

## Lisa Adair

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**From:** Mayor Joshua Ramsell  
**Sent:** Saturday, February 11, 2023 4:32 PM  
**To:** Lisa Adair  
**Subject:** Fwd: NO heavy Industrial Zoning!

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**From:** Patricia Gray <pattyhollis1@yahoo.com>  
**Sent:** Saturday, February 11, 2023 3:41:18 PM  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>; Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>; Councilor Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Councilor Lawrence Gordon <lgordon@riocommunities.net>; jwinter@riocommunities.net <jwinter@riocommunities.net>; Thomas Scroggins <tscroggins@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; Chad Good <cgood@riocommunities.net>  
**Subject:** NO heavy Industrial Zoning!

DO NOT ALLOW ANY INDUSTRIAL ZONING in our communities no matter how much kick back money you receive!!!! This is NOT good for anyone in our community & was the reason we moved away from the cities!

Patricia Gray  
Hollis Gray

457 Bishop Ct.  
Rio Communities

## Lisa Adair

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**From:** Mayor Joshua Ramsell  
**Sent:** Saturday, February 11, 2023 5:21 PM  
**To:** Lisa Adair  
**Subject:** Fwd: Please Read Say No to I-3

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**From:** David Perfetti <perfetti2010@gmail.com>  
**Sent:** Saturday, February 11, 2023 4:46:50 PM  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>; pgutjaha@riocommunities.net <pgutjaha@riocommunities.net>; Councilor Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Councilor Lawrence Gordon <lgordon@riocommunities.net>; Councilor Jim Winters <jwinters@riocommunities.net>; Thomas Scroggins <tscroggins@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Chad Good <cgood@riocommunities.net>  
**Subject:** Please Read Say No to I-3

To whom this may concern,

I have lived in Rio Communities for a couple of years now. My wife and I are in our 30's and we have a 4 year old son. This is a bad decision. This is being pushed by people who don't truly care about our city. They only care about profit from their companies.

We already have to deal with the smell of gas every day because of one of the same company that wants to expand. It already made the news. Who is going to want to live someplace that you have to deal with noxious odors morning, noon, and night. A majority of people here are older and not able to move. The rest are around our age.

If this goes thru I know my family will be leaving and so will other families around our age. Then there goes the property tax base you already have. Then with the increase of Mesa Oil no one will want to move here. So that means no new tax base coming in.

Look at any large city. The poorest neighborhoods are located next to heavy industry. They also happen to be high crime areas. This place doesn't have its own police yet and will take sometime to build a proper force. So you want crime to increase at a higher rate than the force you build. But at the same time pushed out the tax base you have. So the city has less money coming in. People are already leaving because of this. You all want to be elected officials of a city that you will be responsible for destroying in the long run.

Hope this gets through.

Thank you,  
David Perfetti

## Lisa Adair

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**From:** Mayor Joshua Ramsell  
**Sent:** Sunday, February 12, 2023 12:42 PM  
**To:** Lisa Adair  
**Subject:** Fwd: industry

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**From:** John Kaplan <inkspots48@yahoo.com>  
**Sent:** Sunday, February 12, 2023 9:48:58 AM  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>  
**Subject:** industry

I seems to me that no one wants to see RC advance and become more prosperous. This reminds me of where I lived before. No one wanted to see the community to grow and provide jobs for families, the community eventually dried up and withered away. Kind of like the hospital that was supposed to be built, what happened there?

## Lisa Adair

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**From:** Rio Communities <riocommunities-nm@municodeweb.com>  
**Sent:** Sunday, February 12, 2023 8:37 AM  
**To:** Lisa Adair  
**Subject:** Form submission from: Contact Us

External (riocommunities-nm@municodeweb.com)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security, Powered by INKY](#)

Submitted on Sunday, February 12, 2023 - 8:37am

Submitted by anonymous user: 67.0.64.26

Submitted values are:

First Name Pamela

Last Name Piburn

Email pjinnewmexico@gmail.com

Question/Comment

Please. NO Heavy Industry in Rio Communities. Please vote NO to rezoning Playa Estates parcels to Industrial 3 zone.

The results of this submission may be viewed at:

<https://www.riocommunities.net/node/7/submission/909>

## Lisa Adair

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**From:** Mayor Joshua Ramsell  
**Sent:** Tuesday, February 14, 2023 1:59 PM  
**To:** Lisa Adair  
**Subject:** Fwd: Please read Say No to I-3

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**From:** Valerie Varela <valerievl1990@gmail.com>  
**Sent:** Tuesday, February 14, 2023 11:40:01 AM  
**To:** Chad Good <cgood@riocommunities.net>; pgutjaha@riocommunities.net <pgutjaha@riocommunities.net>; Councilor Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Councilor Lawrence Gordon <lgordon@riocommunities.net>; Councilor Jim Winters <jwinters@riocommunities.net>; Thomas Scroggins <tscroggins@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Mayor Joshua Ramsell <jramsell@riocommunities.net>  
**Subject:** Please read Say No to I-3

To whom this may concern,

My husband and I are in our 30's have lived in Rio Communities for almost 3 years and we have a 4 year old son. This is a very bad decision. This is being pushed by people who don't truly care about our city. They only care about profit from their companies.

We already have to deal with the smell of gas every day because of one of the same company that wants to expand. It already made the news. Who is going to want to live someplace that you have to deal with noxious odors morning, noon, and night. A majority of people here are older and not able to move. The rest are around our age.

If this goes thru I know my family will be leaving and so will other families around our age. Then there goes the property tax base you already have. Then with the increase of Mesa Oil no one will want to move here. So that means no new tax base coming in.

Look at any large city. The poorest neighborhoods are located next to heavy industry. They also happen to be high crime areas. This place doesn't have its own police yet and will take sometime to build a proper force.

Thank you, Valerie Perfetti

## Lisa Adair

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**From:** Thomas Scroggins  
**Sent:** Tuesday, February 14, 2023 4:17 PM  
**To:** Lisa Adair  
**Cc:** Martin Moore  
**Subject:** Fw: HEAVY ZONING IN RIO COMMUNITIES

---

**From:** Lori K Padilla <LORIKAYVIC@msn.com>  
**Sent:** Thursday, February 9, 2023 12:19 PM  
**To:** Thomas Scroggins <tscroggins@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Chad Good <cgood@riocommunities.net>  
**Subject:** HEAVY ZONING IN RIO COMMUNITIES

I would like my voice to be heard in regards to the zoning change to 3 (three)  
I vote NO  
PLEASE affirm that my vote WILL be acknowledged.  
Thank you  
Lori Padilla  
111 Western Dr.  
Rio Communities, NM 87002

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## Lisa Adair

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**From:** Scott Adair  
**Sent:** Tuesday, February 14, 2023 10:03 PM  
**To:** Martin Moore  
**Cc:** Lisa Adair  
**Subject:** Fw: Cibola Land, Inc. Rezoning Proposal

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**From:** Frank Mazza Jr <fmazza@live.com>  
**Sent:** Tuesday, February 14, 2023 8:45 PM  
**To:** Thomas Scroggins <tscroggins@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Chad Good <cgood@riocommunities.net>  
**Subject:** Cibola Land, Inc. Rezoning Proposal

My name is Frank Mazza and my partner, Linda Zaragoza, and I live at 1623 Blanda Court in Rio Communities. We attended the January Planning and Zoning Commission meeting when Cibola Land, Inc. asked the city to rezone 262 acres into Industrial 3 and another section of land to Commercial 3. Linda and I listened to the Cibola presentation and the comments of our neighbors and concur that both rezoning proposals are not in the best interests of our community. Please deny this rezoning request.

Thank you.

## Lisa Adair

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**From:** Mayor Joshua Ramsell  
**Sent:** Wednesday, February 15, 2023 12:35 PM  
**To:** Lisa Adair  
**Subject:** Fwd: Proposed rezoning by Cibola Land HOLDings

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**From:** J D STOUFFER <jeanstouffer@mac.com>  
**Sent:** Wednesday, February 15, 2023 9:35:06 AM  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>  
**Cc:** Councilor Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Councilor Lawrence Gordon <lgordon@riocommunities.net>; Councilor Jim Winters <jwinters@riocommunities.net>; Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>  
**Subject:** Proposed rezoning by Cibola Land HOLDings

Gentlemen,

Re the proposed rezoning by Cibola Land Holdings (Harvey Yates), NO NO NO!!!! We are a rural community, and we do not need heavy industry that would inevitably destroy our way of life. PLEASE VOTE NO!!!

Dan & Jean Stouffer

Bosque Farms, NM



## Lisa Adair

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**From:** Mayor Joshua Ramsell  
**Sent:** Thursday, February 2, 2023 1:49 PM  
**To:** Lisa Adair  
**Subject:** Fwd: Rezoning Request

## Joshua Ramsell

City of Rio Communities, Mayor



[505-861-6803](tel:505-861-6803)

360 Rio Communities Blvd.

Rio Communities, NM 87002

<http://www.riocommunities.net>

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**From:** Mayor Joshua Ramsell <jramsell@riocommunities.net>  
**Sent:** Monday, January 30, 2023 1:41:19 PM  
**To:** Patty Ciccotelli <patty.ciccotelli@gmail.com>  
**Subject:** Re: Rezoning Request

Good afternoon,

Thank you for taking the time to write me. This rezoning request is currently in front of the Planning and Zoning commission. They will be having a 2nd public hearing on this matter on February 16th at 4pm. This is a public meeting and anyone who wishes to attend is welcome.

## Joshua Ramsell

City of Rio Communities, Mayor

[505-861-6803](tel:505-861-6803)

360 Rio Communities Blvd.

Rio Communities, NM 87002

<http://www.riocommunities.net>

---

**From:** Patty Ciccotelli <patty.ciccotelli@gmail.com>  
**Sent:** Monday, January 30, 2023 12:21:27 PM  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>  
**Subject:** Rezoning Request

Hello,

As a resident of Rio Communities that will be negatively affected by this we are asking you to vote no on the Industrial 3 Rezoning Request.

Wayne and Patty Ciccotelli

## Lisa Adair

---

**From:** Mayor Joshua Ramsell  
**Sent:** Thursday, February 2, 2023 1:49 PM  
**To:** Lisa Adair  
**Subject:** Fwd: Industrial 3 Rezoning

## Joshua Ramsell

City of Rio Communities, Mayor



[505-861-6803](tel:505-861-6803)

360 Rio Communities Blvd.

Rio Communities, NM 87002

<http://www.riocommunities.net>

---

**From:** Trinity Olivas <trinityolivas@gmail.com>  
**Sent:** Monday, January 30, 2023 3:11:30 PM  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>  
**Subject:** Industrial 3 Rezoning

Dear Mayor,

I write this as a constituent and concerned resident of Rio Communities. I live on 103 el Mundo Rd. This proposed rezoning reneges on the promise of views and quiet neighborhood living. I want my kids to one day inherit my home and be able to enjoy the views of Manzanos. I want them to possibly have neighbors to the south where they can play and not worry about commercial trucks, or commercial odors. There is already industrial zoning due south for these companies to incorporate. I ask as a voting citizen you reject this proposed rezoning and make the land owners sell to a housing developer.

## Lisa Adair

---

**From:** Mayor Joshua Ramsell  
**Sent:** Thursday, February 2, 2023 1:49 PM  
**To:** Lisa Adair  
**Subject:** Fwd: industrial pollution in RC

### Joshua Ramsell

City of Rio Communities, Mayor



[505-861-6803](tel:505-861-6803)

360 Rio Communities Blvd.

Rio Communities, NM 87002

<http://www.riocommunities.net>

---

**From:** G.E. Nordell <garyNM@genordell.com>  
**Sent:** Wednesday, January 25, 2023 4:22:39 PM  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>; Martin Moore <mmoore@riocommunities.net>; Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>; Councilor Jim Winters <jwinters@riocommunities.net>; Councilor Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Councilor Lawrence Gordon <lgordon@riocommunities.net>; Thomas Scroggins <tscroggins@riocommunities.net>  
**Subject:** industrial pollution in RC

RC P&Z is supposed to decide whether to recommend rezoning 300 acres of residential (PD) land to HEAVY INDUSTRIAL (I-3).

That land is owned by Cibola Land Holdings — a Yates Petroleum Empire company.

SIMPLE SOLUTION: set up an overlay zone on all industrial properties in the city for ZERO TOLERANCE FOR POLLUTION

where ANY air or water pollution gets the business shut down for 30 days, second and further violations include \$5000 fine

proof is evidence taken by city/county/state/federal officials on that property, regardless of source

THEN see who files for zone change . . .

## Lisa Adair

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**From:** Scott Adair  
**Sent:** Thursday, February 2, 2023 11:51 AM  
**To:** Lisa Adair; Martin Moore  
**Subject:** Fw: Possible rezoning in Rio Communities

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**From:** Anna Lareau <lareaal@hotmail.com>  
**Sent:** Thursday, February 2, 2023 10:57 AM  
**To:** tscroggins@riocommunities.net <tscroggins@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; lbenavidez@riocommunities.net <lbenavidez@riocommunities.net>; Chad Good <cgood@riocommunities.net>; jramsell@riocommunities.net <jramsell@riocommunities.net>  
**Subject:** Possible rezoning in Rio Communities

I am contacting you regarding to the possibility of a rezoning in our city. I am totally against allowing another "industrial row" for the following reasons:

1. We are a residential area and wish to stay that way.
2. We are already subjected to the awful smells coming from a recycling plant that is part of Mesa Oil.
3. Our property values will plummet.
4. If the intention is for industrial storage the chances of having accidents such as leakage and fumes release are great.
5. We will end up looking like how Broadway (Hwy 47) in Albuquerque looks. A major trashed up area.

Harvey Yates Jr. and his companies already own a huge amount of land in the surrounding Valencia county, Socorro county and probably further throughout New Mexico. Why can't it be suggested to him or his representatives to find a open land further out, away from the towns and neighborhoods?

The people and animals in the Rio Communities cannot continue to be subjected to the waste put in air. It baffles me as to why this would even be considered. I really hope that the Planning & Zoning committee will listen to the citizens of Rio Communities. Many of us have invested our lives in this area and would love to be able to stay. If the zoning gets

changed to allow industrial facilities such as oil, gas storage and industrial waste processing, the city will lose a great number of residents. Again, please consider on voting this down.

Sincerely,

Anna L. Lareau  
623 Palmer Lane  
Rio Communities, NM. 87002

## Lisa Adair

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**From:** Thomas Scroggins  
**Sent:** Friday, February 3, 2023 1:14 PM  
**To:** Lisa Adair  
**Cc:** Martin Moore  
**Subject:** Fw: Vote "NO" to Rio Communities Zoning Changes

---

**From:** Vida Baca <vidat2007@gmail.com>  
**Sent:** Thursday, January 19, 2023 12:35 PM  
**To:** Councilor Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Chad Good <cgood@riocommunities.net>; Mayor Joshua Ramsell <jramsell@riocommunities.net>; Councilor Jim Winters <jwinters@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Councilor Lawrence Gordon <lgordon@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; Thomas Scroggins <tscroggins@riocommunities.net>  
**Subject:** Vote "NO" to Rio Communities Zoning Changes

----- Forwarded message -----

From: **Vida Baca** <[vidat2007@gmail.com](mailto:vidat2007@gmail.com)>  
Date: Thu, Jan 19, 2023 at 12:06 PM  
Subject: Vote "NO" to Rio Communities Zoning Changes  
To: [protectriocommunities@gmail.com](mailto:protectriocommunities@gmail.com) <[protectriocommunities@gmail.com](mailto:protectriocommunities@gmail.com)>

Dear Mayor and Governing Body,

I am a concerned Valencia County resident. Although Rio Communities is definitely in a state of decline. Allowing the types of industry into the County listed on the posted meeting for a Zoning Change will only serve to accelerate the decline. Any clean businesses looking to locate in that area of the county, may look elsewhere, knowing they could be surrounded by the types of industries/businesses listed.

Rio Communities residents invested in their homes and businesses based on the past and current zoning rules. Based on many factors, i.e. health, aesthetics, loss of property value these residents/businesses may be forced to relocate; leaving this area of the county with businesses that are detrimental to the health of the land, and certainly not healthy for the residents who call this community home.

It makes sense that this type of zoning change will only serve to devalue the properties in Rio Communities, and surrounding areas.

As the governing board, representing both current residents and business owners of Rio Communities, your actions should reflect their health and welfare - not the business interests of an organization looking to increase their financial bottom line.

I implore you, as the governing body of the Rio Communities, to consider the long term damages that will result from allowing any of the possible listed industries into our county. In an age where the health of our Earth and

global warming are paramount - please consider the long lasting consequences of making any industrial zoning changes at this moment in time.

Thank you for your time and thoughtful consideration.

Vida Baca  
Los Lunas, NM



## Lisa Adair

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**From:** Councilor Peggy Gutjahr  
**Sent:** Tuesday, February 14, 2023 9:09 AM  
**To:** Lisa Adair  
**Subject:** Fwd:

Sent from my iPhone

Begin forwarded message:

**From:** +15052275503@tmomail.net  
**Date:** February 13, 2023 at 5:46:29 PM MST  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>, Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>, "Councilor Arthur (Art) Apodaca" <aapodaca@riocommunities.net>, Councilor Lawrence Gordon <lgordon@riocommunities.net>, Councilor Jim Winters <jwinters@riocommunities.net>, Noelle Chavez <nchavez@riocommunities.net>

---

Ltr to Rio community city council and Dr Martin Moore,  
We recently moved moved to this community for the  
peace and openness it offered not being informed before  
buying our home of the horror that could lay in our future.  
Everyone one who lives here worked hard all their lives or  
is working hard to live our daily lives to live in the  
community we've chosen to live in. My son services this  
community and when it came to buying his first home he  
chose this community. By just buying our home here We  
made a 30 year commitment to this community. The open  
area, quiet peaceful area, the geese flying overhead. A  
community to which the man who wants to bring I3 has  
not made that kind of commitment to. Heavy  
industrialization of our community would be the total  
death of our community and its residents. Does that man  
who is trying to destroy our Lives live here? Has he lived  
here Would he live here in the polluted home he wants us  
and our families to live in. If not why not? He doesn't want  
him or he's family, ancestors to go through the health  
issues and qualify of life he's willing to put us all through .  
Where is Humanity, humility, love for your fellow man  
instead of the all might dollar. If you have billions how  
much more money does anyone need to have and how  
does that money give you the right to destroy other  
people's lives. The only commitment he has made to this  
community is to destroy the lives, the futures , the lives of

the children who live here. What happened on January 13th is but an emir fraction of what's to come. Sulfur dioxide that is released negatively effect your health, the health of young children and the unborn, respiratory issues, abortions, skin diseases, cancer, overall poor health not to mention the noise, traffic of heavy equipment and possibility of rail disasters like what recently occurred in Ohio. Will our community be the next Flint, Michigan? What kind of person or people choose to knowingly destroy the lives of others for their own profit? What kind of people/officials would allow this to happen! I commented to living what I prayed would be the rest of my life here. To grow old not to dead from living in a community of polluted toxic chemicals, toxic air, toxic water, soil contamination, toxic waste. I died 6 years ago, I had open heart surgery and my doctor saved my life. My surgeon held in my heart in his hands and gave me life. You hold in your hands all of our lives. Will you give our community life or be the death of it. Scared that we bought a home that would never be worth the price we paid. The Reyes Family 627 Palmer Lane Rio Communities, NM

<tmobilespace.gif>

**T-Mobile**

This message was sent to you by a T-Mobile wireless phone.

<tmobilespace.gif>

## Lisa Adair

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**From:** Councilor Peggy Gutjahr  
**Sent:** Tuesday, February 14, 2023 9:09 AM  
**To:** Lisa Adair  
**Subject:** Fwd: Rezoning

Sent from my iPhone

Begin forwarded message:

**From:** cheiinali@aol.com  
**Date:** February 13, 2023 at 4:36:13 PM MST  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>, Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>, "Councilor Arthur (Art) Apodaca" <aapodaca@riocommunities.net>, lgordon@riocommunities.net, Councilor Jim Winters <jwinters@riocommunities.net>, Thomas Scroggins <tscroggins@riocommunities.net>, Melodie Good <mgood@riocommunities.net>, Scott Adair <sadair@riocommunities.net>, "Adelina (Lina) Benavidez" <lbenavidez@riocommunities.net>, Chad Good <cgood@riocommunities.net>  
**Cc:** Protectriocommunities@gmail.com  
**Subject:** Rezoning  
**Reply-To:** cheiinali@aol.com

Dear Lord Mayor, Councillors, and Planning & Zoning Commissioners:

The purpose of this email is to express my firm **OPPOSITION** to the request of the Cibola Land, Inc., to rezone 262 acres of vacant land, south of the Golf Course, into a Heavy Industrial (I-3) Zone. I attended the Planning & Zoning Commission about a fortnight back. Many of my fellow citizens, expressed to the Commission, far more eloquently than I could, why this rezoning proposal is not a good idea for our community. So I will not bog this email down with more verbiage beyond stating my position. Do not turn the Rio Communities into an area that resembles the Albuquerque South Broadway area.

I remain Sirs and Madames,

Very respectfully yours,

Lloyd Stuart Colson, III  
505 Maddox Loop  
Rio Communities, NM 87002-6422  
cheiinali@aol.com

## Lisa Adair

---

**From:** Councilor Peggy Gutjahr  
**Sent:** Saturday, February 11, 2023 5:06 PM  
**To:** Lisa Adair  
**Subject:** Fwd: Rezoning of 262 acres of vacant land

Peggy Gutjahr  
City of Rio Communities, Mayor Pro-Tem/Councilor



505-861-6803  
360 Rio Communities Blvd.  
Rio Communities, NM 87002  
<http://www.riocommunities.net>

Begin forwarded message:

**From:** Tommy Westmoreland <[1761tgw@gmail.com](mailto:1761tgw@gmail.com)>  
**Subject:** Rezoning of 262 acres of vacant land  
**Date:** February 11, 2023 at 4:52:03 PM MST  
**To:** [tscroggins@riocommunities.net](mailto:tscroggins@riocommunities.net)  
**Cc:** [mgood@riocommunities.net](mailto:mgood@riocommunities.net), [sadair@riocommunities.net](mailto:sadair@riocommunities.net), [ibenavidez@riocommunitis.net](mailto:ibenavidez@riocommunitis.net),  
[cgood@riocommunities.net](mailto:cgood@riocommunities.net), [jramsell@riocommunities.net](mailto:jramsell@riocommunities.net), [pgutjahr@riocommunities.net](mailto:pgutjahr@riocommunities.net),  
[aapodaca@riocommunities.net](mailto:aapodaca@riocommunities.net), [lgordon@riocommunities.net](mailto:lgordon@riocommunities.net), [jwinters@riocommunities.net](mailto:jwinters@riocommunities.net),  
Martin Moore <[mmoore@riocommunities.net](mailto:mmoore@riocommunities.net)>, "[protectriocommunities@gmail.com](mailto:protectriocommunities@gmail.com)"  
<[protectriocommunities@gmail.com](mailto:protectriocommunities@gmail.com)>

Ladies and Gentlemen:

My name is Tommy Westmoreland. I reside at 458 Goddard Court. My email is [1761tgw@gmail.com](mailto:1761tgw@gmail.com). My telephone number is 505/388-6104.

Today I returned to my home to find a flyer with regards to the above issue of rezoning. I am not a member of any group but have my own opinion about this issue.

I absolutely understand the concerns about this zoning change.

Like it or not Rio Communities is going to grow. How much and how long can be debated for months and years.

We have only to look to Belen and Los Lunas. Belen was stagnant long before Rio Communities incorporated. Today I rode down Main Street in Los Lunas. I saw many successful businesses and more being built. If Rio Communities had a fraction of that success our future would be bright.

I want every one who reads this to understand what I am most concerned about.

1. Contaminated drinking water.

With all the mining that has gone on in this state I could see it as a possibility. Since uranium is mined in the four corners area and a nuclear blast occurred south of us I can see a concern. One of the most notable contents of bottled water is shredded toilet paper. We do have good water here and it is cheap. Think not try Texas. New Mexico sits on one of the largest aquifers in the continental United States. 80 percent of New Mexico water goes to agriculture.

2. Polluted air.

New Mexico has the 4th cleanest air in the United States. The pollution in Albuquerque is undeniable. Then again more than a million folks live there. We have approximately 5,000 counting all the dogs and cats. The

EPA has gone "green" more than any of you could dream. One would believe that the federal government has enough regulations on the books to protect us.

### 3. Home values decrease.

Housing values depend on supply and demand. Realtors can research a neighborhood for the last "home" sold and base their asking price. I find realtors determining value is not much better than an "appraiser". When did any of your homes depreciate? According to a recent appraisal my home is worth \$75,000 more in just 6 1/2 years since I bought it. No matter which way this goes it is guess work.

### 4. Light, noise and dust.

This state has laws and regulations for lighting. Noise? I have four wheelers racing on the mesa behind my home and up and down my alleyway. Dust? This is New Mexico. Unless your home is shrink wrapped dust will always be a problem. We sweep and dust almost everyday. Leave your auto outside the garage. That's proof that New Mexico is always on the move.

### 5. More semi-trucks.

Truckers are much more safer drivers than small vehicles. They drive millions of miles year in and out. I am more concerned about auto drivers playing cat and mouse (including four wheelers). Both 304 and 47 are state highways with maximum load range. They are designed for heavy vehicles. Volume of trucks would be a

good thing. Maybe a gas station with competitive fuel prices might benefit some.

#### 6. More train traffic.

A railroad spur? My son is an engineer for BNSF railroad. He tells me that Berkshire-Hathaway which owns BNSF wants to get rid of engineers and conductors. That should scare the heck out of anyone near a railway which Rio is not. Presently trains have 1 engineer and one conductor. AS best I can tell we do not have a railroad crossing in the city limits.

#### 7. Low paying jobs.

New Mexico has one of the largest group of people that are able to work but have dropped out of the work force. Any company that wants to come here will have to pay a decent wage or not get good workers. Some of these fast food places are not paying the 15.00 per hour. Best example is Church's Chicken in Los Lunas. Heavy industry will have a higher payroll. Good paying jobs mean our young ones can make enough money to buy a home, build one or pay high rent. If we keep the status quo Belen and Los Lunas will continue to prosper.

#### 8. Loss of view.

Having driven miles on South 47 I saw thousands of acres of undeveloped property. It isn't much of a view. The Monzanos are pretty hard to hide.

So finally I request the zoning change be approved.

A vocal minority sincerely believes this will end life as we know it. Much of the rhetoric is fear mongering without much forward thinking. Recently I was accused of working or being on the payroll of Mr. Yates. I am retired and love my life here in Rio. I have never met Mr. Yates.

I assure you all that I want this city to grow and be prosperous for all.

We can argue that some cannot see this requested change as being good thing. I do believe that the potential economic impact far outpaces the negative concerns above.

Respectfully submitted,  
*/s/*  
Tommy Westmoreland

>



## Lisa Adair

---

**From:** Mayor Joshua Ramsell  
**Sent:** Saturday, February 11, 2023 5:27 PM  
**To:** Lisa Adair  
**Subject:** Fwd: Rezoning of 262 acres of vacant land

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---

**From:** Tommy Westmoreland <1761tgw@gmail.com>  
**Sent:** Saturday, February 11, 2023 4:52:03 PM  
**To:** Thomas Scroggins <tscroggins@riocommunities.net>  
**Cc:** Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>;  
ibenavidez@riocommunitis.net <ibenavidez@riocommunitis.net>; Chad Good <cgood@riocommunities.net>; Mayor  
Joshua Ramsell <jramsell@riocommunities.net>; Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>; Councilor  
Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Councilor Lawrence Gordon <lgordon@riocommunities.net>;  
Councilor Jim Winters <jwinters@riocommunities.net>; Martin Moore <mmoore@riocommunities.net>;  
protectriocommunities@gmail.com <protectriocommunities@gmail.com>  
**Subject:** Rezoning of 262 acres of vacant land

Ladies and Gentlemen:

My name is Tommy Westmoreland. I reside at 458 Goddard Court. My email is [1761tgw@gmail.com](mailto:1761tgw@gmail.com). My telephone number is 505/388-6104.

Today I returned to my home to find a flyer with regards to the above issue of rezoning. I am not a member of any group but have my own opinion about this issue.

I absolutely understand the concerns about this zoning change.

Like it or not Rio Communities is going to grow. How much and how long can be debated for months and years.

We have only to look to Belen and Los Lunas. Belen was stagnant long before Rio Communities incorporated. Today I rode down Main Street in Los Lunas. I saw many successful businesses and more being

built. If Rio Communities had a fraction of that success our future would be bright.

I want every one who reads this to understand what I am most concerned about.

1. Contaminated drinking water.

With all the mining that has gone on in this state I could see it as a possibility. Since uranium is mined in the four corners area and a nuclear blast occurred south of us I can see a concern. One of the most notable contents of bottled water is shredded toilet paper. We do have good water here and it is cheap. Think not try Texas. New Mexico sits on one of the largest aquifers in the continental United States. 80 percent of New Mexico water goes to agriculture.

2. Polluted air.

New Mexico has the 4th cleanest air in the United States. The pollution in Albuquerque is undeniable. Then again more than a million folks live there. We have approximately 5,000 counting all the dogs and cats. The EPA has gone "green" more than any of you could dream. One would believe that the federal government has enough regulations on the books to protect us.

3. Home values decrease.

Housing values depend on supply and demand. Realtors can research a neighborhood for the last "home" sold and base their asking price. I find realtors determining value is not much better than an "appraiser". When did any of your homes depreciate? According to a recent appraisal my home is worth \$75,000 more in just 6 1/2 years since I bought it. No matter which way this goes it is guess work.

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come here will have to pay a decent wage or not get good workers. Some of these fast food places are not paying the 15.00 per hour. Best example is Church's Chicken in Los Lunas. Heavy industry will have a higher payroll. Good paying jobs mean our young ones can make enough money yo buy a home, build one or pay high rent. If we keep the status quo Belen and Los Lunas will continue to prosper.

## 8. Loss of view.

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So finally I request the zoning change be approved.

A vocal minority sincerely believes this will end life as we know it. Much of the rhetoric is fear mongering without much forward thinking. Recently I was accused of working or being on the payroll of Mr. Yates. I am retired and love my life here in Rio. I have never met Mr. Yates.

I assure you all that I want this city to grow and be prosperous for all.

We can argue that some cannot see this requested change as being good thing. I do believe that the potential economic impact far outpaces the negative concerns above.

Respectfully submitted,

/s/

Tommy Westmoreland

>

## Lisa Adair

---

**From:** Councilor Jim Winters  
**Sent:** Saturday, February 11, 2023 3:57 PM  
**To:** Lisa Adair  
**Subject:** Fw: I-3 REZONING

Lisa,

Please add to the list.

JDW

---

**From:** David Hawkins <twofeatheredhawk@yahoo.com>  
**Sent:** Saturday, February 11, 2023 1:40 PM  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>; Councilor Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>; Igordon@riocomunnities.net <lgordon@riocomunnities.net>; Councilor Jim Winters <jwinters@riocommunities.net>; Thomas Scroggins <tscroggins@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Chad Good <cgood@riocommunities.net>  
**Subject:** I-3 REZONING

To all City Councilors,

My sister and I are for the rezoning. We believe that it will bring jobs into the community as well as tax revenue. You have our support in this endeavor.

David Hawkins

Rio community resident

## **Lisa Adair**

---

**From:** Councilor Jim Winters  
**Sent:** Saturday, February 11, 2023 1:04 PM  
**To:** Lisa Adair  
**Subject:** Fw: Re-zoning

Lisa,

Can you add this comment to the P/Z Public Hearing input?

Thanks!

Jimmie Winters

---

**From:** Stanley Porch <stanleyporch@comcast.net>  
**Sent:** Saturday, February 11, 2023 11:56 AM  
**To:** Councilor Jim Winters <jwinters@riocommunities.net>  
**Subject:** Re-zoning

Dear Governing Body of Rio Communities,

Without mentioning all the points that are being spoken by concerned neighbors of ours.

We would like to ask you all to vote NO on the rezoning Proposal for the Cibola Land Inc.

We would hope that there can be a better vision for our community.

Respectfully,

Stanley and Lori Porch  
921 Lee Trevino blvd.  
505-220-5262

## Lisa Adair

---

**From:** Mayor Joshua Ramsell  
**Sent:** Thursday, February 2, 2023 1:50 PM  
**To:** Lisa Adair  
**Subject:** Fwd: Industrial Zone Wrong Path

### Joshua Ramsell

City of Rio Communities, Mayor



[505-861-6803](tel:505-861-6803)

360 Rio Communities Blvd.

Rio Communities, NM 87002

<http://www.riocommunities.net>

---

**From:** Helen Smith <capthelen46@gmail.com>  
**Sent:** Tuesday, January 17, 2023 10:46:15 AM  
**To:** Protectriocommunities@gmail.com <Protectriocommunities@gmail.com>; Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>; Councilor Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Councilor Lawrence Gordon <lgordon@riocommunities.net>; Councilor Jim Winters <jwinters@riocommunities.net>; Thomas Scroggins <tscroggins@riocommunities.net>; Ralph Fernandez <rfernandez@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; lerubin@riocommunities.net <lerubin@riocommunities.net>; Mayor Joshua Ramsell <jramsell@riocommunities.net>  
**Subject:** Industrial Zone Wrong Path

City Council, Planning and Zoning Commission,

The proposed change for rezoning an area in Rio Communities to Industrial 3 is not in the best interests of the community. Surely there are long established reasons not to put I-3 zones next to densely populated residential areas. I find it very concerning that such a move would appear to be undertaken with so little notice to the community.

1. I live at 952 Frederico Blvd, directly across the street from the "pointed" end of the zone. I do not wish to have industrial businesses across the street from my residence, blocking my view of the Manzano Mountains, which was one of the primary reasons I bought this lot to build my home.
2. Such a zone will intensely devalue my property and that of my neighbors.



3. To live 50 yards from industrial business will lead to noise, vibration, smoke, dust, particulate matter, toxins or noxious matter, humidity, heat or glare and heavy traffic of equipment or workers' vehicles on roads not designed to carry them. Rules and regulation about such hazards are routinely ignored or "accidentally" abused. This is intolerable.

4. Surely the Zoning of Rio Communities took this into consideration when establishing the original zoning of the City. Whether the land under consideration is currently zoned residential or agricultural is it located in one of the prime areas for the City to grow its homes and residents (witness the proposed development of Manzano Vista.) This City will grow because it is a prime residential area with views of open space and the mountains. Such growth will forever be ended if this zoning change takes place as no one will buy or build next to an industrial area. You will effectively halt all development in this direction, probably on both sides of Highway 47.

5. I have no information on what industries would be placed in the proposed zone, especially in an I-3 zone that NEED to be placed in such close proximity to residential areas. There is a nearby Industrial Park more appropriate to such needs.

6. I sincerely hope this is not a misguided plan to drill for oil (Harvey Yates?) which has been documented to show huge risk to our underground water supply. Similarly, other industrial activities offer a great risk of polluting the land and threatening the aquifer as well. Even the current Industrial Park is under close supervision for hazardous wastes.

7. Approving the zoning change would completely change the character of our City. Any money gained by the City from such industries would do little to offset the loss of many, many local residents who do not wish to live next to such activities. This may be a death knell to Rio Communities as anything but another Industrial Park.

8. This matter is of great concern to all residents of Rio Communities and should be put to a PUBLIC vote. If requests persist put it on the ballot of the next election held in the City. Surely there is no driving rush to quickly decide such a vital question for the future of our City.

Helen Smith, 952 Frederico Blvd, Rio Communities, NM 87002 505-861-5523  
capthelen46@gmail.com

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This email has been checked for viruses by Avast antivirus software.  
www.avast.com

## Lisa Adair

---

**From:** Martin Moore  
**Sent:** Friday, February 10, 2023 9:57 AM  
**To:** Scott Adair; Lisa Adair  
**Subject:** Re: Cibola Land Corporation

Will follow up

Sent from my Verizon, Samsung Galaxy smartphone  
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---

**From:** Scott Adair <sadair@riocommunities.net>  
**Sent:** Friday, February 10, 2023 9:38:10 AM  
**To:** Lisa Adair <ladair@riocommunities.net>; Martin Moore <mmoore@riocommunities.net>  
**Subject:** Fw: Cibola Land Corporation

---

**From:** Rob Ashbaugh <rob@stephensequipment.com>  
**Sent:** Thursday, February 9, 2023 10:38 AM  
**To:** Scott Adair <sadair@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Chad Good <cgood@riocommunities.net>  
**Subject:** Cibola Land Corporation

Hello Mr. Adair, Ms. Benavidez, and Mr. Good,

We (Stephens Properties, LP) received a public hearing notification letter regarding the Commission's upcoming hearing for Cibola Land Corporation's request to have some of their properties rezoned from Planned Development to Industrial 3.

Could you please tell me what their purpose is for this rezoning? What do they intend to build there? If there is any information available online, please let me know and I'll be happy to look at it there.

Thanks,

Rob Ashbaugh  
Stephens Properties, LP  
724-353-3363

## Lisa Adair

---

**From:** Mayor Joshua Ramsell  
**Sent:** Sunday, February 12, 2023 7:39 PM  
**To:** Lisa Adair  
**Subject:** Fwd: 16 Feb Planning and Zoning Meeting Time

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---

**From:** William Hirner <william.hirner@gmail.com>  
**Sent:** Sunday, February 12, 2023 4:31:30 PM  
**To:** Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>; Mayor Joshua Ramsell <jramsell@riocommunities.net>; Councilor Arthur (Art) Apodaca <aapodaca@riocommunities.net>; Councilor Lawrence Gordon <lgordon@riocommunities.net>; Councilor Jim Winters <jwinters@riocommunities.net>; Thomas Scroggins <tscroggins@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Chad Good <cgood@riocommunities.net>  
**Subject:** 16 Feb Planning and Zoning Meeting Time

Good Afternoon,

I am concerned the chosen time of 4 P.M. is greatly to the advantage of those who wish to pass this measure with minimal public comment. I suggest rescheduling to a later time to accommodate more interested residents of this small city and make such considerations in the future.

William Hirner

## Lisa Adair

---

**From:** Councilor Peggy Gutjahr  
**Sent:** Wednesday, February 15, 2023 5:50 AM  
**To:** Lisa Adair  
**Subject:** Fwd: opposition to zoning change  
**Attachments:** Opposition to Rezoning.docx

Sent from my iPhone

Begin forwarded message:

**From:** Linda Zaragoza <lindar.zaragoza@gmail.com>  
**Date:** February 14, 2023 at 5:05:16 PM MST  
**To:** Mayor Joshua Ramsell <jramsell@riocommunities.net>, Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>, "Councilor Arthur (Art) Apodaca" <aapodaca@riocommunities.net>, Councilor Lawrence Gordon <lgordon@riocommunities.net>, Councilor Jim Winters <jwinters@riocommunities.net>  
**Subject: opposition to zoning change**

I enclose my letter to the council in regard to the Cibola Land Corp. request for zoning change.

## Lisa Adair

---

**From:** Thomas Scroggins  
**Sent:** Tuesday, February 7, 2023 2:23 PM  
**To:** Lisa Adair  
**Cc:** Martin Moore  
**Subject:** Fw: Important Message from Resident

Lisa,

another planet heard from.

Tom

---

**From:** clo ! <feykroziin@gmail.com>  
**Sent:** Sunday, February 5, 2023 3:52 PM  
**To:** Thomas Scroggins <tscroggins@riocommunities.net>  
**Subject:** Important Message from Resident

Chairman Thomas Scroggins:

Residents of Rio Communities have initiated a call to action regarding the City Council's alleged plan to rezone 262 acres to Industrial 3. Many of us are concerned about what Cibola Land Corporation intends to do with that Land, and how it will affect the surrounding environment for the current generation and future ones. We are a growing Community, and with growth comes change. No one is opposing that change. What we oppose is the destruction and degradation of our Community, our Health, and our Quality of Life.

Our Elected Officials have been entrusted with the duty to represent the People's interests and work toward keeping Residents safe. To approve the rezoning would directly contradict what the Public has asked of our Officials, and would put current and future Residents in danger.

The purpose of this message is to urge you to reconsider this action. Say "No" to Big Oil corporations who do not care for the Land or its People. Say "No" to Heavy Industrial 3 rezoning.

Thank you for your time.

Sincerely,  
Clover Willard  
City of Rio Communities

## Lisa Adair

---

**From:** Martin Moore  
**Sent:** Friday, February 10, 2023 9:56 AM  
**To:** Scott Adair; Lisa Adair  
**Subject:** Re: HEAVY ZONING IN RIO COMMUNITIES

Acknowledged

Sent from my Verizon, Samsung Galaxy smartphone  
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---

**From:** Scott Adair <sadair@riocommunities.net>  
**Sent:** Friday, February 10, 2023 9:38:43 AM  
**To:** Lisa Adair <ladair@riocommunities.net>; Martin Moore <mmoore@riocommunities.net>  
**Subject:** Fw: HEAVY ZONING IN RIO COMMUNITIES

---

**From:** Lori K Padilla <LORIKAYVIC@msn.com>  
**Sent:** Thursday, February 9, 2023 12:19 PM  
**To:** Thomas Scroggins <tscroggins@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Chad Good <cgood@riocommunities.net>  
**Subject:** HEAVY ZONING IN RIO COMMUNITIES

I would like my voice to be heard in regards to the zoning change to 3 (three)  
I vote NO  
PLEASE affirm that my vote WILL be acknowledged.  
Thank you  
Lori Padilla  
111 Western Dr.  
Rio Communities, NM 87002

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## Lisa Adair

---

**From:** Thomas Scroggins  
**Sent:** Tuesday, February 14, 2023 4:19 PM  
**To:** Lisa Adair  
**Cc:** Martin Moore  
**Subject:** Fw: Request for a rezoning

---

**From:** steve gladwell <sbear1g@live.com>  
**Sent:** Friday, February 10, 2023 10:17 AM  
**To:** Martin Moore <mmoore@riocommunities.net>; Thomas Scroggins <tscroggins@riocommunities.net>; Melodie Good <mgood@riocommunities.net>; Scott Adair <sadair@riocommunities.net>; Adelina (Lina) Benavidez <lbenavidez@riocommunities.net>; Chad Good <cgood@riocommunities.net>  
**Subject:** Request for a rezoning

Gentleman and Ladies of Planning & Zoning & City Manager

I am writing this in response to the request by Mr Yates to rezone to industrial 3

I feel that it is very important that Mr Yates or his representative be very clear , at the feb 16 meeting, as to what his intended usage of the rezoned property will be , residents should know

I understand that Mr Yates is in the oil business

Here are my concerns= if Mr Yates moves forward with some sort of large scale oil operation , such as a oil tank farm

First - oil is not clean

Second - any oil operation of any size can be an eye sore to the community

Third -such an eye sore could and probably would decrease property values

Fourth -also a lot of trucks , heavy or otherwise , can impact road and air quality , and create excessive noise and road congestion

So, as I have stated , I believe that proposed usage of this property , should be fully discussed with residents on the

Feb 16 meeting

Thank you for your attention to this matter

Steve Gladwell- concerned Rio Comm resident

Ps - I plan to submit this response to the city so it can be read into the minutes on Feb 16 2023



## Lisa Adair

---

**From:** Councilor Peggy Gutjahr  
**Sent:** Wednesday, February 15, 2023 5:49 AM  
**To:** Lisa Adair  
**Subject:** Fwd: I-3

Sent from my iPhone

Begin forwarded message:

**From:** EDC Admin <edc.admin@riocommunities.net>  
**Date:** February 14, 2023 at 6:42:32 PM MST  
**To:** Councilor Peggy Gutjahr <pgutjahr@riocommunities.net>  
**Subject:** I-3

Hi Peggy.

I can't make the meeting thursday because we are picking up and switching cars in ABQ, but wanted to put my 2 cents in to you. I am definitely NOT in favor of a I-3 change, C-3 isn't much better but the clean businesses we want would work. I-3 opens too many avenue that the industrial industry will exploit, I BELIEVE. It would change the whole atmosphere of Rio Communities.

Thanks for everything you do for RC.  
Frank Logan

## Lalena Aragon

---

**From:** Angelo Tomedi, <atomed2@gmail.com>  
**Sent:** Wednesday, February 15, 2023 2:51 PM  
**To:** Lalena Aragon  
**Subject:** Letter to the Planning and Zoning Commission

External (atomed2@gmail.com)

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February 15, 2023

Chairman Scroggins, Vice-Chairman Fernandez, Secretary Good, Member Adair and Member Rubin  
Rio Communities Planning and Zoning Commission  
360 Rio Communities Blvd.  
Rio Communities, NM 87002

Re: Cibola Land Corporation application to rezone Planned Development to Commercial 3 zone and Industrial 3 zone

Dear Planning and Zoning Commissioners,

Thank you for the work you do as public servants. I am writing today to request that your commission deny Cibola Land Corporation's request to change 39 acres to Commercial 3 and 252 acres to Industrial 3, as these changes have potential health impacts for your community.

I am a medical doctor and I provide care to families who live in communities impacted by industrial development. I am very concerned about the serious adverse health effects of heavy industrial activities that would be allowed by the rezoning, such as oil and gas extraction, auto wrecking yards, petroleum storage, asphalt production or heavy manufacturing. Heavy industries tend to produce byproducts that pollute the air and water. The byproducts can include toxic gases, heavy metals such as mercury, lead, cadmium, and chromium, and toxic chemicals. The exposure of families, especially children, to industry-based air pollution can cause adverse effects such as cardiovascular diseases, asthma and other respiratory diseases, and even death. Heavy metal contamination from heavy industry can cause brain and nerve damage, kidney and liver problems, and cancer. Heavy metals have also been shown to pollute soil, deteriorating arable land quality and adversely impacting food safety. Oil and gas facilities, if the I3 rezoned land is used for them, can leak toxic gases, and people living close to these facilities experience increased rates of cancer, asthma, and adverse pregnancy outcomes.

By example, the Mountain View Community in the South Valley of Albuquerque which experienced continuing expansion of industry next to their residential neighborhood has been constantly exposed to fumes of Carbon Monoxide (CO), Nitrogen Oxides (NOx), Volatile Organic Compounds (VOC), Sulfur Oxides (SOx), and heavy particulate matter. All these pollutants can and do affect the health of the people living near heavy industry.

Serious adverse health risks for Rio Communities are not the legacy we want to leave to our children. As a medical doctor, I urge you to protect your residents from heavy industrial uses.

Sincerely,

Angelo Tomedi, MD  
Visiting Associate Professor  
University of New Mexico  
Department of Family and Community Medicine  
Albuquerque, NM

## Lalena Aragon

---

**From:** Ann Smith <1625buddy@gmail.com>  
**Sent:** Tuesday, February 14, 2023 2:20 PM  
**To:** Lalena Aragon  
**Subject:** NO Heavy Industrial Zoning

**Caution:** External (1625buddy@gmail.com)

First-Time Sender [Details](#)

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I am writing this letter to express my opinion regarding the above subject. I have lived in Rio Communities for the last 28 years and DO NOT want Heavy Industry in my backyard. Rio Communities is a Residential area not Heavy Industry.

I call on our Elected Officials to Represent us in this URGENT MATTER!!!!

Thank you

Ann Smith  
1625 Ben Hogan Loop  
Rio Communities, NM

## Lalena Aragon

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**From:** Elisabeth Dicharry <lgdicharry@gmail.com>  
**Sent:** Wednesday, February 15, 2023 3:00 PM  
**To:** Lalena Aragon  
**Subject:** Vote NO on Cibola Land Corp request to rezone hundreds of acres allowing heavy commercial/industrial development.

External (lgdicharry@gmail.com)

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Good Afternoon Rio Communities Planning and Zoning members,

I am a Valencia County resident. Please VOTE NO on the heavy industrial (I-3) and heavy commercial (C-3) rezoning requests from Cibola Land Corporation. In addition to writing to you in January, I attended the previous PZ meeting where the rezoning requests were discussed. I listened to all the people who asked you to DENY the request. These heavy industrial/commercial zone requests are opposed by almost all, if not all of the citizens of Rio Communities and surrounding area. If these zoning changes are approved, the quality of life for those living in the area and beyond will be negatively affected. At the meeting in January, Rio Communities and Valencia County residents listed the risks: adverse health outcomes, pollution of all kinds, declining property values, and environmental decay.

Please re-read the Vision Statement found in the Rio Communities Comprehensive Plan:

"The governance of Rio Communities is committed to fostering an informed citizenry by actively engaging and being responsive to all residents, young and old, in the planning and development of a safe and aesthetic community with a diversified local economy that offers varied sources of goods and services that sustains and improves our infrastructure; provides quality health options and resources; expands educational opportunities and enhances youth activities; encourages diversity of housing for all income levels; improves public transportation and recreational activities; recognizes the importance of preserving our past and protecting our natural resources; and revitalizing the shared qualities that we all ascribe to community and home."

Please listen to the citizens of Rio Communities and Valencia County. DENY Cibola Land Corporation's rezoning requests.

Elisabeth Dicharry  
15 Porsche Pl.  
PO Box 2578  
Los Lunas, NM 87031  
505-269-6534 (c)  
[Lgdicharry@gmail.com](mailto:lgdicharry@gmail.com)

**From:** [Karen Mundy](#)  
**To:** [Lalena Aragon](#)  
**Cc:** [Tyler Mundy](#); [Annalee Mundy](#)  
**Subject:** Proposed Industrial Park on Former Golf Course  
**Date:** Wednesday, February 15, 2023 10:56:41 AM

---

**Caution:** External (mundyappraisal@gmail.com)

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Thank you for taking my call this morning. We are emailing because we are opposed to the proposed industrial park. Mundy Brothers, Inc. owns a townhouse at 310 Horizon Vista Boulevard and in our opinion a heavy industrial complex will destroy the small town ambience of Rio Communities, which provides a relief from the congested areas of Los Lunas and Albuquerque. Not to mention all the health risks associated with being in close proximity to industrial chemicals.

Thank you in advance for your help!

Karen Mundy, Secretary  
Mundy Brothers, Inc

Sent from my iPhone

February 14, 2023

To: Rio Communities Planning and Zoning and City Council Members

Re: Cibola Land Development petition to rezone from residential to Commercial 3 zone and Industrial 3 zone

I attended Planning and Zoning Meeting on January 19, 2023, and I spoke and maintain my comments of record.

I have been a resident of Rio Communities since October, 2009, and have made my home here as my retirement home and it is a big part of my financial stability. I never in my WILDEST DREAMS thought a zoning of residential could be changed to Heavy Industrial. If there was a Heavy Industrial Park next door in city limits, I would NEVER have bought my home!!!!!! The selling point of our "Bedroom Community" with beautiful views and tranquility would be out the door if this zoning change went through and our property values would be "tanked" !!!!!!! We elected our City Council with the promise they would support what is best for Rio Communities, hopefully, that will be true in the outcome of this petition.

We do not have the police department to support this as just working on getting it started. We have a VOLUNTEER fire department which cannot support a Heavy Industrial Park. It would have to be a major fire department with much training how to handle a catastrophe in an evacuation situation. We have recently experienced noxious fumes that suggested to evacuate if having health issues, do we need more facilities that this could happen? Do not think so. Also, our water system is not even run by the city and do not need an Industrial Park taking our water and contaminating it and also goes for the sewer system of Rio Communities.

Attached is a flyer from Protect Rio Communities and agree with all

DESTROY RIO COMMUNITIES!!! We have worked hard to become a city  
and that would be such a loss.

Make this of record for Planning and Zoning Meeting, February 16, 2023 at  
4:00 pm.

Marsha Walton

111 El Mundo Rd

Rio Communities, NM 87002

A handwritten signature in black ink that reads "Marsha Walton". The signature is written in a cursive, flowing style.

Att. From Protect Rio Communities

*PS: We Can do better  
than this!!!*





**SHOW UP!  
SPEAK UP!**

# Heavy Industry Near Homes

**February 16th**

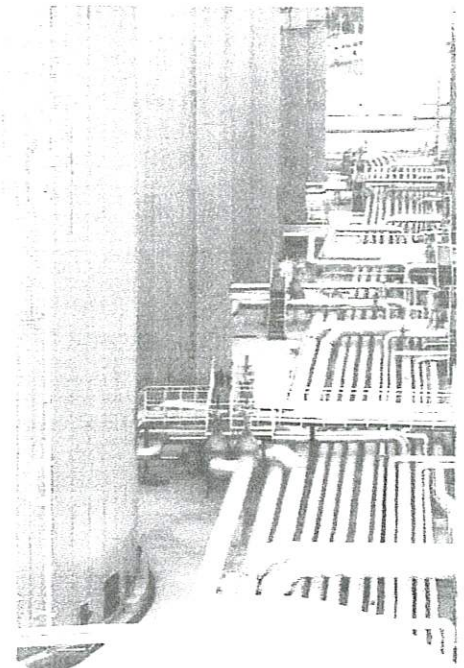
**4pm**

**360 Rio Comm. Blvd.**

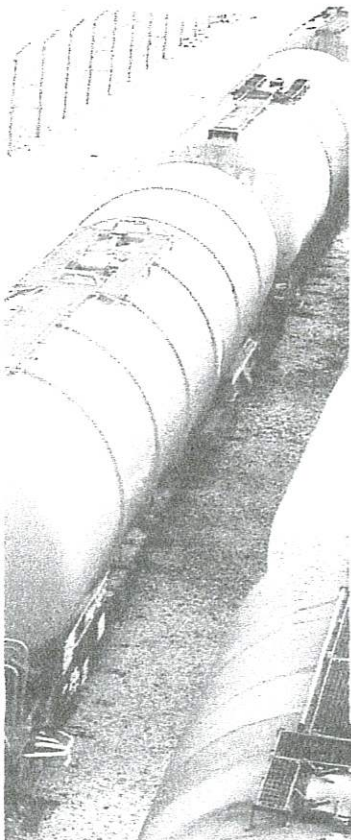


## Impacts of Heavy Industry

- **Contaminated Drinking Water**
- **Polluted Air**
- **Home Values Decrease**
- **Light, Noise, Dust**
- **More Semi-Trucks**
- **More Train Traffic**
- **Low paying jobs**
- **Loss of Views**



**Say NO to  
Heavy  
Industry  
(I-3)  
Rezoning**



## PROTECT RC

We are a group of concerned citizens striving to preserve our quality of life, our health, and the legacy of our Community.

We call on our elected officials to REPRESENT US.

STAND UP and SPEAK OUT against Heavy Industry.

## HEAVY INDUSTRY (I-3)

Cibola Land, Inc, is requesting to rezone 262 acres of vacant land south of the Golf Course into a Heavy Industrial (I-3) Zone.

Cibola Land is planning to create a 500 Acre MEGA INDUSTRIAL COMPLEX in Rio Communities.

City Councilors MUST SAY NO to Heavy Industry.

## GET INVOLVED

Speak Feb 16th 4pm

Join Our Email List

Attend Community Meetings

Sign Our Petition

[ProtectRioCommunities@gmail.com](mailto:ProtectRioCommunities@gmail.com)

## Lalena Aragon

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**From:** Rhonda Black <nmrojarb972@gmail.com>  
**Sent:** Monday, February 13, 2023 11:58 AM  
**To:** Lalena Aragon

**Caution:** External (nmrojarb972@gmail.com)

First-Time Sender [Details](#)

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My name is Rhonda Black, myself and family of 5 are residents of Rio Communities and as concerned citizens we are asking you to vote "NO" to Heavy Industry (1-3) Rezoning. We have too much air pollution from Mesa Oil, any additional impacts on our environment would be catastrophic!

Rhonda Black

132 Damon St, Rio Communities, NM 87002

505-322-0703

[Nmrojarb972@gmail.com](mailto:Nmrojarb972@gmail.com)

## Request for a rezoning

steve gladwell <sbear1g@live.com>

Fri 2/10/2023 11:17 AM

To: mmoore@riocommunities.net <mmoore@riocommunities.net>; tscroggins@riocommunities.net <tscroggins@riocommunities.net>; mgood@riocommunities.net <mgood@riocommunities.net>; sadair@riocommunities.net <sadair@riocommunities.net>; lbenavidez@riocommunities.net <lbenavidez@riocommunities.net>; cgood@riocommunities.net <cgood@riocommunities.net>  
Gentleman and Ladies of Planning & Zoning & City Manager

I am writing this in response to the request by Mr Yates to rezone to industrial 3

I feel that it is very important that Mr Yates or his representative be very clear , at the feb 16 meeting, as to what his intended usage of the rezoned property will be , residents should know

I understand that Mr Yates is in the oil business

Here are my concerns= if Mr Yates moves forward with some sort of large scale oil operation , such as a oil tank farm

First - oil is not clean

Second - any oil operation of any size can be an eye sore to the community

Third -such an eye sore could and probably would decrease property values

Fourth -also a lot of trucks , heavy or otherwise , can impact road and air quality , and create excessive noise and road congestion

So, as I have stated , I believe that proposed usage of this property , should be fully discussed with residents on the Feb 16 meeting

Thank you for your attention to this matter

Steve Gladwell- concerned Rio Comm resident

RECEIVED

FEB 13 2023

City of Rio Communities

Lalena Aragon  
Deputy Clerk

Ps - I plan to submit this response to the city so it can be read into the minutes on Feb 16 2023