



Regular Governing Body Meeting
City of Rio Rancho
AGENDA
October 22, 2026
6:00 PM
Council Chambers

Governing Body Members

Paul Wymer, Mayor	David Mann, Councilor District 4
Deb Dapson, Councilor District 1	Karissa Culbreath, Councilor District 5
Jeremy Lenentine, Councilor District 2	Nicole List, Councilor District 6
Bob Tyler, Councilor District 3	

Meeting Information

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

Join by Computer: <https://us06web.zoom.us/j/83338157719?pwd=ST55whY8GCTELqBoGjYG1ipM1F5Uer.1>

Meeting ID: 833 3815 7719

Passcode: 554297

Join by Phone:

Dial +1 720 707 2699 US (Denver)

Pursuant to the Governing Body Rules of Procedures, any person wishing to address the Governing Body related to an item listed under Second Reading of Ordinances, First Reading of Ordinances, or Discussion and Deliberation, shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the City Clerk, as clerk of the Governing Body, prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

Notice under the ADA: If you have a disability and require special assistance to participate in this meeting, please contact the ADA Coordinator at 505-891-5003 or email legal@rrnm.gov. To request a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service please contact the ADA Coordinator at least forty-eight (48) hours prior to the meeting. Public documents, including the agenda and minutes, can be provided in an accessible format upon request. Open captioning will be available during the meeting and online webcast.

Call to Order and Pledge of Allegiance

Proclamations and Awards of Merit

Public Forum

Pursuant to the Governing Body Rules of Procedure, any person wishing to address the Governing Body related to a non-agenda item shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for

public forum comments at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public forum at a meeting.

Comments by Councilors

Consent Calendar

There will be no discussion of these items unless a Governing Body Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. Minutes of October 8, 2026, Regular Governing Body Meeting
Minutes of October 8, 2026, Regular Governing Body Meeting
2. R76, Resolution Authorizing the Trade-In of Equipment
Resolution
Exhibit A
3. R77, Resolution Authorizing the Disposal of Property (Police Department)
Resolution
Exhibit A
4. R78, Resolution Authorizing a Budget Adjustment to the Emergency Medical Services (EMS) Fund (251)
Resolution
5. R79, Resolution Authorizing the Disposal of Property (Parks, Recreation and Community Services Department)
Resolution
Exhibit A
6. R80, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315)
Resolution
7. R81, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (259)
Resolution
8. D67, Appointment of Nicholas Ansloan to the Keep Rio Rancho Beautiful Committee
Nicholas_Ansloan_Resume_Redacted
9. R82, Resolution Approving 2027 Holiday Schedule for City Employees
Resolution

Boards/Commissions/Committee Reports

Public Hearings

10. O12, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 25, Block A, Lots 1, 4-7, 13-15, 21, 22, 27-34, 37-41, 44-46 and 62-64; Block B, Lots 1-7, 10-14 and 29-32; From TZ: Transitional Zoning to R-2: Single-Family Residential Zoning; Providing for Severability and an Effective Date
Ordinance
Zoning & Location Map 26-100-00011
U25BA-ZMA Application
Unit 25, Block A -ZMA Justification Letter -8-21-2026
Existing Zoning Ordinance_98-025 O-24
154.51_ZONING TABLE_NONRESIDENTIAL
Public Comments received prior to PZB
DeYoe Public Comment

Reproduction of Notifications_GB

- 11.** O13, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Properties Legally Described as Lomas Encantadas, Tract 5 from C-1: Retail Commercial District and a portion of Lomas Encantadas, Tract 17-A from PR: Parks & Recreation District to SU: Special Use District to Allow for R-6: Multi-Family Residential and C-1: Retail Commercial Uses, Identifying Conditions of Development; Providing for Severability and an Effective Date

Ordinance

Location & Zone Map

NEW MATERIAL 10.13.26 - Updated Application

NEW MATERIAL 10.13.26 - Updated Justification Letter

NEW MATERIAL 10.13.26 - Updated Site Plan & Elevations

NEW MATERIAL 10.13.26 - Elevation View Study

NEW MATERIAL 10.13.26 - Landscaping Plan

NEW MATERIAL 10.13.26 - Conceptual Grading & Drainage Plan

NEW MATERIAL 10.13.26 - Trip Generation Table

NEW MATERIAL- Applicant Presentation 10.13.26

(OLD) Application & Authorization

9.22.26 Justification Letter

9.22.26 Site Plan

9.22.26 Proposed Elevations

Summary Plat: LE, Tract 5-A

7.23.26 GB ABM for Land Sale.pdf

Reproduction of Notices & Legal Ad

Proof of Noticing 9.22.26 PZB

Proof of Noticing 10.22.26 GB

Original Public Comments Compilation

Public Comments for PZB Received After 9.22.26

Public Comments Map for PZB

Reviewer Comments

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

- 12.** Mayor Annual State of the City Report

City Manager

Adjournment