



THE NAVAJO NATION

TOHATCHI COMMUNITY LAND USE PLANNING COMMITTEE

Post Office Box 287 Tohatchi, New Mexico 87325 Tel: (505) 733-2845/2846

Elvis Bitsilly
President

Larry Rodgers
Vice-President

Delphine Bitsilly
Recorder

Fern Spencer
Member

Byron Bitsoie, Sr.
Member

AGENDA

Tuesday December 19, 2023 @ 9a

Tohatchi Chapter

Teleconference# 1+2532158782

ID: 4311314751

Passcode: 230694

DEC 21 PM 12:57

- I. Call to Order: Time: _____
- II. Roll Call:
- III. Invocation:
- IV. Introduction of Guests:
- V. Approval of Agenda:
- VI. Approval of Minutes: November 27, 2023
- VII. Old Business:
- VIII. New Business:
 - A. 2024 CLUPC Plan of Operation Review/ 2nd Amendment Approval
 - A. Community Land Use Plan Recertification review/process.
 - B. 5-year Land Withdrawal for Professional Housing and Commercial Development.
 - C. Land Designations for Commercial Development along Highway 491.
 - D. Multi-Purpose Building Land designation.
 - E. Rural Addressing Status
- IX. Resolutions:
- X. Announcements:
- XI. Next Meeting Date & Time
- XII. Adjournment/ Time



THE NAVAJO NATION

TOHATCHI COMMUNITY LAND USE PLANNING COMMITTEE

Post Office Box 287 Tohatchi, New Mexico 87325 Tel: (505) 733-2845/2846

Elvis Bitsilly
President

Larry Rodgers
Vice-President

Delphine Bitsilly
Recorder

Fern Spencer
Member

Byron Bitsoie, Sr.
Member

Tohatchi Chapter Community Land Use Planning Committee Minutes December 19, 2023

- I. MEETING CALL TO ORDER: 9:20 am
- II. ROLL CALL: Elvis Bitsilly, Larry Rodgers, Delphine Bitsilly, Fern Spencer, Byron Bitsoie, Sr.
- III. INVOCATION: Fern Spencer
- IV. INTRODUCTIONS OF GUESTS: Sonny Moore, Doris Benallie, Maria Allison
- V. APPROVAL OF AGENDA: reading by Delphine Bitsilly

M: Larry Rodgers 2nd: Fern Spencer Vote: 3-0-1

- VI. APPROVAL OF MINUTES: November 27, 2023

*Accept Work Session minutes as is, read on your own.

M: Larry Rodgers 2nd: Fern Spencer Vote: 3-0-1

- VII. OLD BUSINESS:

- A. 2024 CLUPC Plan of Operation Review/2nd Amendment Approval

***Elvis Bitsilly** – only change from previous Work Session minutes is the stipend increase, upgrade to \$150.00 from \$125.00, rescind the change from \$150.00 to \$125.00, all chapters are at \$125.00 is the policy for all CLUPC members including the certified chapters, to change we have to go to the council delegates to make the dollar increase; ***Fern Spencer** – two years of service for CLUPC, do we have to go to the council to make the change; ***Elvis Bitsilly** – no, it is our decision as the local CLUPC members to serve a two year term, council delegates will have to submit legislation to make CLUPC changes, chapter officials will have to make an amendment to the Plan of Operation; ***Larry Rodgers** – amended changes to the Plan of Operation, handout of the Resolution and Plan of Operation was given to us, no year needs to be added to the resolution, changes are in red are the recommended changes, a review of the Plan of Operation was presented by Larry; ***Fern Spencer** – Section 5-A, we are held to 12 meetings, last month we already had two meetings, does that count as a meeting, ***Sonny Moore** – as long as we get 12 in a fiscal year, ***Elvis Bitsilly** – second meeting was a work session meeting, our first meeting was November 7, we only have 10 meetings as a committee per year plus we have 2 extra meetings for this year since we have carry over funds to cover and makes it 12; ***Sonny Moore** – as long as you have 12 meetings in the fiscal year; ***Byron Bitsoie** – it is 12 meetings; ***Larry Rodgers** – we can have meetings and not get paid, on a volunteer basis, ***Sonny Moore** – Plan of Operation looks good with more clarity and with the updates, can present this tomorrow at Chapter Meeting; ***Byron Bitsoie** – question - under Duty and Responsibilities - should a member oversee the website online for the chapter; ***Doris Benallie** – according to the

5 Management Plan, Title 21 and 26, you must advertise these vacant positions for CLUPC membership to the media and public, why it's not included in the Plan of Operation, President doesn't have the authority to nominate: ***Sonny Moore** – it should be under Section 4-E; ***Larry Rodgers** – add announcement to the media and public in Section 4-E, it should be announce at the Chapter Meetings; ***Sonny Moore** – agree with Doris Benallie to add public announcement for vacancy to Section 4-E; ***Doris Benallie** – when the nomination has been made, you will appoint whoever the committee will nominate, those nominated will apply and submit letter to the chapter then it will go through with a resolution; ***Larry Rodgers** – will add the new language to the Plan of Operation Section 4-E, send a revise version to Chapter President, Mr. Sonny Moore who will present the amended Plan of Operation at the Chapter Meeting, motion to accept the 2024 CLUPC Plan of Operation Review/2nd Amendment Approval.

M: Larry Rodgers 2nd: Fern Spencer Vote: 4-0-1

***Elvis Bitsilly** – thank you Larry Rodgers for your work in editing the Plan of Operation;
***Sonny Moore** – online website for Chapter, Fern Spencer will be the webmaster for uploading information on the Chapter website for CLUPC; ***Maria Allison** – Janice will not be available after this Friday and will return the end of January 2024.

VIII. New Business:

A. Community Land Use Plan Recertification review/process.

***Elvis Bitsilly** – my understanding the Recertification is every 5 years, the old Land Use Plan the chapter has was shown on the overhead, got this from Community Development website, all the CLUPC Land Use Plan; ***Sonny Moore** – in 2013 the CLUPC and officials worked on this document, worked with Shunek Ortiz a graduate student from UNM who worked with us on another plan, extensive document to review and copy to a flash drive; ***Larry Rodgers** – this may require a work session to review the document, I do have a current copy and I have looked at it, it's detail and should be simple, the mapping is the most important one, what land is use for what, where are the projects, what minerals on this mountain; ***Elvis Bitsilly** – document is outdated, DCD should remove this document from their website and update this document, we need to review the second approved document; ***Sonny Moore** – we're working on the audit, 2 exceptions are left, January 2024 will be the audit reviews, if people want to move to certify this chapter, our Land Use Plan will need to be updated, present the audit findings with the Land Use Plan to the community, RDC has the final approval; ***Elvis Bitsilly** – our CLUPC committee can make the changes, as a committee we can make these changes ourselves; ***Sonny Moore** – next meeting invite DCD to come and give recommendations for the changes in the Land Use Plan to help with changes; ***Fern Spencer** – when can we meet to review the Land Use Plan, recommend to meet January 8 or 9, 2024, January 16, 2024 is our next CLUPC meeting; ***Elvis Bitsilly** – recommended January 8 or 9 to have a Work Session to review the current CLUPC Land Use Plan document, ***Larry Rodgers** - review of the Community Project List (handout), map out specific project sites; ***Fern Spencer** – January 9, 2024 at 9:00 am to 12:00 pm to meet to review Land Use Plan document; ***Elvis Bitsilly** – are we allowed a Work Session; ***Maria Allison** – you're only allowed 3 Work Sessions for the year, you used one Work Session, you have 2 Work Sessions left, on top of the 12; ***Delphine Bitsilly** – is this a voluntarily Work Session meeting, no paid; ***Larry Rodgers** – we don't need minutes; ***Byron Bitsoie** – will be good to have minutes, sign in sheet, agenda for January 9, 2024 at 9:00 am at Tohatchi Chapter House to show the public we had this Work Session and what we worked on; ***Fern Spencer** – Delphine can edit as we go along the document; ***Doris Benallie** – when you go to the work

session, can you have a copy of the old plans that existed the last 10 years to coincide with the progress here?; ***Larry Rodgers** – the Community Project List will be added to the updated Land Use Plan, have a map of Tohatchi to mark on to show us what project is here, where are the existing leases, what's vacant, we need to be proactive to get projects going and get the support; ***Sonny Moore** – the overall plan for the students is to have access to academics, have our own Career/Vocational Path here at our local area, I want to write a letter to the School Board, need statistics and want to hear from the Superintendent, Mike Hyatt; ***Byron Bitsoie** – Chinle has two colleges, San Juan has a college, get apartments; ***Doris Benallie** – Tohatchi Mid School was awarded for bringing up their grades, awarded a bonus; ***Fern Spencer** – there's a difference when the students go from the Mid School to the High School especially in Math and English, when students go to college they needed these classes, longer school hours and vacation time, we need vocational classes to return.

B. 5-year Land Withdrawal for Professional Housing and Commercial Development.

***Elvis Bitsilly** – an ongoing project for years, what do we need to do with the 5 year land withdrawal process; ***Larry Rodgers** – can you mention why it's 5-year; ***Sonny Moore** – it's called a 5 year Designation, implemented by Natural Resources and Land Department, it allows a chapter without doing a formal land withdrawal, there's potential along Highway 491 for Professional Development; ***Byron Bitsoie** – gldd.org, Land Withdrawal Designation; flow chart 1-4, 5 – it's given a 5 year Environmental Clearance, follow the flow chart, questions mostly come from 3 and 4, describe the flow chart for approval; ***Fern Spencer** – how long does this take?; ***Byron Bitsoie** – it can take a couple months, less than a year, you need the consents, need coordinates; ***Elvis Bitsilly** – who is responsible for this?; ***Byron Bitsoie** – the chapter is responsible; ***Larry Rodgers** – need a drawing for the land designated for apartments, housing and public facilities, plan where buildings would go and have a map to mark on; ***Byron Bitsoie** – we need to distinguish which land will be for apartments and housing; ***Larry Rodgers** – who will be responsible for the chapter to lease out the land, is the chapter the only one to lease out the land?, chapter will be LGA certified; ***Sonny Moore** – Maria, what we are doing, Fund 01 is unrestricted, Fund 10 is CLUPC money, Fund 03 to hire professionals but is restricted, Fund 23 which is the sales tax, to ask for additional services which will happen in the future, Navajo Housing Authority – here's our map, we have land to work with and draw interest to build; ***Elvis Bitsilly** – this checklist is what we start with, what do we need to do to start this?, it's an application startup, who is the applicant, it would be the Chapter, these are the steps to start, DCD has nothing to do with this plan, it's our plan, it's here why can't we start now, we have a majority of the steps filled out, they need to follow up and retrieve the documents, it's a community project, it's simple and we're making it hard; ***Fern Spencer** – if we start now, we get the process started then what happens when others come in, do they start over again on a project, why can't we start now?, if we get credited, do we have to go through all those offices, how far are we from getting credited?; ***Sonny Moore** – depending on our January 2024 meeting with the auditors, we have to be cleared from the audit findings, it's also up to the community if they want to become a certified chapter; ***Elvis Bitsilly** – review from the auditors, if they find other finding non-compliances, then it will take longer to get certified, we may have new chapter officials and those officials may or may not know about the audit and may start over, we still have to follow Navajo Nation Policies whether we get certified or not, we have to find our own money, grants; ***Byron Bitsoie** – flow chart – application for Community Development, everything is there and self-explanatory.

C. Land Designations for Commercial Development along Highway 491.

***Elvis Bitsilly** – didn't Chapter already do a Land Designation for Commercial Development?, there are 5 business sites designated, there are records of land designation; ***Larry Rodgers** – those maps showing in the hall, if GPS has been done then we don't need to worry about them; is there land identified, new land needs to be GPS; ***Byron Bitsoie** – you can use the same survey tracts; ***Sonny Moore** – need to find documents from the past officials to see where the tracts are, looking at the infrastructure west of the Highway 491, how many businesses can we have that will run off the current infrastructure of water, electricity, not sure about infrastructure east of Highway 491; ***Larry Rodgers** – between B-C add, separate heading on the agenda; ***Byron Bitsoie** – will print a map of Tohatchi area includes along the highway.

D. Multi-Purpose Building Land designation.

***Elvis Bitsilly** – part of the land withdrawal presented by Sonny Moore, is this part of the CLUPC; ***Larry Rodgers** – is there land withdrawal for this building; ***Elvis Bitsilly** – the baseball field, is this part of the CLUPC?; ***Fern Spencer** – is there land designated?; ***Sonny Moore** – we were concentrating on other fully funded projects, currently we're working on the Highway Lighting, no not funded, where it will be located – location, size, a building for community gatherings for up to 200 people, meeting rooms for committees, can we put the Senior Center inside the building?, Senior Center want a new building, there's been money designated to a new Senior Center from the State, where can we put this multi-purpose building including Senior Center, let's start talking now about this new project?; ***Elvis Bitsilly** – it may not happen due to liability with the programs, to house all the committees in one building will have issues, I'm in favor of having a Senior Center, they should have their own infrastructure, they can use the building for events, it will all come down to funding and withdrawal; ***Byron Bitsoie** – Public Safety Building should be completed before we continue to other projects, prioritized the projects; ***Sonny Moore** – we have resolutions with estimates, Delores Greyeyes, they had a project manager on board, we hired an architect and money ran out, Council Delegate Notah and Delores Greyeyes are seeking funds for Parsons, money is being sought right now to continue this project, at the request of Delores Greyeyes, lets advertise and choose the architect, asking CLUPC to move Multi-Purpose up the priority list to 2 or 3 with the design since we have the funds; finding money for Parsons, working with Senator Pinto and Representative Johnson for money; ***Larry Rodgers** – have you looked at Design and Engineering?, why can't we use the same design with the architect from Twin Arrows?, Parsons against the design, if we work with Design and Engineering the design can be modified and may cost less; ***Elvis Bitsilly** – it will be under Public Safety, their plans and building, and they will run the facility; ***Fern Spencer** – can we get our own architect?, how long will this take?, what do we need to do?; ***Byron Bitsoie** – meet with Delegate Notah and ask him questions; ***Sonny Moore** – Council Delegate Notah and Delores Greyeyes to look for money; ***Elvis Bitsilly** – Eugenie Charles-Newton has the money to fund the Public Safety Building, Delegate Notah will need to work with Eugenie Charles-Newton on getting the funding, there's money there, we need \$8 million, need to work with the officials; ***Larry Rodgers** – Jamie Henio got \$13 million for the Public Safety Building for Ramah.

E. Rural Addressing Status

***Elvis Bitsilly** - \$35 million is with Public Safety, how do we get this money?, talk to Delegate Notah and contact LDA Ansley Curley, we already have the data for this community, money is coming from ARPA; ***Larry Rodgers** – we met with McKinley County, they are willing to work with us, \$35 million was given to Department of Public Safety, invite who is responsible for the Rural Addressing Money for DPS to attend February meeting, ***Byron Bitsoie** – who has that money?, ***Sonny Moore** – money is with Tom Platero, FRF; ***Larry Rodgers** – my understanding from Ansley Curley is that they're going to contract someone to do this work;

whomever is going to do this project will need to give us a report; ***Byron Bitsoie** - update on Phone with **Mr. Ansley Curley**, Law & Order Committee Work Session, update on Public Safety building and Rural Addressing, project has come to an halt, no funds to run the project management firm, there is some money in the account for management services for Parsons, Dr, Delores Greyeyes access the special revenue for these types of projects, special revenue applies only to public safety issues, judicial issues and related to law enforcement, RFQ – advertise went out and one party respond, there is a request to readvertise by the chapter; ***Elvis Bitsilly** – Delegate Notah can draw legislation and lobby with other Delegates, Vince James, Andy Nez, Eugenia Charles-Newton can give the support; Public Safety Building and Highway 491 Lighting, the two projects should coincide on the legislation: ***Ansley Curley** – a letter to support this request to Delegate Notah; Highway 491 Lighting is in Legislation; ***Larry Rodgers** – can we have DPS at our February meeting?, regarding the process for legislative projects?, ***Ansley Curley** – items have been on the priority list, NM caucus and they discussed those priorities and given to the state; Rural Addressing, Department of Public Safety will be in charge of this project, \$35 million, completed by mid-January \$7.8 million for contractor; ***Byron Bitsoie** – get with Eugenia Charley-Newton and Delegate Nathan Notah regarding the Public Safety Building, they made a selection and need to find out who the contractor is.

M: Byron Bitsoie 2nd: Larry Rodgers Vote: 4-0-1

- IX. RESOLUTIONS: NONE**
- X. ANNOUNCEMENTS: January 9, 2024, Work Session @ 9:00 am**
- XI. NEXT MEETING DATE & TIME: January 16, 2024 @ 9:00 am**
- XII. ADJOURNMENT TIME: 12:35 pm**

Recorder - Delphine Bitsilly