



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, May 07, 2026 4.00 PM

Minutes

Please silence all electronic devices.

Call to Order

Madam Chair Called the Meeting to order.

Pledge of Allegiance

Commissioner Marquez led the pledge of allegiance.

Roll Call

Commission

Melodie Good
Jimmie Winters
Richard Henderson
Peggy García-Marquez
Ronald McCormick

Staff

City Manager Dr. Moore
City Attorney Cori Strife

Approval of Agenda

Motion made by Commissioner Winters to approve the agenda. Seconded by Commissioner Henderson.

Voting Yea:

Melodie Good
Jimmie Winters
Richard Henderson
Peggy García-Marquez
Ronald McCormick

Motion Approved with a 5-0 vote

Approval of Minutes.

Motion made by Commissioner Marquez to table of minutes April 9, 2026, Regular Meeting. Seconded by Commissioner McCormick.

Voting Yea:

Melodie Good
Jimmie Winters
Richard Henderson
Peggy García-Marquez
Ronald McCormick

Motion Approved with a 5-0 vote

Madam Chair read a statement in regards to the responsibilities of the Planning and Zoning Commission.

Public Comment:

City Manager Dr. Moore read multiple letters in to record for public comment.

Jaquelynn Kennaman stated I would like my comments to be read aloud during the may 7th meeting for the record. My name is Jaquelynn Kennaman and I live at 407 brugg drive, rio communities NM, 87002. My household is very against the proposed rezoning or addition of data centers. They are horrible for the communities and environments which they reside. Any public official that is for these measures is not for the people or the community and should not remain in a position of power. Do the right thing and stop the nonsense. Take care of your community and not your pockets or personal gains.

Robert Kaneshiro at 136 San Lucas Ave Members of the Planning and Zoning Department. My name is Robert Kaneshiro and I live on San Lucas Avenue here in Rio Communities. I am writing to you today to voice my STRONG opposition to the proposed Data Center in our area. It wasn't long ago that I addressed this body in opposition to the creation of a Heavy Industrial zone in our backyard. And now we are here again to voice our opposition to creating a Data Center in our backyard, to me this falls in the category of Heavy Industrial so this should be a mute point. But somehow the 1% always seem to try to take advantage of everyday people, we won't allow it here in our community. Every day we live with the stench from the Mesa Oil facility, every day and night we have to put up with constant high pitched whine of the machinery at Arcosa, I understand that those are good paying jobs for our friends and neighbors here in the county. But to bring in more industrial sites into our community is unacceptable!! These data centers are known to cause lots of problems to the surrounding communities, Polluting and depleting precious groundwater, which is in very short supply in the valley. Already farmers have to ration the water the need to grow their crops. Data centers are know for driving up water and electrical costs to the citizens of the area, they run 24/7 so the noise and light pollution never ends, Bringing low-wage jobs for the community because they bring in their own corporate crews to construct and run the facilities. We see the impact that the data center in Los Lunas created with the traffic, The negative impact of these Data centers are permanent and far reaching and unacceptable. I am hereby requesting that this email be read at the upcoming meeting of the Planning and Zoning committee. Thank you, Robert Kaneshiro 136 San Lucas Ave Rio Communities, NM

Carrie Scazzero To the planning and zoning committee of Rio Communities, Hi my name is Carrie Scazzero I live on 461 Basham Ct. I am a small buisness owner here in our city. I am totally for new businesses here that will help this community thrive, but this data center is not one of them. Did you hear about Project Jupiter in Rio Arriba county? That data center promised the use of 20 to 60,000 gallons of water a day. But they are actually estimated to use 1 million a day. They also slipped the word potable Into contract. That is drinking water! Water for us! Water for wildlife! Water to live! Is this data center worth the risk for our small community? Let's work on making us, Rio Communities great for our kids, grandkids! We want them to inherit our homes and have a future here, with WATER. THANK YOU!

James Alguire To whom it may concern, a data center in Rio Communities is not wanted or a good idea. The water table is low and farmers struggle already. Bringing a data center to the area would make water more scarce. We do not need a data center. We need to get the community outside, and together. The data center will only hurt our communities. Thank you, James Alguire

cassepied I am hoping that you are going to take the residents opinions to heart. No one wants this. This will not bring money to our community and a lot of these places bring their own workers to They are going to want tax incentives. All these places do is take from the residents and give hardly anything back. This is an even in Rio communities. If any money was to be made it would go to Valencia county. Trying to say that closed loop is efficient has its drawbacks. Yes it reuses water however the heat still has to go somewhere Closed loop doesn't eliminate heat—it just moves it. You still need: Radiators Cooling towers (sometimes) Or dry coolers (which use air instead of water) Efficiency drops in hot climates in places like Albuquerque, when it's 95–105°F, it's harder to dump heat into the air. That means: Fans work harder Energy use goes up Higher upfront cost More complex engineering Not to mention they are noisy and are brightly lit up at night. The golf course is only one to two miles away and it will be right next to the church and the people that live over the river directly across from the industrial center. CBRE is a terrible company. They even sent one of their employees called a transaction specialist to interrupt our discussions and a lot of what he said was not true. Those of us he could not convince he blocked us on next door. Please don't do this. I don't see why Caldwell banker can't get someone else in there.

Patricia King 135 Sonnenberg Loop Belen, NM. 87002 City of Rio Communities Planning and Zoning Committee 360 Rio Communities Blvd Rio Communities, NM 87002 To Whom It May Concern, I am writing this email in response to the public hearing taking place May 7, 2026 to discuss the proposal for a data center and request for public comment on the subject. I am vehemently opposed to data centers being placed in our community. Given the water required for a data center to run, I believe it would be a mistake to put a data center in when water is already scarce. Allowing a data center to be built places the value on the data center and information, rather on the resource that it is depleting or the community in which the data center sits. I am not sure about you, but sacrificing big tech for having life sustaining water in the future is more than worth it for me. You can't live off money if you have no water. Money and data don't matter when you don't have water. Social media and big tech is eroding the personal relationship, the ability of people to handle conflict, among others and has done far more damage without regulation than I believe it provides. The people are always left holding the bag, not big tech. I believe with as much money as they have, big tech needs to turn to finding a solution as to de-salinization of sea water for their use, rather than depletion of limited resources of fresh water. In addition to the water use, these data centers are built by big business and benefit big business while harming the communities they are in because of the resource use, increase in heat and CO2 produced around the data centers and noise and air pollution created by them. The heat is so great that they have been called "heat islands" increasing the temperature around the data center approximately 4 degrees above the area temperature. Currently the people in these communities pay the price for all big businesses practices when big businesses don't even pay taxes and have the ability

to "buy" people so that they can avoid regulations that would protect citizens from practices that harm the people, community and earth. I live in the country because I love the quiet. Having a data center brings in a constant hum that will disrupt wildlife and people's lives. All for the sake of data. I would challenge big tech to build these centers near their houses and see if they are good with it. In summary, I am opposed to data centers in Rio Communities or our surrounding cities, as I believe there is more harm than good for the community in placing these centers in our communities. We the people will pay the price and I believe the price is too high. Regards, Patricia King, Concerned Citizen Rio Communities, NM.

Hello, My name is Catelin Lindsay. I live at 3 Elm Point in Los Lunas. I am writing because I hope that Rio Communities does not get a data center. While it does not affect me directly, I believe it affects Valencia County. I don't believe anyone wants to listen to a data center. I don't believe anyone wants to increase the water crisis here already. I don't think anyone wants to increase the electric bills. Most of the residents of the area are already low income. I don't think it will create enough jobs to make it worth it for the community. I also don't think this community needs to further support AI development. Overall, I just think a data center for this county is the wrong idea.

We need to support our natural resources here. Otherwise, I feel in a few years. The area will just be unlivable due to lack of water.

Thanks, Catelin Lindsay

My name is Rina Olguin. I live on Gorman Ave. I say NO to large data centers in Rio Communities. I lived here for 40 years and enjoy the quiet neighborhood. I see what the data centers did to Los Lunas and it's become an awful neighborhood.

Rina Olguin

Kari Torres, I'm unable to attend the May 7, 2026 meeting but would like my email read aloud into the record.

My name is Kari Torres, and my family are life-long residents of Valencia County. While some may tout the benefits data centers may bring to the community, they fail to acknowledge the significant long-lasting negative and highly detrimental impacts they have. I feel those negative impacts far outweigh any benefit they may bring. The amount of water these centers use alone should be the determining factor AGAINST them being allowed anywhere in the Southwest, which is facing historic low water levels and a mega-drought, let alone Valencia County.

So many residents of Valencia County rely on farming and agriculture. At the onset of Spring, the Middle Rio Grande Conservancy District (MRGCD) advised that current river conditions are not

consistent with a typical spring runoff, and water availability is becoming increasingly limited across the system very early in the irrigation season.

While in early March, river flows temporarily increased due to low-elevation snowmelt, allowing MRGCD to begin irrigation deliveries earlier than usual in many areas. However, flows have since dropped to less than 30% of those earlier levels, while demand for water continues to rise.

For the first day of spring, flows were no longer sufficient to meet both diversion needs and required river bypass thresholds.

It was reported that it was uncertain if high-elevation snow-pack would generate a secondary runoff pulse, but even if it does, the resulting benefit may be diminished by upstream storage under federal operations in the Rio Chama system for prior and paramount Pueblo lands, as well as by Colorado diversions that reduce flows crossing the state line, both factors outside MRGCD's control.

This is not a one-off scenario, or a freak year with record lows. Every year it is clear water is becoming more and more scarce. While some may think as long as there is water coming from their faucets, everything is fine. That is NOT the case. The water used for these data centers have negative impacts on the water tables in the whole valley. Because of this reason alone, Data Centers should NOT be allowed anywhere in the Southwest, let alone Valencia County.

Thank you,

Kari Torres

(You're more than welcome to read this aloud)

Hello My name is Manuel Fabian Reyes and I was Born in Albuquerque NM and I am 25 years old. I grew up in Rio Communities and I attended school in Belen. I love my home and I want to see it prosper. I haven't seen that in my 25 years. More people leave every year. Our parks have all been destroyed. My friends have all moved out of town. One of the reasons is that the people in charge do not care. And if they allow a data Center to be built they'd be right. I've watched the Rio Grande grow more shallow each year. More Data centers would dry it out completely and poison what little water supplies we have. The funds would be better off building a hospital or something else that would benefit the community.

Geraldine Feron In areas where Data Centers have been installed, they have shown to do continual, if not permanent, damage to the air and water with contaminating chemicals being part of the process.

Local utility costs increase for existing residents due to need for restructuring of existing water and electrical systems for Data Centers extremely heavy use.

I believe my neighbors here in Rio Communities, as well as the surrounding areas, do not want the destruction of our neighborhood for the sole purpose of lining the pockets of billionaires.

Based on the information available on Data Centers, our property values are sure to plummet if this project is approved.

Please read this email aloud at this May, 7th meeting at 4 PM.

Thank you,

Geraldine Feron

94 Norma St

Rio Communities, NM 87002

Adriana Scazzero Attention: Planning and Zoning Committee, My name is Adriana Scazzero and I would like this email read aloud into the record for the May 7th meeting.

My name is Adriana Scazzero. I live at 461 Basham Ct Rio Communities New Mexico. We are here today to discuss the definition and uses of Large Data Centers, which are heavily industrial and require many resources to maintain; frankly they are too utility intensive to even remotely be considered commercial. Commercial zoning land use is meant for businesses that the community can actively engage with and benefit from, for example a grocery store with fresh produce. Large data centers would not benefit Rio Communities for many reasons; the main reason is their excessive water use. In Rio communities we completely rely on underground water pumped from one deep well drilled into the Santa Fe Formation of the Rio Grande Aquifer and a 1.5-million-gallon steel reservoir tank. Large Data centers use 1 to 5 million gallons of water per day, that would exceed our entire water storage capacity severely diminishing our supply and ruining the quality of our water. The second reason it would not benefit our community is the fact that it would raise our electricity bills, in some areas once Large Data Centers were introduced people's bills increased by a reported 276%. Now, I must ask, is this something you really want for your community? Is this something that your community wants? Do we really want to sell out to Large Data centers who are known for taking advantage of small communities like ours and ruining the quality of life for the people who live in them? If any of you are in support of that you are not here to support your community you are here to make money which is not only ethically wrong but morally wrong. – Thank you for allowing my voice to be heard, Adriana.

To Harvey Yates, all real estate agents: no data centers are wanted at this so called 'perfect place' acreage, you use as a selling point. It is most imperfect and here are reasons why!

1. water is scarce in NM during regular weather conditions, but there is no more 'regular'. This area is in and has been in DROUGHT MODE for many months. A Data Center depleted water and

contaminated water. It is a proven fact. No way is there water available for a Data center to take freely from communities. Ultimately contamination would be in the foreseeable future. No too, contamination to the ground, rivers and streams. PERIOD!

We must keep our drinking water uncontaminated, furthermore citizens do not want nor need higher utility rates nor the danger of families being at risk of being poisoned from chemicals causing cancers, leukemia, tumors and GOD can only imagine what other dangers caused from chemicals leeching into the ground coming from a Data Center. PERIOD!

2. Policemen are called when disruptive neighbors party past curfew. Curfews are implemented so that bright lights are dimmed, loud obnoxious noises are quieted from said partying neighbors. I write this to point out, Data Centers will have 24 hour/7 days a week, on going AIR POLLUTION FROM LOUD DIESEL GENERATORS used to cool these Data systems. These are not options wanted to our families and even to wildlife!

This cannot be tolerated and is not an option. PERIOD!

3. Lastly, construction companies will hire possible illegals, non citizens which are already a problem in NM. Construction companies pay low wages to non citizens that's a fact. So, yet another huge detriment why a Data center cannot be allowed anywhere near this area. NO! NO! NO! is THE only option!

C. Sparks

A concerned citizen!

May 7, 2026

Dear Planning and Zoning of Rio Communities,

The Town of Tome Land Grant would like to express our firm opposition to the proposed Data Center in Rio Communities. As a local Government, we feel that this proposal is not a benefit to any of the surrounding communities. In fact, it harms these rural areas because of the excessive water and electricity required to operate these sites. New Mexico is currently in one of the most severe droughts in its history. We do not have the water to sustain these centers. Local families also lack the financial means to cover higher electricity costs that will result from this center. This center will also worsen the traffic problems along Hwy 47 and/or the Manzano Expressway, which we oppose because both roads pass through our former common lands. These lands are what we are working to restore to prevent overdevelopment that is draining our rural communities and negatively affecting our families. Do we really need another data center since we already have one in Los Lunas that is expanding daily. We think not! The Town of Tome Land Grant opposes this proposed data center and will pursue legal action if necessary to stop it. Thank you for the opportunity to express our concerns today. Andrea C. Padilla, President CC: Melanie Stansbury, Senator Ben Ray Lujan

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My name is Jaquelynn Kennaman and I live at 407 Brugg Drive, Rio Communities NM, 87002. My household is very against the proposed rezoning or addition of data centers. They are horrible for the communities and environments which they reside. Any public official that is for these measures is not for the people or the community and should not remain in a position of power. Do the right thing and stop the nonsense. As someone who has lived in Rio Communities for years, I've come to appreciate the quiet, close knit feel that makes this place special. That's why the idea of bringing a large data center into our community doesn't sit right with me. These facilities use huge amounts of water and electricity, resources that are already limited here and it's hard not to worry about what that would mean for our future. Beyond that, the constant hum from equipment, the increase in traffic during construction, and the overall industrial presence would change the character of our town in a way that feels hard to undo. We're not a big city we're a small community where people value space, quiet, and a slower pace of life. What concerns me most is that something so large would take up so much, yet give back so little in terms of long term jobs or real benefit to the people who live here. It just doesn't feel like the kind of growth that reflects what our community truly wants or needs. In the end, this isn't just about a building it's about protecting the future of Rio Communities. Growth should support the people who already live here, not strain our resources or change the character of our town in ways we can't take back. We deserve development that respects our water, our environment, and the quiet way of life that makes this community home. For those reasons, a data center simply isn't the right fit for us. Please take this all into consideration and think of the people it will be effecting in the foreseeable future. Thank you, Ashley Vigil 37 Avenida de Mesa Verde Loop Rio Communities 87002

Madam Chair explained that the commission needs to get through the 275 definitions.

Discussion – Planning and Zoning Definitions and Uses

Large Data Centers

City manager Dr. Moore explained the noise ordinance and how it will affect the data centers.

Madam Chair stated why having a definition for data center is important to protect the city.

Dr. Moore explained when talking about uses and definitions. We are also talking about restricted or prohibited.

Commissioner Marquez asked so if we do not include the definitions for the restricted or prohibited things then it's like free for all.

Dr. Moore stated my recommendation to you as a commission if you don't have a discussion on it you are doomed to repeat the mistakes of history.

Commissioner Marquez stated just for clarification, for example we have a definition for a pawn broker on ordinances even if there is not a pawn broker in a community. We did not write this definition or ordinance to welcome one or solicit one. We do want to be able to regulate it. So, for data centers just because we are making a definition for one does not mean that we are soliciting one.

Madam chair proposed that the commission meet in two weeks May 21, 2026 at 3:00pm for a workshop to go over the definitions.

Discussion – Planning and Zoning Commission Terms of Office

Madam Chair stated that it was brought up in city council about terms of office for the commission and that most of us have stated in office longer than we should have due to not having other commissions to fill the vacant spots. She believes the term is 2 years and that the terms should be staggered.

Dr. Moore read the ordinance for the terms of office for commission.

Madam Chair asked Dr. Moore if he can help with figuring out the terms of office.

General Commission Discussion/Future Agenda Items

Dr. Moore stated the only things he knows for future agenda items is a replat that will be brought to the commission for a public hearing,

Adjourn

Commissioner Winters made a motion to adjourn. Seconded by Commissioner Henderson. Motion carried out

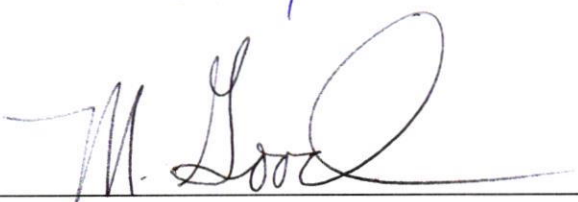
Respectfully submitted,



Jennifer Gauna, Municipal Clerk
(Taken and transcribed by Patricia McCloskey, Deputy Clerk)

Date: 8/6/2026

Approved:

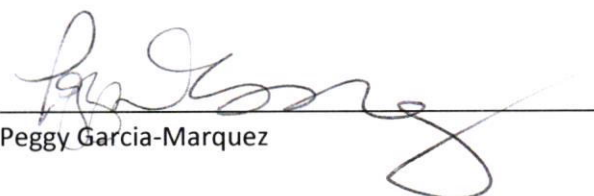


Melodie Good, Chair

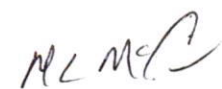
Jimmie Winters, Commissioner



Richard Henderson, Commissioner



Peggy Garcia-Marquez



Ronald McCormick