

NAACA Board Meeting Minutes: May 6, 2026, Sandia Pres. Church Classroom, 5:15pm

Attendees: Bonnie Greiner, David Neale, David Harris, Lisa Baughman, Mel Freeman, Amber Logan, PJ Valencia and guests: Dave Baughman, and Jack Cadogan

- 1) Call to Order by PJ Valencia 5:16 PM
- 2) Approval of April 2026 Meeting Minutes: PJ Valencia
 - A. Vote to approve motion by Amber Logan, second by Mel Freeman, unanimously approved
- 3) Treasurer's Report and Approval for: March 2026: Amber Logan
 - A. Motion to approve by Bonnie Greiner, second by Lisa Baughman, unanimously approved
 - B. April Financials not ready- will be reviewed at next board meeting.
 - C. GoDaddy renewals for website and related emails due in July: \$630.00 + tax
Vote to approve by Lisa Baughman, second by Mel Freeman, unanimously approved.
- 4) PNM Substation-transmission route: Bernalillo County Commission Hearing- Continuation: 5/12/26 @3pm
 - A. Technical Working Group- Jack Cadogan and Dave Baughman
Jack Cadogan and Dave Baughman attended a meeting with PNM, and appellants (Sandia Heights, NAA resident opposition). The meeting was cordial with different views on substation placement and overhead transmission lines. PNM stated their principles in decision making for substation site and transmission line route and included following Bernco Facility Plan's guidance of prudent avoidance.
TWG asked to validate the non-public data for energy demand and site selection. PNM has sent NDA's to TWG. Appellants are having their legal review before signing.
 - B. PNM survey for underground obstructions for towers complete, both Tramway and Eubank viable.
PNM reconfirmed their original permit application has not changed and following prudent avoidance for transmission route, Tramway is the preferred route.
 - a. NAACA Board vote: Stance remains unchanged. Unanimous that transmission route follows prudent avoidance of sensitive receptor populations.
 - C. To be included in the latest BernCo staff report, Covenant Day Care parents sent BCC letters/petition asking for Prudent Avoidance principles and use Tramway route for transmission route.
 - D. Advice from Attorney: Hess Yntema -Phone meeting 5/5/26 with PJ Valencia, Lisa Baughman and Wayland Adams
 - a. Continue using previous oral statements since our stance has not changed. We request BCC to rule based on proposed Substation and Transmission Route as one and route location (both to follow prudent avoidance of sensitive receptors and not be located along Eubank).
 - E. BernCo
 - a. BernCo has not completed surveys that the BCC had requested in last hearing.
 - i. BernCo Manager, staff will be requesting BCC funds (around 1 million) and 9 months to hire and perform surveys for burying transmission lines.
- 5) New Business: PJ Valencia
 - A. BernCo Zoning Hearing: May 13, 2026
 - a. ZA2026-0074 (D-22) N. East Brittney Higgins, agent for Leslie C. & Cynthia A. Higgins, requests conditional use approval to allow a Home Occupation (photography studio) with visits to the site from clients, 11800 Santa Monica Dr. NE -
 - i. This is a conditional use and not an issue.
 - b. ZA2026-0075 (C-21) N. East Shane M. & Lindsay R. Whitmore, request conditional use approval to allow a secondary dwelling unit (1,000 sq. ft.), at 10601 Signal Ave. NE
 - i. Conditional use up to 1000 sq ft.
 - B. BernCo CPC Hearing May 6, 2026: PJ Valencia
 - a. Zoning- Planning and Development
 - i. Amendments to Comprehensive Zoning Ordinance due to Governor signed Chapter 62, Act relating to Childcare:
 1. From letter sent to NAACA: Home childcare as permissive use instead of a conditional use in R2, Apartment and CN Neighborhood commercial Zone
 - C. Spring Event Planning: David Neale: Community Flea Market: 6/6/26 @ Sandia Presbyterian Parking Lot 7:30am-11
 - a. Event cancelled, too many restrictions and cost prohibitive to hold event.
 - b. Will investigate another community event in the fall such as a car show.
 - i. September 2026
 - D. BernCo Neighborhood Grant: PJ Valencia

- a. Application due by June 5, 2026
 - i. Wanted to reapply for community sign, but problem with securing a central location.
 - ii. Will review application and contact Commissioner Walt Benson for assistance.

E. Board Meeting Day and times: PJ Valencia

- a. 5:15P on Wednesday work for everyone.
- b. A meeting calendar will be sent out soon.
 - i. Reminder to board members that a monthly meeting will be scheduled, but if nothing is happening that month, we will cancel meeting (with advanced notice).

6) Old Business: PJ Valencia

A. The Recovery House: PJ Valencia

- a. Applicant withdrew appeal and Hearing was cancelled and considered a closed case.
- b. TRH indicated to BernCo that they were soon moving from this residence. The County will be actively monitoring to see that they relocate in a timely manner and hence did not set an official enforcement of "cease operations" date. They will go the judicial route if TRH is proving not to be actively relocating.
 - i. No firm date to move.
 - ii. Tentatively, the neighbor claimed, owner said: May 14th 2026.
- c. BernCo said they are aware TRH is continually operating unpermissively.

7) Any other business: none

8) Adjournment: 6:26PM Motion by Bonnie Greiner, Second: Mel Freeman, unanimously approved.

9) Next Board Meeting: TBD a meeting calendar email will be sent out soon.