



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, January 26, 2026 6:00 PM

Agenda

Please silence all electronic devices.

Mayor - Joshua Ramsell
Mayor Pro Tem - Lawrence R. Gordon
Council - Arthur Apodaca, Thomas Nelson, Matthew Marquez

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

SWEARING IN OF MUNICIPAL CLERK JENNIFER GAUNA, FINANCE OFFICER CASSANDRA MONTANO, LIBRARY DIRECTOR AMANDA CARRASCO

Organizational Action Items

1. Discussion, Consideration, and Decision – Bi-Annual Approval of Executive Municipal Officers (Dr. Martin Moore City Manager, Andrew Tabet Fire Chief, Jennifer Gauna Municipal Clerk)
2. Discussion, Consideration, and Decision – Election of Mayor Pro-Tempore
3. Discussion, Consideration, and Decision – Appointment of Mayor Pro- Tempore
4. Discussion, Consideration, and Decision – Approval to Amend Signers for The City's Banking and Investment Accounts; Removing Roy Chance Hubbard and Adding Jennifer R. Gauna and Cassandra L. Montano and Retaining Lawrence Richard Gordon, Martin Dale Moore, and Joshua David Ramsell as Signers.

Consent Agenda

5. Approval of Minutes
6. Approval of Accounts Payable

Public Comment: If you wish to speak during the public comment session, the Council will allow each member of the public to three (3) minutes to address the Council. Both the public and Council will follow rules of decorum. Give your name and where you live. The public will direct comments to the City Council. Comment(s) will not be disruptive or derogatory. The Council will not take action or engage in discussion regarding the comments made or received, but when appropriate the matters raised may be referred to staff or others for further review. Both the public and Council will follow rules of decorum. Derogatory Comments or matters under litigation will not be allowed and any person or persons addressing the Council are liable for their own statements.

Manager Report

7. Winter Weather Update.
8. Update of City Road Projects.
9. Fire Hazard Reduction.
10. Legislative Update.
11. Update on Public Works Signs Replacement and Pothole Repair Activities.
12. Update on Police Chief Recruitment.

Public Hearing - For the purpose of Consideration of Roadrunner Organics Special Use Permit for Cannabis retail sale Legal description UPC 1009028306055000000 Tract: UNNUMBERED S: 16 T: 5N R: 2E 0.48 ACRE PLAT N-663, 2350 HIGHWAY 47 Rio Communities NM, 87002

Motion and roll call vote to recess Regular Business Meeting session and to go into Public Hearing

Consideration of Roadrunner Organics Special Use Permit for Cannabis retail sale Legal description UPC 1009028306055000000 Tract: UNNUMBERED S: 16 T: 5N R: 2E 0.48 ACRE PLAT N-663, 2350 HIGHWAY 47 Rio Communities NM, 87002

Motion and roll call vote to go back into Regular Business Meeting session

Action Items

13. Discussion, Consideration, and Decision – Approval of Roadrunner Organics Special Use Permit for Cannabis retail sale Legal description UPC 1009028306055000000 Tract: UNNUMBERED S: 16 T: 5N R: 2E 0.48 ACRE PLAT N-663, 2350 HIGHWAY 47 Rio Communities NM, 87002
14. Discussion, Consideration, and Decision – Approval to purchase 2 Police Officer Vehicles Utilizing Appropriation Grant Funds.
15. Discussion, Consideration, and Decision – Approval of Notice of Award to Desert Fox LLC for Don Diego Road Reconstruction Project Bid #2026-0002
16. Discussion, Consideration, and Decision – Approval to Demolish and Remove Residential Structures and Debris at 96 Norma and 303 Horner St in Rio Communities, New Mexico Utilizing Available Grant Funds.

Executive Session - For the purpose of Discussing the Possible purchase, addition or disposal of real property or water rights by the public body pursuant to NMSA 10-15-1(H)(8)

- Motion and roll call vote to go into close session
- Motion and roll call vote to go back into the regular business meeting session
- Welcome everyone back and statement by the Mayor:

Council Discussion

Upcoming Meetings

17. The Next Regular Business Meeting will be held on February 9, 2026

Adjourn

Please join us from the comfort and safety of your own home by entering the following link: @ <https://www.facebook.com/riocommunities>

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. 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 AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday January 12, 2026, 6:00 PM
Minutes

Please silence all electronic devices.

Mayor - Joshua Ramsell
Mayor Pro Tem - Lawrence R. Gordon
Council – Michael Melendez, Thomas Nelson, Matthew Marquez

Call to Order

Mayor Ramsell called the meeting to order at 6:00pm

Pledge of Allegiance

Councilor Melendez led the pledge of allegiance.

Roll Call

Governing Body

Mayor Joshua Ramsell
Councilor Matthew Marquez
Councilor Lawrence Gordon
Councilor Thomas Nelson
Councilor Michael Melendez

Staff

Manager Dr. Martin Moore
City Attorney Randall Van Vleck
Fire Chief Andrew Tabet

Swearing in Ceremony for Mayor Joshua Ramsell, Councilor Lawrence Gordon, and Councilor Michael Melendez

Approval of Agenda

Motion made by Councilor Gordon to approve agenda. Seconded by Councilor Nelson.

Voting Yea:

Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote.

Consent Agenda

Approval of Minutes for Regular Business Meeting December 8, 2025, and Special Business Meeting December 15, 2025.

Approval of Accounts Payable

Motion made by Councilor Gordon to approve consent agenda. Seconded by Councilor Nelson.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote.

No Public Comment at this time.

Presentation - HDR Storm Water Drainage Plan next to Golf Course

Mayor Ramsell Suggested to move the presentation till after the Managers report.

Manager Report

Introduce Cassandra Montano as City Finance Officer.

Dr. Moore Introduced Cassandra Montano as the new City Finance Officer.

Update on Goodman Avenue and Damon Street

City Manager Dr. Moore stated that the main construction equipment has been pulled out and there is a walk-through that will be happening for Goodman Ave this week on Wednesday.

Council Nelson asked if the contractor guaranteed if the road was going to be okay where Universal waste dumped all the hydraulic fluid.

Dr Moore stated that he has heard that the road will be ok but has not received anything in writing.

Councilor Nelson stated he would like to have that in writing before we sign off on the road. He also stated that the sides of the road look unfinished.

Councilor Marquez stated he agrees with Councilor Nelson that the road looks unfinished.

Update on Don Diego Project.

Dr. Moore Stated the Don Diego Project is in the appeal period and there are five or six potential bidders. We will bring a notice of award for consideration when the appeal period is complete.

Update on upcoming Legislative Session.

Dr Moore stated that the Legislative Session will begin January 20, 2026. Valencia Day will be on February 4, 2026, as well as Municipal Day which will start on evening of February 4th to February 5, 2026, in Santa Fe, NM and also Library Day will be January 30, 2026.

Update on Maverick.

Dr. Moore Stated the unofficial date of construction is March 2026

Councilor Nelson stated that the Conditional use permit has expired, Maverick will need to reapply and come back before council to have it approved.

Presentation - HDR Storm Water Drainage Plan next to Golf Course

Lauren Rodriguez with HDR gave a presentation on HDR Storm Water Drainage Plan next to Golf Course.

Action Items

Discussion, Consideration, and Decision – Approval of Open Meetings Act Resolution 2026-01.

Motion made by Councilor Nelson to approve Open Meetings Act Resolution 2026-01 with the contingency we will amend the public places to post the agenda and notices. Seconded by Councilor Melendez.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Approval of Appointment of Mayor Pro Tempore.

Mayor Ramsell made a recommendation to appoint Councilor Gordon as Mayor Pro Tempore.

Motion made by Councilor Melendez to Appoint Councilor Gordon as Mayor Pro Tempore. Seconded by Councilor Gordon.

Motion made by Councilor Nelson to Appoint himself as Mayor Pro Tempore. Seconded by Councilor Marquez.

Council discussed the appointment of Mayor Pro Tempore.

Motion made by Councilor Nelson to postpone Appointment of Mayor Pro Tempore before item 17. Seconded by Councilor Marquez.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision—Approval to Accept Resignation Letter from Commissioner Michael Melendez with Planning and Zoning.

Motion made by Councilor Nelson to Approve to Accept Resignation Letter from Commissioner Michael Gordon with Planning and Zoning. Seconded by Councilor Nelson.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Approval to Amend Signers for The City’s Banking and Investment Accounts; Removing Roy Chance Hubbard and Adding Jennifer R. Gauna and Cassandra L. Montano and Retaining Lawrence Richard Gordon, Martin Dale Moore, and Joshua David Ramsell as Signers.

Motion made by Councilor Nelson to Move to Amend Signers for The City’s Banking and Investment Accounts; Removing Roy Chance Hubbard and Adding Jennifer R. Gauna and Cassandra L. Montano and Retaining Lawrence Richard Gordon, Martin Dale Moore, and Joshua David Ramsell as Signers. After action item 17. Seconded by Councilor Marquez.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Approval of Budget Adjustment Resolution 2025-32, Accepting Additional Revenue and Expenses into the Library Budget.

Motion made by Councilor Marquez to Approve of Budget Adjustment Resolution 2025-32, Accepting Additional Revenue and Expenses into the Library Budget. Seconded by Councilor Nelson.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Approval of Budget Adjustment Resolution 2025- 36, Creating a Veterans Memorial Fund as Other Special Revenue and Expenses.

Motion made by Councilor Nelson to Approve of Budget Adjustment Resolution 2025- 36, Creating a Veterans Memorial Fund as Other Special Revenue and Expenses. Seconded by Councilor Marquez.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Approval of Resolution 2025-33 Two Hundred Thousand Dollars and no cents (\$200,000), to Plan, Design, Construct and Equip Street Lights in Rio Communities in Valencia County.

Motion made by Councilor Nelson to Approve of Resolution 2025-33 Two Hundred Thousand Dollars and no cents (\$200,000), to Plan, Design, Construct and Equip Streetlights in Rio Communities in Valencia County with the contingency that former employee's names are removed. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez

Councilor Marquez

Councilor Nelson

Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Approval of Resolution 2025-34 Seven Hundred Thousand Dollars and No cents (\$700,000), to Acquire Land and to Plan, Design, Construct, Furnish and Equip a Public Works Complex in Rio Communities in Valencia County.

Motion made by Councilor Gordon to Approve Resolution 2025-34 Seven Hundred Thousand Dollars and No cents (\$700,000), to Acquire Land and to Plan, Design, Construct, Furnish and Equip a Public Works Complex in Rio Communities in Valencia County. Seconded by Councilor Melendez.

Voting Yea:

Councilor Melendez

Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Approval of Resolution 2025-35 Eight Hundred Seventy Thousand Dollars and No cents, (\$870,000), to Purchase and Equip Vehicles and Equipment, including Ambulances for the Police and Fire Departments in Rio Communities in Valencia County.

Motion made by Councilor Nelson to Approve Resolution 2025-35 Eight Hundred Seventy Thousand Dollars and No cents, (\$870,000), to Purchase and Equip Vehicles and Equipment, including Ambulances, and equipment for the Police and Fire Departments in Rio Communities in Valencia County. Seconded by Councilor Gordon.

Voting Yea:
Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Approval of Appointment of Mayor Pro Tempore.

Motion made by Councilor Nelson to Table Approval of Appointment of Mayor Pro Tempore until the next City Council meeting on Monday January 26, 2026. Seconded by Councilor Gordon.

Voting Yea:
Councilor Marquez
Councilor Nelson
Councilor Gordon

Voting No:
Councilor Melendez

Motion Tabled with a 4-0 vote.

Discussion, Consideration, and Decision – Approval to Amend Signers for The City’s Banking and Investment Accounts; Removing Roy Chance Hubbard and Adding Jennifer R. Gauna and Cassandra L. Montano and Retaining Lawrence Richard Gordon, Martin Dale Moore, and Joshua David Ramsell as Signers.

Motion made by Councilor Nelson to Table to Amend Signers for The City’s Banking and Investment Accounts; Removing Roy Chance Hubbard and Adding Jennifer R. Gauna and Cassandra L. Montano and Retaining Lawrence Richard Gordon, Martin Dale Moore, and Joshua David Ramsell as Signers until the next City Council meeting on Monday January 26, 2026. Seconded by Councilor Marquez.

Voting Yea:
Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote.

Executive Session - pursuant to §10-15-1(H)(7) and subject to attorney-client privilege, for the limited purpose of discussing threatened or pending litigation., Pursuant to NMSA 1978 §10-15-1 (H)(2) and NMSA 1978 §10-15-1. (H)(2) Limited Personnel Matters, for the Purpose of Candidate Review for the Position of Chief of Police; and for the Purpose of Appointment of Municipal Clerk. Pursuant to NMSA 10-15-1(H)(8) For the purpose of discussion of the purchase, addition or disposal of real property or water rights by the public body. No Action will be Taken.

Motion with a roll call to go into a closed session made by Council Nelson. Seconded by Councilor Melendez

Voting Yea:
Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote at 7:29pm

Motion with a roll call to go into back in Regular business meeting session made by Council Gordon. Seconded by Councilor Nelson

Voting Yea:
Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote at 8:17pm

Statement by the Mayor

Mayor Ramsell Stated that on Monday January 12, 2026, City of Rio Communities City Council did hold an Executive Session pursuant to §10-15-1(H)(7) and subject to attorney-client privilege, for the limited purpose of discussing threatened or pending litigation., Pursuant to NMSA 1978 §10-15-1 (H)(2) and NMSA 1978 §10-15-1. (H)(2) Limited Personnel Matters, for the Purpose of Candidate Review for the Position of Chief of Police; and for the Purpose of Appointment of Municipal Clerk. Pursuant to NMSA 10-15-1(H)(8) For the purpose of discussion of the purchase, addition or disposal of real property or water rights by the public body. No Action was taken and no other items were discussed at this time.

Motion made by Councilor Nelson to approve the statement by the mayor. Seconded by Councilor Gordon.

Voting Yea:

Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote.

Action Items

Discussion, Consideration, and Decision – Approval of Appointment of Municipal Clerk.

Mayor Ramsell made a recommendation to appoint Jenifer Gauna as Municipal Clerk of Rio Communities

Motion made by Councilor Nelson to approve Jennifer Gauna as Municipal Clerk of Rio Communities.
Seconded by Councilor Gordon.

Voting Yea:
Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Regarding Acquisition or Disposal of Real Property or Water Rights as Discussed in Executive Session. Approval of Non- Franchise Access agreement with Vero Fiber Networks

Motion made by Councilor Nelson to approve of Non- Franchise Access agreement with Vero Fiber Networks. Seconded by Councilor Marquez.

Voting Yea:
Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Police Chief Recruitment Direction.

Motion made by Councilor Melendez to approve to reopen the application process for Police Chief Recruitment Direction. Seconded by Councilor Gordon.

Voting Yea:
Councilor Melendez
Councilor Marquez
Councilor Nelson
Councilor Gordon

Motion passed with a 4-0 vote.

Council Discussion

Upcoming Meetings

Mayor Ramsell stated the Next Regular Business Meeting will be held on January 26, 2026, at 6:00pm.

Adjourn

Motion made by Councilor Nelson to Adjourn. Seconded by councilor Marquez Motion carried out at 8:43pm

Respectfully submitted,

Dr. Martin Moore (acting as Municipal clerk)
(Taken and Transcribed by Patricia McCloskey, Deputy Clerk)

Date: _____

Approved:

Joshua Ramsell,
Mayor

Lawrence R. Gordon,
Mayor Pro-tem/Councilor

Michael Melendez,
Councilor

Thomas Nelson,
Councilor

Matthew Marquez,
Councilor



Rio Communities, NM

Expense Approval Register

Packet: APPKT01778 - AP1.20.26

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 11000 - General Operating Fund					
Albuquerque Publishing Co.	326230	01/12/2026	Temporary Public Works Lab	11000-5101-57090	849.73
Sharp Electronics Corporatio	9005627860	01/19/2026	CH EDR License & SOC svs se	11000-2002-55030	258.00
Robbie Carlson	01132026-	01/20/2026	Yrly SVS contract	11000-1009-54999	3,296.19
NM Water Service Company	015264516	01/20/2026	CH Water Utilities	11000-2002-57173	358.65
Woodlands Hardware	018628-1	01/20/2026	gloves tools and supplies for	11000-5101-56030	188.01
Comcast Business	0810007269	01/20/2026	Code/Fire/EMS Telecommun	11000-3002-57160	521.75
DBC Waters LLC	1078478	01/20/2026	Bottled Water Delivery SVS	11000-2002-56060	29.35
James Jaramillo	12/12/2025	01/20/2026	Finance Office 17x13 (221)	11000-2002-55999	83.98
James Jaramillo	12/12/2025	01/20/2026	Judge's Office 17x12 (204)	11000-2002-55999	77.52
James Jaramillo	12/12/2025	01/20/2026	Back Hallway 68x4 (272)	11000-2002-55999	103.36
James Jaramillo	12/12/2025	01/20/2026	NM GRT	11000-2002-55999	60.89
James Jaramillo	12/12/2025	01/20/2026	10% Discount	11000-2002-55999	-88.73
James Jaramillo	12/12/2025	01/20/2026	Court Room 23x21 (483)	11000-2002-55999	183.54
James Jaramillo	12/12/2025	01/20/2026	Council Room 35x33 (1155) .	11000-2002-55999	438.90
Cooperative Educational Ser	13-003643	01/20/2026	Procurement Services FY242	11000-2002-55030	2,065.00
NM Water Service Company	1549097118	01/20/2026	CH Water Utilities	11000-2002-57173	49.26
New Mexico Municipal Court	18480	01/20/2026	NMML FOA	11000-2004-57150	100.00
Tyler Business Forms	2025-1393	01/20/2026	Tyler Business Forms W2/10	11000-2002-56999	568.94
NM EMS Academy - UNM	2025-1476	01/20/2026	emt basic Joseph Bheem	11000-1009-56100	1,704.00
Kaufman's West	20356V	01/20/2026	QTY 1 VA Charged Valets Me	11000-3001-56110	145.00
T-Mobile USA Inc.	206307419-1	01/20/2026	Data SIM and Unlimited Data	11000-3001-55999	188.10
AT & T Mobility	287334080831-1	01/20/2026	Mayor Joshua Ramsell	11000-1001-57160	53.67
AT & T Mobility	287334080831-1	01/20/2026	City Manager	11000-2001-57160	53.67
AT & T Mobility	287334080831-1	01/20/2026	Police Department	11000-3001-57160	956.66
AT & T Mobility	287334080831-1	01/20/2026	Code/Fire/EMS	11000-3002-57160	311.98
AT & T Mobility	287334080831-1	01/20/2026	Public Works	11000-5101-57160	170.23
Albuquerque Publishing Co.	333240	01/20/2026	Don Diego Reconstruction A	11000-2002-57090	126.06
Wells Fargo Financial Leasing	5036952092	01/20/2026	CH Server Lease	11000-2002-57130	163.53
Wells Fargo Financial Leasing	5037209761	01/20/2026	CH Server Lease	11000-2002-57130	384.29
Wells Fargo Financial Leasing	5037320176 -	01/20/2026	CH Server Lease	11000-2002-57130	301.62
Napa Auto Parts	571402	01/20/2026	new one year warranty batte	11000-5101-54040	184.20
Boundtree Medical	86056192	01/20/2026	medications	11000-1009-56070	1,008.35
Sharp Electronics Corporatio	9005627860-1	01/20/2026	CH Remote monitoring & clo	11000-2002-55030	1,840.00
Sharp Electronics Corporatio	9005627860-1	01/20/2026	CH Cloud Storage, Server an	11000-2002-56010	411.00
Rentokil North America Inc.	90452188	01/20/2026	City Hall	11000-2002-55030	223.01
NM Water Service Company	9378476233	01/20/2026	CH Water Utilities	11000-2002-57173	49.26
Valencia County Fiscal Office	AC2026-29	01/20/2026	FY24-25 Animal Control	11000-3004-55999	814.00
Tovuti, Inc.	INV10948	01/20/2026	INV10948	11000-2002-57150	7,530.49
NM Local Government Law	INVOICE 3804	01/20/2026	Legal Services -FY 2024-2025	11000-2002-55020	2,380.67
Savant Learning Services	VA16167	01/20/2026	QTY 3 Virtual Academy Traini	11000-3001-57050	207.00
Pitney Bowes	01/07/2026	01/21/2026	CH Postage	11000-2002-57080	300.00
Maloy Mobile Storage Inc.	0340758-IN	01/21/2026	40' Storage Container Serial#	11000-5101-55999	243.68
Fund 11000 - General Operating Fund Total:					28,894.81
Fund: 20900 - Fire Protection					
Sharp Electronics Corporatio	9005627860	01/19/2026	FD EDR License & SVS server	20900-3002-55030	75.00
AT & T Mobility	287334080831-1	01/20/2026	Fire Department	20900-3002-57160	336.30
TLC Uniforms	301048	01/20/2026	uniforms open p.o	20900-3002-56110	143.99
NM Water Service Company	3889605549-A	01/20/2026	FD Water Utilities	20900-3002-57173	86.52
Southern Tire Mart, LLC.	5030003855	01/20/2026	tires for admin 1	20900-3002-54040	618.51
Napa Auto Parts	9000071095719757	01/20/2026	Blanket PO	20900-3002-54040	119.00
Sharp Electronics Corporatio	9005627860-1	01/20/2026	FD Helpdesk& cloud backup	20900-3002-55030	814.00
Sharp Electronics Corporatio	9005627860-1	01/20/2026	FD Cloud storage	20900-3002-56010	1,004.00
Rentokil North America Inc.	90452260	01/20/2026	Fire Department	20900-3002-55030	177.88

Expense Approval Register

Packet: APPKT01778 - AP1.20.26

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Rentokil North America Inc.	90452358	01/20/2026	Fire Department	20900-3002-55030	177.49
LN Curtis	INV1018839	01/20/2026	breathing air repair	20900-3002-56030	475.00
Fund 20900 - Fire Protection Total:					4,027.69
Fund: 21100 - Law Enforcement Protection					
Sharp Electronics Corporatio	9005627860	01/19/2026	PD help desk & remote moni	21100-3001-55030	927.00
Sharp Electronics Corporatio	9005627860	01/19/2026	PD - EDR License SOC Server	21100-3001-55030	87.00
Sharp Electronics Corporatio	9005627860-1	01/20/2026	PD cloud storage& BDR Servr	21100-3001-56010	80.00
Fund 21100 - Law Enforcement Protection Total:					1,094.00
Fund: 30400 - Road/Street Projects					
HDR Engineering, Inc.	1200761767	01/20/2026	Proj Mangmn/Const Observa	30400-2002-58090	2,189.09
HDR Engineering, Inc.	1200793593	01/20/2026	Damon Street Observation S	30400-2002-55030	7,866.37
HDR Engineering, Inc.	1200793601	01/20/2026	Albuquerque GRT (7.6250%)	30400-2002-55030	892.75
HDR Engineering, Inc.	1200793601	01/20/2026	Prof. Engineering Services-G	30400-2002-58090	10,756.00
Fund 30400 - Road/Street Projects Total:					21,704.21
Fund: 39900 - Other Capital Projects					
HDR Engineering, Inc.	1200781277	01/20/2026	Construction Observation SV	39900-2002-55030	7,592.75
HDR Engineering, Inc.	1200793599	01/20/2026	On-Call Engineering	39900-2002-55030	2,167.08
Fund 39900 - Other Capital Projects Total:					9,759.83
Grand Total:					65,480.54

Fund Summary

Fund	Expense Amount
11000 - General Operating Fund	28,894.81
20900 - Fire Protection	4,027.69
21100 - Law Enforcement Protection	1,094.00
30400 - Road/Street Projects	21,704.21
39900 - Other Capital Projects	9,759.83
Grand Total:	65,480.54

Account Summary

Account Number	Account Name	Expense Amount
11000-1001-57160	Telecommunications	53.67
11000-1009-54999	Other Maintenance	3,296.19
11000-1009-56070	Supplies - Medical	1,008.35
11000-1009-56100	Supplies - Training	1,704.00
11000-2001-57160	Telecommunications	53.67
11000-2002-55020	Contract - Attorney Fees	2,380.67
11000-2002-55030	Contract - Professional S	4,386.01
11000-2002-55999	Contract - Other Service	859.46
11000-2002-56010	Software	411.00
11000-2002-56060	Supplies - Kitchen	29.35
11000-2002-56999	Supplies - Other	568.94
11000-2002-57080	Postage	300.00
11000-2002-57090	Printing/Publishing/Adv	126.06
11000-2002-57130	Rent of Equipment/Mac	849.44
11000-2002-57150	Subscriptions & Dues	7,530.49
11000-2002-57173	Utilities - Water	457.17
11000-2004-57150	Subscriptions & Dues	100.00
11000-3001-55999	Contract - Other Service	188.10
11000-3001-56110	Supplies - Uniforms/Line	145.00
11000-3001-57050	Employee Training	207.00
11000-3001-57160	Telecommunications	956.66
11000-3002-57160	Telecommunications	833.73
11000-3004-55999	Contract - Other Service	814.00
11000-5101-54040	Maintenance & Repairs -	184.20
11000-5101-55999	Contract - Other Service	243.68
11000-5101-56030	Supplies - Field Supplies	188.01
11000-5101-57090	Printing/Publishing/Adv	849.73
11000-5101-57160	Telecommunications	170.23
20900-3002-54040	Maintenance & Repairs -	737.51
20900-3002-55030	Contract - Professional S	1,244.37
20900-3002-56010	Software	1,004.00
20900-3002-56030	Supplies - Field Supplies	475.00
20900-3002-56110	Supplies - Uniforms/Line	143.99
20900-3002-57160	Telecommunications	336.30
20900-3002-57173	Utilities - Water	86.52
21100-3001-55030	Contract - Professional S	1,014.00
21100-3001-56010	Software	80.00
30400-2002-55030	Contract - Professional S	8,759.12
30400-2002-58090	Roadways/Bridges	12,945.09
39900-2002-55030	Contract - Professional S	9,759.83
Grand Total:		65,480.54

Project Account Summary

Project Account Key	Expense Amount
None	65,480.54
Grand Total:	65,480.54

Authorization Signatures

MAYOR & COUNCILORS

JOSHUA RAMSELL, MAYOR

LAWRENCE GORDON, COUNCILOR

MICHAEL MELENDEZ, COUNCILOR

MATTHEW MARQUEZ, COUNCILOR

THOMAS NELSON, COUNCILOR

ATTEST:

MUNICIPAL CLERK

Authorization Signatures

MAYOR & COUNCILORS

JOSHUA RAMSELL, MAYOR

LAWRENCE GORDON, COUNCILOR

MICHAEL MELENDEZ, COUNCILOR

MATTHEW MARQUEZ, COUNCILOR

THOMAS NELSON, COUNCILOR

ATTEST:

MUNICIPAL CLERK



CITY OF RIO COMMUNITIES

360 Rio Communities Blvd.
Rio Communities, NM 87002
505-861-6803
www.riocommunities.net

The City of Rio Communities Planning and Zoning Commission (the Commission hereinafter) met on July 17, 2025 at 4:00pm to continue the Public Forum and consider action on the Application for a Special Use Permit as required by Ordinance 2021-80, an Article Cannabis Regulating, Production, Manufacturing, Retailing and Other Related Activities.

A public forum was noticed on July 17, 2025, pursuant to Zoning Code §4-18-9 at 4:12 pm. Members of the public raised concerns over another cannabis retailer in Rio Communities, traffic patterns and congestion in the area. Others expressed support for a local cannabis retailer in the City.

The Commission finds that Roadrunner Organics, located on 2350 State Highway 47, has submitted the correct paperwork required.

The Commission finds that Roadrunner Organics, located on 2350 State Highway 47, is appropriately zoned C-3.

The Commission finds that the Applicant's proposed cannabis retail location is not within three hundred (300) feet of a school or daycare.

The Commission finds that the Applicant's proposed cannabis retail location is not within six hundred (600) feet of another licensed cannabis retail location.

The Commission finds that the Applicant has complied with all requirements of §4-3-8, §4-18-9 and Article 1, Chapter 4 of Ordinance 2021-80.

Therefore, the City of Rio Communities Planning and Zoning Commission hereby recommends to Rio Communities City Council, the application for a Special Use Permit from Roadrunner Organics be APPROVED pursuant to Chapter 4, Section 3, Subsection 8 of the City of Rio Communities Zoning Code, Ordinance 2023-92.

Application for a Special Use Permit
City of Rio Communities, NM

Instructions

This application form is required to initiate a review by the City Planning and Zoning Commission at a regular business meeting for recommendation to the City Council granting a Special Use Permit. This form must be completed and submitted with the required administrative fee to the Municipal Clerk.

Applicant Information

Applicant Name: Edward Gifford
Mailing Address: 41 Entrada Aragon
Phone Number: 505 818-4376

General Information

Type of Conditional Use (check as appropriate): If unknown, please don't check any box.

- ☒ Permanent Special Use
☐ Renewable Special Use

Location of property that is subject of the request (physical address and legal description):

2350 NM, Hwy 47 Rio Communities NM 87002

Current zoning of the property: C-3

Required Attachments

1. A written statement describing existing and future land use of the property with reference to Guidelines in (Article 4-7-4 Rio Communities Zoning Ordinance.)
2. A site plan showing location of structures on the property and on contiguous properties, easements and right-of-way, and other relevant information. Proposed future improvements of the property should be indicated if possible.

Procedural Information

Signature of Applicant: Ed Gifford Date: May 2 - 25

Application Received By: _____ Date: _____

Action Taken: _____ Effective Date: _____

Expiration Date for Renewable Special Use Permit: _____

NOTE: Special conditions assigned to this application must be attached in written form with this application.

Roadrunner Organics llc
41 Entrada Aragon
Los Lunas NM 87031

Roadrunner Organics will be purchasing the location at 2350 NM hwy 47 Rio
Communities

Our goal is to open a Dispensary at this location, we currently have 3 locations and
have a grow location in Tome NM, At a later date our goal is to tear down the
existing building and build a new store front, were looking to improve the existing
building until were ready to move forward, We currently have a active GB-98
Contractors license to do the work , with permits as required if necessary, there was
a licensed Dispensary at this location, We are looking forward to opening this
location

Thank you
Ed Gifford
Owner
505-818-4376

BOUNDARY SURVEY PLAT LAND OF LAWRENCE S. GERMAIN AND BARBARA GERMAIN KILLIAN

COMPRISING AN UNNUMBERED TRACT ON M.R.G.C.D. MAP 90
WITHIN PROJECTED SECTION 10, T6N, R2E, N.M.P.M.
WITHIN THE TOME LAND GRANT
VALENCIA COUNTY, NEW MEXICO
MAY, 2010

DESCRIPTION

A certain tract of land situate within projected Section 10, Township 6 North, Range 2 East, New Mexico Principal Meridian, Valencia County, New Mexico, being within the Tome Grant, and being more particularly described as follows:

Beginning at the southeast corner of the tract, said point being a found 1/2" rebar stake at Station 17+06.70 offset 44.21 feet left of New Mexico State Highway project H139- 1305(24) 10, and running thence,
S 78°47'40" W, 60.69 feet to the southwest corner; thence, following the easterly right of way of the San Juan Feeder Canal,
N 11°19'21" W, 297.18 feet to the northwest corner; thence, leaving said right of way,
S 78°55'54" E, 71.40 feet to the northeast corner; thence, following the westerly right of way of New Mexico State Highway 47,
S 11°02'20" E, 206.71 feet to the southeast corner and point of beginning of the tract herein described and containing 0.4830 acre or less.

SURVEYOR'S CERTIFICATE

I, David E. Tibbetts, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.
I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

David E. Tibbetts

DAVID E. TIBBETTS, P.S. 10024 MAY 23, 2010
Date

Survey Notes:

1. All corners set 5/8" rebar stakes with plastic ID caps impressed "10024", except where noted.
2. Date of field survey MAY, 2010.
3. Details of bearings in GPS observation referenced to GHD north.
4. This parcel is not shown within 100 year flood zone on FEMA Flood Insurance Rate Map 33001C 0419E, effective August 18, 2010.
5. Cowan data in parentheses is from deed of record, for comparison to field measured data. See Outcrops Deed Plat 0601/2015 as document number 201500453.
6. Present property address 2350 Hwy. 47, Belen, NM 87002

FILED IN THE OFFICE OF THE VALENCIA COUNTY CLERK ON THIS

30th DAY OF May, 2010, IN

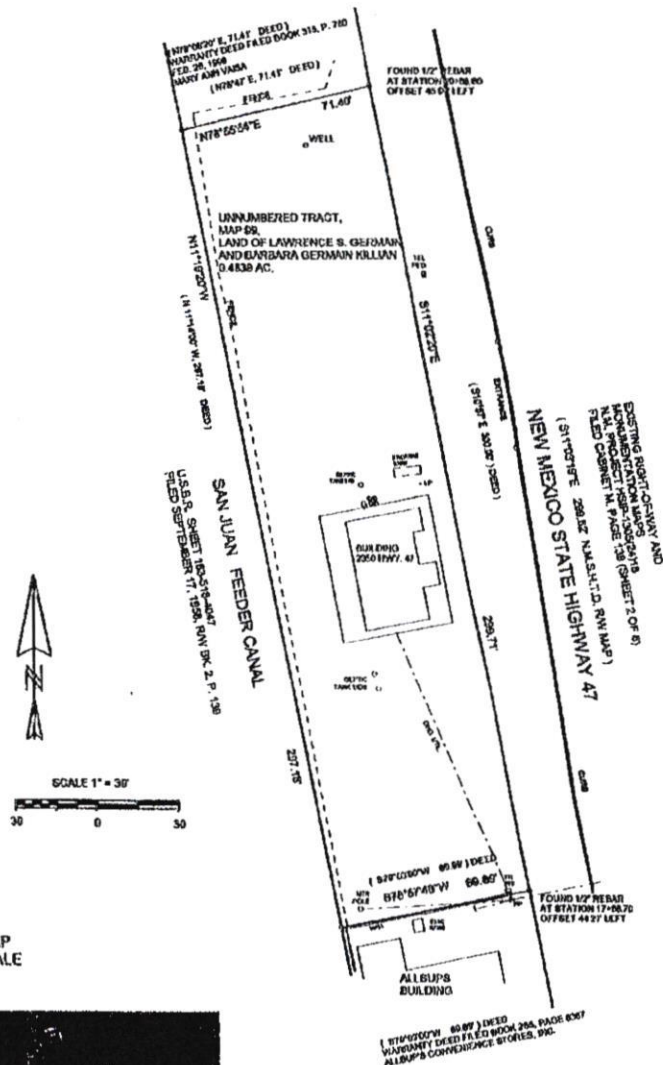
CABINET N, FOLIO 1163
BY LARA CARRILLO, DEPUTY,
Peggy Carrillogan, COUNTY CLERK

AMOUNT \$75 PAID BY DAVID TIBBETTS RCT. NO.

INDEXING INFORMATION FOR COUNTY CLERK
ASSESSED OWNER(S): Lawrence S. Germain and Barbara Germain Killian
c/o Chlo Montano
TAX ID NUMBER: 1-000 028-306 055 acct # R 101455
SECTION 10, T6N, R2E, N.M.P.M.
M.R.G.C.D. UNNUMBERED TRACT MAP 90
SUBDIVISION N/A
GRANT: TOME GRANT

DAVID TIBBETTS SURVEYING COMPANY
P.O. BOX 2337, LOS LUNAS, N.M. 87031
505-805-0398 tibbettsurveying.com

David E. Tibbetts 05/30/19



VICINITY MAP
NOT TO SCALE





EXISTING RIGHT-OF-WAY AND
MONUMENTATION MAPS
N.M. PROJECT H&P-1308(24)18
FILED CABINET M. PAGE 139 (SHEET 2 OF 6)
FILED CABINET M. PAGE 139 (SHEET 2 OF 6)
NEW MEXICO STATE HIGHWAY 47
(S11°03'10"E 208.82' N.M.S.H.T.D. R/W MAP)
AT STATION 17+68.75
OFFSET 44.27' LEFT

ALLSUPS CONVENIENCE STORES, INC.
(S75°33'00"W 69.83' DEED)
WARRANTY DEED FILED BOOK 258, PAGE 1040

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BUILDINGS

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UNIMBERED TRACT,
MAP 58,
LAND OF LAWRENCE S. GERMAN
AND BARBARA GERMAN KILLIAN
0.4639 AC.
FENCE
(N 11°14'00" W, 207.10' DEED)
N 11°10'20" W

SAN JUAN FEEDER CANAL

U.S.G.R. SHEET 103-518-4047
FILED SEPTEMBER 17, 1998, R/W BK 2, P. 139

SCALE 1" = 30'

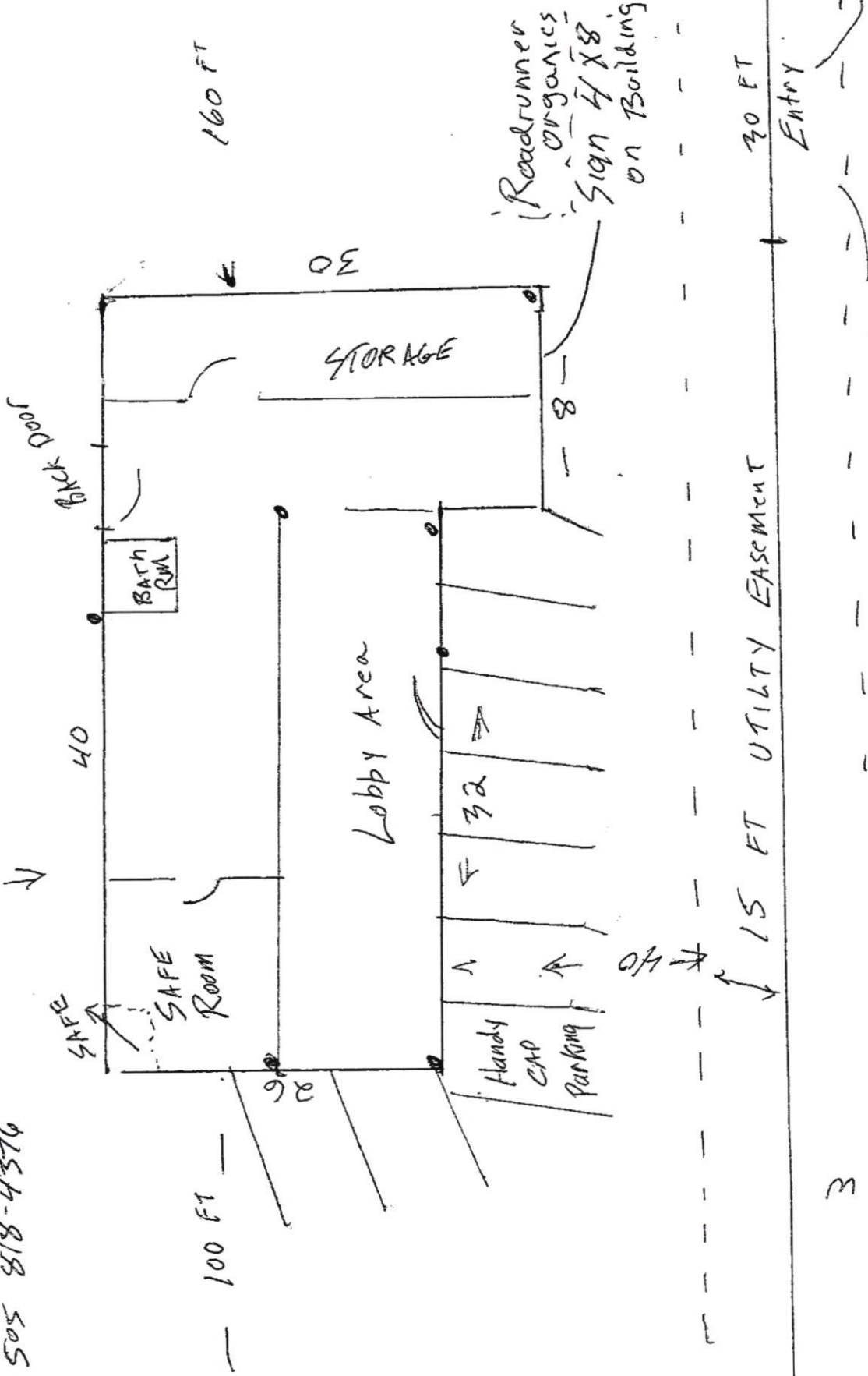


VICINITY MAP
NOT TO SCALE



Roadrunner Organics INC
2350 Hwy 47
Rio communities
505 818-4376

Cameras



3 ~ N ~ Z ~ Hwy 47



QUOTE TO: Rio Communities Police Department
ATTN: Sgt. Jose Rodriguez

QUOTE NUMBER	111225-1
QUOTE DATE	December 9, 2025
Agency PO #.	
CES PO#	
TERMS	Due on Receipt
SALES REP	Herman Sanchez
SHIPPED VIA	Driver
F.O.B.	
PREPAID or COLLECT	

PRICE AGREEMENT: NMSPA 40-00000-24-00068 Automotive Vehicles
2026 Ford Police Expedition SSV 4wd Exterior: Agate Black

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
2	2026 Ford Utility SSV Expedition 4wd (Incl. 3.5L Engine, 10 Spd Trans, Skid Plates, Running Boards Heavy Duty Trailer Tow Pkg, 2 Key Fobs)	59,995.00	\$119,990.00
2	Available Contract Discount 8%	(4,799.60)	(\$9,599.20)
2	Patrol Upfit Build: (See Attached)	24,113.94	\$48,227.88
2	Graphics: State of Emergency	1,725.00	\$3,450.00
2	Radios: Code-3	7,215.13	\$14,430.26
2	Deliver To: Rio Communities Police Department	525.00	\$1,050.00
	*** Vehicle On Order ***		

Additional Information:			177,548.94
Proposal valid for 30 Days			
DIRECT ALL INQUIRIES TO:			
Herman Sanchez			
(505) 250-9388			
email: hsanchez@phillong.com			
			\$177,548.94
			Total
			AMOUNT

THANK YOU FOR YOUR BUSINESS!

ESTIMATE



Bill to
Herman Sanchez
Phil Long Dealership
7887 W Tufts Ave
Denver, CO 80123

Ship to
Herman Sanchez
Phil Long Dealership
7887 W Tufts Ave
Denver, CO 80123

Estimate details

Estimate no.: 3945
Estimate date: 11/04/2025

#	Product	Part Number	Description	Qty
1.			Ford Expedition	
2.	Soundoff Signal	Nforce Interior Lightbar	Ford Expedition (2018-24) Split Front (DRV) T18 T18 T18 T18 T18 T18 T18 T18 (PAS) RBW RBW RBW RBW RBW RBW RBW RBW Accessories: PNFLBSPLT1 DSC w/ LIN Breakout Box (Included)	1
3.	Soundoff Signal	Mpower Arrow Kit	Ford Expedition (2018-24) 6 Mod Split Rear w/ 4" Modules (DRV) T18 T18 T18 T18 T18 T18 (PAS) RBA RBA RBA X X RBA RBA RBA Accessories: PNFLBSPLT1 LIN DSC w/ Breakout Box (Included)	1
4.	Soundoff Signal	ENGSA5100RSP	bluePRINT® 500 Series Remote Control System with Button Control, 10-16v - 100 watt single-tone	1
5.	Soundoff Signal	ETSS100J	100J Series Composite Speaker w/ Universal Bail Bracket - 100 watt	1
6.	Soundoff Signal	EMPSA05C3-8	mpower ◆ Fascia 4x2 Light w/ Stud Mount, 18" 5-wire w/ sync option & 1.5 Pigtail, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 36 LED, Tricolor - Red/Blue/White	4

7.	Soundoff Signal	EMPS21GQ4-8	mpower 4" Fascia Light, Stud Mount, 1.5' Pigtail, Black Housing with Stealth Lens, 18 LED Tricolor Red/Blue/White	4
8.	Soundoff Signal	EMPS1SLS4RBW	mpower 3" Fascia Light w/ Stud Mount, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 12 LED, Tricolor - Red/Blue/White	4
9.	Soundoff Signal	PMP2BKUMB2-D	Under Mirror Mount Bracket Kit (each) for installation on Ford F-150 2015 - 2020 for use with mpower® 3" Stud or Quick Mount - Driver Side	1
10.	Soundoff Signal	PMP2BKUMB2-P	Under Mirror Mount Bracket Kit (each) for installation on Ford F-150 2015 - 2020, for use with mpower® 3" Stud or Quick Mount - Passenger Side	1
11.	Soundoff Signal	ESLRL61158	SL Running Light, 61" - 5 Module, Dual/Split Color Red/Blue/White	2
12.	Soundoff Signal	PSLVBK06	Mounting Kit for SL Running Light (Running Board Mount) includes: Bracket & Hardware Kit, Ford F-150 2015-2023 (only for Black Platform Running Boards, Step Bars in Chrome and Accent-Color, or Angular Step Bars in Accent-Color, Chrome and Stone Gray)	2
13.	Soundoff Signal	ECVDMLTAL00	obSERVE Dome Light - 6" Round, White and Red Night Light LEDs, White Lens	2
14.	Soundoff Signal	ETSKLF101	LF Aftershock Siren System, includes: 100 Watt Speaker, 200 Watt Amplifier and Universal Bracket	1
15.	Soundoff Signal	ENGHNK05	18 inch Harness Kit for Remote Node	2
16.	Soundoff Signal	ENGND04102	bluePRINT® Remote Node with Magnetic ID	2
17.	Soundoff Signal	ENGLMK012	bluePRINT Link® Micro Module and Vehicle Harness for Ford Transit 2020-2024, Ford Expedition (2022-2024) and Ford F250-F550 with large infotainment screen (12") and white OBDII connector (2021-2022)	1
18.	Soundoff Signal	ENGSYMD01	bluePRINT Sync® Module, includes GPS Antenna, ECE R10 Certified	1
19.	Soundoff Signal	PMP2BKDGAJ	90 Degree Deck/Grille Adjustable Bracket Kit for mpower® 4" Fascia Light w/ Stud Mount - Black	2
20.	Unity	X221016-0002	X-LED 6" Spotlight Black (X335) (S14) LH	1

21. Unity	9078	Installation Kit LH	1
22. Kustom Signal	Eagle 3	Dual Ka-Band Antenna	1
23. Troy Products	PB-18XP-UPRLRG-LT2	2018-25 Expedition upright with mounting kit, wire covers and two light channel bracket900	1
24. Troy Products	CC-MC-18	Universal MC 18" L-shape console; 7" slope, 11" level.587	1
25. Troy Products	AC-F150-15-MNT	2020-25 F150 2020-25 F250 2020-25 F350 2018-25 Expedition console floor plate. For bucket seat trucks or factory console removed.212	1
26. Troy Products	FP-FPI-SO380R	4" Blueprint Knob Control Panel ENGCP18002 50	1
27. Troy Products	FP-KTK7180/8180	2" Faceplate Kenwood TK-7180H/8180H/8180 Mobile Radio	1
28. Troy Products	FP-BLNK1	1" Blank filler plate13	1
29. Troy Products	AC-CCHY-BH	5" Durable high-impact polymer internal dual beverage holder; includes a larger size cup holder, for size water bottles or tumblers 18-32oz along with a standard size holder.45	1
30. Troy Products	FP-EXP18-USB-DC	2" face plate to re-locate OEM USB and DC outlets to console 37	1
31. Troy Products	FP-SGTRAY	4" face plate shallow tray with sloped floor; holds smartphone, keys, wallet, sunglasses, etc. 1.75" H.50	1
32. Troy Products	CM-SDMT-SL-LED	Console side height adjustable mount with slide arm for docking station589	1
33. Troy Products	AC-TB-ARM-MNT-58	Console mounted height adjustable arm rest with 5 x 8 pad. 213	1
34. Troy Products	PS-18XP-OS-SC	2018-25 Expedition Single cell with poly window; half cage, kick panel with foot pocket, metal/poly divider with removable patent panel, center seat floor plate, replacement plastic seat with OS seatbelt system, TROY rear partition square-hole pattern with side panels3300	1
35. Troy Products	AC-EXP18-HATCH	2018-25 Expedition hatch window screen; square-hole punched216	1
36. Troy Products	RP-25XP-R	Ford Expedition Rear Partition with Square-Hole Punch	1

37. Troy Products	WG-EXP18-PS	2018-25 Expedition passenger side vertical bar window guard (ordered separately with EXPEDITION single cell kit)175	1
38. Santa Cruz	SC-920-5	UNIVERSAL RAIL GUN RACK WITH SC-6 XL LOCK	1
39. Gamber Johnson	7160-1982-13	Dell Rugged Laptop Vehicle Docking Station, Full Port, Tri RF List Price \$1300	1
40. LIND	120W	LIND 120W Auto Power Adapter - Barrel Input with Bare-Wire Leads (Item No. 7300-0714	1
41. Browning	BR-179	Browning BR-179 Dual Band NMO Mount Antenna (140-170/430-470 MHz)	1
42. Remax	RNMOT-58U-SUM-B-17I	Brass 3/4 Inch Thru-Hole NMO Mount with 17 Ft. RG-58/U Cable and UHF Male (PL 259)	1
43. Patrol Power	UN0002	Patrol Power Gen 1 Full Size Fuse Panel, 21 ATC/ 4 MAXI, Surface Mount998	1
44. Shop Supplies		Shop Supplies - includes relays, fuses, wire, connectors, loom, nuts, bolts, screws, heat shrink and ground studs.	1
45. Labor	Patrol	Patrol Build (40)	40
46.		Tax is for labor only	

**STATE OF NEW MEXICO
CITY OF RIO COMMUNITIES**

NOTICE OF INTENT to AWARD

ITB #2026-0002 – Don Diego Road Reconstruction Project

Date: 1/21/26

In accordance with the aforementioned solicitation and pursuant to § 13-1-108, NMSA 1978 Competitive Sealed Bids; Award, and the City of Rio Communities ordinances and policies, be advised that this letter serves as the official and written Notice of Intent to Award.

After careful review of all the qualifications submitted, City of Rio Communities evaluation team has decided to favor **Desert Fox LLC** to fulfill the requirements of the solicitation.

Signed & Approved:

Johnsua Ramsell
Mayor

ATTEST:

Jennifer Gauna
Municipal Clerk
(Chief Procurement Officer)



City of Rio Communities
DON DIEGO ROAD RECONSTRUCTION PROJECT
Bid No. 2026-0002
Award Recommendation

December 31, 2025

Please find the award recommendation, subject to City Council approval and final contract negotiations, for City of Rio Communities Don Diego Road Reconstruction Project, Bid No. 2026-0002. The project consists of rehabilitating a portion of roadway pavement at Damon St. by removing the existing pavement and replacing with new pavement. The bid items consisted of the following:

	NMDOT Item No.	Item Description	UNIT	QUANTITY
01	201000	CLEARING AND GRUBBING	L.S.	L.S.
02	203000	UNCLASSIFIED EXCAVATION	C.Y.	3,400
03	203211	UNSTABLE SUBGRADE STABILIZATION	S.Y.	900
04	207000	SUBGRADE PREPARATION	S.Y.	9,000
05	303000	BASE COURSE	TON	5,880
06	407000	ASPHALT MATERIAL FOR TACK COAT	TON	7
07	408100	PRIME COAT MATERIAL	TON	18
08	416104	MINOR PAVING TYPE I, HMA SP-IV	TON	1,930
09	450060	CONCRETE PAVEMENT – 6"	S.Y.	110
10	601000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	L.S.	L.S.
11	601110	REMOVAL OF SURFACING	S.Y.	9,100
12	603281	SWPPP PLAN PREPARATION AND MAINTENANCE	L.S.	L.S.
13	608004	CONCRETE SIDEWALK 4"	S.Y.	2,300
14	608106	DRIVEPAD 6"	S.Y.	2,270
15	609200	HEADER CURB	L.F.	110
16	609418	CONCRETE VERTICAL CURB AND GUTTER TYPE B 6"X18"	L.F.	3,780
17	609636	CONCRETE VALLEY GUTTER 6" X 36"	L.F.	210
18	609706	CONCRETE LAYDOWN CURB 6"	L.F.	1,300
19	617003	VIDEO RECORDING	L.S.	L.S.
20	618000	TRAFFIC CONTROL MANAGEMENT	L.S.	L.S.
21	618011	PUBLIC AWARENESS	L.S.	L.S.



22	621000	MOBILIZATION	L.S.	L.S.
23	667210	LANDSCAPE GRAVEL	S.Y.	1,600
24	667110	MAILBOX INSTALLATION-SINGLE	EACH	39
25	701000	PANEL SIGNS	S.F.	30
26	701100	STEEL POST AND BASE POST FOR ALUMINUM PANEL SIGNS	L.F.	50
27	702810	TRAFFIC CONTROL DEVICES FOR CONSTRUCTION	L.S.	L.S.
28	704004	REFLECTORIZED PAINTED MARKINGS 12"	L.F.	110
29	801000	CONSTRUCTION STAKING BY THE CONTRACTOR	L.S.	L.S.
30	802000	POST CONSTRUCTION PLANS	L.S.	L.S.

For the procurement record, list below denotes the bidders who responded to the bid and the recommendation for award is to the lower bidder with New Mexico Contractor Preference taken into account. All bidders met the mandatory response requirements for the bid. The lowest bidder, Desert Fox LLC.

Bidders	Bid + NMGR (Without Preference)	Bid + NMGR Residential Contractor Preference of 8 %.	Award Status
Desert Fox LLC	\$1,993,250.67	\$1,993,250.67	Award
TLC Plumbing and Utility	\$2,200,422.61	\$2,024,388.80	No Award
H.O. Construction, Inc.	\$2,304,299.10	\$2,119,955.17	No Award
Albuquerque Asphalt, Inc.	\$2,785,140.27	\$2,562,329.05	No Award
Star Paving Co	\$2,812,301.91	\$2,587,317.76	No Award
Hasse Contracting Co Inc	\$3,412,103.05	\$3,139,134.81	No Award

Bidder's Right to Protest pursuant to New Mexico Statutes Annotated 1978, 13-1-172, "Any bidder... who is aggrieved in connection with a solicitation or award of a contract may protest to the... "City of Rio Communities" central purchasing office. The protest shall be submitted in writing within fifteen calendar days after knowledge of the facts or occurrences giving rise to the protest." **Any Offeror has until 1:00 p.m., Thursday, January 15, 2026, to submit a written protest to:** Contact Jennifer Gauna, CPO, City of Rio Communities, 505-861-6803 ext. 114 or jgauna@riocommunities.net, 360 Rio Communities Blvd., Rio Communities, NM 87002



Bid No. 2026-0002 Don Diego Reconstruction Project BID TABULATION

ITEM BASE BID LOT	NMDOT ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	Albuquerque Asphalt, Inc.		Desert Fox, LLC		H.O. Construction, Inc.		Hasse Contracting Co Inc		Star Paving Co		TLC Plumbing and Utility	
					PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
01	201000	CLEARING AND GRUBBING	L.S.	L.S.	\$8,500.00	\$8,500.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$50,000.00	\$50,000.00	\$7,865.00	\$7,865.00
02	203000	UNCLASSIFIED EXCAVATION	C.Y.	3400.00	\$33.75	\$114,750.00	\$22.00	\$74,800.00	\$28.00	\$95,200.00	\$29.50	\$100,300.00	\$80.00	\$272,000.00	\$23.50	\$79,900.00
03	203211	UNSTABLE SUBGRADE STABILIZATION	S.Y.	900.00	\$74.00	\$66,600.00	\$15.00	\$13,500.00	\$46.00	\$41,400.00	\$66.00	\$59,400.00	\$80.00	\$72,000.00	\$21.40	\$19,260.00
04	207000	SUBGRADE PREPARATION	S.Y.	9000.00	\$10.00	\$90,000.00	\$3.50	\$31,500.00	\$9.00	\$81,000.00	\$4.60	\$41,400.00	\$6.00	\$54,000.00	\$3.70	\$33,300.00
05	303000	BASE COURSE	TON	5880.00	\$55.00	\$323,400.00	\$35.00	\$205,800.00	\$48.00	\$282,240.00	\$49.00	\$288,120.00	\$40.00	\$235,200.00	\$47.25	\$277,830.00
06	407000	ASPHALT MATERIAL FOR TACK COAT	TON	7.00	\$660.00	\$4,620.00	\$1,200.00	\$8,400.00	\$1,100.00	\$7,700.00	\$1,000.00	\$7,000.00	\$1,000.00	\$800.00	\$800.00	\$5,600.00
07	408100	PRIME COAT MATERIAL	TON	18.00	\$670.00	\$12,060.00	\$1,200.00	\$21,600.00	\$1,100.00	\$19,800.00	\$725.00	\$13,050.00	\$1,000.00	\$18,000.00	\$850.00	\$15,300.00
08	416104	MINOR PAVING TYPE I, HMA SP-IV	TON	1930.00	\$140.00	\$270,200.00	\$115.00	\$221,950.00	\$165.00	\$318,450.00	\$245.00	\$472,850.00	\$150.00	\$289,500.00	\$136.50	\$263,445.00
09	450060	CONCRETE PAVEMENT – 6"	S.Y.	110.00	\$400.00	\$44,000.00	\$164.00	\$18,040.00	\$145.00	\$15,950.00	\$165.00	\$18,150.00	\$180.00	\$19,800.00	\$133.50	\$14,685.00
10	601000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	L.S.	L.S.	\$270,000.00	\$270,000.00	\$120,000.00	\$120,000.00	\$50,000.00	\$150,000.00	\$195,000.00	\$195,000.00	\$150,000.00	\$150,000.00	\$141,145.00	\$141,145.00
11	601110	REMOVAL OF SURFACING	S.Y.	9100.00	\$8.00	\$72,800.00	\$6.00	\$54,600.00	\$13.00	\$118,300.00	\$5.70	\$51,870.00	\$6.00	\$54,600.00	\$3.60	\$32,760.00
12	603281	SWPPP PLAN PREPARATION AND MAINTENANCE	L.S.	L.S.	\$3,500.00	\$3,500.00	\$3,300.00	\$3,300.00	\$9,000.00	\$9,000.00	\$31,000.00	\$31,000.00	\$5,000.00	\$5,000.00	\$7,600.00	\$7,600.00
13	608004	CONCRETE SIDEWALK 4"	S.Y.	2300.00	\$96.00	\$220,800.00	\$70.00	\$161,000.00	\$85.00	\$195,500.00	\$155.00	\$356,500.00	\$110.00	\$253,000.00	\$75.20	\$172,960.00
14	608106	DRIVEPAD 6"	S.Y.	2270.00	\$125.00	\$283,750.00	\$75.00	\$170,250.00	\$110.00	\$249,700.00	\$172.00	\$390,440.00	\$121.00	\$274,670.00	\$135.60	\$307,812.00
15	609200	HEADER CURB	L.F.	110.00	\$68.00	\$7,480.00	\$97.00	\$10,670.00	\$49.00	\$5,390.00	\$66.00	\$7,260.00	\$138.00	\$15,180.00	\$37.60	\$4,136.00
16	609418	CONCRETE VERTICAL CURB AND GUTTER TYPE B 6"x18"	L.F.	3780.00	\$34.00	\$128,520.00	\$68.00	\$257,040.00	\$40.00	\$151,200.00	\$73.00	\$275,940.00	\$63.00	\$238,140.00	\$51.00	\$192,780.00
17	609636	CONCRETE VALLEY GUTTER 6" X 36"	L.F.	210.00	\$82.00	\$17,220.00	\$188.00	\$39,480.00	\$40.00	\$8,400.00	\$98.00	\$20,580.00	\$127.00	\$26,670.00	\$57.90	\$12,159.00
18	609706	CONCRETE LAYDOWN CURB 6"	L.F.	1300.00	\$45.00	\$58,500.00	\$70.00	\$91,000.00	\$42.00	\$54,600.00	\$77.00	\$100,100.00	\$70.00	\$91,000.00	\$65.00	\$84,500.00
19	617003	VIDEO RECORDING	L.S.	L.S.	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000.00	\$2,440.00	\$2,440.00	\$5,000.00	\$5,000.00	\$1,200.00	\$1,200.00
20	618000	TRAFFIC CONTROL MANAGEMENT	L.S.	L.S.	\$105,000.00	\$105,000.00	\$8,500.00	\$8,500.00	\$20,000.00	\$20,000.00	\$211,000.00	\$211,000.00	\$75,000.00	\$75,000.00	\$9,070.00	\$9,070.00
21	618011	PUBLIC AWARENESS	L.S.	L.S.	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$15,000.00	\$15,000.00	\$5,000.00	\$5,000.00	\$3,100.00	\$3,100.00
22	621000	MOBILIZATION	L.S.	L.S.	\$222,000.00	\$222,000.00	\$100,000.00	\$100,000.00	\$98,000.00	\$98,000.00	\$177,215.00	\$177,215.00	\$200,000.00	\$200,000.00	\$77,300.00	\$77,300.00
23	667210	LANDSCAPE GRAVEL	S.Y.	1600.00	\$39.00	\$62,400.00	\$30.00	\$48,000.00	\$24.00	\$38,400.00	\$46.15	\$73,840.00	\$22.50	\$36,000.00	\$38.90	\$62,240.00
24	667110	MAIL BOX INSTALLATION-SINGLE	EACH	39.00	\$650.00	\$25,350.00	\$1,500.00	\$58,500.00	\$210.00	\$8,190.00	\$600.00	\$23,400.00	\$500.00	\$19,500.00	\$1,260.00	\$49,140.00
25	701000	PANEL SIGNS	S.F.	30.00	\$36.00	\$1,080.00	\$34.00	\$1,020.00	\$40.00	\$1,200.00	\$98.00	\$2,940.00	\$38.00	\$1,140.00	\$28.00	\$840.00
26	701100	STEEL POST AND BASE POST FOR ALUMINUM PANEL SIGNS	L.F.	50.00	\$28.00	\$1,400.00	\$25.00	\$1,250.00	\$40.00	\$2,000.00	\$33.65	\$1,682.00	\$30.00	\$1,500.00	\$16.80	\$840.00
27	702810	TRAFFIC CONTROL DEVICES FOR CONSTRUCTION	L.S.	L.S.	\$35,000.00	\$35,000.00	\$8,000.00	\$8,000.00	\$20,000.00	\$20,000.00	\$44,600.00	\$44,600.00	\$29,000.00	\$29,000.00	\$34,735.00	\$34,735.00
28	704004	REFLECTORIZED PAINTED MARKINGS 12"	L.F.	110.00	\$16.00	\$1,760.00	\$9.00	\$990.00	\$28.00	\$3,080.00	\$40.00	\$4,400.00	\$17.00	\$1,870.00	\$4.75	\$522.50
29	801000	CONSTRUCTION STAKING BY THE CONTRACTOR	L.S.	L.S.	\$50,000.00	\$50,000.00	\$23,500.00	\$23,500.00	\$40,000.00	\$40,000.00	\$66,125.00	\$66,125.00	\$31,000.00	\$31,000.00	\$56,400.00	\$56,400.00
30	802000	POST CONSTRUCTION PLANS	L.S.	L.S.	\$5,000.00	\$5,000.00	\$4,800.00	\$4,800.00	\$7,000.00	\$7,000.00	\$16,000.00	\$16,000.00	\$6,000.00	\$6,000.00	\$3,360.00	\$3,360.00
Base Bid - Subtotal of Bid Items No. 1 through 30						\$2,511,690.00		\$1,780,490.00		\$2,067,700.00		\$3,090,603.00		\$2,536,770.00		\$1,971,784.50
Allowances: Utility						\$30,000.00		\$30,000.00		\$30,000.00		\$30,000.00		\$30,000.00		\$30,000.00
Testing Allowance						\$30,000.00		\$30,000.00		\$30,000.00		\$30,000.00		\$30,000.00		\$30,000.00
New Mexico Gross Receipts Tax (NMGR) at 8.3000%						\$213,450.27		\$152,760.67		\$176,599.10		\$261,500.05		\$215,531.91		\$168,638.11
Base Bid Total						\$2,785,140.27		\$1,993,250.67		\$2,304,299.10		\$3,412,103.05	\$0.00	\$2,812,301.91		\$2,200,422.61
New Mexico Preference					Residential Contractor Percentage	8%		0%		8%		8%		8%		8%
New Mexico Preference					Residential Contractor with Preference deducted.	\$2,562,329.05		\$1,993,250.67		\$2,119,955.17		\$3,139,134.81		\$2,587,317.76		\$2,024,388.80

Note for Hasse Contracting Co Inc: Note: a) Base Bid - Subtotal of Bid Items No. 1 through 30 submitted is \$3,090,603.00, the actual total should be \$3,092,602.50. Also, d) New Mexico Gross Receipts Tax (NMGR) on amount online c) Subtotal at 8.3000% submitted \$261,500.05, the actual total should be \$261,666.01. The e) BASE BID TOTAL-Line c) Subtotal plus lined) NMGR submitted is \$3,412,103.05, the actual total should be \$3,414,268.51.



3800 Vassar Dr NE
Albuquerque, New Mexico 87107
Phone (505) 880-1819
Fax (505) 837-1516

Andy Quintana
Rio Communities
96 Norma and 303 Horner

January 20, 2026
Proposal G26004

Andy

Please review the following quote to demolish the residence listed at these two locations and remove foundation and all debris from the lot.

The first residence is located at 96 Norma Rio Communities. HEI will remove the entire residence and the large tree in the front yard also including its content leaving the lot at rough level and free of debris.

Exceptions:

1. No removal of septic tanks.
2. No Handling of hazardous materials.
3. No permits this to be done by City of Rio Communities.
4. No backfill or compaction lot will be left rough level.
5. All temporary fencing, dirt fence, barricading or weatherproofing.
6. Excludes all applicable taxes.

Cost of the demolition of this residence will be \$31,688.00

The second residence is located at 303 Horner Street Rio Communities. HEI will remove the entire residence and the secondary structure of the two-car garage leaving the lot at rough level and free of debris.

Exceptions:

7. No removal of septic tanks.
8. No Handling of hazardous materials.
9. No permits this to be done by City of Rio Communities.
10. No backfill or compaction lot will be left rough level.
11. All temporary fencing, dirt fence, barricading or weatherproofing.
12. Excludes all applicable taxes.

Cost of the demolition of this residence will be \$34,367.00.00

Thank you for the opportunity to bid these two projects and feel free to call me with any questions you may have.

Sincerely
Will Humbard
President
HEI INC.