the Improvement Project, in whole  
30 or in part, with the proceeds of the Series 2026 Bonds.

31  
32 (e) The City will finance the costs of the Refunding Project, in whole or  
33 in part, with the proceeds of the Series 2026 Bonds.

34  
35 (f) The Refunding Project will reduce interest costs and effect other  
36 economies, and therefore is necessary and in the best interest of the City and its  
37 residents.

38  
39  
40  
41 **ARTICLE IV**  
42 **AUTHORIZATION OF THE IMPROVEMENT PROJECT, THE REFUNDING**  
43 **PROJECT, AND SERIES 2026 BONDS;**  
44 **PARAMETERS OF SERIES 2026 BONDS;**  
45 **DELEGATION OF AUTHORITY**

46  
47 Section 4.01

48  
49 (a) *Authorization of the Improvement Project.* The Improvement  
50 Project is hereby authorized and approved at a total cost not to exceed \$25,000,000,

1 excluding any such cost defrayed or to be defrayed by any source other than the Series  
2 2026 Bonds. The Improvement Project is hereby declared to be necessary for the  
3 health, safety and welfare of the residents of the City. The Improvement Project will be  
4 financed, in whole or in part, out of proceeds derived from the sale of the Series 2026  
5 Bonds.

6  
7 (b) *Authorization of the Refunding Project.* The Improvement Project is  
8 hereby authorized and approved at a total cost not to exceed \$32,205,000, excluding  
9 any such cost defrayed or to be defrayed by any source other than the Series 2026  
10 Bonds. The Refunding Project is hereby declared to be necessary for the health, safety  
11 and welfare of the residents of the City. The Refunding Project will be financed, in  
12 whole or in part, out of proceeds derived from the sale of the Series 2026 Bonds.

13  
14 Section 4.02 *Authorization of Bonds.* For the purpose of protecting the public  
15 health, conserving the property and advancing the general welfare of the citizens of the  
16 City, and for the purpose of defraying the cost of the Improvement Project, it is hereby  
17 declared that the interest or necessity of the City and the inhabitants thereof demand  
18 the issuance by the City of its fully registered (*i.e.*, registered as to payment of both  
19 principal and interest) revenue bonds without coupons to be designated "City of Rio  
20 Rancho Water and Wastewater System Improvement and Refunding Revenue Bonds,  
21 Series 2026" in the aggregate principal not to exceed \$63,420,000; provided that the  
22 City may designate separate series of the Bonds to finance the Improvement Project  
23 and the Refunding Project as provided in the Pricing Certificate. The Bonds shall be  
24 payable and collectible, both as to principal and interest, solely from the Net Revenues  
25 of the System, and shall constitute special, limited obligations of the City.

26  
27 Section 4.03 *Bond Parameters.* The Bonds shall be sold pursuant to either a  
28 competitive or negotiated sale to the Underwriter at a sale price and upon the terms set  
29 forth in the Pricing Certificate and, if applicable, the Bond Purchase Agreement, and  
30 shall be within the parameters set forth below:

- 31
- 32 (a) The Net Effective Interest Rate on the Series 2026 Bonds shall not  
33 exceed the statutory maximum of 12%.
  - 34
  - 35 (b) The final maturity of the Series 2026 Bonds shall not be later than May  
36 15, 2057.
  - 37
  - 38 (c) The Series 2026 Reserve Account shall be funded by deposit of a  
39 reserve account insurance policy or as otherwise provided in the  
40 Pricing Certificate.
  - 41
  - 42 (d) The maximum sale price of the Series 2026 Bonds shall be not more  
43 than \$63,420,000, including premium payable in connection with the  
44 issuance of the Series 2026 Bonds.
  - 45
  - 46 (e) The Underwriter's discount shall not exceed 1% of the aggregate  
47 principal amount of the Series 2026 Bonds.
  - 48
  - 49 (f) The Series 2026 Bonds shall be in substantially the form set forth in  
50 this Ordinance.

1  
2 Section 4.04 *Pledge of Net Revenues*. In accordance with Section 22.01 of the  
3 Master Ordinance, the City hereby designates and confirms that the Net Revenues are  
4 pledged for the payment of the Series 2026 Bonds and such other obligations of the  
5 City as may be expressly provided herein and in the Master Ordinance, with a lien on  
6 the Net Revenues on parity with the lien thereon of Parity Bonds and other obligations  
7 of the City related to Parity Bonds; provided, that the City may determine that certain  
8 Bonds allocated to costs of the Refunding Project shall be issued with a lien on the Net  
9 Revenues subordinate to the lien thereon of Parity Bonds, as provided in the Pricing  
10 Certificate.

11  
12 Section 4.05 *Delegation of Authority*. Any of the Mayor, the City Manager or the  
13 City Financial Services Director, is hereby authorized pursuant to this Ordinance to  
14 approve the final terms of the Bonds as permitted by Section 6-14-10.2 NMSA 1978,  
15 and to execute and deliver the Pricing Certificate, the Bond Purchase Agreement, if  
16 applicable, and all agreements and instruments required to obtain delivery of the  
17 Reserve Account Insurance Policy, if any.

18  
19 **ARTICLE V**  
20 **DETAILS OF SERIES 2026 BONDS; CREATION OF ACCOUNTS**  
21

22 Section 5.01 *Details of Series 2026 Bonds*. The Series 2026 Bonds shall be  
23 issued in an aggregate principal amount not to exceed \$63,420,000. The Series 2026  
24 shall be dated the Closing Date, shall be issued as Current Interest Bonds and shall  
25 bear interest from their date until maturity at the rates designated in the Pricing  
26 Certificate and Bond Purchase Agreement, shall be payable on November 15, 2026 and  
27 semiannually thereafter on May 15 and November 15 in each year, and shall mature on  
28 May 15 in each of the years as provided in the maturity schedule set forth in the Pricing  
29 Certificate and the Bond Purchase Agreement; provided, however, that the individual  
30 Series 2026 Bonds shall bear interest from the most recent interest payment date to  
31 which interest has been fully paid or duly provided for in full or, if no interest has been  
32 paid, from their date.

33  
34 Section 5.02 *Creation of Accounts*. The following accounts are hereby  
35 established:

36  
37 (a) The Series 2026 Acquisition Account is hereby established, and  
38 shall be funded on the Closing Date as provided in the Pricing Certificate.

39  
40 (b) The Series 2026 Refunding Escrow Account is hereby authorized  
41 and shall be established, funded and administered as provided in the Escrow  
42 Agreement.

43  
44 (c) The Series 2026 Debt Service Account is hereby established as an  
45 account within the Debt Service Fund, which may include a Series 2026A Debt Service  
46 sub-account, a Series 2026B Debt Service subaccount, and/or such other subaccounts  
47 for payment of Bonds financing the Improvement Project and Bonds financing the  
48 Refunding Project, as specified in the Pricing Certificate.  
49

1 (d) The Series 2026 Reserve Account is hereby established, which  
2 may include a Series 2026A Reserve sub-account, a Series 2026B Reserve  
3 subaccount, and/or such other subaccounts for Bonds financing the Improvement  
4 Project and Bonds financing the Refunding Project, as specified in the Pricing  
5 Certificate. The Series 2025 Reserve Account or accounts shall be funded on the  
6 Closing Date as provided in the Pricing Certificate.

7  
8 (e) The Series 2026 Costs of Issuance Account is hereby established,  
9 and shall be funded on the Closing Date as provided in the Pricing Certificate.

10  
11 Section 5.03 *Book Entry*.

12  
13 (a) The Series 2026 Bonds shall be initially issued in book-entry form  
14 as one separate bond certificate for each Maturity Date, in each instance equal to the  
15 aggregate principal amount of the Series 2026 Bonds due on the applicable Maturity  
16 Date. On the Closing Date, each such bond certificate shall be registered in the name  
17 of Cede & Co., as nominee of DTC ("Cede").

18  
19 (b) Without limiting the provisions of (c) below, for such time as any  
20 Series 2026 Bond is registered in the name of Cede, the City and the Series 2026  
21 Paying Agent shall treat, and be entitled to treat, Cede as the sole and exclusive Owner  
22 of the Series 2026 Bonds for all purposes.

23  
24 (c) With respect to Series 2026 Bonds in the name of Cede, neither the  
25 City nor the Series 2026 Paying Agent shall have any responsibility or obligation to any  
26 DTC Participant or any Person on behalf of whom such a DTC Participant holds an  
27 interest in the Series 2026 Bonds. In particular and without limitation of the immediately  
28 preceding sentence, neither the City nor the Series 2026 Paying Agent shall have any  
29 responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede  
30 or any DTC Participant with respect to the ownership of Series 2026 Bonds; (ii) the  
31 delivery to any DTC Participant or any other Person, other than an Owner, of any notice  
32 with respect to the Series 2026 Bonds, including without limitation any notice of  
33 redemption; or (iii) the payment to any DTC Participant or any other Person, other than  
34 any Owner, of any amount with respect to the Series 2026 Bonds.

35  
36 (d) DTC shall be entitled to request the substitution of a different  
37 nominee for Cede, and any substitution shall be accomplished by a transfer complying  
38 with the provisions of Section 6.06 of the Master Ordinance. In such event, all  
39 references herein to Cede shall mean and include such new nominees.

40  
41 (e) In the event that (i) the City determines that DTC is incapable of  
42 satisfactorily discharging the responsibilities of a securities depository with respect to  
43 the Series 2026 Bonds; (ii) the City otherwise determines that it is in the best interest of  
44 the beneficial owners of the Series 2026 Bonds that the Series 2026 Bonds should no  
45 longer be maintained under the book entry system of DTC; or (iii) DTC ceases to  
46 perform the services of a securities depository with respect to the Series 2026 Bonds,  
47 then the City shall either (A) with notice thereof to DTC, appoint a successor securities  
48 depository qualified to act as such under Section 17(a) of the Securities and Exchange  
49 Act of 1934, as amended, and direct DTC to submit any Series 2026 Bonds registered  
50 in the name of Cede to the Series 2026 Paying Agent for transfer to or at the direction of

1 the successor securities depository, or (B) notify DTC that it will cause definitive bond  
2 certificates for the Series 2026 Bonds to be available through DTC, registered in the  
3 names and manner as specified by DTC and applicable DTC Participants.  
4

5 **ARTICLE VI**  
6 **REDEMPTION OF BONDS**  
7

8 The features for redemption at the option of the City and for mandatory sinking  
9 fund redemption of the Series 2026 Bonds shall be as provided in the Pricing  
10 Certificate.  
11

12 **ARTICLE VII**  
13 **FORM OF THE BONDS**  
14

15 The Series 2026 Bonds, Registrar's Certificate of Authentication, and the Form of  
16 Assignment shall be in substantially the following forms,  
17 with such changes therein as are not inconsistent with this Bond Ordinance and as may  
18 be modified in the Pricing Certificate.  
19

20 (Form of Series 2026 Bond)  
21

22 UNITED STATES OF AMERICA  
23 STATE OF NEW MEXICO  
24 COUNTY OF SANDOVAL

25 No. \_\_\_\_\_ \$ \_\_\_\_\_  
26

27 CITY OF RIO RANCHO  
28 WATER AND WASTEWATER SYSTEM  
29 IMPROVEMENT AND REFUNDING REVENUE BOND, SERIES 2026  
30

31 INTEREST RATE MATURITY DATE SERIES DATE CUSIP  
32  
33 % per annum \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, 2026  
34

35 REGISTERED OWNER:  
36

37 PRINCIPAL AMOUNT:  
38

39 The City of Rio Rancho (herein "City"), in the County of Sandoval and State of  
40 New Mexico, for value received, hereby promises to pay upon presentation and  
41 surrender of this bond, solely from the special funds provided therefor as hereinafter set  
42 forth, to the registered owner named above, or registered assigns, on the Maturity Date  
43 specified above (unless this bond, if subject to prior redemption, shall have been called  
44 for prior redemption in which case on such redemption date), upon the presentation and  
45 surrender hereof at the Albuquerque Office of BOKF, NA, or its successor (herein the  
46 "Paying Agent"), the Principal Amount stated above, in lawful money of the United  
47 States of America, and to pay to the registered owner hereof as of the Regular Record  
48 Date (being the first business day of the calendar month preceding each regularly  
49 scheduled interest payment date as defined in Ordinance No. 1, Enactment No. 26-04,  
50 adopted March 12, 2026, which authorizes this bond (and which, together with

1 Ordinance No. 59, Enactment No. 94-059 adopted by the City Council on December 14,  
2 1994, as amended by Ordinance No. 13, Enactment No. 95-013 adopted by the City  
3 Council on May 17, 1995 and by Substitute Ordinance No. 25, Enactment No. 98-028  
4 adopted by the City Council on November 18, 1998, and as further amended by  
5 Ordinance No. 16, Enactment No. 17-18 adopted by the Council on August 9, 2017, is  
6 referred to herein as the "Bond Legislation"), by check or draft mailed to such registered  
7 owner, on or before each interest payment date as hereinafter provided (or, if such  
8 interest payment date is not a business day, on or before the next succeeding business  
9 day), at the address as it last appears on the Regular Record Date on the registration  
10 books kept for that purpose by the office of BOKF, NA, Albuquerque, New Mexico, as  
11 registrar (i.e., transfer agent) for the bonds, or its successor (herein the "Registrar") or  
12 by such other arrangement as may be agreed to by the Paying Agent and the registered  
13 owner hereof, and interest on the Principal Amount in lawful money of the United States  
14 of America from the Series Date specified above or the most recent interest payment  
15 date to which interest has been fully paid or duly provided for in full (as more fully  
16 provided in the Bond Legislation) until maturity at the per annum Interest Rate specified  
17 above, payable on November 15, 2026 and semiannually thereafter on May 15 and  
18 November 15 in each year. Any such interest not so timely paid or duly provided for  
19 shall cease to be payable to the registered owner as of the Regular Record Date and  
20 shall be payable to the registered owner as of a special record date, as further provided  
21 in the Bond Legislation. If, upon presentation and surrender to the Paying Agent at or  
22 after maturity or on a designated prior redemption date on which the City may have  
23 exercised its right to prior redeem this bond pursuant to the Bond Legislation, payment  
24 of this bond is not made as herein provided, interest hereon shall continue at the rate  
25 herein designated until the principal hereof is paid in full. If the Bonds are issued in  
26 book-entry only form, an authorized officer of the City and the applicable securities  
27 depository ("Depository") may make other arrangements for the payments on the  
28 Bonds.

29  
30 The bonds of the series of which this bond is a part maturing on and after May  
31 15, 20\_\_ are subject to prior redemption at the City's option in one or more units of  
32 principal of \$5,000 on and after May 15, 20\_\_ in whole or in part at any time, in such  
33 order of maturities as the City may determine (and by lot if less than all of the Bonds of  
34 such maturity is called, such selection by lot to be made by the Registrar in such  
35 manner considered appropriate and fair), for the principal amount of each \$5,000 unit of  
36 principal so redeemed plus accrued interest to the redemption date. Redemption shall  
37 be made upon notice by electronic means or by first-class, postage prepaid mail to each  
38 registered owner of each bond selected for redemption as shown on the registration  
39 books kept by the Registrar in the manner and upon the conditions provided in the Bond  
40 Legislation.

41  
42 The bonds of the series of which this bond is one are fully registered (i.e.,  
43 registered as to payment of both principal and interest), and are issuable in the  
44 denomination of \$5,000 or any denomination which is an integral multiple of \$5,000  
45 (provided that no bond may be in a denomination which exceeds the principal coming  
46 due on any maturity date and no individual bond will be issued for more than one  
47 maturity). Upon surrender of any of such bonds at the Registrar with a written  
48 instrument satisfactory to the Registrar duly executed by the registered owner or his  
49 duly authorized attorney, such bond may, at the option of the registered owner or his  
50 duly authorized attorney, be exchanged for an equal aggregate principal amount of such

1 bonds of the same maturity of other authorized denominations, subject to such terms  
2 and conditions as set forth in the Bond Legislation.

3  
4 This bond is fully transferable by the registered owner hereof in person or by his  
5 duly authorized attorney on the registration books kept by the Registrar upon surrender  
6 of this bond together with a duly executed written instrument of transfer satisfactory to  
7 the Registrar. Upon such transfer a new fully registered bond of authorized  
8 denomination or denominations of the same aggregate principal amount and maturity  
9 will be issued to the transferee in exchange for this bond, subject to such terms and  
10 conditions as set forth in the Bond Ordinance. The City and the Registrar and Paying  
11 Agent may deem and treat the person in whose name this bond is registered as the  
12 absolute owner hereof for the purpose of making payment and for all other purposes.

13  
14 This bond is one of a series of bonds designated "City of Rio Rancho Water and  
15 Wastewater System Improvement and Refunding Revenue Bonds, Series 2026" of like  
16 tenor and date, except as to interest rate, number and maturity, authorized for the  
17 purpose of financing costs of improvements to the Water and Wastewater Utility System  
18 owned and operated by the City, refinancing, paying and discharging certain maturities  
19 of the City of Rio Rancho, New Mexico Water and Wastewater Utility Refunding  
20 Revenue Bonds, Series 2015, New Mexico Finance Authority Loan No.s 3518-PP(A)  
21 and 3518-PP(B), and New Mexico Finance Authority Loan No. 3541-PP; funding a debt  
22 service reserve account and/or purchasing a reserve account insurance policy, and  
23 paying costs of issuance of the Series 2026 Bonds.

24  
25 This bond is issued pursuant to and in strict compliance with the Constitution and  
26 laws of the State of New Mexico.

27  
28 This bond does not constitute an indebtedness of the City within the meaning of  
29 any constitutional or statutory provision or limitation, shall not be considered or be held  
30 to be a general obligation of the City, and is payable and collectible solely out of the  
31 Water and Wastewater System Net Revenues (as defined in the Bond Legislation)  
32 pursuant to the pledge made by and as defined in the Bond Legislation, which revenues  
33 are so pledged; and the holder of this bond may not look to any general or other fund for  
34 the payment of the principal and interest on this obligation, except the special funds  
35 pledged therefor. For a description of the funds, the nature and extent of the security  
36 afforded thereby for the payment of the principal of and interest on the bonds, and other  
37 details concerning the bonds, reference is made to the Bond Legislation. The bonds of  
38 the series of which this bond is one are equally and ratably secured by a lien on the  
39 Water and Wastewater System Net Revenues; the bonds of the series of which this  
40 bond is one constitute an irrevocable and first lien, but not necessarily an exclusive [first  
41 lien, upon the Water and Wastewater System Net Revenues. Bonds and other  
42 obligations, in addition to the series of which this bond is one, may be issued and made  
43 payable from the Water and Wastewater System Net Revenues having a lien thereon  
44 inferior and junior to the lien or, subject to designated conditions, or having a lien  
45 thereon on parity with the lien of the bonds of the series of which this bond is one, in  
46 accordance with the provisions of the Bond Legislation.

47  
48 The City covenants and agrees with the registered owner of this bond and with  
49 each and every person who may become the registered owner hereof that it will keep  
50 and perform all of the covenants of the Bond Legislation.

1  
2 This bond is subject to the conditions, and every registered owner hereof by  
3 accepting the same agrees with the obligor and every subsequent registered owner  
4 hereof that the principal of and the interest on this bond shall be paid, and this bond is  
5 transferable, free from, and without regard to, any equities between the obligor and the  
6 original or any intermediate registered owner hereof for any setoffs or cross-claims.  
7

8 It is further certified, recited and warranted that all the requirements of law have  
9 been fully complied with by the Governing Body and officers of the City in the issuance  
10 of this bond; and that it is issued pursuant to and in strict conformity with the  
11 Constitution and laws of the State of New Mexico, and particularly the terms and  
12 provisions of Sections 3-31-1 through 3-31-12 NMSA 1978, as amended, and all laws  
13 thereunto enabling and supplemental thereto.  
14

15 This bond shall not be valid or obligatory for any purpose until the Registrar shall  
16 have manually signed the certificate of authentication herein.  
17

18 IN WITNESS WHEREOF, the City of Rio Rancho has caused this bond to be  
19 signed, subscribed, and executed and attested with the facsimile signatures of its Mayor  
20 and its City Clerk, respectively; has caused the facsimile of its corporate seal to be  
21 affixed on this bond, all as of the Series Date.

22 \_\_\_\_\_ (Facsimile Signature)

23 MAYOR

24 (FACSIMILE SEAL)

25 Attest: \_\_\_\_\_ (Facsimile Signature)

26 CITY CLERK

27 (Form of Registrar's Certificate of Authentication)

28  
29  
30  
31 REGISTRAR'S CERTIFICATE OF AUTHENTICATION

32  
33 Date of Authentication: \_\_\_\_\_

34  
35 This is one of the bonds described in the within-mentioned Bond Legislation, and  
36 this bond has been duly registered on the registration books kept by the undersigned as  
37 Registrar for such Bonds.

38 BOKF, NA  
39 as Registrar

40  
41 By: \_\_\_\_\_  
42 Authorized Officer

43 (End of Form of Registrar's Certificate of Authentication)

44 (Form of Assignment)

45  
46  
47  
48 ASSIGNMENT

1 For value received, \_\_\_\_\_ hereby sells, assigns  
2 and transfers unto \_\_\_\_\_ the within bond and hereby irrevocably  
3 constitutes and appoints \_\_\_\_\_ attorney, to transfer the same on the  
4 books of the Registrar, with full power of substitution in the premises.  
5

6 Signature Guaranteed: \_\_\_\_\_

7 \_\_\_\_\_  
8 Name and Address of Transferee  
9 \_\_\_\_\_

10 \_\_\_\_\_  
11 \_\_\_\_\_  
12 Dated: \_\_\_\_\_

13 \_\_\_\_\_  
14 Social Security Number or other  
15 Tax Identification Number  
16 \_\_\_\_\_  
17 \_\_\_\_\_

18 (End of Form of Assignment)

19 (End of Form of Series 2026 Bond)

20  
21 **ARTICLE VIII**  
22 **PAYING AGENT, REGISTRAR AND ESCROW AGENT**

23  
24 BOKF, NA, Albuquerque, New Mexico is appointed as Paying Agent and  
25 Registrar for the Series 2026 Bonds, and as escrow agent for the Refunding Project.  
26

27 **ARTICLE IX**  
28 **SALE OF THE BONDS**

29  
30 The Series 2026 Bonds shall be sold to the Underwriter by either competitive or  
31 negotiated sale, with prices, maturity dates, principal amounts, interest rates,  
32 redemption features and other terms and conditions as determined and specified in the  
33 Pricing Certificate. If it is determined that the Series 2026 Bonds will be sold in a  
34 competitive sale, the form of the Notice of Sale shall be approved by either the City  
35 Manager or City Financial Services Director, in consultation with the Municipal Advisor  
36 and Bond Counsel.  
37

38 **ARTICLE X**  
39 **MASTER ORDINANCE**

40  
41 Section 10.01 *Parameters*. It is found and determined that the terms established  
42 for the Series 2026 Bonds in this Bond Ordinance are within the parameters and  
43 guidelines of the Master Ordinance, as supplemented and amended.  
44

45 Section 10.02 *Governing Instruments*. The Series 2026 Bonds are governed by  
46 the Master Ordinance as supplemented and amended by this Bond Ordinance which is  
47 adopted as an ordinance of the City, and as supplemented by the Pricing Certificate.  
48

1 **ARTICLE XI**  
2 **SEVERABILITY**

3  
4 Section 11.01 *Severability*. If any Section, paragraph, clause or provision of this  
5 Bond Ordinance shall for any reason be held invalid or unenforceable, the invalidity or  
6 unenforceability of such section, paragraph, clause or provision shall not affect any of  
7 the remaining provisions of this Bond Ordinance.  
8

9 Section 11.02 *Headings*. The headings used in this Bond Ordinance are for  
10 convenience only, and shall not be construed as modifying the text.  
11

12 **ARTICLE XII**  
13 **ORDINANCE IRREPEALABLE**

14  
15 After the Bonds are issued, this Bond Ordinance shall be and remain irrevocable  
16 until the principal of and interest on the Series 2026 Bonds are fully paid and the Bonds  
17 are canceled or there has been defeasance of the Series 2026 Bonds as provided in the  
18 Bond Legislation.  
19

20 **ARTICLE XIII**  
21 **REPEALER CLAUSE**

22  
23 All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent with  
24 the Master Ordinance as supplemented and amended by this Bond Ordinance are  
25 repealed to the extent of such inconsistency. This Ordinance supersedes and repeals  
26 Ordinance No. 26, Enactment No. 25-21. This repealer shall not be construed to revive  
27 any bylaw, order or resolution, or part thereof, previously repealed.  
28

29 **ARTICLE XIV**  
30 **ADDITIONAL DELEGATED POWERS**

31  
32 The officers of the City are authorized and directed to take all action necessary or  
33 appropriate to effectuate the provisions of this Bond Ordinance including, without  
34 limiting the generality of the foregoing, the execution of the Escrow Agreement, the  
35 Continuing Disclosure Undertaking, the printing of the Series 2026 Bonds, the  
36 preparation, execution and delivery to the Underwriter of the Series 2026 Bonds of a  
37 Preliminary Official Statement and Official Statement, the execution of such other  
38 certificates and other documents as may be reasonably required by the Underwriter or  
39 Bond Counsel including, but not necessarily limited to, the absence and existence of  
40 factors affecting the exemption of interest on the Series 2026 Bonds from federal  
41 income taxation, as applicable. The form of the Preliminary Official Statement  
42 presented in connection with this Ordinance is hereby approved, and its use and  
43 distribution of the Preliminary Official Statement in connection with the sale of the Bonds  
44 to the public is hereby authorized.  
45

46 **ARTICLE XV**  
47 **CONTINUING DISCLOSURE OBLIGATION OF CITY**

48  
49 Any Authorized Officer of the City is authorized to sign such documents with  
50 respect to the City's continuing disclosure obligations as are necessary or desirable to

1 comply with the Continuing Disclosure Undertaking and requirements of Rule 15c2-12  
2 promulgated by the Securities and Exchange Commission under the Securities  
3 Exchange Act of 1934, as amended.  
4

5 **ARTICLE XVI**  
6 **EFFECTIVE DATE AND**  
7 **GENERAL SUMMARY FOR PUBLICATION**  
8

9 Upon due adoption of this Bond Ordinance, it shall be recorded and preserved by  
10 the City Clerk, authenticated by the signature of the Mayor and City Clerk, and the seal  
11 of the City impressed hereon, and the title and a general summary of the subject matter  
12 contained in this Bond Ordinance (set out below) shall be published in a newspaper  
13 which is of general circulation in the City. This Bond Ordinance shall be in full force and  
14 effect 10 days after adoption.  
15

16 Pursuant to Section 3-17-5 NMSA 1978, as amended, the title and a general  
17 summary of the subject matter contained in this Bond Ordinance shall be published in  
18 substantially the following form:  
19

20 (Form of Summary of Ordinance for Publication)  
21

22 City of Rio Rancho, New Mexico  
23

24 Notice of Adoption of Ordinance No. 1, Enactment No. 26-04  
25

26 Notice is hereby given of the title and of a general summary of the subject matter  
27 contained in Ordinance No. 1, Enactment No. 26-04, duly adopted and approved by the  
28 Governing Body of the City of Rio Rancho, New Mexico on March 12, 2026 (the  
29 "Ordinance"). Complete copies of the Ordinance are available for public inspection  
30 during the normal and regular business hours of the City Clerk, City of Rio Rancho,  
31 3200 Civic Center Circle NE, Rio Rancho, New Mexico 87144.  
32

33 The title of this Ordinance is:  
34

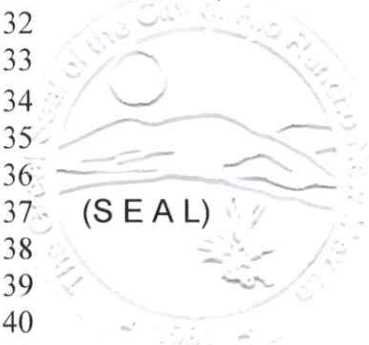
35 AN ORDINANCE AMENDING AND RESTATING ORDINANCE NO. 26,  
36 ENACTMENT NO. 25-21 FOR THE PURPOSE OF AUTHORIZING THE ISSUANCE  
37 OF CITY OF RIO RANCHO, NEW MEXICO WATER AND WASTEWATER SYSTEM  
38 IMPROVEMENT AND REFUNDING REVENUE BONDS, SERIES 2026, IN ONE OR  
39 MORE SERIES, IN AN ORIGINAL AGGREGATE PRINCIPAL AMOUNT NOT TO  
40 EXCEED \$63,420,000 (THE "SERIES 2026 BONDS" OR THE "BONDS") FOR THE  
41 PURPOSE OF (1) FINANCING IMPROVEMENTS TO THE WATER AND  
42 WASTEWATER UTILITY SYSTEM OWNED AND OPERATED BY THE CITY; (2)  
43 REFUNDING ALL OR PORTIONS OF (A) THE CITY OF RIO RANCHO, NEW MEXICO  
44 WATER AND WASTEWATER UTILITY SYSTEM REFUNDING REVENUE BONDS,  
45 SERIES 2015, (B) NEW MEXICO FINANCE AUTHORITY LOAN NO.S 3518-PP(A)  
46 AND 3518-PP(B), (C) NEW MEXICO FINANCE AUTHORITY LOAN NO. 3541-PP; (3)  
47 FUNDING A DEBT SERVICE RESERVE ACCOUNT AND/OR PURCHASING A  
48 RESERVE ACCOUNT INSURANCE POLICY; AND (4) PAYING COSTS OF  
49 ISSUANCE OF THE BONDS; PROVIDING THAT THE SERIES 2026 BONDS SHALL  
50 BE PAYABLE SOLELY OUT OF THE NET REVENUES DERIVED FROM THE

1 OPERATION OF THE SYSTEM; ESTABLISHING PARAMETERS FOR THE BONDS;  
2 PROVIDING THE FORM, TERMS AND CONDITIONS OF THE BONDS, THE  
3 METHOD OF PAYING THE PRINCIPAL OF AND INTEREST ON THE BONDS AND  
4 THE SECURITY FOR SUCH PAYMENT; PRESCRIBING OTHER DETAILS  
5 CONCERNING THE SYSTEM REVENUES, THE BONDS AND THE SYSTEM,  
6 INCLUDING BUT NOT LIMITED TO COVENANTS AND AGREEMENTS IN  
7 CONNECTION THEREWITH AND WITH FUTURE FINANCING OF SYSTEM  
8 IMPROVEMENTS; APPROVING FORMS OF A PRELIMINARY OFFICIAL  
9 STATEMENT, AN ESCROW AGREEMENT, AND A CONTINUING DISCLOSURE  
10 AGREEMENT IN CONNECTION WITH THE BONDS; DELEGATING AUTHORITY TO  
11 THE MAYOR, CITY MANAGER, AND FINANCE DIRECTOR OF THE CITY TO  
12 DETERMINE THE EXACT PRINCIPAL AMOUNTS, MATURITY DATES, INTEREST  
13 RATES, PRICES, REDEMPTION FEATURES, TERMS OF A RESERVE ACCOUNT  
14 INSURANCE POLICY, IF ANY, AND OTHER FINAL TERMS OF THE BONDS  
15 PURSUANT TO A PRICING CERTIFICATE; APPROVING THE EXECUTION OF  
16 CERTAIN DOCUMENTS RELATING TO THE BONDS; RATIFYING CERTAIN  
17 ACTIONS PREVIOUSLY TAKEN IN CONNECTION WITH THE BONDS; AND  
18 REPEALING ALL ACTION INCONSISTENT WITH THIS ORDINANCE.

19  
20 A general summary of the subject matter of the Ordinance is contained in the  
21 title.

22  
23 A COMPLETE COPY OF THE ORDINANCE IS ON FILE IN THE OFFICE OF  
24 THE CITY CLERK OF THE CITY OF RIO RANCHO, 3200 CIVIC CENTER CIRCLE  
25 NE, RIO RANCHO, NEW MEXICO, AND IS AVAILABLE FOR INSPECTION AND/OR  
26 PURCHASE DURING REGULAR OFFICE HOURS. THE NOTICE ALSO  
27 CONSTITUTES COMPLIANCE WITH SECTIONS 6-14-4 THROUGH 6-14-7 NMSA  
28 1978.

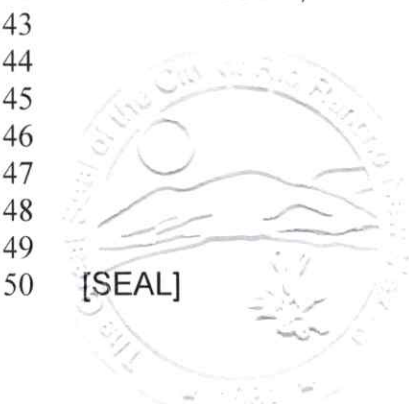
29  
30 WITNESS my hand and the Seal of the City of Rio Rancho, New Mexico as of  
31 March 12, 2026.

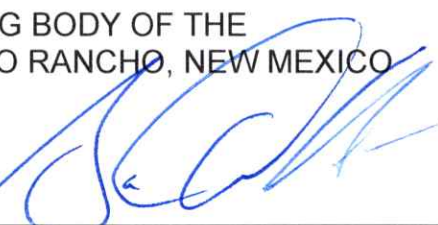


32  
33   
34 \_\_\_\_\_  
35 Noel C. Davis,  
36 City Clerk

37 (SEAL)  
38  
39 (End of Summary of Ordinance for Publication)

40  
41  
42 PASSED, APPROVED AND ADOPTED THIS 12<sup>TH</sup> DAY OF MARCH, 2026.



43  
44 GOVERNING BODY OF THE  
45 CITY OF RIO RANCHO, NEW MEXICO  
46  
47  
48  
49 By   
50 \_\_\_\_\_

Gregg Hull  
Mayor

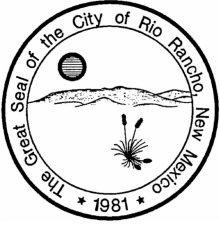
1  
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4 ATTEST:

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8 By   
9 Noel Davis  
10 City Clerk  
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3

**EXHIBIT A**

**Affidavit of Publication of Notice of Proposed Ordinance**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: D12**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Administration

**SUBJECT:**  
D12, Appointment of Andrea Hankins to the Planning and Zoning Board

**BACKGROUND AND ANALYSIS:**

The board has several responsibilities including promoting a comprehensive planning process with the general purpose of guiding and accomplishing a coordinated, adjusted, aesthetically appealing, and harmonious development of the City.

Hankins resides in City Council District 5 and currently serves on the Board. If reappointed, she will serve a term that expires on May 31, 2029.

**IMPACT:**

The appointment will fill a vacancy on the Planning and Zoning Board caused by term expiration.

**ALTERNATIVES:**

Approve the appointment.

Do not approve the appointment.

**DEPARTMENT RECOMMENDATION:**

Mayor Paul Wymer recommends the reappointment of Andrea Hankins to the Planning and Zoning Board.

**ATTACHMENT:** [A. Hankins Resume](#)

# Andrea Hankins

## Associate Broker & Realtor | Director Premium Seat Program | Development Director

Multifaceted, adaptable, and strategic business development professional showcasing 14+ years of experience spanning client acquisition, premium service management, and strategic partnership cultivation and a proven track record driving revenue enhancement, client satisfaction, and brand visibility. Identifies opportunities for organizational growth & triggers change while championing efficiency, value creation, and client-centric approaches. Precise and concise communicator & listener, collaborator, and leader, leading cross-functional experts/teams to quantifiable results and rapid business value in a fast paced environment.

### SKILLS

- Strategic Market Analysis
- Client Relationship Management
- Budget Management
- Sales Strategy Execution
- Real Estate Portfolio Development
- High-Stakes Negotiation
- Event Planning & Coordination
- Customer Service
- Sponsorship Procurement
- Team Leadership & Development
- Operational Management
- Cross-Functional Collaboration
- Written & Verbal Communication
- VIP Experience Enhancement
- B2B Sales & Marketing

### PROFESSIONAL EXPERIENCE

#### EXP REALTY | MAY 2022 – PRESENT

##### Associate Broker & Realtor Commercial and Residential Real Estate

*Exp Realty, innovating realty through technology and collaboration. Brokered premium listings, enhancing firm's market share.*

- **Marketing & Listing:** Elevated the process of marketing and listing residential and commercial properties, utilizing marketing tactics and channels to increase property exposure and attract prospective buyers, catalyzing successful deals.
- **Business Engagement & Opportunities:** Actively engaged with local enterprises to identify and secure substantial commercial leasing and purchase openings, contributing to local business expansion, real estate vibrancy, and overall economic prosperity.
- **Offer Presentation & Seller Engagement:** Executed compelling presentations of purchase offers to sellers, employing strategic persuasion and detailed showcases, which aligned with seller expectations and heightened the probability of offer acceptance.
- **Expert Price & Term Negotiations:** Demonstrated prowess in the delicate art of negotiation, finessing prices, and other pivotal sales terms to the benefit of client interests; instrumental in sealing favorable deals and enhancing client trust. Facilitated TI renovation for commercial lease tenants.
- **Analytical Property Comparison:** Leveraged deep market insights to perform analytical comparisons between properties, ensuring clients understood the competitive context of their listings, thereby influencing swift and beneficial sales outcomes.
- **Market Advisory:** Served as a trusted advisor, illuminating clients on intricate market dynamics, mortgage options, and legal considerations, demystifying complexities and empowering clients with information critical to their decision-making processes.
- **Professional Networking:** Expanded a robust network encompassing legal experts, financial institutions, and renovation specialists, optimizing client referrals and ensuring an all-encompassing support system for diverse client needs.
- **Transaction Management:** Coordinated with real estate professionals, from escrow officers to inspectors, affirming comprehensive adherence to contractual terms, which safeguarded client interests and facilitated smooth transaction closures.

#### BERKSHIRE HATHAWAY HOMESERVICES | JANUARY 2021 – MAY 2022

##### Associate Broker & Realtor

*Berkshire Hathaway HomeServices, transforming real estate with client-focused solutions. Elevated property portfolios through strategic market insights.*

- **Strategic Marketing & Listing:** Led innovative marketing and listing of a range of residential and commercial properties, employing cutting-edge strategies to amplify visibility, attract potential buyers, and expedite transactions, boosting listing popularity.
- **Commercial Leasing Innovator:** Forged strong partnerships with local businesses to secure commercial leasing and purchase opportunities, facilitating community growth, and fostering economic development through strategic real estate investments.
- **Negotiation & Sales Expertise:** Presented purchase offers to sellers, orchestrating compelling pitches and negotiating critical elements of sales terms with finesse; resulted in advantageous deals that maximized client satisfaction and financial gains.
- **Competitive Market Analysis:** Conducted comparative analyses of properties, synthesizing data to accurately ascertain competitive market prices; influenced successful pricing strategies, driving quicker sales and heightened market interest.
- **Real Estate Consultancy:** Offered insightful advisories on nuanced market conditions, mortgages, and pertinent legalities, equipping clients with the knowledge to make informed decisions; enhanced client confidence and transaction transparency.

- **Professional Network Development:** Curated an extensive network of attorneys, mortgage lenders, and contractors for client referrals, thereby streamlining transactions and ensuring clients had access to premium, trusted professional resources.
- **Transaction Coordination:** Worked with escrow companies, lenders, and home inspectors, guaranteeing all terms and conditions of purchase agreements were met with precision, leading to seamless, error-free transactions for all parties involved.

**LIVE NATION ENTERTAINMENT | FEBRUARY 2014 – DECEMBER 2020**

**Director Premium Seat Program & Venue Sales**

*Live Nation Entertainment, revolutionizing live events with unforgettable experiences. Maximized VIP sales, enriching live entertainment value.*

- **Networking & Brand Amplification:** Initiated expansive networking strategies, propelling brand awareness. Capitalized on diverse channels to reinforce the venue's stature, drawing high-profile clientele and fostering an environment of engagement and loyalty.
- **Prospecting & Client Acquisition:** Engaged prospective businesses, offering tailored season and concert series packages; revitalized client rosters and cemented program's reputation for exclusive, sought-after experiences, boosting sales trajectories.
- **VIP Client Sales & Service Excellence:** Transformed the sales landscape and client fulfillment processes for VIP/Premium Seat experiences, delivering unparalleled service standards; heightened client satisfaction and retention, surging demand for packages.
- **Budget Management:** Commandeered annual budget for marketing and advertising campaigns, allocating resources to maximize impact; attracted a broader audience base, galvanized sales figures, and enhanced market presence.
- **Budget Oversight & Efficiency:** Exhibited financial acumen in managing budget for VIP Club and Season Box Seat operations, optimizing resource utilization; ensured operational excellence, elevated client experiences, and sustained program's profitability, facilitated OPEX and CAPEX projects for Premium Seat Program.
- **VIP Program Operations:** Orchestrated VIP/Premium Seat Program end-to-end, from parking logistics to exclusive pre and post-show entertainment and gourmet catering; ensured seamless experiences, garnering overwhelming positive feedback.
- **Client Relations:** Established a sophisticated communication framework for interacting with existing and potential clients, offering regular updates, exclusive insights, and personalized follow-ups; building strong client relations.

**EARLIER EXPERIENCE**

**SANTA ANA STAR CENTER | JANUARY 2010 – FEBRUARY 2014**

**Premium Seating & Client Services Manager - Front Row Marketing Services (October 2011 – February 2014)**

*Santa Ana Star Center, driving event success through strategic partnership engagement. Surged suite rentals, securing lucrative event sponsorships.*

**Event Management Intern & Event Staff Supervisor - Global Spectrum (January 2010 – October 2011)**

*Streamlined operations, ensuring stellar event orchestration.*

**EDUCATION & PROFESSIONAL DEVELOPMENT**

BA Journalism and Mass Communication with a concentration in Public Relations | University of New Mexico | 2011

**IT SKILLS**

Microsoft Office Suite (Word, Excel, Outlook, PowerPoint) | Salesforce |

**LANGUAGES**

English (Native)

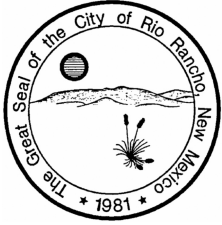
**AFFILIATIONS**

**(Former) Board Member** | PINK ME

**Board Member** | Carrie Tingley Hospital Foundation

**Planning and Zoning Board Member** | City of Rio Rancho

*References Available Upon Request*



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: D13**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
D13, Site Plan Approval for a Restaurant with Outdoor Patio at the Property Legally Described as The Village, Tract E5

### **BACKGROUND AND ANALYSIS:**

The subject property is legally described as The Village, Tract E5, and consists of approximately 2.00 acres. The subject property is zoned SU: Special Use for Commercial/ Office per Ordinance No. 21, Enactment No. 07-22. This Ordinance designates this area as SU for Commercial/Office District as described in the Cabezon Communities Mater Plan, which governs this area.

The main purpose of this Master Plan is to designate land uses and anticipated zoning categories for those land uses, along with providing design guidelines. It states that the intent is to provide for most uses that are allowed in the City's C-1 and O-1 districts. Among the permissive uses listed in this category are "Restaurants, including restaurants with alcoholic beverage sales for on-site consumption" which matches the proposed use.

### **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 10' public utility easement along the east and south of the property; 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 proposed structure is identified with the restaurant use and covered outdoor dining area. The Cabezon Communities Master Plan states that buildings up to 75 feet in height or 5 stories above ground level are permissible. The proposed building complies with the building height, as it is listed at 23 feet. Building setbacks are over 10 feet from all rights-of-way, and the parking areas are a minimum of 15 feet from the rights-of-way, also in compliance with the Cabezon Communities Master Plan; criteria is satisfied.
- f. Proposed ingress, egress, parking, and circulation; An access point to the site will be provided off of Wellspring Ave to the south and there will be a shared access point to the north. Parking standards are per Chapter 154.76, which requires "1 space for every 4 seats or 1 per 100 square

feet, whichever is greater" for restaurants and bars. The building and outdoor patio combined is 8,786 square feet and have 200 indoor and outdoor seats, which requires a minimum of 88 spaces. The Site Plan currently provides 125 parking spaces. Per Chapter 154.76 (E)(2), lots with 101-300 spaces in total require eight ADA spaces with two required to be van accessible. This has been added as a condition of approval, as the site plan is showing five ADA spaces, with the required van accessible provided. 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 landscape plan, 17,833 square feet of landscaping will be provided. The required landscape area is a minimum of 10%, which would be 8,712 square feet. The plan also shows that there will be at least one tree for every 10 parking spaces (32 total). Applicant has provided detailed landscape plan with species type. Site Plan also shows parking lot screening from adjacent right-of-way through shrubs and trees, to meet the requirements of the Cabezon Communities Master Plan. Enhanced landscaping requirements outlined in the Cabezon Communities Master Plan will be confirmed at Building Permit review as listed in conditions of approval; criteria is satisfied;

h. Elevations; Per the Cabezon Communities Master Plan: "Building materials will be natural rather than synthetic, in warm colors ranging from light to dark tans, terracotta red to deep browns." The elevations show the building materials as what appears to be stucco in warm brown, gray, and beige tones; criteria is satisfied.

i. Adjacent property characteristics: The property to the north, west, and east are zoned SU per the same ordinance as the subject property. The property to the south is zoned SU or hospital and related uses; criteria is satisfied.

j. Preliminary drainage plan; site plan indicated drainage bond in the southeast corner of the property; 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 May 13, 2026, edition of the Albuquerque Journal for the Governing Body meeting. A notice sign was posted on the property on May 21, 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 comments provided
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	Comments attached
Police Department	X	No comments provided
SSCAFCA	X	No adverse comments
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	Comments attached

**IMPACT:**

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. 21, Enactment No. 07-22. 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. Landscaping and design shall comply with the Cabezon Communities Master Plan.
6. The signage of the development shall adhere to the Sign Code Ordinance.
7. The applicant shall address all of the Site Plan reviewer comments.
8. 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.
9. 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.

ATTACHMENT: [Application](#)

ATTACHMENT: [Zoning, Location](#)

ATTACHMENT: [Site Plan](#)

ATTACHMENT: [Elevations](#)

ATTACHMENT: [Staff Comments](#)

ATTACHMENT: [Reproduction of Notices](#)



## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input checked="" type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat/Street	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> 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: <b>S Squared Investments</b>		Phone: <b>505 453-0800</b>
Address: <b>8112 Ronan Court NE</b>		E-Mail: <b>greg@ssquaredinvestments.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87122</b>
Proprietary Interest:	List Owners: <b>S Squared Investments</b>	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: <b>Greg Sofio</b>		Phone: <b>505 453-0800</b>
Address: <b>PO Box 66946</b>		E-Mail: <b>greg@ssquaredinvestments.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	ZIP Code: <b>87193</b>

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

**Currently zoned SU requesting zoning for full service restaurant with patio and alcohol sales.**

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: <b>Village of Cabezon</b>	Block(s): <b>3</b>	Lot(s): <b>E5</b>
Existing Zoning: <b>Commercial SU</b>	Proposed Zoning:	
No. of existing lots: <b>1</b>	No. of proposed lots: <b>1</b>	Total area of site (acres) <b>2</b>

### 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.

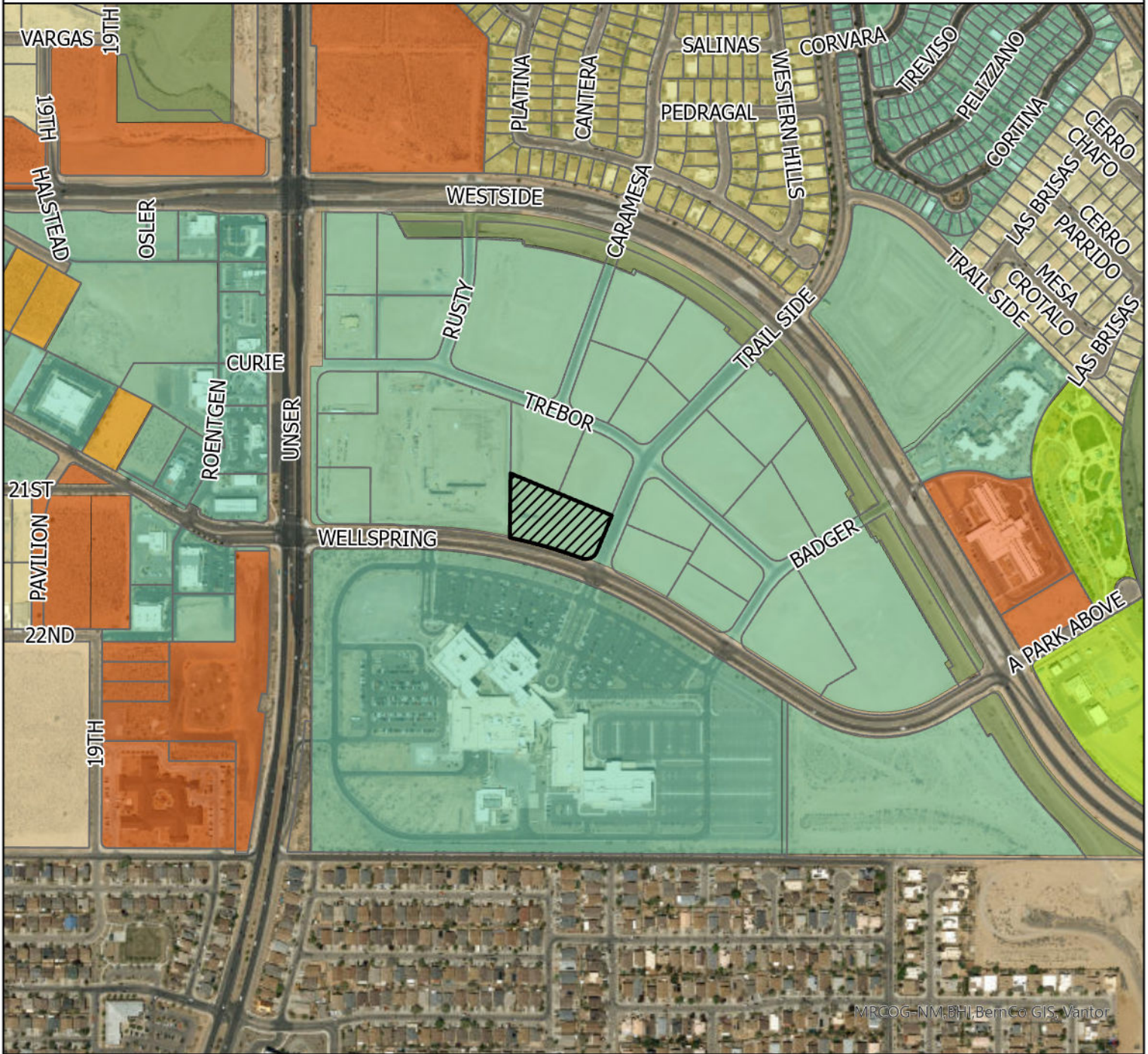
Print Name: <b>Greg Sofio</b>	Applicant: <b>S Squared Investments</b>	Agent: <b>Greg Sofio</b>
Signature: <i>Greg Sofio</i>	Date: <b>05/14/26</b>	Date:










### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
<b>26-160-00007</b>		

APPLICATION ACCEPTED BY: Michelle Costilla DATE: **4/30/26**

# THE VILLAGE, TRACT E5



-  Subject Property
- Zoning**
-  C-1
-  MU-A
-  OS
-  PR
-  R-1
-  R-3
-  R-4
-  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.

Map courtesy of Michelle Costilla 5/6/2026

**PARKING REQUIREMENTS**

RESTAURANT, BAR BUILDINGS:  
 1 SPACE FOR EVERY 4 SEATS OR 1 SPACE PER 100 SQUARE FEET OF GROSS AREA  
 200 INDOOR AND OUTDOOR SEATS: 200/4 = (50) PARKING SPACES  
 BUILDING AREA: 6,464 S.F./100 = (65) PARKING SPACES

TOTAL PARKING REQUIRED:  
 (65) PARKING SPACES

TOTAL ACCESSIBLE PARKING SPACES REQUIRED:  
 101 - 151 PARKING SPACES = (5) ACCESSIBLE PARKING SPACES REQUIRED (1 VAN SPACE)  
 (5) ACCESSIBLE PARKING SPACES PROVIDED

(125) PARKING SPACES PROVIDED

BICYCLE PARKING REQUIRED: (2%) OF THE REQUIRED PARKING SPACES:  
 65 X 2% = (2) BICYCLE PARKING SPACES REQUIRED.  
 (2) BICYCLE PARKING SPACES PROVIDED.

**LANDSCAPING REQUIREMENTS**

TOTAL LOT AREA: 187,118 S.F. (2.00 ACRES)  
 TOTAL UNDER ROOF AREA: 8,786 S.F.  
 NET LOT AREA: 187,118 - 8,786 = 178,332 S.F.  
 LANDSCAPING REQUIRED: 178,332 x 10% = 17,833 S.F.  
 PROPOSED LANDSCAPING: 17,833 S.F. (REF: LANDSCAPING PLAN)

**KEYED NOTES**

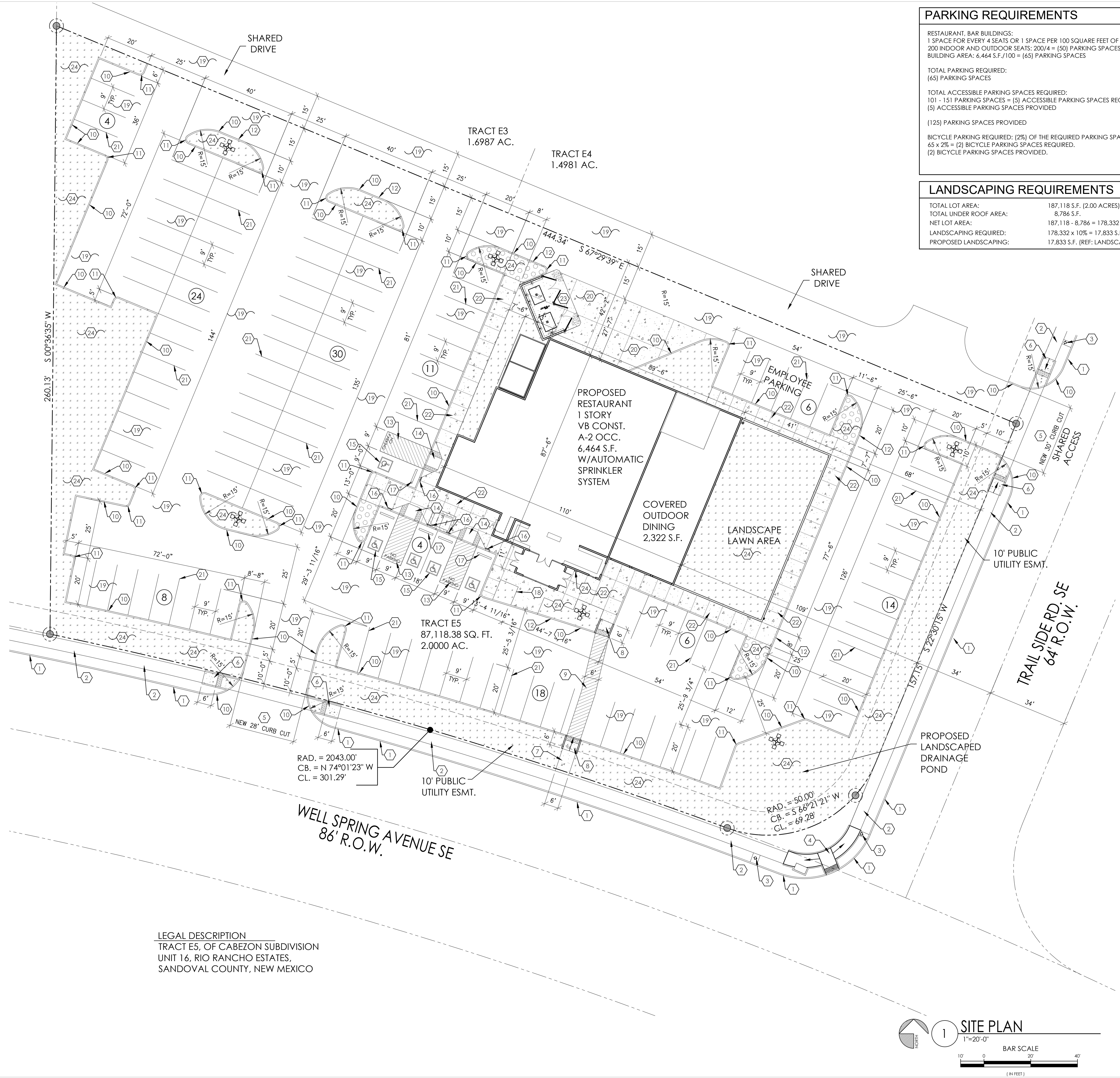
1. EXISTING CONCRETE CURB AND GUTTER, G.C. TO REPAIR ANY DAMAGE TO EXISTING CURB AND GUTTER AS REQUIRED. ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS.
2. EXIST. 5' WIDE CONC. SIDEWALK, G.C. TO REPAIR ANY DAMAGED TO EXIST. SIDEWALK AS REQUIRED.
3. EXIST. FIRE HYDRANT.
4. EXIST. ADA ACCESSIBLE CURB RAMP, G.C. TO REPAIR ANY DAMAGE TO EXIST. CURB RAMP AS REQUIRED.
5. NEW CURB CUT DRIVE-PAD, INSTALL PER CITY OF RIO RANCHO STANDARDS (C.O.R.R.). REF: GRADING AND DRAINAGE PLAN. ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS.
6. NEW ADA ACCESSIBLE CURB RAMP WITH 24" WIDE TRUNCATED DOMES, INSTALL PER C.O.R.R. STANDARDS, REF: GRADING AND DRAINAGE PLAN. ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS.
7. NEW 4" THICK X 6" WIDE CONC. SIDEWALK, PART OF PEDESTRIAN WALKWAY TO NEW BUILDING.
8. NEW 6" WIDE ADA ACCESSIBLE CURB RAMP WITH 24" WIDE TRUNCATED DOMES, INSTALL PER THE CITY OF C.O.R.R. STANDARDS, REF: GRADING AND DRAINAGE PLAN.
9. NEW BLUE PAINTED DIAGONAL STRIPING AT 4' WIDE ACCESSIBLE PEDESTRIAN WALKWAY, INSTALL PER C.O.R.R. STANDARDS.
10. 6" HIGH RAISED CONCRETE CURB AND GUTTER, INSTALL PER C.O.R.R. STANDARDS, REF: GRADING AND DRAINAGE PLAN.
11. 2" CONCRETE CURB RADIUS.
12. FIRE LANE, G.C. TO PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5" HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6" WIDE RED STRIPE.
13. BLUE PAINTED DIAGONAL STRIPING ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATED SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978), REF: DETAIL A5/AS-2.00.
14. ACCESSIBLE CURB RAMP WITH 24" WIDE TRUNCATED DOMES, G.C. TO INSTALL PER C.O.R.R. STANDARDS.
15. ACCESSIBLE SYMBOL, TYPICAL AT (5) PLACES, REF: DETAIL C2/AS-2.0.
16. ACCESSIBLE PARKING SIGNAGE, PER C.O.R.R. STANDARDS, REF: DETAIL C1/AS-2.0.
17. CONCRETE WHEEL STOP, TYPICAL AT (5) PLACES, INSTALL PER C.O.R.R. STANDARDS.
18. BICYCLE RACK (2 BICYCLES) ON 4" THICK CONC. SLAB.
19. ASPHALT PAVING OVER BASE COURSE, PAVING AND BASE COURSE THICKNESS AND PLACEMENT PER SOILS REPORT.
20. 6" THICK 4000 PSI CONC. WITH #3 BARS AT 12" O.C. EACH WAY OVER COMPACTED FILL, TYP.
21. 4" WIDE WHITE PAINTED PARKING STRIPE, TYP., PER C.O.R.R. STANDARDS, BY G.C., INSTALLED BY G.C.
22. 4" THICK CONC. SIDEWALK WITH TOOLED CONTROL JOINTS AT 6' O.C. MAX., TOP OF CONC. SIDEWALK TO BE SLOPED TO DRAIN, REF: GRADING AND DRAINAGE PLAN.
23. DUMPSTER ENCLOSURE, BY G.C., INSTALLED BY G.C. (DUMPSTER BY OTHERS), REF: DETAIL A3/AS-2.00.
24. G.C. TO PROVIDE KEY BOX, KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION, THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS TO EACH BUILDING.
25. LANDSCAPING AREA, REF: LANDSCAPE PLAN, BY G.C., INSTALLED BY G.C.
26. SITE LIGHT ON CONC. PEDESTAL, REFER TO ELECTRICAL PLANS.
- 27.
- 28.
29. 6" PVC WASTE LINE.
30. 4" PVC WASTE LINE, REF: PLUMBING PLAN FOR CONTINUATION.
31. 4" PVC DOUBLE CLEAN, REF: PLUMBING PLAN.
32. EXISTING 2" WATER LINE.
33. NEW 1 1/2" WATER METER, REF: PLUMBING PLANS.
34. 1 1/2" WATER LINE, REF: PLUMBING PLANS.
35. NATURAL GAS METER, REF: PLUMBING PLANS.
36. NATURAL GAS LINE, REF: PLUMBING PLANS.

**NOTE**

THE LOCATION OF LIGHT FIXTURES SHALL BE IDENTIFIED ON SUBSEQUENT SITE PLANS. THE MAXIMUM MOUNTING HEIGHT OF LUMINARIES FOR PEDESTRIAN SCALE LIGHTS SHALL BE 20 FEET IN HEIGHT. THE MAXIMUM MOUNTING HEIGHT OF LUMINARIES FOR PARKING LOT LIGHTS SHALL BE A MAXIMUM OF 30 FEET IN HEIGHT.

**GENERAL NOTES**

- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- C. PREMIS IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH X 1 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- D. G.C. TO PROVIDE KEY BOX, KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION, THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN ACCESS TO GATES AND BUILDING.
- E. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.
- F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.



**LEGAL DESCRIPTION**  
 TRACT E5, OF CABEZON SUBDIVISION  
 UNIT 16, RIO RANCHO ESTATES,  
 SANDOVAL COUNTY, NEW MEXICO

SADIES RESTAURANT  
 ARCH SITE PLAN  
 ADDRESS  
 RIO RANCHO, NEW MEXICO  
 PROJECT #2613

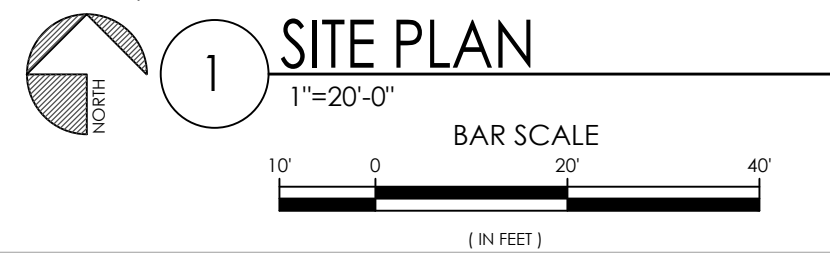
REVISION DATE



DATE  
 4/23/2026

SHEET NUMBER

AS-100





GREEN SUMMIT  
LANDSCAPE MANAGEMENT  
Happy People. Happy Customers. Happy Landscapes.

REVISIONS:  
▲ REVISIONS:  
▲ REVISIONS:  
▲ REVISIONS:  
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▲ REVISIONS:

NOT FOR  
CONSTRUCTION

# SADIE'S RIO RANCHO LANDSCAPE PLAN

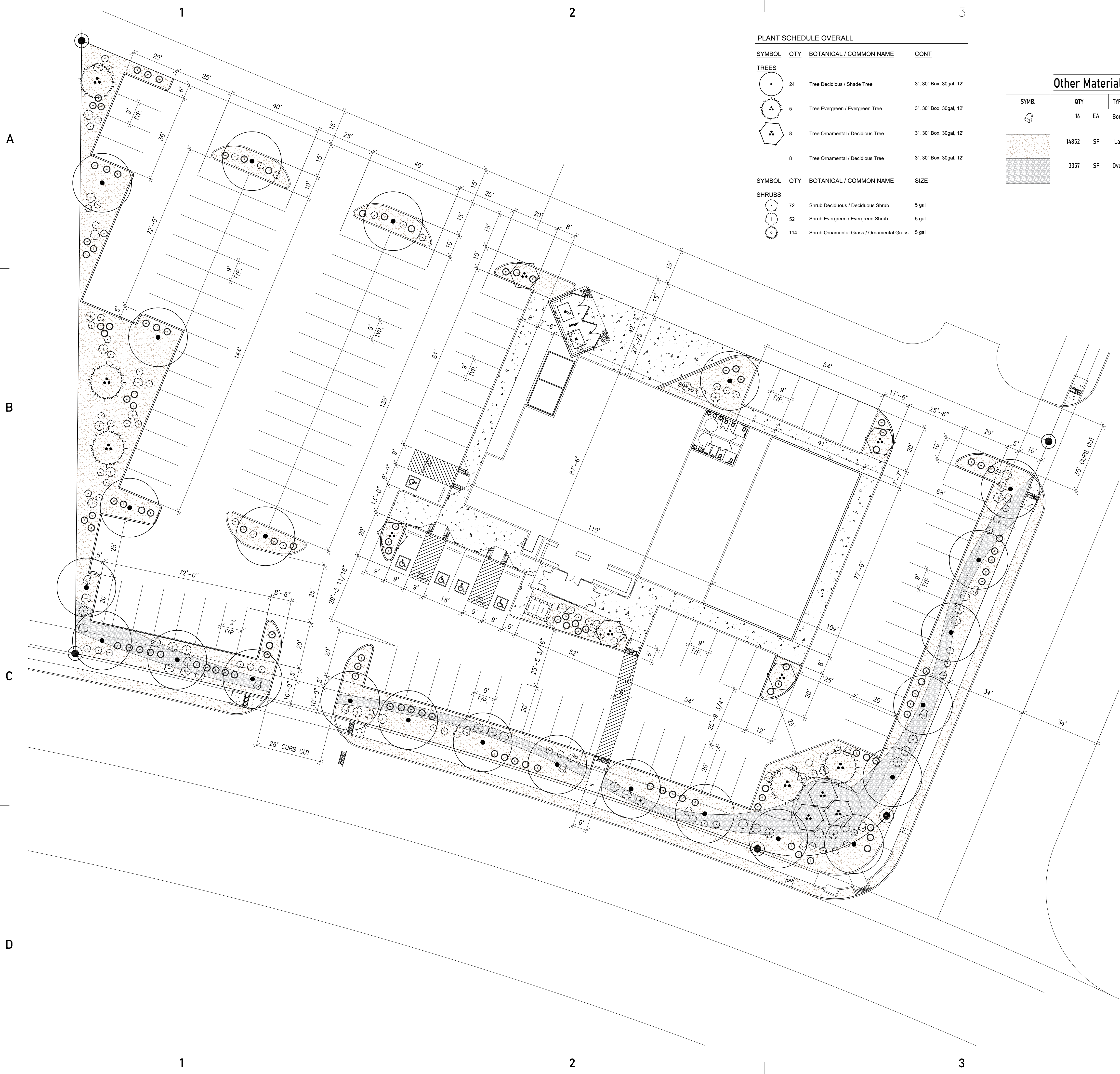
ADDRESS  
RIO RANCHO, NM 87120

ISSUE DATE: 01/13/2024  
DRAWN BY: JFL  
CHECKED BY: ABB

SHEET TITLE  
LANDSCAPE PLAN

SHEET NUMBER

LP-001

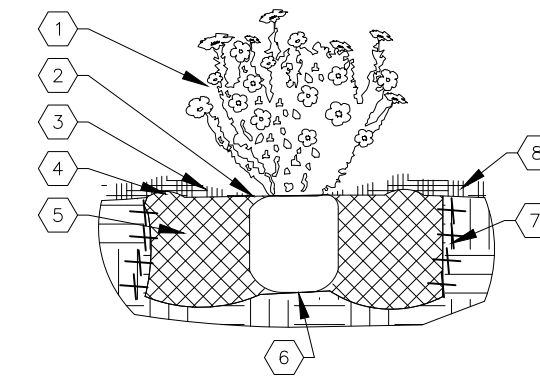


### PLANT SCHEDULE OVERALL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
<b>TREES</b>			
	24	Tree Deciduous / Shade Tree	3", 30" Box, 30gal, 12'
	5	Tree Evergreen / Evergreen Tree	3", 30" Box, 30gal, 12'
	8	Tree Ornamental / Deciduous Tree	3", 30" Box, 30gal, 12'
	8	Tree Ornamental / Deciduous Tree	3", 30" Box, 30gal, 12'
<b>SHRUBS</b>			
	72	Shrub Deciduous / Deciduous Shrub	5 gal
	52	Shrub Evergreen / Evergreen Shrub	5 gal
	114	Shrub Ornamental Grass / Ornamental Grass	5 gal

### Other Materials

SYMB.	QTY	TYPE
	16	EA Boulders (2-3cf) To be placed at contractor's discretion
	14852	SF Landscape Gravel A with Filter Fabric 1" Brown Gravel
	3357	SF Oversize Landscape Gravel with Filter Fabric 2-4" Angular Cobble/RipRap

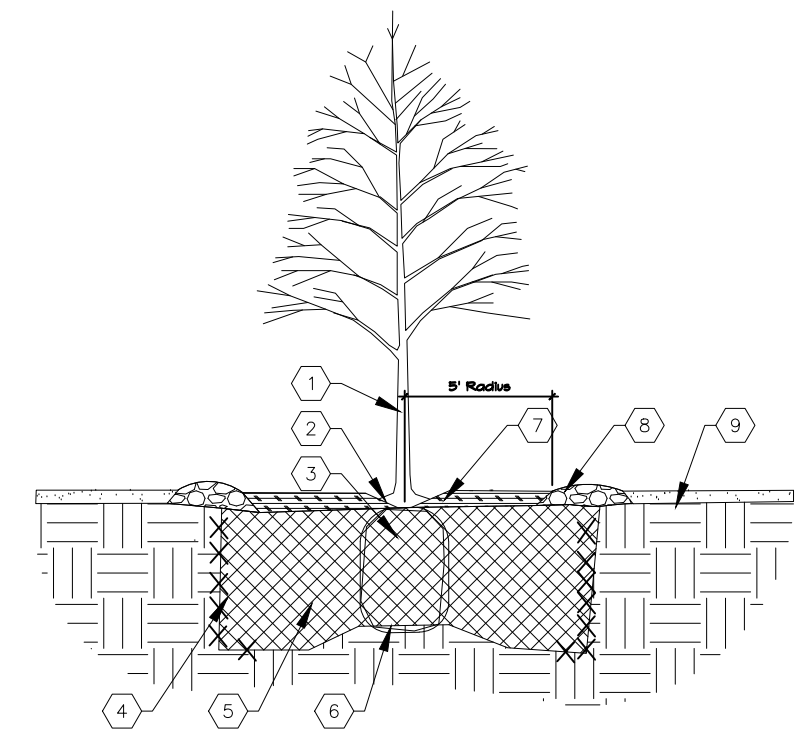


### SHRUB PLANTING KEYED NOTES

1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS.
4. 2" HIGH X 8" WIDE BERM.
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN, 3" DEPTH UNLESS OTHERWISE NOTED.

01 SHRUB PLANTING  
NTS

SHRUB PLANTING DETAIL



### TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL 5' RADIUS WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND BELOW DRIP LINE. MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
8. 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN.

00 TREE PLANTING  
NTS

TREE PLANTING DETAIL

### LANDSCAPE CALCULATIONS

ZONING: CITY OF RIO RANCHO  
APPLICABLE REGULATION(S)

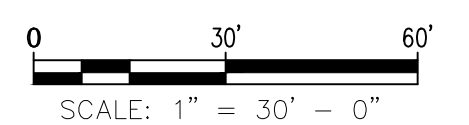
PD: PLANNED DEVELOPMENT

TOTAL LOT AREA (ACRES) 4.30  
 TOTAL LOT AREA (SF) 187117.6428  
 00  
 BUILDING AREA (SF) 8786  
 NET LOT AREA (SF) 178,332

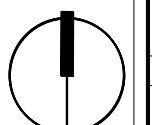
REQUIRED LANDSCAPE (%) 10  
 REQUIRED LANDSCAPE (SF) 17833  
 LANDSCAPE PROVIDED (SF) 17833  
 PARKING SPACES PROVIDED  
 REQ. PARKING TREES (1/10 SPOTS)  
 PROV. PARKING TREES

VEGETATIVE COVER (% - REQ) 75.0  
 VEGETATIVE COVER (SF - REQ) 13375  
 VEGETATIVE COVER (SF - PROV.) 13375  
 COOL SEASON GRASS (SF)  
 COOL SEASON GRASS (% OF LANDSCAPE)

REQ. TREES - STREET TREES 16  
 PROVIDED UNIT TREES 16

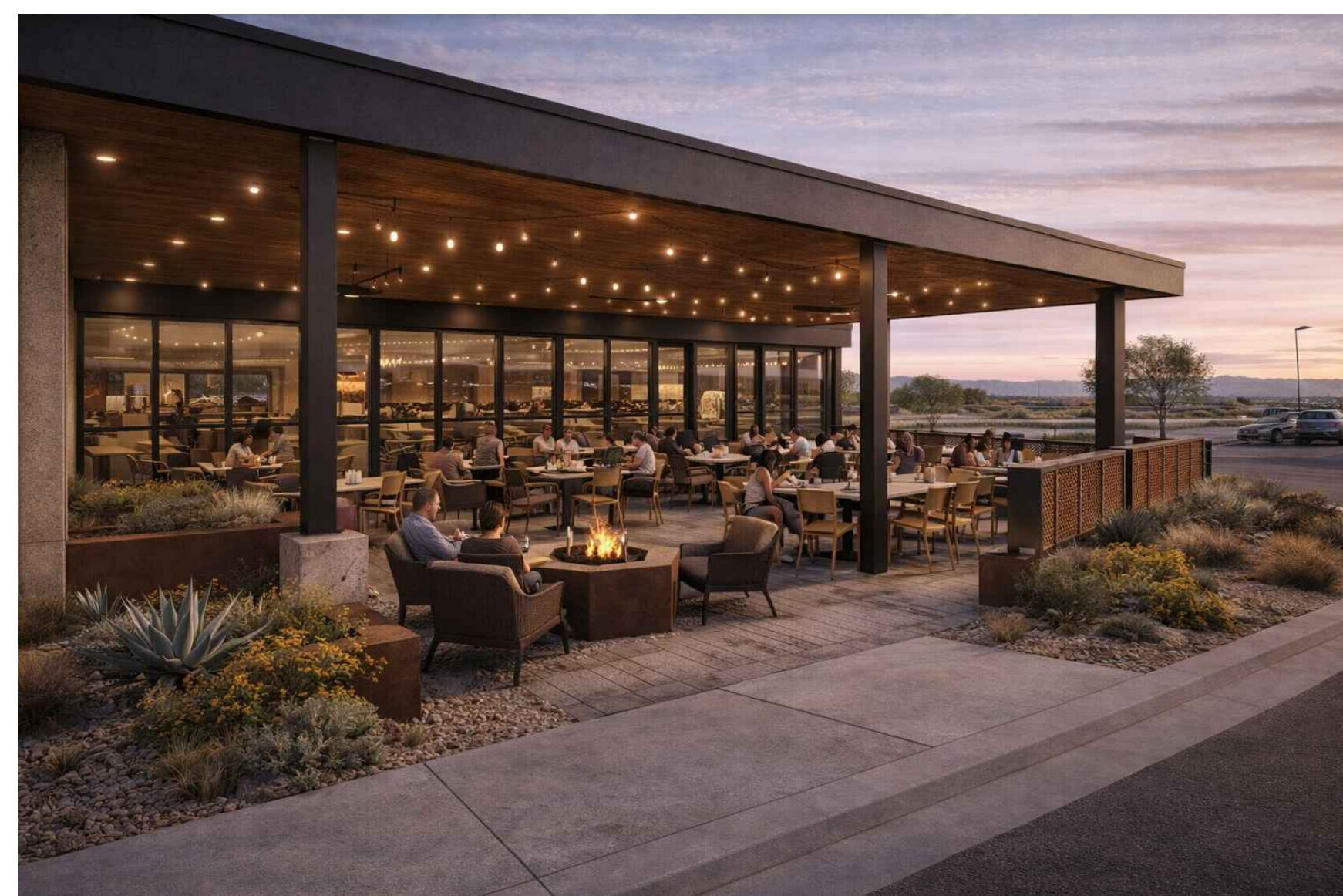


SCALE: 1" = 30' - 0"





MAIN ACCESS VIEW



COVER DINING VIEW



1 SOUTH ELEVATION  
1/8"=1'-0"



2 WEST ELEVATION  
1/8"=1'-0"



3 EAST ELEVATION  
1/8"=1'-0"



4 NORTH ELEVATION  
1/8"=1'-0"

SADIE'S RESTAURANT  
ELEVATIONS  
ADDRESS  
RIO RANCHO, NEW MEXICO  
PROJECT #2613

REVISION DATE

RBA  
ARCHITECTURE PC  
PLANNING  
DESIGN

DATE  
4/23/2026

SHEET NUMBER

A-1



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

May 15, 2026

**TO: S Squared Investments LLC**  
**8808 Alto Rey Ct NW**  
**Albuquerque, NM 87120**

**RE: Site Plan (26-160-00007)**

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

**Planning and Zoning**

1. The applicant shall obtain a water, wastewater approval.
2. Per Chapter 154.76 (E)(2), lots with 101-300 spaces in total require eight ADA spaces with two required to be van accessible.

**Fire and Rescue:**

1. 2021 IFC shall be referenced for Fire and Life Safety Code.
2. Appendix D shall be referenced for Fire Apparatus Access Roads.
3. A Fire hydrant shall be no more than 300 ft driving distance from the building. If the building is sprinklered, the Fire Hydrant shall be within 100ft driving distance from the FDC.
4. A Fire 1 Plan shall be submitted to the Fire Marshals Office for Review and Approval prior to the full plan set submittal.
5. A Fire 2 Plan shall be submitted for review and approval with the full plan set.
6. Fire Alarm, Fire Sprinkler, Commercial Cooking Hood plans shall be submitted as separate deferred submittals.

**Parks and Recreation:**

1. Not all keyed notes match what they are indicating, for example the lawn area is keyed note #24 (should be #25) in the "Turf Lawn" area on the site plan which is not called out by detail or other information on the site plan or landscape plan/LP 001.
2. Will this be artificial turf – please provide this answer for PRCS site plan approval.
3. The site plan calls out the 1.5" water meter (is this for irrigation?), but I do not see any reference to the back flow preventer (it was also hard to find where keyed note #33 – water meter) is located on the plan sheet.
4. It is assumed that the handicap parking detail references on the site plan will conform with the State Statutes referenced in previous comments provided to the applicant.

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

Respectfully,

A handwritten signature in black ink that reads "Michelle Costilla". The signature is written in a cursive style with a large initial "M" and a long, sweeping underline.

Michelle Costilla  
Municipal Planner II  
Development Services Department  
City of Rio Rancho  
(505) 896-8362 [mcostilla@rrnm.gov](mailto: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

May 8, 2026

RE: Site Plan, Case No. 26-160-00007  
The Village, Tract E5

Dear Property Owner:

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

The applicant, S Squared Investments LLC, is requesting a Site Plan approval for a restaurant and outdoor patio at the property legally described as The Village, Tract E5, and addressed as 2225 Wellspring Ave SE. The property is zoned SU: Special Use and is approximately 2 acres.

The **Governing Body** will consider the request and have the final approval on **Thursday, May 28, 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.

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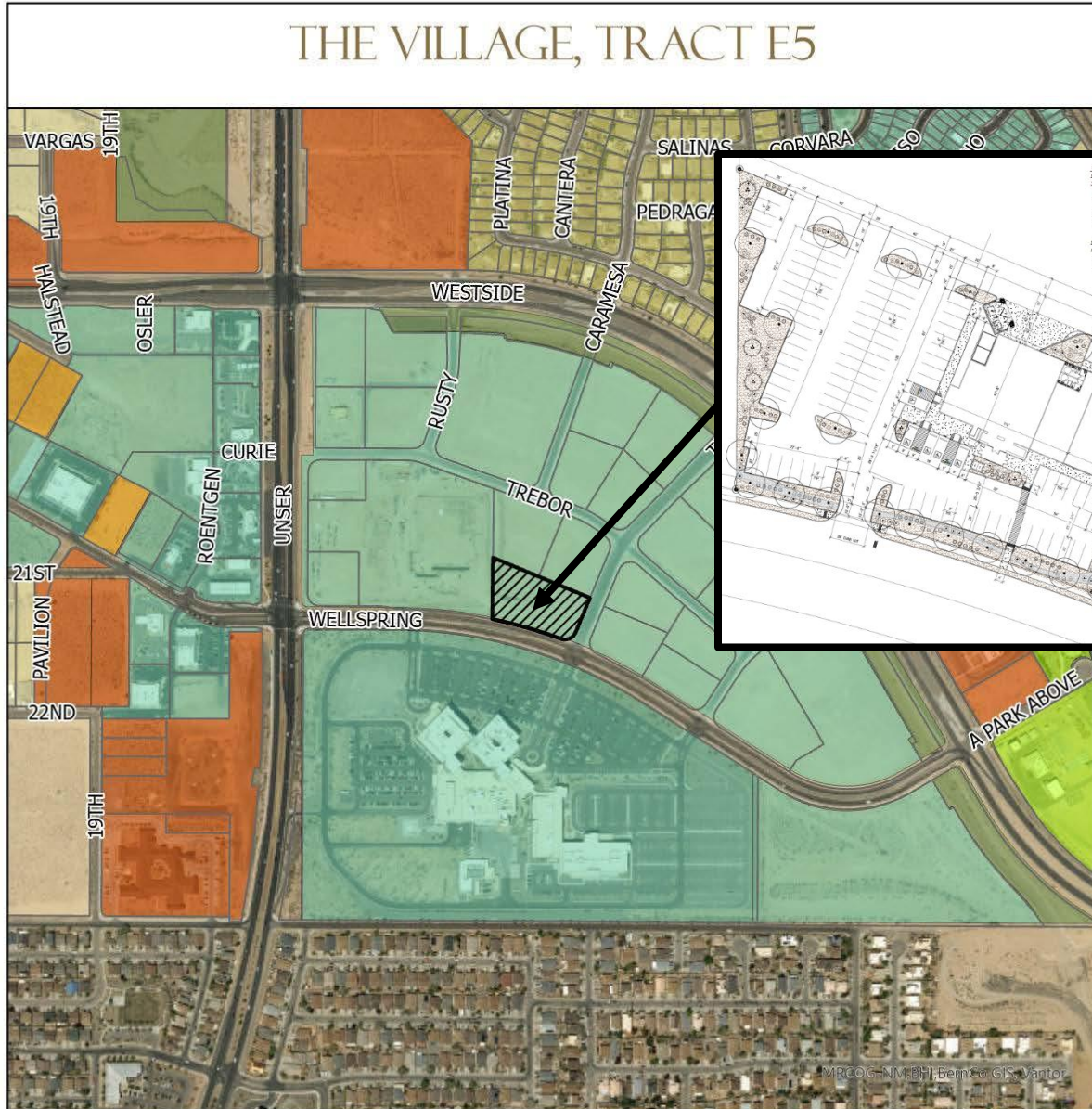
If you would like to comment on this application, you are encouraged to submit written comments ten (10) days prior to the hearing date to [clerk@rrnm.gov](mailto:clerk@rrnm.gov). Those wishing to provide comment during the hearing must register in person or by Zoom with applicable City staff person 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](http://www.rrnm.gov) or on Sparklight cable channel 56.

Please contact me via e-mail me at [mcostilla@rrnm.gov](mailto: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



- Subject Property
- Zoning**
- C-1
- MU-A
- OS
- PR
- R-1
- R-3
- R-4
- 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.

Map courtesy of Michelle Costilla 5/6/2026

# ALBUQUERQUE JOURNAL

Dept 880697  
PO Box 29650  
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 05/08/2026



The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, May 28, 2026:

**Site Plan  
Case #26-160-00007**

The applicant, S Squared Investments LLC, is requesting a Site Plan approval for a restaurant and outdoor patio at the property legally described as The Village, Tract E5, and addressed as 2225 Wellspring Ave SE. The property is zoned SU: Special Use and is approximately 2 acres.

The meeting is scheduled for 6 pm in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in person or virtually at [www.rmm.gov](http://www.rmm.gov). Materials related to this item are available for viewing in the Development Services Department at City Hall.

If you would like to comment on this application, you are encouraged to submit a written comment to [planning@rmm.gov](mailto:planning@rmm.gov). Written comments will be inserted into the public record.

Journal: May 13, 2026

Account:	1010956
Name:	CITY OF RIO RANCHO
Company:	CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT ATTN: ACCOUNTS PAYABLE
Address:	3200 CIVIC CENTER CIR NE RIO RANCHO, NM 87144
Telephone:	(505)891-5005

Ad ID:	405920
Description:	PO #260023
Run Dates:	05/13/2026 - 05/13/2026
Class:	3001
Orig User:	syoder
Words:	168
Lines:	46
Agate Lines:	69
Depth:	4.91
Blind Box:	

<b>Total Ad Cost</b>	<b>\$50.30</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<b>Publication</b>	<b>Start</b>	<b>Stop</b>	<b>Inserts</b>	<b>Cost</b>
Albuquerque Journal	05/13/2026	05/13/2026	1	46.74

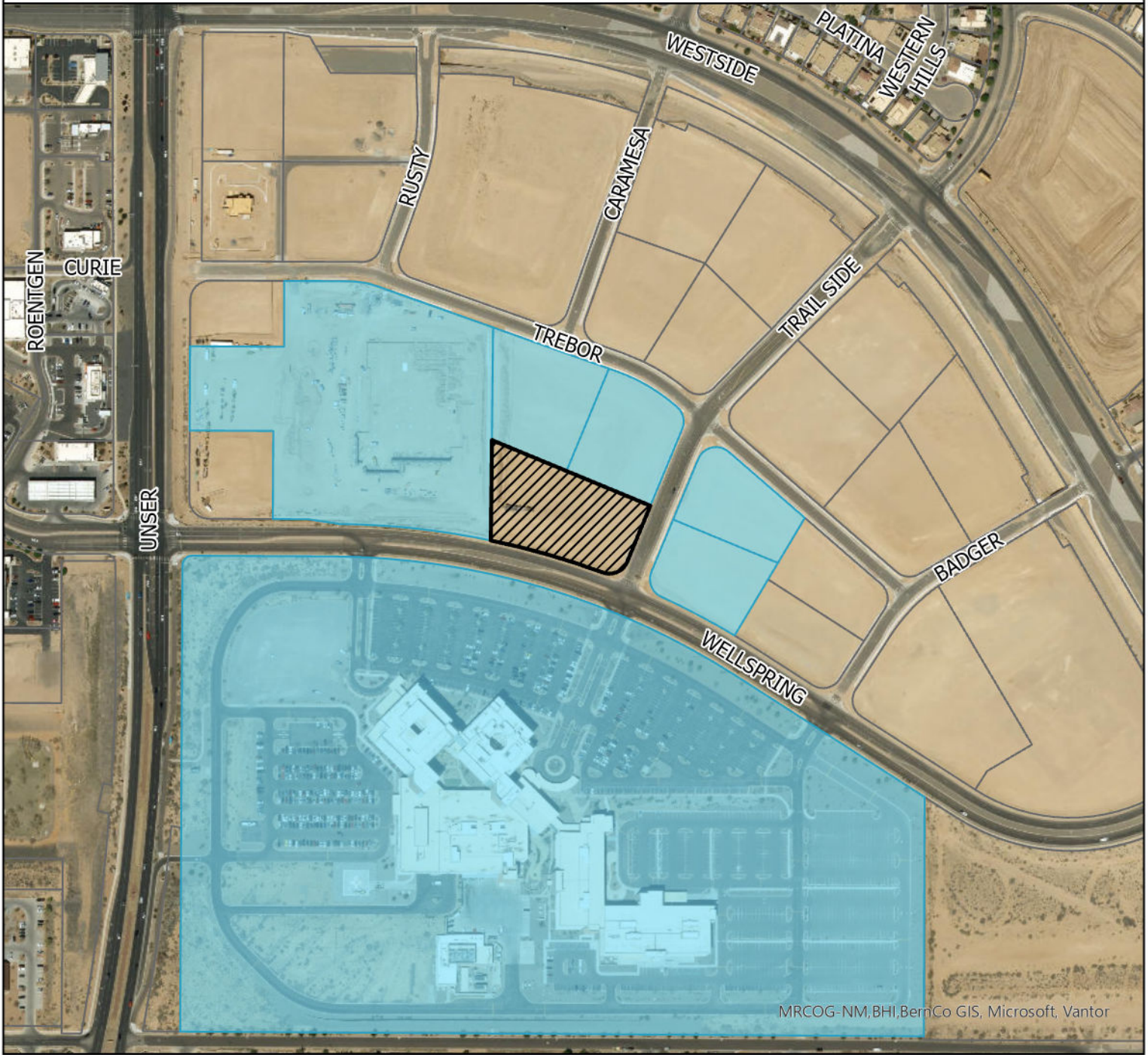
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Access the portal: <https://scs.abqpubco.com/billing>

# THE VILLAGE, TRACT E5



MRCOG-NM, BHI, BernCo GIS, Microsoft, Vantor

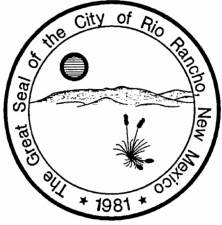
-  Subject Property
-  Adjacent Properties



**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 5/6/2026



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Financial Services

**SUBJECT:**  
Public Hearing for the Community Development Block Grant (CDBG) Fourth Annual Action Plan for the 2026-2027 Fiscal Year

**BACKGROUND AND ANALYSIS:**

A Resolution approving the proposed Fourth Annual Action Plan for the Community Development Block Grant (CDBG) appears on the May 28, 2026, Governing Body agenda under the discussion and deliberation section.

The Fourth Annual Action Plan is available for review on the City's [website](#).

**IMPACT:**  
Public comment only.

**ALTERNATIVES:**  
N/A

**DEPARTMENT RECOMMENDATION:**  
No action is to be taken. Public comment only.

**ATTACHMENT:** [Public Notice](#)

**NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR THE 2026-2027 ANNUAL ACTION PLAN CITY OF RIO RANCHO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

The 2026-2027 Annual Action Plan will be available for public review from April 29, 2026 until May 28, 2026 at 7:00 p.m. in the Financial Services Department (3200 Civic Center Circle NE, Suite 300), on the City of Rio Rancho's website at [www.rmm.gov/CDBG](http://www.rmm.gov/CDBG), and the City Clerk's Office. Persons are welcome to provide public comments prior to, after, or at the scheduled public hearing on May 28, 2026, to take place during the City of Rio Rancho Council Meeting scheduled to begin at 6:00pm in the City of Rio Rancho Council Chambers. If you are unable to attend the public hearing, comments concerning the proposed activities outlined in the 2026-2027 Action Plan can be submitted by May 28, 2026, to the attention of Susan Gonzales, CDBG Grant Administrator, City of Rio Rancho, Financial Services Department, 3200 Civic Center Circle NE, Suite 300, Rio Rancho, New Mexico 87144 or via e-mail at [sgonzales@rmm.gov](mailto:sgonzales@rmm.gov). For more information, please call Kay Bennett at (505) 896-8324 or Susan Gonzales at (505) 677-4347. For hearing impaired persons, please dial 711.

**CITY OF RIO RANCHO PUBLIC HEARING NOTICE:** A Public hearing will be held on Thursday, May 28, 2026 at 6:00PM by the Governing Body in the City Council Chambers located at 3200 Civic Center Circle NE, Rio Rancho, NM 87144 to discuss community needs for housing, economic development, public facilities and public services for low to moderate income individuals as they relate to the Community Development Block Grant 2026-2027 Annual Action Plan. The City of Rio Rancho is seeking your comments regarding the 2026-2027 Action Plan: a one-year plan for expenditure of CDBG funds from July 1, 2026, through June 30, 2027. CDBG funds are made available through the U.S. Department of Housing and Urban Development (HUD).

The Governing Body will vote to approve the 2026-2027 Action Plan as presented on May 28, 2026. All comments received between April 29, 2026, and May 28, 2026, will be taken into consideration prior to the submission of the plan to HUD. The 2026-2027 Annual Action Plan is due June 8, 2026.

The 2026-2027 Annual Action Plan is the fourth annual report under the 2023-2027 Consolidated Plan and reflects the annual goals of that plan. This plan is submitted to HUD as part of the CDBG Program. The Annual Action Plan and the Consolidated Plan not only describe the activities proposed to be accomplished with the 2025-2026 CDBG allocation, but also discuss larger programs initiated by the city that address a myriad of development needs.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the meeting, please contact the City Clerk at (505) 891-5004 on or before the Friday prior to the meeting date. Public documents, including the agenda and minutes, can be provided in various accessible formats. For TTY please call (505) 891-1365. Please contact the City Clerk if a summary or other type of accessible format is needed.

**AVISO DEL PERIODO DE COMENTARIOS PUBLICOS Y AUDIENCIA PUBLICA PARA EL PLAN DE ACCION ANUAL 2026-2027**

**SUBVENCION EN BLOQUE PARA EL DESARROLLO COMUNITARIO (CDBG) DE LA CIUDAD DE RIO RANCHO**

El Plan de Accion Anual 2026-2027 estara disponible para revision publica desde el 29 de Abril de 2026 hasta el 28 de Mayo de 2026 a las 7:00 p. m. en el Departamento de Servicios Financieros (3200 Civic Center Circle NE, Suite 300), en el sitio web de la Ciudad de Rio Rancho en [www.rmm.gov/CDBG](http://www.rmm.gov/CDBG), y en la Oficina del Secretario Municipal. Se invita a las personas a presentar comentarios publicos antes, despues o durante la audiencia publica programada para el 28 de Mayo de 2026, la cual se llevara a cabo durante la Reunion del Concejo de la Ciudad de Rio Rancho, programada para comenzar a las 6:00 p. m. en la Sala del Concejo de la Ciudad de Rio Rancho. Si no puede asistir a la audiencia publica, los comentarios referentes a las actividades propuestas descritas en el Plan de Accion 2026-2027 pueden enviarse antes del 28 de Mayo de 2026, a la atencion de Susan Gonzales, Administradora de Subvenciones CDBG, Ciudad de Rio Rancho, Departamento de Servicios Financieros, 3200 Civic Center Circle NE, Suite 300, Rio Rancho, Nuevo Mexico 87144, o por correo electronico a [sgonzales@rmm.gov](mailto:sgonzales@rmm.gov). Para obtener mas informacion, por favor llame a Kay Bennett al (505) 896-8324 o a Susan Gonzales al (505) 677-4347. Para personas con discapacidad auditiva, por favor marque el 711.

**AVISO DE AUDIENCIA PUBLICA DE LA CIUDAD DE RIO RANCHO:** El Cuerpo Gobernante celebrara una audiencia publica el jueves 28 de Mayo de 2026, a las 6:00 p. m., en la Sala del Concejo Municipal, ubicada en 3200 Civic Center Circle NE, Rio Rancho, NM 87144, para discutir las necesidades comunitarias en materia de vivienda, desarrollo economico, instalaciones publicas y servicios publicos para personas de ingresos bajos a moderados, en relacion con el Plan de Accion Anual 2026-2027 de la Subvencion en Bloque para el Desarrollo Comunitario

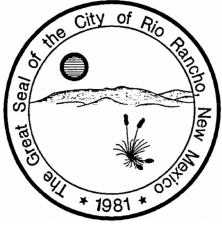
(CDBG). La Ciudad de Rio Rancho solicita sus comentarios con respecto al Plan de Accion 2026-2027: un plan de un ano de duracion para el gasto de los fondos CDBG, que abarca desde el 1 de Julio de 2026 hasta el 30 de Junio de 2027. Los fondos CDBG son proporcionados a traves del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD).

El Cuerpo Gobernante votara para aprobar el Plan de Accion 2026-2027 tal como se presente el 28 de Mayo de 2026. Todos los comentarios recibidos entre el 29 de Abril de 2026 y el 28 de Mayo de 2026 seran tomados en consideracion antes de la presentacion del plan ante el HUD. La fecha limite para la presentacion del Plan de Accion Anual 2026-2027 es el 8 de Junio de 2026.

El Plan de Accion Anual 2026-2027 constituye el cuarto informe anual en el marco del Plan Consolidado 2023-2027 y refleja los objetivos anuales de dicho plan. Este plan se presenta ante el HUD como parte del Programa CDBG. El Plan de Accion Anual y el Plan Consolidado no solo describen las actividades propuestas para llevarse a cabo con la asignacion de fondos CDBG correspondiente al periodo 2025-2026, sino que tambien abordan programas de mayor envergadura iniciados por la ciudad para atender una gran variedad de necesidades de desarrollo.

Si usted es una persona con discapacidad que necesita un lector, un amplificador, un interprete cualificado de lenguaje de senas o cualquier otra forma de ayuda o servicio auxiliar para asistir o participar en la reunion, por favor comuniquese con el Secretario Municipal al (505) 891-5004, a mas tardar el viernes anterior a la fecha de la reunion. Los documentos publicos, incluida la agenda y las actas, pueden proporcionarse en diversos formatos accesibles. Para servicios TTY, por favor llame al (505) 891-1365. Por favor, comuniquese con el Secretario Municipal si necesita un resumen u otro tipo de formato accesible.

Journal: April 29, 2026.



## CITY OF RIO RANCHO COVER PAGE

### Legislation Item:

AGENDA DATE:  
May 28, 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](http://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 April 21, the Governing Body received a budget overview at a public meeting. 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).

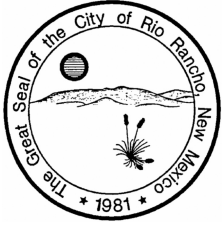
A vote to adopt a balanced budget for Fiscal Year 2027 and capital program, which includes consideration of amendments that have been offered, will take place at the Governing Body's May 28 meeting.

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 28, 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](http://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 April 21, the Governing Body received a budget overview at a public meeting. 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.

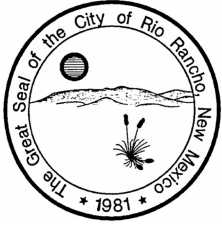
In July, the Governing Body will consider and vote on a final budget for Fiscal Year 2027, which accounts for the end of Fiscal Year 2026 (June 30, 2026) financial closeout and other minor adjustments.

**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: R40**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Financial Services

**SUBJECT:**  
R40, Resolution Adopting the Fiscal Year 2027 Balanced Budget

### **BACKGROUND AND ANALYSIS:**

The Resolution adopts the Fiscal Year 2027 Balanced Budget. The Balanced Budget is the complete financial plan for the fiscal year and encompasses all funds and functional units of the municipal government.

On April 15, 2026, the City Manager submitted the Recommended Budget to the Mayor in accordance with City Charter requirements. The Mayor responded with comments in accordance with City Charter requirements on April 25, 2026. The Governing Body held public meetings to review and discuss the budget on April 21, 2026 and May 1, 2026. The Recommended Budget can be reviewed on the City's [website](#).

Subsequent to April 15 and transmission of the Recommended Budget, a tentative agreement (see attachment for summary) pursuant to collective bargaining between the City and Police and Communications Association was reached increasing appropriations by \$1.4 million for Police Department compensation adjustments. The funding source for the additional police compensation is the unreserved ending fund balance (reserves). The amendment is incorporated herein and is the only amendment to the City Manager's Recommended Budget.

The Balanced Budget complies with the statutory requirements of Sections 6-6-1 to 6-6-19 NMSA 1978. More specifically, the Balanced Budget proactively complies with the Bateman Act's prohibition of deficit spending by local governments. The Balanced Budget also complies with New Mexico Department of Finance and Administration's (DFA) minimum 1/12th General Fund reserve requirement. The projected General Fund ending fund balance of 25.4 percent exceeds both the 1/12th requirement and the City's own 25 percent policy target. The Balanced Budget will be submitted to DFA as the 'interim budget' on June 1, 2026 in accordance with Section 6-6-2(A) NMSA 1978. A 'final budget' will be present to the Governing Body at the second regular meeting in July, and if adopted, submitted to DFA to account for actual cash balances through June 30, 2026.

The General Fund Budget includes estimated sources of \$169.9 million, expenditures of \$110.5 million, transfers out of \$31.3 million, and an ending fund balance of \$28.1 million.

The Utility Operating Fund includes estimated sources of \$78.3 million, expenditures of \$37.2 million, transfers out of \$25.2 million, and an ending fund balance of \$15.9 million. The ending fund balance satisfies policy targets for operating (90 days cash) and capital reserves (1 percent of assets).

**IMPACT:**

The Balanced Budget allocates resources to achieve the City's goals and objectives for Fiscal Year 2027, while maintaining healthy ending fund balances in both the General Fund and Utility Operating Fund to ensure continuous, uninterrupted delivery of essential public services to the community during economic downturns or revenue fluctuations.

**ALTERNATIVES:**

Adopt the Resolution.

Do not adopt the Resolution. If the Resolution is not adopted by the beginning of the fiscal year (FY 2027), then the amounts appropriated for current operations for the current Fiscal Year (FY 2026) shall be deemed adopted for the ensuing fiscal year on a month-to-month basis, with all items prorated accordingly until the Governing Body adopts a budget.

**DEPARTMENT RECOMMENDATION:**

Staff recommends approval.

ATTACHMENT: [Resolution](#)

ATTACHMENT: [FY2027 Changes from Recommended to Balanced Budget](#)

ATTACHMENT: [All Funds Summary FY2027](#)

ATTACHMENT: [FY2027 General Fund Five Year Financial Plan 5% Salary Increase](#)

ATTACHMENT: [FY2027 Utility Operating Fund Five Year Financial Plan 5% Salary Increase](#)

ATTACHMENT: [Final Summary of Tentative FY27 Pay Negotiation Agreement with RRPCA](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION ADOPTING THE FISCAL YEAR 2027 BALANCED BUDGET**

**WHEREAS:** in accordance with the City Charter, City Ordinances, State Statutes, and other applicable rules and regulations, the City budget document was developed through the combined efforts of the City's elected officials and City staff to meet the service delivery needs of the community; and

**WHEREAS:** the Fiscal Year 2027 Balanced Budget represents the City's financial plan for all funds and activities for the fiscal year, and

**WHEREAS:** the Fiscal Year 2027 Balanced Budget provides the legal authority for the City to incur obligations, expend public funds, and levy taxes to deliver services; and

**WHEREAS:** the Governing Body conducted public meetings to review and discuss the budget on April 21, 2026 and May 1, 2026; and

**WHEREAS:** public hearings for comments on the budget were conducted on May 14, 2026, and May 28, 2026;

**WHEREAS:** the Governing Body has directed staff to make amendments to the City Manager's Recommended Budget; and

**WHEREAS:** amendments have been incorporated into the Balanced Budget.

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

That the Governing Body hereby adopts the Fiscal Year 2026 Balanced Budget.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Paul Wymer, Mayor

ATTEST:

\_\_\_\_\_  
Noel C. Davis, City Clerk  
(SEAL)

**CHANGES FROM RECOMMENDED TO BALANCED BUDGET  
FISCAL YEAR 2027**

<b>Amendment</b>	<b>Sponsor</b>	<b>Fund No.</b>	<b>Fund Name</b>	<b>Recurring</b>	<b>Account Type</b>	<b>Account</b>	<b>Account Description</b>	<b>Item Description</b>	<b>Increase (Decrease) Budget</b>
1	City Manager	101	General Fund	Y	Personnel	101-6010-421.10-09	Non Exempt Full Time	Police Department Compensation Adjustments	2,100
1	City Manager	101	General Fund	Y	Personnel	101-6010.421.10-37	Longevity Pay	Police Department Compensation Adjustments	42,560
1	City Manager	101	General Fund	Y	Personnel	101-6025-424.10-05	Exempt Full Time	Police Department Compensation Adjustments	56,300
1	City Manager	101	General Fund	Y	Personnel	101-6025-424.10-09	Non Exempt Full Time	Police Department Compensation Adjustments	1,083,967
1	City Manager	101	General Fund	Y	Personnel	101-6025-424.10-37	Longevity Pay	Police Department Compensation Adjustments	205,640
1	City Manager	101	General Fund	Y	Personnel	101-6040-421.10-09	Non Exempt Full Time	Police Department Compensation Adjustments	9,433
1	City Manager	101	General Fund	Y	Ending Fund Balance	101-0515-410.90-01	Unreserved	Decrease to balance fund	(1,516,667)
1	City Manager	101	General Fund	Y	Ending Fund Balance	101-0515-410.90-02	Reserved	Change to balance fund for 8.333% state requirement	116,667
								Personnel Total Change	1,400,000
								Ending Fund Balance Total Change	(1,400,000)

**CITY OF RIO RANCHO**  
**GOVERNMENTAL AND INTERNAL SERVICE FUNDS BUDGET SUMMARY**  
**FOR THE PERIOD 7/1/2026 To 6/30/2027**

FUND NUMBER AND TITLE		BEG FUND BALANCE	REVENUES	TRANSFERS IN	EXPENDITURE	TRANSFERS OUT	ENDING FUND BALANCE
101	General Fund	39,744,568	129,671,157	500,000	110,521,449	31,334,219	28,060,057
201	Donation Revenue	-	5,000	-	5,000	-	-
204	Donations ACO/Police	6,007	3,500	-	3,500	-	6,007
206	Recreation Activities	172,988	-	-	-	-	172,988
208	Community Response Program	-	-	-	-	-	-
212	Workers Compensation Fund	4,038,993	695,000	-	564,417	2,217,593	1,951,983
213	Rio Metro Fund	-	110,000	-	110,000	-	-
216	Senior Center Programs II	17,720	9,300	-	11,800	-	15,220
220	Library Fund	-	-	-	-	-	-
223	Local Economic Development Act	1,500,000	-	375,000	80,000	-	1,795,000
225	Convention Visitors Bureau	245,937	543,565	-	504,451	186,797	98,254
226	Rio Vision Cable	-	36,800	78,300	115,100	-	-
238	Strategic Planning/Initiatives	10,175,000	-	-	-	-	10,175,000
240	Local Government Corrections	-	382,500	517,500	900,000	-	-
241	Law Enforcement Protection	4,310	312,500	-	316,810	-	-
243	Traffic Education	40,052	69,000	-	85,302	-	23,750
246	Public Safety Miscellaneous/Donations	200,000	215,000	-	215,000	-	200,000
250	Fire Protection	-	1,245,211	-	1,245,211	-	-
251	Emergency Medical Services	-	100,000	-	100,000	-	-
260	Environmental Gross Receipts	780,000	110,000	-	94,363	500,000	295,637
263	Higher Education GRT	16,000,000	6,939,000	-	2,148,750	-	20,790,250
264	LG Abatement Opioid Fund	4,049,455	131,145	-	-	-	4,180,600
265	Cannabis Fund	183,315	335,000	-	9,900	-	508,415
270	Municipal Gas Tax	330,000	595,000	-	688,264	-	236,736
290	Permanent Fund	16,000,000	850,000	-	20,000	-	16,830,000
305	Infrastructure	2,206,823	500,000	16,413,800	18,378,324	-	742,299
310	Recreation Development	8,448	-	744,210	752,658	-	-
311	Computer/Software Replacement	-	120,000	983,000	1,103,000	-	-
312	Equipment Replacement	225,000	-	1,262,000	1,487,000	-	-
313	City Facility Improvement/Replacement	322,100	198,127	5,888,593	6,408,820	-	-
351	Impact Fees - Roads	2,840,000	920,000	-	325,500	-	3,434,500
352	Impact Fees - Bikeways/Trails	180,000	35,000	-	900	-	214,100
353	Impact Fees - Parks	2,830,853	750,000	-	2,087,200	-	1,493,653
354	Impact Fees - Public Safety	1,780,000	430,000	-	510,000	-	1,700,000
355	Impact Fees - Drainage	3,551,000	330,000	-	7,500	-	3,873,500
363	SAD 6 Debt Service	1,559,000	50,000	-	-	-	1,609,000
364	SAD 7A Debt Service	(212,091)	-	212,091	-	-	-
365	SAD 8 Debt Service	(140,555)	-	140,555	-	-	-
402	G.O. Bonds Debt Service 2018	13,107	1,355,593	-	997,600	-	371,100
403	G.O. Bonds Debt Service 2020	1,220,000	1,725,948	-	1,270,150	-	1,675,798
404	G.O. Bonds Debt Service 2022	2,400,000	1,355,593	-	1,053,425	-	2,702,168
405	G.O. Bonds Debt Service 2024	5,800,000	6,641,398	-	4,887,500	-	7,553,898
429	NMFA Loans Debt Service	425,000	-	685,349	1,110,349	-	-
430	2025 SSGRT Revenue Bond Debt Service	10,000	-	2,444,250	2,454,250	-	-
720	LEDA Reimbursements	375,000	-	-	-	375,000	-
750	Health Self Insurance	3,800,000	10,819,841	2,217,593	11,837,434	-	5,000,000
751	Dental Self Insurance	1,075,000	487,160	-	496,000	-	1,066,160
<b>TOTAL</b>		<b>123,757,030</b>	<b>168,077,338</b>	<b>32,462,241</b>	<b>172,906,927</b>	<b>34,613,609</b>	<b>116,776,073</b>

**CITY OF RIO RANCHO  
UTILITY FUNDS BUDGET SUMMARY  
FOR THE PERIOD 7/1/2026 To 6/30/2027**

<b>FUND NUMBER AND TITLE</b>		<b>BEG FUND BALANCE</b>	<b>REVENUES</b>	<b>TRANSFERS IN</b>	<b>EXPENDITURE</b>	<b>TRANSFERS OUT</b>	<b>ENDING FUND BALANCE</b>
501	Utility Operating Fund	16,258,210	62,051,082	-	37,232,876	25,212,218	15,864,198
512	Equipment Replacement	550,000	-	205,600	755,600	-	-
532	Subordinate Debt Service	342,147	30,000	2,935,307	3,277,454	-	30,000
533	Senior Debt Service	4,278,570	200,000	6,162,940	10,441,510	-	200,000
540	CIF Water Operation	200,000	-	8,735,678	8,735,678	-	200,000
542	Water Rights Fund	-	3,752,000	-	1,711,201	2,040,799	-
545	Water Impact Fees	2,814,271	1,600,000	-	1,496,000	-	2,918,271
550	CIF Wastewater	2,197,758	-	9,213,492	11,411,250	-	-
552	Effluent Fund	-	-	-	-	-	-
555	Wastewater - Impact Fees	820,000	850,000	-	1,320,000	-	350,000
<b>TOTAL</b>		<b>27,460,956</b>	<b>68,483,082</b>	<b>27,253,017</b>	<b>76,381,569</b>	<b>27,253,017</b>	<b>19,562,469</b>

**CITY OF RIO RANCHO  
 MULTI-PURPOSE EVENT CENTER FUNDS BUDGET SUMMARY  
 FOR THE PERIOD 7/1/2026 To 6/30/2027**

<b>FUND NUMBER AND TITLE</b>		<b>BEG FUND BALANCE</b>	<b>REVENUES</b>	<b>TRANSFERS IN</b>	<b>EXPENDITURE</b>	<b>TRANSFERS OUT</b>	<b>ENDING FUND BALANCE</b>
601	Multi-Purpose Event Center	485,000	1,228,409	1,130,944	1,944,367	899,986	-
610	Multi-Purpose Event Center Debt	-	-	1,920,410	1,920,410	-	-
<b>TOTAL</b>		<b>485,000</b>	<b>1,228,409</b>	<b>3,051,354</b>	<b>3,864,777</b>	<b>899,986</b>	<b>-</b>

**GENERAL FUND FIVE YEAR FINANCIAL PLAN  
FISCAL YEAR 2027**

	<b>FY2026 Adjusted</b>	<b>FY2027 Budget</b>	<b>% Change</b>	<b>FY2028 Projected</b>	<b>% Change</b>	<b>FY2029 Projected</b>	<b>% Change</b>	<b>FY2030 Projected</b>	<b>% Change</b>	<b>FY2031 Projected</b>	<b>% Change</b>
<b>SOURCES</b>											
<b>1 Beginning Fund Balance</b>	<b>50,547,606</b>	<b>39,744,568</b>	<b>-21%</b>	<b>28,060,057</b>	<b>-29%</b>	<b>28,981,453</b>	<b>3%</b>	<b>29,702,378</b>	<b>2%</b>	<b>31,372,309</b>	<b>6%</b>
2 Revenue - Recurring											
3 Property Tax	25,300,000	26,840,000	6%	28,260,000	5%	29,700,000	5%	31,220,000	5%	32,810,000	5%
4 Gross Receipts Tax	76,042,000	78,309,500	3%	80,409,300	3%	82,509,200	3%	84,509,000	2%	86,609,000	2%
5 Compensating Tax	550,000	470,000	-15%	430,000	-9%	390,000	-9%	350,000	-10%	350,000	0%
6 Franchise Fees	6,023,775	6,651,375	10%	6,981,375	5%	7,331,375	5%	7,661,375	5%	8,011,375	5%
7 Licenses & Permits	665,050	724,500	9%	776,500	7%	793,500	2%	782,500	-1%	780,500	0%
8 Grants	630,217	347,288	-45%	364,652	5%	382,885	5%	402,029	5%	422,131	5%
9 State Shared Taxes	485,000	532,000	10%	550,000	3%	567,000	3%	585,000	3%	602,000	3%
10 Charges for Services	8,370,559	8,206,619	-2%	8,732,860	6%	9,195,860	5%	9,655,860	5%	10,093,860	5%
11 Fines and Forfeitures	558,000	545,000	-2%	524,000	-4%	492,000	-6%	470,000	-4%	462,000	-2%
12 Miscellaneous Revenue	5,251,133	5,215,875	-1%	5,293,375	1%	5,378,875	2%	5,465,075	2%	5,543,675	1%
13 Other Financing Sources	19,000	19,000	0%	19,000	0%	19,000	0%	19,000	0%	19,000	0%
14 Total Recurring Revenues	123,894,734	127,861,157	3%	132,341,062	4%	136,759,695	3%	141,119,839	3%	145,703,541	3%
15 Revenue - Non-recurring	-	1,810,000		1,810,000	0%	-	-100%	-		-	
<b>16 Total Revenue</b>	<b>123,894,734</b>	<b>129,671,157</b>	<b>5%</b>	<b>134,151,062</b>	<b>3%</b>	<b>136,759,695</b>	<b>2%</b>	<b>141,119,839</b>	<b>3%</b>	<b>145,703,541</b>	<b>3%</b>
17 Transfer In	557,308	500,000	-10%	-	-100%	-		-		-	
<b>18 Total Sources</b>	<b>174,999,648</b>	<b>169,915,725</b>	<b>-3%</b>	<b>162,211,119</b>	<b>-5%</b>	<b>165,741,148</b>	<b>2%</b>	<b>170,822,217</b>	<b>3%</b>	<b>177,075,850</b>	<b>4%</b>
<b>USES</b>											
19 Expenditures - Recurring											
20 Personnel	76,896,581	83,531,892	9%	86,459,649	4%	90,944,392	5%	95,783,296	5%	101,032,613	5%
21 Materials and Services	26,896,087	26,209,533	-3%	26,890,981	3%	27,509,473	2%	28,128,437	2%	28,775,391	2%
22 Total Recurring Expenditures	103,792,668	109,741,425	6%	113,350,629	3%	118,453,865	5%	123,911,732	5%	129,808,004	5%
23 Expenditures - Non-recurring											
24 Capital Outlay	1,958,200	466,696	-76%	700,819	50%	560,567	-20%	769,774	37%	633,064	-18%
25 Other Non-recurring	5,149,517	313,328	-94%	660,000	111%	-	-100%	660,000		-	-100%
26 Total Non-recurring Expenditures	7,107,717	780,024	-89%	1,360,819	74%	560,567	-59%	1,429,774	155%	633,064	-56%
<b>27 Total Expenditures</b>	<b>110,900,385</b>	<b>110,521,449</b>	<b>0%</b>	<b>114,711,448</b>	<b>4%</b>	<b>119,014,432</b>	<b>4%</b>	<b>125,341,506</b>	<b>5%</b>	<b>130,441,068</b>	<b>4%</b>
28 Other Financing Uses											
29 Transfer Out Non-recurring	29,017,963	24,661,249	-15%	11,799,181	-52%	10,889,433	-8%	7,905,226	-27%	7,816,936	-1%
30 Transfer Out Recurring	6,421,226	6,672,970	4%	6,719,037	1%	6,134,905	-9%	6,203,176	1%	6,257,342	1%
<b>31 Total Transfers Out</b>	<b>35,439,189</b>	<b>31,334,219</b>	<b>-12%</b>	<b>18,518,218</b>	<b>-41%</b>	<b>17,024,338</b>	<b>-8%</b>	<b>14,108,402</b>	<b>-17%</b>	<b>14,074,278</b>	<b>0%</b>
32 Ending Fund Balance											
33 Unreserved	19,418,375	18,849,936	-3%	19,422,165	3%	19,784,508	2%	20,927,184	6%	21,690,415	4%
34 Reserved	9,241,699	9,210,121	0%	9,559,287	4%	9,917,869	4%	10,445,126	5%	10,870,089	4%
<b>35 Total Ending Fund Balance</b>	<b>28,660,074</b>	<b>28,060,057</b>	<b>-2%</b>	<b>28,981,453</b>	<b>3%</b>	<b>29,702,378</b>	<b>2%</b>	<b>31,372,309</b>	<b>6%</b>	<b>32,560,504</b>	<b>4%</b>
<b>36 Total Uses</b>	<b>174,999,648</b>	<b>169,915,725</b>	<b>-3%</b>	<b>162,211,119</b>	<b>-5%</b>	<b>165,741,148</b>	<b>2%</b>	<b>170,822,217</b>	<b>3%</b>	<b>177,075,850</b>	<b>4%</b>
<b>37 Reserves as % of Expenditures</b>	<b>25.8%</b>	<b>25.4%</b>	<b>-2%</b>	<b>25.3%</b>	<b>0%</b>	<b>25.0%</b>	<b>-1%</b>	<b>25.0%</b>	<b>0%</b>	<b>25.0%</b>	<b>0%</b>

**UTILITY OPERATING FUND FIVE YEAR FINANCIAL PLAN  
FISCAL YEAR 2027**

	<b>FY2026 Adjusted</b>	<b>FY2027 Budget</b>	<b>% Change</b>	<b>FY2028 Projected</b>	<b>% Change</b>	<b>FY2029 Projected</b>	<b>% Change</b>	<b>FY2030 Projected</b>	<b>% Change</b>	<b>FY2031 Projected</b>	<b>% Change</b>
<b>SOURCES</b>											
<b>1 Beginning Fund Balance</b>	<b>24,098,832</b>	<b>16,258,210</b>	<b>-33%</b>	<b>15,864,198</b>	<b>-2%</b>	<b>20,409,912</b>	<b>29%</b>	<b>21,233,288</b>	<b>4%</b>	<b>15,061,787</b>	<b>-29%</b>
2 Revenue - Recurring											
3 Water Base and Volume	29,366,615	30,330,311	3%	31,320,000	3%	32,880,000	5%	33,920,000	3%	32,786,000	-3%
4 Water Customer and Connection Fees	2,329,300	2,339,700	0%	2,550,273	9%	2,779,798	9%	3,029,979	9%	3,302,677	9%
5 Wastewater Base and Volume	26,502,448	27,958,271	5%	28,285,000	1%	29,204,000	3%	30,012,000	3%	30,790,000	3%
6 Wastewater Connection Fees	173,000	160,000	-8%	160,000	0%	160,000	0%	160,000	0%	160,000	0%
7 Investment Earnings	600,000	900,000	50%	900,000	0%	900,000	0%	900,000	0%	900,000	0%
8 Miscellaneous	572,250	362,800	-37%	362,800	0%	362,800	0%	362,800	0%	362,800	0%
9 Total Recurring Revenues	59,543,613	62,051,082	4%	63,578,073	2%	66,286,598	4%	68,384,779	3%	68,301,477	0%
10 Revenue - Non-recurring	-	-		-		-		-		-	
<b>11 Total Revenue</b>	<b>59,543,613</b>	<b>62,051,082</b>	<b>4%</b>	<b>63,578,073</b>	<b>2%</b>	<b>66,286,598</b>	<b>4%</b>	<b>68,384,779</b>	<b>3%</b>	<b>68,301,477</b>	<b>0%</b>
12 Transfer In	-	-		-		-		-		-	
<b>13 Total Sources</b>	<b>83,642,445</b>	<b>78,309,292</b>	<b>-6%</b>	<b>79,442,271</b>	<b>1%</b>	<b>86,696,509</b>	<b>9%</b>	<b>89,618,068</b>	<b>3%</b>	<b>83,363,265</b>	<b>-7%</b>
<b>USES</b>											
14 Expenditures - Recurring											
15 Personnel	2,519,998	2,802,601	11%	2,951,275	5%	3,105,157	5%	3,271,908	5%	3,453,092	6%
16 Materials and Services	38,097,376	31,475,151	-17%	32,293,505	3%	33,036,256	2%	33,779,571	2%	34,556,501	2%
17 Total Recurring Expenditures	40,617,374	34,277,752	-16%	35,244,780	3%	36,141,412	3%	37,051,479	3%	38,009,594	3%
18 Expenditures - Non-recurring											
19 Capital Outlay	1,436,665	500,000	-65%	554,601	11%	757,892	37%	500,000	-34%	653,000	31%
20 Other Non-recurring	1,484,473	2,455,124	65%	-	-100%	-		-		-	
21 Total Non-recurring Expenditures	2,921,138	2,955,124	1%	554,601	-81%	757,892	37%	500,000	-34%	653,000	31%
<b>22 Total Expenditures</b>	<b>43,538,512</b>	<b>37,232,876</b>	<b>-14%</b>	<b>35,799,381</b>	<b>-4%</b>	<b>36,899,304</b>	<b>3%</b>	<b>37,551,479</b>	<b>2%</b>	<b>38,662,594</b>	<b>3%</b>
23 Other Financing Uses											
24 Transfer Out Non-recurring	21,651,559	18,154,770	-16%	10,980,524	-40%	16,727,712	52%	25,174,596	50%	14,328,050	-43%
25 Transfer Out Recurring	5,183,002	7,057,448	36%	12,252,455	74%	11,836,205	-3%	11,830,205	0%	13,666,205	16%
<b>26 Total Transfers Out</b>	<b>26,834,561</b>	<b>25,212,218</b>	<b>-6%</b>	<b>23,232,979</b>	<b>-8%</b>	<b>28,563,917</b>	<b>23%</b>	<b>37,004,801</b>	<b>30%</b>	<b>27,994,255</b>	<b>-24%</b>
27 Ending Fund Balance											
28 Unreserved	10,015,227	11,864,198	18%	16,109,912	36%	16,833,288	4%	10,461,787	-38%	11,906,416	14%
29 Reserved- Capital	3,254,145	4,000,000	23%	4,300,000	8%	4,400,000	2%	4,600,000	5%	4,800,000	4%
<b>30 Total Ending Fund Balance</b>	<b>13,269,372</b>	<b>15,864,198</b>	<b>20%</b>	<b>20,409,912</b>	<b>29%</b>	<b>21,233,288</b>	<b>4%</b>	<b>15,061,787</b>	<b>-29%</b>	<b>16,706,416</b>	<b>11%</b>
<b>31 Total Uses</b>	<b>83,642,445</b>	<b>78,309,292</b>	<b>-6%</b>	<b>79,442,271</b>	<b>1%</b>	<b>86,696,509</b>	<b>9%</b>	<b>89,618,068</b>	<b>3%</b>	<b>83,363,265</b>	<b>-7%</b>
<b>32 Days Cash Benchmark</b>	<b>90</b>	<b>126 40.4%</b>		<b>167 32.1%</b>		<b>170 1.9%</b>		<b>103 -39.4%</b>		<b>114 10.9%</b>	

## **Summary of Tentative Fiscal Year 2027 Pay Negotiation Agreement Between the City of Rio Rancho and the Rio Rancho Police and Communications Association**

In March 2026, the City of Rio Rancho (City) and the Rio Rancho Police and Communications Association (RRPCA), commenced annual pay negotiations. In April 2026, the parties reached a tentative agreement as summarized below. All changes are subject to Governing Body approval and formal adoption of the Fiscal Year 2027 Budget. If approved, changes are effective July 13, 2026.

The City Manager's Recommended Fiscal Year 2027 Budget already factored in 5% compensation adjustments for cost-of-living and market competitiveness for RRPCA members and non-union Police Department members. The total projected additional cost (above the already accounted for 5%) associated with the following proposed changes, inclusive of applicable benefit contributions, is approximately \$1.4 million for Fiscal Year 2027. This cost also factors in extending the noted enhanced compensation (Higher Education, Instructor, and PERA/Longevity Pay) to non-union, sworn police and communications/dispatch department members as well.

- Proposed 5% pay increase applied uniformly for all dispatch and non-sworn employees in positions covered by the RRPCA bargaining unit in the department.
- Proposed base rate adjustments ranging from approximately 8.6% to 19.3% for bargaining unit employees in the ranks of First Class Officer, Senior Officer, Master Officer, Corporal, and Sergeant. The proposed rates were developed to position these ranks approximately at the third-highest base hourly rate in State, and among the second- or third-most competitive in overall take-home earnings in the State relative to current market comparator agencies.
- A new Higher Education Incentive is proposed to encourage current police officer and communications/dispatch employees to pursue advanced education and to support recruitment of future employees with higher educational attainment. The incentive would provide a bi-weekly payment ranging from \$20 (\$520 annually) for an associate's degree, \$80 (\$2,080 annually) for a bachelor's degree, and \$120 (\$3,120 annually) for a master's degree.
- A new Instructor Incentive is proposed to encourage police officer and communications/dispatch employees to obtain and maintain instructor certifications in support of enhanced in-house training capacity, greater consistency in tactics and operational practices, professional development, operational flexibility, succession planning, and a culture of continuous learning. The proposed incentive for police personnel would provide a bi-weekly payment ranging from \$20 (\$520 annually), \$80 (\$2,080 annually), and \$120 (\$3,120 annually) based on the cumulative number of instructor certifications obtained and maintained by the employee. The proposed incentive for communications/dispatch personnel would provide a bi-weekly payment of \$20 (\$520 annually) for obtaining and maintaining a General Instructor certification.

- Proposed enhancements to the existing Public Employees Retirement Association (PERA) Enhancement Pay incentive (longevity pay) include the addition of two new tiers for sworn police personnel, establishing eligibility beginning at year four with an additional increase at year eight, as well as increases to the value of all three existing tiers.

The current longevity pay schedule is 12 years through 15 years: \$1,500 annually; 16 years through 19 years: \$3,000 annually; and 20 years and after: \$6,000 annually.

The new proposed longevity pay schedule is 4 years through 7 years: \$1,000 annually; 8 years through 11 years: \$2,000 annually; 12 years through 15 years: \$3,000 annually; 16 years through 19 years: \$5,000 annually; and 20 years and after: \$8,000 annually.

Additional language was added to allow lateral hires to receive one-for-one prior law enforcement service credit with a NMLEA entity upon completion of four consecutive years of service with the Rio Rancho Police Department for longevity pay tier eligibility purposes.

Please note, per the current City Personnel Policies and Work Rules, non-union sworn Police Department members receive the same longevity pay as prescribed in the collective bargaining agreement with RRPCA. The non-union department director and communications/dispatch personnel receive the longevity pay rates established in City Personnel Policies and Work Rules.

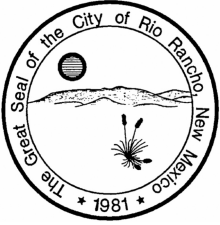
- Proposed enhancements to the existing Public Employees Retirement Association (PERA) Enhancement Pay incentive (longevity pay) include the addition of two new tiers for communications/dispatch personnel, establishing eligibility beginning at year two with an additional increase at year six, as well as increases to the value of existing tiers.

The current longevity pay schedule is 5 years through 10 years: \$1,000 annually; 11 years through 15 years: \$1,250 annually; and 16 years and after: \$1,500 annually.

The new proposed longevity pay schedule is 2 years through 3 years: \$500 annually; 4 years through 5 years: \$1,000 annually; 6 years through 7 years: \$1,500 annually; 8 years through 11 years: \$2,000 annually; 12 years through 15 years: \$3,000 annually; 16 years through 19 years: \$5,000 annually; and 20 years and after: \$8,000 annually.

Additional language was also added to allow lateral hires to receive one-for-one prior Public Safety Answering Point service credit with a NMLEA entity upon completion of two consecutive years of service with the Rio Rancho Police Department for longevity pay tier eligibility purposes.

-END-



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: R41**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Financial Services

**SUBJECT:**  
R41, Resolution Adopting the Infrastructure and Capital Improvement Plan (ICIP) for Fiscal Years 2027-2031

### **BACKGROUND AND ANALYSIS:**

Article VI of the City Charter requires the City Manager to prepare a capital program annually, submit it to the Mayor and Governing Body, and have it adopted by Resolution of the Governing Body.

The City participates in the State-coordinated Infrastructure and Capital Improvement Plan (ICIP) process through which political subdivisions of the State submit capital plans covering a multi-year period. The aggregation of data related to planned capital projects for individual entities is published and distributed by the Local Government Division of the State Department of Finance and Administration for use by the Legislature, the Governor's Office, and State and Federal funding agencies.

The FY 2027-2031 ICIP development commenced in December 2025, and culminated in submitting a recommended capital program to the Mayor and Governing Body on April 15, 2026. The Governing Body held public meetings to review and discuss the ICIP on April 21, 2026 and May 1, 2026. Projects were identified through department-level needs assessment and were reviewed by the City Manager as part of the annual budget and capital plan development process. As a result, the ICIP is being presented for Governing Body approval without amendment.

The recommended ICIP contains 127 projects totaling \$942.9 million for the five-year planning period. Pay-as-you-go financing totaling \$374 million and \$155 million in debt financing is anticipated to support the capital plan. The remainder, \$413.9 million, in funding needs has yet to be identified. Of the total plan, 51 percent is attributed to growth in the City, and 49 percent is not growth-related. For FY 2027, the ICIP contemplates a total of \$310.1 million in capital projects. Pay-as-you-go financing totals \$202.2 million, and debt financing totals \$91.2 million of the FY 2027 capital plan. The balance of \$16.7 million has yet to be identified.

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 the City website, [FY 2027-2031 ICIP](#).

### **IMPACT:**

The ICIP represents a multi-year projection of the City's capital needs and financing requirements for capital renewal, replacement, acquisition, and infrastructure development. While the ICIP does

not impart legal authority for capital spending outside of FY 2027, the document is the primary basis for formulating subsequent annual capital budgets.

**ALTERNATIVES:**

Adopt the Resolution.

Do not adopt the Resolution. The City would not be prepared to submit a capital plan to the State and would begin the capital planning development process from the beginning.

**DEPARTMENT RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENT:** [Resolution](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION ADOPTING THE INFRASTRUCTURE AND CAPITAL IMPROVEMENT  
PLAN (ICIP) FOR FISCAL YEARS 2027-2031**

**WHEREAS:** Article VI of the City Charter requires the City Manager to prepare and submit to the Mayor and Governing Body a recommended capital program; and

**WHEREAS:** the Governing Body conducted public meetings to review and discuss the budget and ICIP on April 21, 2026 and May 1, 2026; and

**WHEREAS:** public hearings for comments on the budget and ICIP were conducted on May 14, 2026, and May 28, 2026;

**WHEREAS:** the City's ICIP is a medium-range management and financial plan identifying the need and financing requirements for acquisition of capital assets having an anticipated cost equal to or exceeding five thousand dollars (\$5,000) and a useful life equal to or exceeding two (2) years; and

**WHEREAS:** the ICIP is a five (5) year plan covering the period beginning July 1, 2026 and ending June 30, 2031, and incorporates FY 2027 capital appropriations.

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

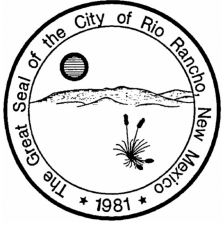
That the Governing Body hereby adopts the Infrastructure and Capital Improvement Plan (ICIP) for Fiscal Years 2027-2031.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Paul Wymer, Mayor

ATTEST:

\_\_\_\_\_  
Noel C. Davis, City Clerk  
(SEAL)



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: R42**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Financial Services

**SUBJECT:**  
R42, Resolution Adopting the Community Development Block Grant Fourth Annual Action Plan for the 2026-2027 Fiscal Year

### **BACKGROUND AND ANALYSIS:**

The City of Rio Rancho is eligible to receive federal funds from the United States Department of Housing and Urban Development (HUD) as an entitlement community because its population exceeds 50,000. City staff have completed all applicable requirements to finalize the Fourth Annual Action Plan for approval and submission to HUD by the June 2, 2026, deadline.

The Fourth Annual Action Plan consists of CDBG-funded project awards totaling \$522,046 as recommended by staff, the Capital Improvements Plan Citizen's Advisory Committee (CIPCAC), and considering any public comment offered during the required 30-day public comment period.

The 2026-2027 CDBG projects and activities can be found in Section AP-38 Projects Summary of the attached Annual Action Plan and are proposed as follows: Haven House Shelter Services: \$34,670; Sandoval County Permanent Supportive Housing: \$24,375; St. Felix Pantry Homelessness Prevention: \$19,260; Chayote Road - ADA Ramp Remediation: \$250,000; Broadmoor Senior Center Outdoor Activity Space Equipment: \$84,249; Rebuilding Together Sandoval County: \$12,000; and Planning and Administration: \$97,492.

The Fourth Annual Action Plan is available for review on the City's [website](#). The public comment period began on April 29, 2026, and concludes on May 28, 2026. All comments received during the public comment period, whether in person or in writing, will be taken into consideration before the plans are submitted to HUD in June 2026. No comments have been received thus far.

### **IMPACT:**

The City's low-to-moderate income and at-risk residents will be served by the projects and services proposed in the Fourth Annual Action Plan. There will be no impact on the City's General Fund.

### **ALTERNATIVES:**

Approve the Resolution.

Do not approve the Resolution. If the Resolution is not approved, the City cannot submit the AAP per HUD deadlines and requirements.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: [Resolution](#)

ATTACHMENT: [FY27 CDBG Action Plan](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT  
FOURTH ANNUAL ACTION PLAN FOR THE 2026-2027 FISCAL YEAR**

**WHEREAS:** the City of Rio Rancho is eligible to receive federal funds from the United States Department of Housing and Urban Development (HUD) as an entitlement community due to its population exceeding 50,000 persons; and

**WHEREAS:** the City has conducted a public hearing and published notifications of a thirty-day public comment period to obtain citizen participation, and has identified needs and services from which its low-to-moderate income and at-risk residents will benefit; and

**WHEREAS:** no comments were received from the public on the Fourth Annual Action Plan for the 2026-2027 Fiscal Year; and

**WHEREAS:** the 2023-2027 Consolidated Plan established the City's plan to accomplish the priorities, objectives, and goals of the City's proposed and ongoing housing, economic development, and community development activities; and

**WHEREAS:** the City has developed the Fourth Annual Action Plan for the 2026-2027 Fiscal Year, reflecting the goals established in the 2023-2027 Five-Year Consolidated Plan.

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

The Governing Body adopts the Community Development Block Grant Fourth Annual Action Plan for the 2026-2027 Fiscal Year, incorporated herein by reference.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Paul Wymer, Mayor

ATTEST:

\_\_\_\_\_  
Noel C. Davis, City Clerk  
(SEAL)



# **City of Rio Rancho**

## **COMMUNITY DEVELOPMENT BLOCK GRANT FOURTH ANNUAL ACTION PLAN FISCAL YEAR 2026-2027**

**FINANCIAL SERVICES DEPARTMENT  
3200 CIVIC CENTER CIRCLE, NE  
RIO RANCHO, NEW MEXICO 87144-4501  
(505)891-5010**

**[www.rrnm.gov](http://www.rrnm.gov)**

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Rio Rancho's fourth Annual Action plan focuses on goals outlined in the City's 2023-2027 Consolidated Plan. Initiatives addressed in this plan include public facility improvement, housing, supportive housing, and public services for low-income residents living in the community.

The City of Rio Rancho is the fastest growing city in the State of New Mexico and possibly the nation. As the population of the city grows, so does the need for public services, infrastructure improvement, and affordable housing. The city prioritizes economic development to provide jobs, services, and shopping venues within the city. This type of development enables the city to generate the revenue needed to fund infrastructure improvements and services for the residents of Rio Rancho. Rio Rancho is experiencing significant economic growth driven by high-tech manufacturing, defense, and residential expansion, highlighted by the \$220 million Castelion Project Ranger and Intel's massive, ongoing \$3.5 billion expansion. The city is actively developing its City Center with "Shovel-Ready" sites and expanding affordable housing to support new workers and residents. In December of 2023, the Governing Body approved and enacted the Affordable Housing Ordinance (AHO) that encourages the development of affordable housing. With the approval of the AHO, the city ensures that affordable housing will be made available for all residents living within the City of Rio Rancho. The purpose of the AHO is to establish procedures to ensure compliance with the ordinance, create an evaluation process for Qualifying Grantees, provide long-term stability and affordability of affordable housing developments located within the City of Rio Rancho.

The city will leverage funds received through the CDBG Entitlement to provide public services and improve public facilities for the disabled, elderly, and low-income population of Rio Rancho.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

During the development of the Consolidated Plan, several priority needs were identified. Guidelines for addressing these priority needs over the five-year period from 2023-2027 are summarized below:

- Housing Affordability – Rehabilitation, Rehabilitation of Existing Units, Financial Assistance to Homebuyers
- Public Infrastructure Reinvestment, Construct Public Infrastructure, Construct Repair Public Infrastructure
- Public Facility Reinvestment, Acquire Public Facilities, Construct Public Facilities, Rehabilitate Public Facilities
- Increase Capacity of Public Services, Services for the homeless and at-risk populations, Youth and childcare programs, Transportation for seniors and youth, Rental Housing Subsidies to prevent homelessness, Senior Services, Services for victims of domestic violence, dating violence, sexual assault, or stalking

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year, the City of Rio Rancho reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Listed below are some of the goals and accomplishments in the City’s 2025 CAPER.

In the 2023-2027 Consolidated Plan, the city prioritized the needs of Rio Rancho's low-income population through increased housing affordability, rehabilitation of existing units, improvements to public facilities, and increasing access to public services. The City leveraged its own resources and funds provided by CDBG to increase services and to improve facilities for the at-risk population of Rio Rancho. As outlined in the 2023-2027 Consolidated Plan, Housing Rehabilitation and Public Facility Improvements were the City of Rio Rancho’s top funding priorities. These goals were accomplished through funding the Critical Home Repair Project (Activity 275) administered by Rebuilding Together Sandoval County (RTSC) and the City’s ADA Ramp Remediation Project (Activity 274) on Lincoln Avenue. Initiation of these activities funded in FY26 was somewhat delayed due to amendments needed in the Subrecipient Agreements. The agreements required updates and legal review related to new and discontinued Executive Orders. As a result of the delay, Subrecipients could not commence activities until January of 2026 when the Subrecipient Agreements were fully executed.

RTSC was able to complete critical home repairs, including roof replacement, window replacement, HVAC replacement and plumbing repairs for XX low-income households. Eight non-compliant handicap ramps were upgraded and are now compliant through funding allocated to the Lincoln Avenue ADA Ramp Remediation Project (Activity 274). A Substantial Amendment was approved by the Governing Body in November of 2024 authorizing the reallocation of CDBG-CV funding for the Star Heights Shade Structure Project (Activity 264), the Broadmoor Senior Center Outdoor Activity Area Project (Activity 263), those two projects are underway and will be completed by the end of the 2026 fiscal year. The

Public Facilities ADA Improvement Project (Activity 265) was completed in August of 2025 and has been closed.

The city continues its commitment to providing public services that include homelessness prevention through Saint Felix Pantry, permanent supportive housing provided by Sandoval County and services to support victims of domestic violence provided by Haven House. Goals established in the 2025 Annual Action Plan may fall short due to a delay in the execution of the Subrecipient Agreements. Final accomplishment results will not be realized until the end of the fiscal year in June of 2026.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

All comments received from affected citizens, other public, private and non-profit agencies, and other interested parties are considered before the final draft of the Action Plan and any amendments or performance reports are submitted to HUD. City staff processes all comments received by identifying the issue, documenting the comment/complaint, and describing the action taken by the City in response.

Public Notices were published in the Albuquerque Journal on February 16, 2026, during the application process, advertising the two CIPCAC meetings to be held on March 2, 2026, and March 3, 2026. Applicants presented their applications on March 2nd and the CIPCAC met for deliberation to develop a recommendation of funding to city management on March 3, 2026. The public was invited and encouraged to attend both meetings. Also discussed at the deliberation meeting on March 3, 2026 was prior performance by all Subrecipients seeking additional funding.

As required by HUD, the 30-day public comment period for this draft of the 2026 Annual Action Plan was published in the Albuquerque Journal and on the City of Rio Rancho website on April 29, 2026, and began on April 29, 2026, and ended on May 28, 2026. The Public Hearing associated with this plan, was advertised in the Albuquerque Journal on April 29, 2026, and was held on May 28, 2026. No comments from the public were received.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments have been received for this plan.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

No public comments have been received for this plan.

## **7. Summary**

Public participation for the Fourth Annual Action Plan was solicited in multiple ways. The CDBG funding application process and presentation of applications was advertised in the Albuquerque Journal and City of Rio Rancho website at least 14 days prior to the events. All meetings were open to the public and public participation was encouraged. The City publicly presented the PY 2026 Draft Action Plan on May 28, 2026, at a public hearing held prior to approval of the plan by the Governing Body. A public notice was published in the Albuquerque Journal and on the City of Rio Rancho website on April 29, 2026, advising the public that the 2026 Annual Action plan was available for review and public comment. The Plan was posted on the City's website and at City Clerk's office for the 30-day Public Comment Period. No public comments have been received about this plan.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	RIO RANCHO	
CDBG Administrator	RIO RANCHO	Financial Services Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Rio Rancho is the lead agency for the development and administration of the Consolidated Plan and Annual Action Plan. The Accounting Division of the City of Rio Rancho’s Department of Financial Services provides oversight of grants funds allocated through the Community Development Block Grant (CDBG). The City has prepared the Consolidated Plan and Fourth-Year Action plan to provide a comprehensive strategy to address community development, affordable housing, and homelessness needs with CDBG funds.

**Consolidated Plan Public Contact Information**

Susan Gonzales, CDBG Grant Administrator

City of Rio Rancho, Financial Services Department

3200 Civic Center Circle, NE

Rio Rancho, New Mexico 87144

(505) 896-8324 or (505) 677-4373 (cell)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The city works to assist in the continuation of services needed to low-to-moderate income persons. This includes working with public and assisted housing providers, as well as public service providers, to enhance the coordination of all public service deliveries in Rio Rancho throughout the year.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The Albuquerque Housing Authority, Santa Fe Civic Housing Authority, and the Town of Bernalillo Housing Authority are the local public housing agencies serving Rio Rancho. These agencies provide data on tenant and housing choice voucher holder characteristics, waiting lists, and plans for development. These agencies provided input during the charrette process.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Rio Rancho is a part of the New Mexico Balance of State Continuum of Care. The New Mexico Balance of State CoC’s mission is to offer comprehensive services, housing options, resources, funding, and advocacy to support homeless individuals and families. In consultation to develop this plan, the City of Rio Rancho consulted with the Continuum to gain access to all CoC data and an understanding of how the city and the CoC work together. Coordination between the City and the CoC ensures that CoC goals and the City’s Consolidated Plan priorities are integrated into the plan.

#### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Rio Rancho is a member of the New Mexico Balance of State Continuum of Care. The City does not receive Emergency Solutions Grant funds and therefore does not need to develop performance standards or policies and procedures.

### **2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Rio Rancho
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	All
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Coordinate charrette process with other agencies. Specifically related to Emergency Management, the City addresses the management of flood prone areas, public land and water resources through the Development Services Department (DSD). DSD oversees current and future development activities to ensure safety. The City of Rio Rancho oversees emergency management and responds to emergency situations as they occur.
2	<b>Agency/Group/Organization</b>	Albuquerque Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing relationship to provide services
3	<b>Agency/Group/Organization</b>	BERNALILLO COUNTY HOUSING DEPT
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing relationship to provide services
4	<b>Agency/Group/Organization</b>	SANTA FE CIVIC HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing relationship to provide services
5	<b>Agency/Group/Organization</b>	Sandoval County Permanent Supportive Housing
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Mental Health Case Management
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing relationship to provide services. The Sandoval County Permanent Supportive Housing program includes case management services that provide mental health services to beneficiaries enrolled in the program. Participants in the program are predominantly disabled and require frequent follow up and treatment. Sandoval County is able to provide these services through the CDBG funding that is provided. The long term goal of this program is to graduate participants out of the program to self-sufficiency.
6	<b>Agency/Group/Organization</b>	Saint Felix Pantry
	<b>Agency/Group/Organization Type</b>	Nonprofit Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Prevention
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing relationship to provide services
7	<b>Agency/Group/Organization</b>	Haven House
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Nonprofit Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Prevention, Mental Health Case Management
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing relationship to provide services. Due to the nature of services provided by Haven House, many of the beneficiaries of the program require counseling and mental health case management. Continued consultation with this agency ensures that beneficiaries are able to recover both mentally and physically from their situation.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City did not formally consult with broadband internet service providers; however, the city has completed negotiations with Comcast to provide additional broadband and internet services to the residents of Rio Rancho. The expansion of Comcast broadband and internet services within the City of Rio Rancho ensures that services are available in all areas of the city and creating provider competition will decrease the cost of services overall. After the expansion of Comcast broadband and internet services in Rio Rancho, Sparklight has also expanded its service area into Rio Rancho, giving additional choices for service providers in the Rio Rancho. Additionally, the City did not consult with state or local health agencies related to lead based paint hazards as homes located in Rio Rancho were constructed after 1978; the City of Rio Rancho was incorporated in 1981.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NM Coalition to End Homelessness	Homelessness Prevention
City of Rio Rancho Affordable Housing Plan	City of Rio Rancho	Market Analysis
City of Rio Rancho Comprehensive Plan	City of Rio Rancho	Market Analysis

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The city presented the first draft of the FY26-27 Annual Action Plan at a public hearing held on May 28, 2026, just prior to the regularly scheduled Governing Body meeting. The 30-Day Public Comment Period was advertised in the Albuquerque Journal and on the City of Rio Rancho website on April 29, 2026. The published notices included contact information for individuals needing accommodation for a disability as well as the phone number for those seeking TTY services. The time, location, and purpose of the public meeting was advertised in the local newspaper at least 14 days prior to the meeting. The time and location of the meeting was selected specifically to allow increased access and encourage the largest number of working people to participate in the process. Notices were also posted in the City Clerk’s office to inform the public that the Action Plan was available for review and comment in the City of Rio Rancho Financial Services Department. The Public Comment Period ended May 28, 2026. After the annual award determination was received, the final draft of the FY26-27 Annual Action Plan was approved by the Governing Body at its regularly scheduled meeting on May 28, 2026.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	10 applications received: 10 applications presented to CIPCAC	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Two public meetings attended by City Staff, Staff representing nonprofit organizations and members of CIPCAC	None	None	
3	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Residents of Public and Assisted Housing	None	None	None	<a href="https://rrnm.gov">https://rrnm.gov</a>
4	Public Hearing	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	1 public hearing prior to governing body meeting on May 28, 2026	None	None	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Notification of allocation received by City of Rio Rancho on XXXXXXXXXXXX

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	522,046.00	0.00	0.00	522,046.00	522,046.00	CDBG funds will be used to accomplish activities related to Administration and Planning, Housing, Public Facility Improvements, and Public Services

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Rio Rancho will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the city will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Rio Rancho will continue to investigate other sources of funding that are consistent with the goals of the 2023-2027 Consolidated Plan by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The city plans to fund two public facility improvement projects, e.g., the Chayote Road ADA Ramp Remediation Project and the Broadmoor Senior Center Outdoor Activity Space Equipment. The city will remediate existing handicap ramps located on Chayote Road within the city's right of way. A total of 10 ramps is planned for remediation to current ADA standards. The Broadmoor Senior Center is owned and operated by the City of Rio Rancho and serves the senior population of Rio Rancho and will complete a project installing 10 outdoor exercise stations to be utilized by Senior Citizens.

**Discussion**

The expected amount available for the remainder of the Con Plan is based on the premise that this is the fourth AAP under the current Con Plan and there is one year remaining in the plan. The estimate is based on the anticipation that the allocation received next year will be approximately the same as this year's allocation.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Funding to Support Public Service Programs	2023	2027	Non-Housing Community Development		Increase Capacity of Public Services	CDBG: \$78,305.00	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 45 Households Assisted Homelessness Prevention: 60 Persons Assisted
2	Acquire, Construct or Rehab. Public Facilities	2023	2027	Non-Housing Community Development		Public Infrastructure Improvements	CDBG: \$334,249.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide Administrative Structure	2023	2027	Planning and Administration		Housing Affordability - Rehabilitation Public Infrastructure Improvements Increase Capacity of Public Services	CDBG: \$97,492.00	Other: 1 Other
4	Rehabilitation of Existing Units	2023	2027	Affordable Housing	Citywide	Housing Affordability - Rehabilitation	CDBG: \$12,000.00	Homeowner Housing Rehabilitated: 1 Household Housing Unit

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Provide Funding to Support Public Service Programs
	<b>Goal Description</b>	Provide funding for public service activities: Haven House, Inc. Salary Support (250 persons) \$34,670.00, Sandoval County Permanent Supportive Housing (43 Households) \$24,375.00, Saint Felix Pantry (60 persons) \$19,260.00
2	<b>Goal Name</b>	Acquire, Construct or Rehab. Public Facilities
	<b>Goal Description</b>	Chayote Road ADA Ramp Remediation Project - 10 Ramps remediated, approximately 1500 beneficiaries \$250,000.00, Broadmoor Sr Ctr Outdoor Activity Equipment - \$84,249.00

<b>3</b>	<b>Goal Name</b>	Provide Administrative Structure
	<b>Goal Description</b>	Planning and Administration of CDBG Entitlement - \$97.491.00
<b>4</b>	<b>Goal Name</b>	Rehabilitation of Existing Units
	<b>Goal Description</b>	Rebuilding Together Sandoval County

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Rio Rancho typically allocates funds throughout the entire City. As need arises, special emphasis is placed on revitalization and redevelopment efforts geared toward specific low and moderate-income neighborhoods.

### Projects

#	Project Name
1	Haven House, Inc. Salary Support
2	Sandoval County Permanent Supportive Housing
3	Saint Felix Pantry Homelessness Prevention
4	City of Rio Rancho Chayote Road ADA Ramp Remediation
5	City of Rio Rancho Broadmoor Sr Ctr Outdoor Activity Space Equipment
6	Rebuilding Together Sandoval County
7	City of Rio Rancho Planning and Administration CDBG

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Rio Rancho is committed to funding public service organizations that are focused on serving the low and moderate income population of Rio Rancho. The city also prioritizes improvement of public facilities that address deficiencies related to the disabled and elderly population of the city. The largest obstacle to addressing the underserved needs of the residents of Rio Rancho is lack of funding.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Haven House, Inc. Salary Support
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Funding to Support Public Service Programs
	<b>Needs Addressed</b>	Increase Capacity of Public Services
	<b>Funding</b>	CDBG: \$34,670.00
	<b>Description</b>	CDBG funds will be used to offset administrative costs by providing salary support for staff who provide shelter and services to Domestic Violence victims and their children. In addition to offering shelter beds, help victims achieve not only immediate safety but also the knowledge, skills and resources to move on with their daily lives.
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 250 families will be provided with shelter and support services.
	<b>Location Description</b>	
	<b>Planned Activities</b>	CDBG funds will be used to offset administrative costs by providing salary support for staff who provide shelter and services to Domestic Violence victims and their children. In addition to offering shelter beds, help victims achieve not only immediate safety but also the knowledge, skills and resources to move on with their daily lives.
<b>2</b>	<b>Project Name</b>	Sandoval County Permanent Supportive Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Funding to Support Public Service Programs
	<b>Needs Addressed</b>	Increase Capacity of Public Services
	<b>Funding</b>	CDBG: \$24,375.00
	<b>Description</b>	CDBG funds will be used to offset administrative costs by providing salary support for staff who provide long-term supportive housing assistance and comprehensive outreach, case management, and advocacy services to chronically disabled persons who are experiencing homelessness. In addition, the grant provides salary support for ongoing HUD-funded rental assistance to help people exit homelessness by securing housing and providing support necessary for the participant to retain housing and successfully build self-sufficiency.
	<b>Target Date</b>	6/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are currently 45 beneficiaries participating in the program
	<b>Location Description</b>	Assistance is provided to chronically homeless and disabled persons residing in various locations throughout the city.
	<b>Planned Activities</b>	CDBG funds will be used to offset administrative costs by providing salary support for staff who provide long-term supportive housing assistance and comprehensive outreach, case management, and advocacy services to chronically disabled persons who are experiencing homelessness. In addition, the grant provides salary support for ongoing HUD-funded rental assistance to help persons exit homelessness by securing housing and providing support necessary for the participant to retain housing and successfully build self-sufficiency.
<b>3</b>	<b>Project Name</b>	Saint Felix Pantry Homelessness Prevention
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Funding to Support Public Service Programs
	<b>Needs Addressed</b>	Increase Capacity of Public Services
	<b>Funding</b>	CDBG: \$19,260.00
	<b>Description</b>	Funding for this project will assist approximately 60 low-income families with utility and rental assistance.
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funding for this project will assist approximately 60 low-income families with utility and rental assistance.
	<b>Location Description</b>	Assistance provided to persons in need throughout the City of Rio Rancho.
	<b>Planned Activities</b>	Assist approximately 60 households with rent and utilities to prevent eviction and/or disconnection
<b>4</b>	<b>Project Name</b>	City of Rio Rancho Chayote Road ADA Ramp Remediation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Acquire, Construct or Rehab. Public Facilities
	<b>Needs Addressed</b>	Public Infrastructure Improvements

	<b>Funding</b>	CDBG: \$250,000.00
	<b>Description</b>	The City of Rio Rancho Chayote Road ADA Ramp Remediation Project located in north Rio Rancho will include full reconstruction of approximately 10 existing curb ramps to meet current ADA standards as identified in the 2019 ADA Transition plan.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1500 disabled residents
	<b>Location Description</b>	Northern Rio Rancho near NM528 and Idalia
	<b>Planned Activities</b>	The City of Rio Rancho Chayote Road ADA Ramp Remediation Project located in northern Rio Rancho will include full reconstruction of approximately 10 existing curb ramps to meet current ADA standards as identified in the 2019 ADA Transition plan.
<b>5</b>	<b>Project Name</b>	City of Rio Rancho Broadmoor Sr Ctr Outdoor Activity Space Equipment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Acquire, Construct or Rehab. Public Facilities
	<b>Needs Addressed</b>	Public Infrastructure Improvements
	<b>Funding</b>	CDBG: \$84,249.00
	<b>Description</b>	The Broadmoor Senior Center Outdoor Exercise Equipment project will purchase and install ten integral, varied exercise stations. Phase 2 construction of BSC included all site preparations for the installation of these stations. Once CDBG funds have been awarded (Assuming Fall, 2026), PRCS will follow the City's procurement code to order the exercise stations (which will include installation) utilizing a federally approved contract, from a SAM registered contractor, and following the city's procurement code and processes.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1500 Senior Citizens
	<b>Location Description</b>	3241 Broadmoor Blvd NE, Rio Rancho, NM 87144

	<b>Planned Activities</b>	The Broadmoor Senior Center Outdoor Exercise Equipment project will purchase and install ten integral, varied exercise stations. Phase 2 construction of BSC included all site preparations for the installation of these stations. Once CDBG funds have been awarded (Assuming Fall, 2026), PRCS will follow the City’s procurement code to order the exercise stations (which will include installation) utilizing a federally approved contract, from a SAM registered contractor, and following the city’s procurement code and processes.
<b>6</b>	<b>Project Name</b>	Rebuilding Together Sandoval County
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rehabilitation of Existing Units
	<b>Needs Addressed</b>	Housing Affordability - Rehabilitation
	<b>Funding</b>	CDBG: \$12,000.00
	<b>Description</b>	Provide assistance to low-income homeowners in need of critical home repairs, including but not limited to: roof replacement, window replacement, HVAC repair/replacement, plumbing repair/replacement. or other health/safety related repairs.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1 Low-income household with home in need of repairs
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Provide assistance to low-income homeowners in need of critical home repairs, including but not limited to: roof replacement, window replacement, HVAC repair/replacement, plumbing repair/replacement. or other health/safety related repairs.	
<b>7</b>	<b>Project Name</b>	City of Rio Rancho Planning and Administration CDBG
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Administrative Structure
	<b>Needs Addressed</b>	Housing Affordability - Rehabilitation Housing Affordability - Homebuyer Assistance Public Infrastructure Improvements Public Facility Reinvestment Increase Capacity of Public Services

<b>Funding</b>	CDBG: \$97,492.00
<b>Description</b>	Provide administrative structure for CDBG Entitlement Grant
<b>Target Date</b>	6/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	3200 Civic Center Circle NE, Rio Rancho, New Mexico 87144
<b>Planned Activities</b>	

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Public facility improvement projects are planned in areas of the city that have been designated as limited clientele. Public service activities are provided to those beneficiaries that qualify as low to moderate income. Those services include the following:

- rental assistance,
- general public facilities and improvements,
- neighborhood facilities including ADA improvements,
- services to persons with disabilities,
- services to victims of domestic violence,
- services to the homeless,
- general public services

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Typically, CDBG funding benefits residents city wide. Public Facility improvements are made as needed utilizing CDBG funds, if the facility is located within a specific qualifying target area.

### **Discussion**

The need for assistance is not limited to the LMI Census Tracts, since the need is spread throughout the city. Most of the services and benefits to be provided via funded projects will be provided citywide and will cover beneficiaries known under the CDBG program as limited clientele, such as persons with disabilities, senior citizens, homeless persons, and victims of domestic violence. The City of Rio Rancho qualifies for the Quartile Method exemption, which allows the city to fund target areas that are 44.12% low-to-moderate income areas.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The focus for PY 2027 will be low-income families and underserved populations such as veteran families, single parent head of households, seniors, homelessness, and near-homeless populations within the City of Rio Rancho. The City will continue to fund projects specific to housing and supportive housing needs of homeless and near homeless populations.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	45
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	45

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Homelessness prevention is a high priority and a strategic goal. The city will continue to provide funding to Sandoval County Permanent Supportive Housing Program. St. Felix Pantry offers utility, mortgage, and rental payment-assistance to at-risk individuals across Rio Rancho. The Sandoval County Permanent Supportive Housing Program provides supportive housing rental assistance coupled with comprehensive case management, service coordination and advocacy services to chronically disabled persons, and their immediate family members, who are experiencing homelessness. They provide their participants with the motivation and means to thrive, not merely survive, to achieve greater self-sufficiency, and to claim their places as positive, engaged members of the communities in which they live.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Rio Rancho does not have a Public Housing Authority. The Town of Bernalillo has historically served the needs of Section 8 Voucher rental assistance for Rio Rancho. In 2012, Santa Fe Civic Housing Authority (SFCHA) took over the responsibility of the Choice Voucher Program from the Town of Bernalillo Public Housing Authority. In addition, SFCHA manages vouchers that were “ported” to Rio Rancho but were originally designated by HUD to other authorities. This program assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants can find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety. A housing subsidy is paid to the property owner directly by the Housing Authority on behalf of the participating family. The family then pays the difference between the actual rent charged by the property owner and the amount subsidized by the program. The City of Rio Rancho has a written Memorandum of Understanding (MOU) with Albuquerque Housing Authority, and Bernalillo County Housing Authority to be the second and third Housing Authority to serve Rio Rancho. Rio Rancho citizens have the option to contact any of the three housing authorities.

### **Actions planned during the next year to address the needs to public housing**

The CDBG office, in cooperation with other City departments, completed a Housing Needs Survey to determine the needs for public housing and fair housing. The study was instrumental in developing the Affordable Housing Plan (AHP). The City of Rio Rancho Affordable Housing Plan was approved by NM MFA on August 23, 2023. Approval of the AHP by NM MFA enabled the city to develop and adopt the Affordable Housing Ordinance (AHO). The AHO was adopted by the City of Rio Rancho Governing Body on December 14, 2023, and became effective December 24, 2023. The AHO as adopted, provides the city with a valid affordable housing program. The ordinance encourages development of affordable housing projects throughout the city and provides guidelines for compliance with the AHP. Since the adoption of the AHO, several affordable housing developments have either been constructed or are in the planning/development process in Rio Rancho.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Not applicable since there are no public housing units located within the city limits.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be**

## **provided or other assistance**

If one of the participating Housing Authorities becomes troubled, beneficiaries would be referred to one of the other participating agencies.

## **Discussion**

The City of Rio Rancho does not have a Public Housing Authority. The Town of Bernalillo has historically served the needs of Section 8 Voucher rental assistance for Rio Rancho. In 2012, Santa Fe Civic Housing Authority (SFCHA) took over the responsibility of Choice Voucher Program from the Town of Bernalillo Public Housing Authority. In addition, SFCHA manages vouchers that were “ported” to Rio Rancho but were originally designated by HUD to other authorities. The City of Rio Rancho has a written Memorandum of Understanding (MOU) with Albuquerque Housing Authority, and Bernalillo County Housing Authority to be the second and third Housing Authority to serve Rio Rancho.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Rio Rancho one-year goals and actions include Homeless Prevention and General Public Service for reducing and ending homelessness. The following strategies will be used by the city to address and prevent individuals, families and unaccompanied youth from becoming homeless:

The city will continue to support Saint Felix Pantry, who provides homeless prevention through emergency rental/mortgage assistance, clothing, food assistance and referral services for homeless and indigent, including families with children, veterans, chronically homeless, and youth.

The City will continue to support and fund Sandoval County Permanent Supportive Housing, who provides homeless prevention through supportive housing rental assistance coupled with comprehensive case management, service coordination and advocacy services to chronically disabled persons and immediate family members.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City, through funds received from CDBG, funds St. Felix Pantry, Haven House, and Sandoval County Permanent Supportive Housing to mitigate homelessness through food subsidy, utility assistance, mortgage/rent assistance, and support to reach self-sufficiency.

Collaboration with agencies to assess homeless needs, especially unsheltered:

The New Mexico Coalition to End Homelessness provides a tracking system, Homeless Management Information System (HMIS), to help quantify the need and provide specific data reporting elements to U.S. Department of Housing and Urban Development (HUD). However, Staff reported that the actual number of homeless might potentially be much greater, in Sandoval County and Rio Rancho. Specifically, homeless people who elect not to use the services will not be counted, which further reduces the accurate number of homeless people in need. Additionally, inaccuracy occurs when non-profit agencies choose not to participate in reporting to the HMIS due to the additional data entry burden.

Catholic Charities provides HUD funded rental assistance with comprehensive case management for single parent households for up to 24 months. In addition, provides a limited homeless prevention program, providing 3-6 months of rental assistance.

NMHELP offers emergency assistance, on the job training, work experience, training related support services, classroom training, specialized training, supportive housing, child and adult care food program,

OLAO program (daycare), Foster Grandparent and Senior Companion programs, and a variety of other trainings such as financial literacy, job readiness, pesticide training, and tractor safety. Also offered are youth programs such as WIOA and of course the HELP program. However, not all these services are offered by the agency in the Sandoval County area.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City has used CDBG funds to provide transitional housing services to the homeless and emergency shelter to the victims of domestic violence in the past. The City of Rio Rancho does not currently have any type of shelter for homeless individuals and families. The city provides funding to the Sandoval County Permanent Supportive Housing Program to provide an on-going program for residents of Rio Rancho who are homeless or at risk of becoming homeless. The City will continue to fund Haven House, Inc. to provide shelter services to victims of domestic violence and their families.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Rio Rancho is not a recipient of the Homelessness Prevention and Rapid Re-Housing Program, or the Emergency Solutions Grants (ESG) Program.

The City of Rio Rancho one-year goals and actions include Homeless Prevention and General Public Service for helping make the transition to permanent housing and independent living, including shortening the period that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

New Mexico Coalition to End Homelessness reported the lack of emergency shelters in Rio Rancho and Sandoval County as whole. In addition, there is a significant lack of resources for unaccompanied youth.

The following strategies will be used by the city to address helping homeless persons, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth:

Continuing to support Sandoval County Permanent Supportive Housing provides support for chronically

homeless individuals with disabilities and their families.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Rio Rancho one-year goals and actions include Homeless Prevention and General Public Service for helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care.

The following strategies will be used by the city to address helping low-income individuals and families avoid becoming homeless:

The Sandoval County Permanent Supportive Housing Program to provide services including housing access assistance to participants in attempt to identify suitable housing units, establish relationships through acting as a liaison with landlords, conduct periodic home safety inspections prior to move-in, and payment of move-in deposits and monthly rental assistance. They also provide client-centered, strength-based case management services which focus on facilitating participants' abilities to retain stable housing and increase self-sufficiency by connecting participants to mainstream services and benefits for which they may be eligible and encourage participation in treatment services and activities such as secondary education, vocational rehabilitation and financial literacy training.

The City continues to support St Felix Pantry in its homelessness prevention program to provide families with emergency resources to enable them to have the time necessary to acquire funds needed to prevent homelessness by providing rental deposits and emergency rental and mortgage assistance.

## **Discussion**

The City has used CDBG funds to provide transitional housing services to the homeless and emergency shelter to the victims of domestic violence in the past. The City of Rio Rancho does not currently have any type of shelter for homeless individuals and families; the city provides funding to the Sandoval County Permanent Supportive Housing Program to provide an on-going program for residents of Rio Rancho who are disabled and homeless or at risk of become homeless. The City will continue to fund Haven House, Inc. to provide shelter services to victims of domestic violence and their families. Haven House has been successful with assisting in-shelter clients to transition into permanent housing. Through case management, Haven House has been able to refer clients to agencies that have been able to assist with housing vouchers, income support, and ongoing case management, ensuring

that the family in need can live in a safe environment.

The housing need for those who are not homeless but require supportive housing, including the elderly, frail elderly, people with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents is significant. Homelessness and vagrancy are not always transparent in Rio Rancho as in other cities, even more so with special needs cohort. 20% of Rio Rancho households are experiencing a cost burden and 14% are experiencing a severe cost burden. Anecdotally, special need cohort may require additional support, which takes away their ability to contribute towards housing or alternatively have enough to pay for housing but leaves even less for medication, food, and other daily needs.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

As stated in the Consolidated Plan, the City of Rio Rancho has created zoning ordinances, subdivision review and impact fees, design standards and building codes to protect the health, safety and welfare of its citizens. This protection may well affect affordable housing, as well as community and economic development. These regulations may significantly affect the location and type of housing and business investments, especially within the housing industry. With the Affordable Housing Ordinance, the city will be able to more effectively impact the availability of affordability of housing within the City of Rio Rancho.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Barriers to affordable housing are both governmental and non-governmental. Governmental barriers include land use controls, entitlement processing fees and building codes. Land use controls are necessary to ensure orderly and appropriate development and growth in the city. Fees and public improvement are usually required as part of land development and entitlement processing to ensure an adequate supply of infrastructure, parks, and schools to serve the development. To facilitate the development of affordable housing, the City may consider waiving fees or assisting developers in locating resources to fund affordable housing in the future, as well as attempt at establishing inclusionary zoning and/or the development of a Housing Trust Fund. Since building and housing codes are implemented to ensure the safety of housing residents, it is unlikely that the city will waive building or housing codes as a method of increasing affordability. In attempt to remove or ameliorate barriers to affordable housing, the City will take actions to address barriers, as appropriate, taking into consideration available resources and policies. Principal policies relating to affordable housing are found in the Population and Housing Element of the City's 2010 Comprehensive Plan, as amended. The City's Governing Body relies on the Comprehensive Plan to make decisions concerning zoning changes and land use approvals.

### **Discussion:**

City staffers review city ordinances, building codes, fees and charges, land use controls, etc. on an on-going basis. The city completed a Housing Needs Survey in August of 2023. The data made available through the survey was used for the development of the Affordable Housing Ordinance that was approved by the Governing Body in December of 2023. All changes must be reviewed and recommended by the Planning and Zoning Commission prior to any changes being presented to the Governing Body; the Governing Body must give final approval to any changes or new ordinances.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Rio Rancho’s Consolidated Plan is imperative to long-term compliance to achieve the goals and objectives set out in the Plan. Every effort is made to comply with the Plan, which serves as a basis for community development decisions for the best short and long-term needs of the community. The city consults with housing, economic development and other nonprofit service providers to provide and implement services set out in the Plan.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Rio Rancho provides safe accessibility for our senior and disabled population. Various projects throughout the city will receive sidewalk enhancement to comply with ADA standards including major centers and recreational facilities.

Unfortunately, limited funding continues to pose a barrier to providing necessary assistance to all low-income people in need. Due to HUD threshold restrictions on public service projects, the City has not been able to fully fund all applicants at the requested level. However, with the funding that is awarded through CDBG, the City has been able to address some needs established for disabled persons, homeless persons, and the overall low-income population of Rio Rancho.

### **Actions planned to foster and maintain affordable housing**

Through the approval of the Affordable Housing Ordinance, the city can address the availability of affordable housing in Rio Rancho and will work to increase affordable housing for those in need. The city has partnered with Homewise and has initiated a new program utilizing its own funds that will assist City of Rio Rancho employees with down payment and/or closing cost assistance when purchasing a home in Rio Rancho. The City of Rio Rancho Employee Down Payment Assistance program will assist with the down payment and or closing costs of up to \$20,000.00 for an employee’s home purchase upon application and qualification. The assistance is in the form of a forgivable loan and if the employee remains in the home and an employee of the City of Rio Rancho, the loan will be forgiven. In the event that the employee leaves employment with the city or sells the home, the prorated amount of the loan must be repaid.

### **Actions planned to reduce lead-based paint hazards**

The definition of a lead-based paint hazard as stated in Section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 is “any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as

established by the appropriate Federal agency.”

According to the New Mexico Department of Health, homes built before 1950 pose highest threat: there are 764 homes in Rio Rancho built before 1950. For many reasons, lead-based paint is typically not an issue in New Mexico. Historically, homes were covered with mortar and plaster or stucco, not paint. Further, paint containing lead was more expensive than non-lead paint. Due to the nature of structures and the overall poverty of New Mexico, most homeowners could not afford lead paint.

When a home buyer purchases an existing home, they are given a lead-based paint disclosure form that must be signed. If a home is purchased that was built before 1978, the EPA lead-based paint pamphlet entitled “Protect Your Family from Lead in Your Home” is also given to the homeowner. The home buyer must also sign a series of forms acknowledging they were informed of the lead-based paint issue.

### **Actions planned to reduce the number of poverty-level families**

Anti-poverty efforts are encompassed in the Economic Development Element goals, policies and actions. The following are some of the goals, policies and actions included in the Economic Development Element:

1) Goals: a) Create jobs; b) Retain jobs; c) Enhance the tax base; d) Improve the quality of life; and e) Expand the economic base of Rio Rancho;

2) Policies: a) Proactively support the economic development allies currently providing services applicable to the Entrepreneurship and Small Business Development Tactic; b) Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community; and c) Consider seeking the adoption of an economic development tax to be utilized for low interest loans for rehabilitation projects;

3) Actions: a) Evaluate ways for the City to increase resident access to the arts, culture and quality of life enhancements; b) Establish a Redevelopment Support Program; and c) Establish a targeted, proactive, economic base business recruitment initiative.

### **Actions planned to develop institutional structure**

The city has adopted the Infrastructure Capital Improvement Plan (ICIP) for Fiscal Years 2024–2029. This ICIP plan reflects the collective efforts of several City departments and various levels of management and staff and is intended to be a planning document and financial management tool that projects the capital needs and priorities of the City while identifying future financing requirements over the planning period. The ICIP is reviewed and updated each fiscal year.

The City of Rio Rancho’s strategy for overcoming gaps in the institutional structure and service delivery system to carry out and address priority needs is to maintain a high level of communication between the

city and the Non-Profit Service Providers within the community. Through a higher level of communication, it is believed that funds made available through the CDBG Entitlement Grant will benefit more people within the community with the greatest level of need without duplication of service.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Rio Rancho plans to enhance coordination between public and private housing and social service agencies with continued support of the Chamber of Commerce Nonprofit Alliance (NPA) that works to support our local nonprofits. This initiative seeks to develop and strengthen partnerships among the nonprofit, private and public sectors to help improve quality of life in the area. The NPA strives to raise awareness of the economic impact, needs and values of local non-profit organizations.

With respect to economic development, Rio Rancho supports and works with the Sandoval Economic Alliance (SEA) to enhance coordination with private industry, businesses, developers, and social services agencies. Sandoval Economic Alliance (SEA) is a private, not-for-profit economic development corporation established to strengthen and diversify the economic base of Rio Rancho and Sandoval County, New Mexico. SEA provides a broad range of free and confidential services to businesses and industries considering new locations for expansion, relocation, or consolidation. Corporation services include identifying available sites and facilities, accessing applicable local and statewide business support and incentive programs, and economic and workforce research. SEA also assists existing Sandoval County and Rio Rancho companies through our Retention and Expansion program, called CORE.

### **Discussion:**

The City requires quarterly progress and financial reports from all Sub-recipients of CDBG funding that mandate adherence to specific program requirements. In addition to quarterly reports, programs are monitored through site visits, file audits and management of fiscal functions inherent in contract administration. By requiring quarterly reporting, the City can determine if the Sub-recipients are utilizing funds on a timely basis.

All site visits include meeting with staff, discussing current projects, evaluating the efficacy of the sub recipient's performance and adherence to the scope of services in the Sub recipient Agreement. Within the application, the City requires all sub recipients to provide documentation of Articles of Incorporation, current Bylaws, list of current Board of Directors, authorization letter to request funds, designation of authorized official, organizational charts, resumes of Chief Administrator and Chief Financial Officer, copy of most recent financial statement and audit, documentation of compliance with national objectives, and conflict of interest certification.

Each sub recipient's quarterly reports require the organization or agency to document the number of

clients they have served based upon race, ethnicity, gender, age (elderly), income and female-head-of-household. This information in turn is used to fulfill reporting requirements to HUD.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

The City of Rio Rancho does not administer projects that produce program income. We do not have section 108 loans or income from float-funded activities.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

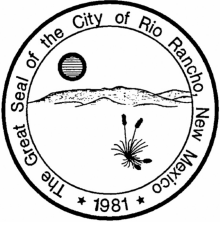
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%







**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: D14**

**AGENDA DATE:**  
May 28, 2026

**DEPARTMENT:**  
Public Works

**SUBJECT:**  
D14, Advice and Consent of the Governing Body to Award the Barbara Loop Reconstruction Project to Albuquerque Asphalt, Inc.

**BACKGROUND AND ANALYSIS:**

The Barbara Loop Reconstruction project from Sara Road to N.M. 528 includes a roadway reconstruction, new water line and services, new sanitary sewer line and services, and improving ADA ramps.

The construction duration for this project is anticipated to be approximately 9 months from the Notice to Proceed (NTP) date.

This project is funded by City Infrastructure Fund sources (\$199,934), an NMDOT Transportation Project Fund (TPF) grant (\$1,922,350), and Utilities Department's sources (\$1,150,830).

Requests were made for job offer proposals from three contractors using the Bernalillo County Multi-Unit Civil Infrastructure On-Call Services Price Agreement. The lowest responsive job offer proposal was from Albuquerque Asphalt, Inc., totaling \$3,273,113.85 including NMGRTs.

Pursuant to adopted policy, the Advice and Consent of the Governing Body is required for contracts in excess of \$500,000.

**IMPACT:**

This project will improve Barbara Loop by reconstructing the roadway, installing a new water line with services, installing a new sanitary sewer line with services, and improving pedestrian accessibility through ADA ramps reconstruction.

**ALTERNATIVES:**

Approve the contract award.

Do not approve the contract award.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the Governing Body approves the contract.

ATTACHMENT: [Barbara Loop Reconstruction Bid Submission](#)  
ATTACHMENT: [Exhibit, Area Map](#)  
ATTACHMENT: [Albuquerque Asphalt 2025 Price Agreement](#)

Item #	Bernalillo Co. On-call Item #	Description	Unit	Unit Price	Estimated Quantity	Estimated Total Price
1	2	Non-Emergency Mobilization and demobilization, including traffic control mobilization	L.S.	\$4,725.00	1.00	\$4,725.00
2	3	Utility Excavation, 0-10 feet deep, air or water / vacuum excavate to determine type, size, and location of existing underground utility. Payment to include mobilization, surface removal and replacement, vertical and horizontal utility location data, non-setting backfill and restoration, CIP	EA	\$475.00	250.00	\$118,750.00
3	4	Project Construction Sign	EA	\$547.77	2.00	\$1,095.54
4	6	Quality Control Testing	HR	\$132.79	75.00	\$9,959.25
5	7	Laboratory Evaluation of Material Sample	EA	\$1,219.47	25.00	\$30,486.75
6	24	Remove and replace unsuitable soil with gravel base course class II, including all export/disposal/import CIP	CY	\$59.50	500.00	\$29,750.00
7	27	Export excess unclassified material, including excavation, loading, disposal (or haul and stockpiling at County sites within 20 miles) per County direction.	CY	\$31.65	2000.00	\$63,300.00
8	31	Gold milling of asphalt surfacing, (100 and over SY) x maximum depth in inches	SY-IN	\$1.85	53500.00	\$98,975.00
9	33	Gold milling of concrete surfacing, CTB, (over 100 SY) x maximum depth in inches	SY-IN	\$1.70	107000.00	\$181,900.00
10	39	Roadway excavation and grading of areas to be paved, greater than 6-inches, less than 2-foot excavation, excluding import or export of material, haul less than 500 feet, excluding subgrade preparation, per SY. Complete in place, including compaction of fill areas to 100% AASHTO T-99 per SY (for quantities more than 10,000 SY per site)	SY	\$2.75	17500.00	\$48,125.00
11	49	Subgrade Preparation for Collector/Arterial roadways, 12-inch scarify at 100% per AASHTO T99. Scarification, Grading, Mixing, Shaping (including preliminary finish grading + or - 0.10 foot, blue top staking), Compaction, & Proofrolling, CIP, per SY. City Spec, except density standard.	SY	\$4.30	17500.00	\$75,250.00
12	57	Gravel Base Course, crushed, 6" depth at 95% per ASTM D-1557, and County Street Standards, place and compact. Complete in place.	SY	\$10.50	17500.00	\$183,750.00
13	71	PMBP 0-4-inch Lift. SP-III, PG 76-28, Machine Laydown	TON	\$111.50	5500.00	\$613,250.00
14	91	Sidewalk, 4-inch thick, Portland Cement, Concrete, incl. Subgrade preparation. Complete in place, per SY (for quantities greater than 200 SY per site) also meeting County Code 66-215, expansion joints every 18 feet	SY	\$111.70	450.00	\$50,265.00
15	103	Drive Pad 6-Inch thick portland cement concrete including subgrade compaction complete in place per SY (for quantities of 30 to 200 SY per site)	SY	\$167.40	80.00	\$13,392.00
16	109	Existing Sidewalk, saw cut, remove and dispose. Complete, per SY	SY	\$35.30	150.00	\$5,295.00
17	111	PCC Curb and gutter, all types included on COA Standard Detail Drawing 2415A, in accordance with Bernalillo County Street Standards.	LF	\$49.90	500.00	\$24,950.00
18	113	PCC Header curb and/or cut-off wall, per COA Standard Detail Drawing 2415B, incl. excavation up to maximum depth, forming, stripping forms, two continuous #4 rebar reinforcement, finishing, and backfill; CIP	LF	\$52.70	60.00	\$3,162.00
19	114	PCC Valley/Alley gutter, drivepad, or wheelchair ramp paving with integral curbs, hand forming complete; per COA Standard Detail Drawing nos. 2422, 2428, 2425, 2440, and 2441.	SY	\$221.30	225.00	\$49,792.50
20	115	Detectable Warning Surfaces (Truncated dome wheelchair mats per ADA), per Public Right-of-Way Accessibility Guidelines, Section 300R, submittal approval required	SF	\$28.80	225.00	\$6,480.00
Item #	Bernalillo Co. ON-CALL ITEM #	DESCRIPTION	Unit	Unit Price	Estimated Quantity	
21	116	Reinforced Concrete for Minor Structures, incl. forms, steel reinforcement, stripping forms, and curing, CIP	CY	\$1,875.00	15.00	\$28,125.00
22	121	Saw cut, remove, and dispose of PC concrete curb and gutter	LF	\$14.30	500.00	\$7,150.00
24	125	Adjust Existing Sewer Manhole Frame and Cover to Grade, to maximum allowable with adjusting rings and blocks, in accordance with COA Standard Detail Drawing 2460. Complete in place.	EA	\$1,725.00	8.00	\$13,800.00
25	150	Traffic control per day (24 hour period). (over 50 lighted devices not including variable message boards or directional arrows, or flagmen) Must comply with the most current edition of the Manual on Uniform Traffic Control Devices	DAY	\$160.46	270.00	\$43,324.20
26	192	Variable Message Board	DAY	\$149.39	540.00	\$80,670.60
27	196	Flagpersons, for flagging operation for any temporary traffic control set up per MUTCD Chapter 6C, including two-way communication devices and required and signs, per operation-day.	DAY	\$2,532.55	10.00	\$25,325.50
28	295	Landscape Gravel, 2"-4" Angular Stone, 4" depth	SY	\$29.90	300.00	\$8,970.00
29	296	Filter Fabric to be installed beneath Landscape gravel, CIP	SF	\$0.55	2700.00	\$1,485.00
30	297	SWPPP Preparation and submittal of NPDES Permit	L.S.	\$940.61	1.00	\$940.61
31	298	SWPPP Management and Inspections	Month	\$204.72	9.00	\$1,842.48

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32	303	Drop Inlet Protection per NMDDT Standard Drawing 603-01	EA	\$105.13	3.00	\$315.39
		<b>New 8" Waterline</b>				
33	2	Non-Emergency Mobilization and demobilization, including traffic control mobilization	L.S.	\$4,725.00	1.00	\$4,725.00
34	3	Utility Excavation, 0-10 feet deep, air or water / vacuum excavate to determine type, size, and location of existing underground utility. Payment to include mobilization, surface removal and replacement, vertical and horizontal utility location data, non-setting backfill and restoration, CIP	EA	\$475.00	120.00	\$57,000.00
35	5	Construction Surveying by Licensed PS (minimum 2-person crew) above and beyond normal grade construction staking (such as horizontal or vertical realignments, may include preparation of printed diagrams)	HR	\$138.33	40.00	\$5,533.20
36	83	PMBP 3-inch Lift. SP-III, PG 76-28, w/o Machine laydown	SY	\$73.25	40.00	\$2,930.00
37	104	Saw cut, Remove & Dispose Existing Asphalt up to 4-inch thickness, 0-100 SY	SY	\$17.50	40.00	\$700.00
38	150	Traffic control per day (24 hour period). (over 50 lighted devices not including variable message boards or directional arrows, or flagmen) Must comply with the most current edition of the Manual on Uniform Traffic Control Devices	DAY	\$160.46	120.00	\$19,255.20
39	192	Variable Message Board	DAY	\$149.39	240.00	\$35,853.60
40	196	Flagpersons, for flagging operation for any temporary traffic control set up per MUTCD Chapter 6C, including two-way communication devices and required and signs, per operation-day.	DAY	\$2,532.55	12.00	\$30,390.60
41	320	6-inch C900 PVC Waterline Pipe excl. Fittings, incl. trench & compacted backfill to 6 feet depth, CIP	LF	\$54.65	380.00	\$20,767.00
42	321	8-inch C900 PVC Waterline Pipe excl. Fittings, incl. trench & compacted backfill to 6 foot depth, CIP	LF	\$63.25	2700.00	\$170,775.00
43	325	Extra Depth >6 feet Waterline	VF/LF	\$21.25	1445.00	\$30,706.25
<b>Item #</b>	<b>Bernalillo Co. ON-CALL ITEM #</b>	<b>DESCRIPTION</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Estimated Quantity</b>	
44	316	Boring and Casing, Not Including Carrier Pipe, CIP	IN/DIA/LF	\$22.25	4500.00	\$100,125.00
46	317	Steel Casing Pipe 14-inch Including Spacers and End Seals Complete	LF	\$140.00	225.00	\$31,500.00
47	326	Remove & Dispose, Existing Waterline, 4-inch to 14-inch with fittings, including trenching, backfill, and compaction, Complete	LF	\$31.20	165.00	\$5,148.00
48	327	Pressurized Connection, all sizes, incl. fittings, complete	EA	\$2,745.00	4.00	\$10,980.00
49	330	Ductile Iron MJ Fittings, Class 250, 4-inch to 14-inch Waterline, incl. jointing material, CIP	LB	\$7.40	7700.00	\$56,980.00
50	333	6-inch Gate Valve, CIP	EA	\$2,660.00	14.00	\$37,240.00
51	334	8-inch Gate Valve, CIP	EA	\$3,750.00	15.00	\$56,250.00
52	336	Valve Box, CIP	EA	\$1,210.00	29.00	\$35,090.00
55	339	Fire Hydrant, 4.5-foot Bury, incl. blocking & aggregate, CIP	EA	\$7,900.00	9.00	\$71,100.00
56	340	Fire Hydrant, extension, 6-inch or 12-inch, CIP	EA	\$3,179.08	0.00	\$0.00
57	343	Pipe Blocking or encasement, PCC, CIP	CY	\$800.00	18.00	\$14,400.00
58	345	Mechanical Joint Restraining Gland, DI & PVC, 4 to 8-inch, CIP	EA	\$255.00	159.00	\$40,545.00
59	346	Joint Restraining Harness, DI & PVC push-on bells, 4 to 8-inch, CIP	EA	\$210.00	89.00	\$18,690.00
60	351	1-Inch New Single Water Service w/o New Box	EA	\$2,560.00	31.00	\$79,360.00
61	352	1 1/4-inch new single water service including new box	EA	\$5,660.00	1.00	\$5,660.00
62	353	2-Inch New Single Water Service w/o New Box	EA	\$5,810.00	4.00	\$23,240.00
63	NEW	New Water Main Bacteria Testing	EA	\$500.00	3.00	\$1,500.00
64		<b>SAS</b>				
65	311	SAS Trenching, backfill and compaction, 16 to 36-inch diam., 0-8 feet depth	LF	\$56.95	175.00	\$9,966.25
66	359	8" PVC SDR-35 GRAVITY SANITARY SEWER LINE PIPE, CIP	LF	\$48.05	115.00	\$5,525.75
67	370	Setup and Removal of Bypass Pump System, CIP	EA	\$6,870.00	1.00	\$6,870.00
68	371	Operate 6-inch bypass	HR	\$113.75	80.00	\$9,100.00
69	372	6-inch New Sewer Service Line, from main to property line, incl. trenching, backfill, compaction, EMD, testing, saddle & connection, CIP	LF	\$43.55	140.00	\$6,097.00
70	373	8-inch or 6-inch X 4-inch tap on existing SAS, CIP	EA	\$1,981.09	0.00	\$0.00
71	378	6-foot Diameter Man Hole, any type, 6 to 10 feet depth, per COA Section 2000 Standard Detail Drawings, CIP	EA	\$14,830.00	2.00	\$29,660.00
72	New Bid Item	Sewer Manhole Rehabilitation, CIP	EA	\$6,250.00	6.00	\$37,500.00
73		<b>TRAFFIC</b>				
74	84	Tack Coat	TON	\$668.00	12.00	\$8,016.00
75	85	Prime Coat	TON	\$755.00	8.00	\$6,040.00

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76	115	Detectable Warning Surfaces (Truncated dome wheelchair mats per ADA), per Public Right-of-Way Accessibility Guidelines, Section 300R, submittal approval required	SF	\$28.80	0.00	\$0.00
77	116	Reinforced Concrete for Minor Structures, incl. forms, steel reinforcement, stripping forms, and curing, CIP	CY	\$1,875.00	3.00	\$5,625.00
78	128	4-inch Thermoplastic roadway striping, any color, 90 mil.	LF	\$1.00	2000.00	\$2,000.00
79	171	Electrical Conduit, 3-inch, incl. trenching, backfill, & patching, (or boring), CIP	LF	\$45.90	30.00	\$1,377.00
80	172	Electrical Conduit, 4-inch incl trenching, backfill, and patching, (or boring), CIP	LF	\$44.30	300.00	\$13,290.00
81	174	Electrical Pull Box, Large, CIP	EA	\$1,725.00	1.00	\$1,725.00
82	328	Non-Pressurized Connections, all sizes, incl. fitting. Complete.	EA	\$3,695.00	7.00	\$25,865.00
83	335	10-inch gate valve, CIP	EA	\$5,396.40	2.00	\$10,792.80
84	130-A	Retroreflectorized pre-formed pavement symbol markings (bikes, arrows, crosswalks, etc.), applied with heat CIP	SF	\$16.30	1476.00	\$24,058.80
85	New Bid Item	Type I Standard, 4'	EA	\$2,499.00	1.00	\$2,499.00
86	New Bid Item	Multi-Conductor Cable 5	LF	\$4.00	40.00	\$160.00
87	New Bid Item	Accessible Pedestrian Signal Push Button Stations	EA	\$3,200.00	1.00	\$3,200.00
88	New Bid Item	10" Carrier Pipe	LF	\$70.00	260.00	\$18,200.00
89	New Bid Item	10" Megalugs	EA	\$300.00	6.00	\$1,800.00
90	New Bid Item	Sidewalk Ramps, CIP	EA	\$2,000.00	4.00	\$8,000.00
91	New Bid Item	Smart Hydrant to be installed CIP.	EA	\$9,057.52	2.00	\$18,115.04
		Subtotal				\$3,046,528.31
		MARKET	7.4375%			\$226,585.54
		Total w/ Tax				\$3,273,113.85

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# PW2407 Barbara Loop Reconstruction



# MULTI-UNIT CIVIL INFRASTRUCTURE ON-CALL CONSTRUCTION SERVICES

## PRICE AGREEMENT

**THIS AGREEMENT** made this 25th day of March, 2025, by and between the Bernalillo County a political subdivision of the State of New Mexico (hereinafter called "Owner" or "County"), and Albuquerque Asphalt, Inc., (hereinafter called "Contractor"), as the Primary Contractor.

**WHEREAS**, the County issued a Request For Proposals #26-25-DC, titled "Multi-Unit Civil Infrastructure On-Call Construction Services," attached hereto as Exhibit A and by this reference made a part of this Agreement; and

**WHEREAS**, the Contractor submitted its proposal, dated January 21, 2025, in response to RFP #26-25-DC, which proposal is attached hereto as Exhibit B and by this reference made a part of this Agreement; and

**WHEREAS**, the County selected Contractor's qualifications submittal as being one of the most advantageous; and

**WHEREAS**, the County desires to enter into a written agreement with the Contractor for "Multi-Unit Civil Infrastructure On-Call Construction Services" and the Contractor is willing to provide such services.

**WITNESSETH:**

### ARTICLE 1

#### THE CONTRACT DOCUMENTS

- 1.1 The Contract Documents, and the order of precedence are as follows: This Agreement including Exhibits A and B and any subsequently awarded Job Orders, Modifications, Addenda, Special Provisions, Supplemental General Conditions, General Conditions, Supplemental Technical Specifications, Specifications, Drawings and Standard Drawings, together with any other documents. These form the Contract Documents and all are as fully a part of the Contract as if attached to this Agreement or repeated herein.
- 1.2 With the consent of the Contractor, other Central Purchasing Sections (NMSA 1978, §13-1-37 and Ordinance §2-371), may purchase under this Agreement, provided that the services are under the same terms and conditions as stated herein, unless a lower price is agreed to between the Central Purchasing Section and the Contractor.

### ARTICLE 2

#### THE WORK OF THIS CONTRACT

- 2.1 That for and in consideration of the mutual covenants and agreements herein contained to be well and faithfully performed, the parties hereto agree as follows:
  - 2.1.1 The Contractor, under the terms and conditions in this Agreement agrees to perform for the Owner pertinent Construction Services, on an as needed basis, as described in the Exhibit A, Section 4, Scope of Services and Specifications of RFP #26-25-DC, and more fully described in the Scope of Work for each individually awarded Job Order project.
  - 2.1.2 Owner does not guarantee any number of projects to be awarded to Contractor under this Agreement. The Contractor agrees and understands that failure to perform the Work to the satisfaction of the Owner may affect future selections to perform subsequent Job Orders under this Agreement.

- 2.1.3 Contractor shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility and transportation services, and perform and complete the Work for the construction of the referenced Project and any authorized supplemental work, all in strict accordance with the Contract Documents, including all Addenda thereto. During the term of this Agreement, each Project will be identified and a scope of work will be provided by the Owner.
- 2.1.4 The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others.
- 2.1.5 In addition to specifications listed in 5.1 below, the construction of all projects under this Agreement will be governed by and in accordance with the New Mexico Department of Transportation (NMDOT) Special Provisions, Project Drawings, and NMDOT Supplemental Specifications.

### **ARTICLE 3**

#### **TERM OF AGREEMENT**

- 3.1 The anticipated Agreement term shall be four (4) year with the option to renew for an additional two (2) year period for a total of six (6) years commencing from the date of award.

### **ARTICLE 4**

#### **COUNTY'S RESPONSIBILITY**

- 4.1 The County agrees to perform all duties as enumerated below:
  - 4.1.1 To issue individual Job Orders under these Contract Documents for construction or replacement of public infrastructure as needs arise. Such issuance of Job Orders shall be as set forth in Exhibit A, Section 3.
  - 4.1.2 To designate specific representatives to act in behalf of the County.
  - 4.1.3 To give thorough consideration to all sketches, working drawings, specifications, offers and other documents submitted by the Contractor, and to inform the Contractor in writing of its decisions within a reasonable time so as not to interrupt or delay the work of the Contractor.
  - 4.1.4 To give the Contractor written notice of any change in the quality or scope of the Project.
  - 4.1.5 To give prompt written notice to the Contractor of any defects in the Project which the Owner observes or otherwise becomes aware of.

### **ARTICLE 5**

#### **THE CONTRACTOR'S RESPONSIBILITY**

- 5.1 The Contractor agrees to perform all necessary construction and related services in connection with awarded projects, and as enumerated below:
  - 5.1.1 To respond and provide an offer to the Owner to individual Job Orders issued under these Contract Documents for construction or replacement of public infrastructure as needs arise. Such responses to individual Job Orders shall be as set forth in Exhibit A, Section 3.
  - 5.1.2 Owner's approval and acceptance of Job Order offers shall be in accordance with Exhibit A, Section 3.
  - 5.1.3 To perform, as needed, all services as set forth in Exhibit A, Section 4, Scope of Services and Specifications, and the Scope of Work as set forth in each individually awarded Job Order project.
  - 5.1.4 To attend such conferences with the Owner's designated representatives as may be requisite to a complete understanding of each identified project.

- 5.1.5 Perform all services in strict compliance with the City of Albuquerque Standard Specifications for Public Works Construction, LATEST EDITION, including all updates and New Mexico Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition as amended, standard drawings, building codes and ordinances, if applicable, and other lawful regulatory authorities.
- 5.1.6 Upon completion of all Job Order projects, provide to the Owner Record Drawings of the services performed.

## **ARTICLE 6**

### **DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

- 6.1 Date of commencement and Substantial Completion shall be as established by the Owner in the written Job Order Authorization Form for each project. Contractor agrees to pay as liquidated damages the amount set forth in the Job Order Authorization Form for each consecutive calendar day beyond the agreed time that Substantial Completion is not achieved and for each consecutive calendar day beyond the agreed time that all punch list items are not completed or corrected. The Contract Time may only be changed by an approved Change Order.

## **ARTICLE 7**

### **CONTRACT PRICE AND PAYMENTS TO CONTRACTOR**

- 7.1 The Contract Price shall be set forth in the Job Order Authorization Form for each individual project. The Contract Price constitutes the total compensation payable to Contractor for performing the Work. All duties, responsibilities, and obligations assigned to or undertaken by Contractor shall be at his expenses without change in the Contract Price. The Contract Price may only be changed by an approved Change Order. All payments to Contractor shall be made as set forth in Exhibit A, Section 4.21.

## **ARTICLE 8**

### **JOB ORDER AUTHORIZATIONS**

- 8.1 The Contractor agrees to abide by the procedures set forth in Exhibit A, Section 3, Job Orders.
- 8.2 The Contractor agrees that all offers submitted for each individual Job Order project may not be withdrawn for a period of sixty (60) calendar days after being submitted to the Owner for consideration.
- 8.3 Every Job Order project \$25,000 or more excluding NMGRT, will require an individual Performance Bond and Labor and Material Payment Bond in the full project amount. The Contractor will furnish and maintain the bonds covering the faithful performance of each authorized Project and the payment of all obligations arising thereunder in an amount equal to 100% of the Contract Price. The sureties on such bonds shall be duly authorized to conduct business in the State of New Mexico and acceptable to the Owner, and shall be named in the current U.S. Department of the Treasury's Listing of Approved Sureties, Circular 570. The Contractor will require the Attorney-in-Fact who executes the required bonds on behalf of surety to affix thereto a certified and current copy of his Power of Attorney.
- 8.4 Every project in excess of \$60,000 or more, excluding NMGRT, will require a Wage Decision issued by the New Mexico Department of Workforce Solutions which will be included with Job Order Authorization Form.
- 8.5 The Contractor agrees to provide all necessary subcontractors listings with each individual awarded Job Order project.

- 8.6 In cases of Emergency Work all verbal authorizations shall be followed up with proper written documentation including a completed Job Order Authorization Form, all bonds, insurance certificates and other necessary forms, as soon as possible after start of any emergency work.

## **ARTICLE 9**

### **INSURANCE AND BONDS**

- 9.1 The Contractor shall not commence any work under a Job Order until the bonds, if necessary, required in Exhibit A, Section 1.21.4, have been obtained and submitted to the County.
- 9.2 The Contractor shall not commence any work under this Agreement until the insurances required in Exhibit A, Section 1.21, have been obtained and the proper certificates (or policies) have been submitted to the County.
- 9.3 In cases of emergency work all bonds, insurance certificates and other necessary forms, as applicable, shall be submitted as soon as possible after start of any emergency work.

## **ARTICLE 10**

### **MISCELLANEOUS PROVISIONS**

- 10.1 License. Contractor must possess and maintain during the term of this Agreement a current and active New Mexico Contractor's license.
- 10.2 Amendments. Any changes to the terms of this Agreement will be mutually agreed upon by and between the Owner and the Contractor and shall be incorporated by written amendments to this Agreement.
- 10.3 Affirmative Action/Equal Employment Opportunity and Nondiscrimination. The Contractor hereby agrees to comply with the Affirmative Action/Equal Employment Opportunity and Nondiscrimination requirements as set forth in Exhibit A, Section 2.
- 10.4 Subcontractor's Fair Practices Act. Contractor will be required to adhere to the New Mexico Subcontractor's Fair Practices Act, Section 13-4-31 NMSA. In accordance, Contractor will be required to list each subcontractor proposed to perform services identified within the scope of work for each project whereby the amount of work to be performed by a subcontractor exceeds the project listing threshold.
- 10.5 Governing Law. The Contract Documents shall be governed by the laws of the State of New Mexico.
- 10.6 Severability. Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- 10.7 Code of Conduct. The Contractor agrees to abide by the Code of Conduct ([www.bernco.gov/code\\_of\\_conduct](http://www.bernco.gov/code_of_conduct)) of the County as it applies to Contractor's interactions with the County. Any violation of the Code of Conduct shall be considered a breach of this Agreement.

## **ARTICLE 11**

### **SUSPENSION OF WORK, TERMINATION**

#### **AND CANCELLATION**

- 11.1 Termination for Lack of Appropriations. The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Bernalillo County Commission for the performance of this Agreement. If sufficient appropriations and authorization are not made by the Bernalillo County Commission, this Agreement shall terminate upon written notice being given

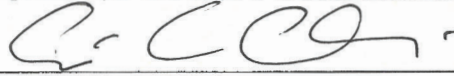
by the County to the Contractor. The County's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final.

- 11.2 Termination for Convenience of County. The County may terminate this Agreement at any time by giving at least thirty (30) calendar days' notice in writing to the Contractor. If the Agreement is terminated by the County as provided herein, the Contractor will be paid in the amount which bears the same ratio to the total compensation as the services actually performed bear to the total services of the Contractor covered by this Agreement, less payments previously made.
- 11.3 Termination by Contractor. The Contractor may terminate this Agreement on an annual basis at the expiration of each year of the term of this Agreement by giving written notice to the County at the address listed herein at least sixty (60) calendar days prior to the expiration of each year of the term of this Agreement. The expiration of each year for termination purposes shall be defined as 365 days from the date of execution of this Agreement and every 365 days thereafter for the term of this Agreement.

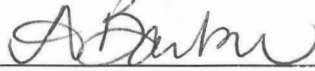
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IN WITNESS THEREOF, approval of the Board of County Commissioners to execute the Agreement for RFP-26-25-DC, Multi-Unit Civil Infrastructure On-Call Construction Services,

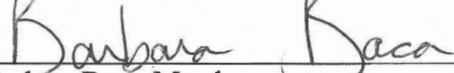
**BOARD OF COUNTY COMMISSIONERS**



Eric C. Olivas, Chair



Adriann Barboa, Vice-Chair



Barbara Baca, Member



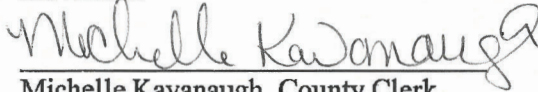
Frank A. Baca, Member



Walt Benson, Member



**ATTEST:**




Michelle Kavanaugh, County Clerk

**APPROVED AS TO FORM:**



W. Ken Martinez, County Attorney

**CONTRACTOR: Albuquerque Asphalt, Inc.**

BY:   
Robert B. Wood, President

Date: 2/20/2025

01-137714-003

New Mexico Gross Receipts Tax Number

85-0285175

Federal Tax Identification Number

