



# 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

**Pernell Halona**  
Vice-President

**Delphine Bitsilly**  
Recorder

**Fern Spencer**  
Member

**Priscilla Duncan**  
Member

## TOHATCHI COMMUNITY LAND USE PLANNING COMMITTEE MEETING MINUTES JUNE 23, 2025

- I. Call to Order: Time: 9:15 am Roll Call: 5 Invocation: Fern Spencer
- II. Guests: Gerald Moore
- III. Approval of Agenda:

Motion to add in New Business C. Homesite New Location - Tohatchi

Motion: Pernell Halona 2<sup>nd</sup>: Priscilla Duncan Vote: 4-0-2

- IV. Approval of Minutes: Tuesday May 20, 2025

Motion to waive and read on your own:

Motion: Pernell Halona 2<sup>nd</sup>: Fern Spencer Vote: 4-0-2

- V. Old Business:

### A. Tohatchi Community Land Use Plan-update and status review.

**Elvis Bitsilly** – this topic will be on agenda at every meeting since we are working on this and we need to continue to follow up with any new information from us, we have been assigned sections; **Fern Spencer** – did our Vice President ask her brother on the information he worked on; **Pernell Halona** – she didn't receive anything; **Elvis Bitsilly** – what information was it; **Fern Spencer** – it had to do with housing and data he had; **Elvis Bitsilly** – we have copies of those, information of the current GPS readings; **Fern Spencer** – the information was up to date that he got; **Elvis Bitsilly** – yes; **Pernell Halona** – I was only getting information regarding the census, she stated he doesn't have it anymore; **Priscilla Duncan** – what year was that; **Pernell Halona** – it was 2010, I do have the data from 2020; **Elvis Bitsilly** – so you have the data right now; **Pernell Halona** – I do have the data for all the 2020 stuff in that book, I'll add this in; **Elvis Bitsilly** - the information is from DCD, other information should be deleted from the main copy I have, this can be considered a work session, have you guys got your portion done or updated, any questions on your sections, next meeting we have to put data together, line it all up and put it together; **Pernell Halona** – who will collect the stuff, get the information; **Delphine Bitsilly** – I will collect the information; **Elvis Bitsilly** – Delphine has the template information on it, it's been a month or two since we got into this; **Fern Spencer** – I thought we already went over this; **Pernell Halona** – we did we just need to go over some things; **Elvis Bitsilly** – go over section by section, and make a final determination; **Fern Spencer** – when you have the CLUPC members like the president and all that, are all the records given to the chapter or someone that they did previously; **Pernell Halona** – like running information, files are here for years and years; **Fern Spencer** – that should be a stipulation when you leave CLUPC and turn in all materials; **Elvis Bitsilly** – not that I know of since we've been here, Janice said no, previous CLUPC that existed they may have provided some information, they are outdated; **Fern Spencer** – I have all the stuff since I started; **Elvis Bitsilly** – the consultant who did the overall plan has that information, I have a copy of that, what's here at the chapter doesn't exist, we'll make it happen,



we'll make hard copies, a log or file folder, it will be for record purposes and it should be on file anyway, I gave us a timeline of July 31<sup>st</sup> – August 1<sup>st</sup> to get this done, we have the whole month of July, by our July meeting we can get this put together; **Pernell Halona** - all I need is to submit it, it's all done and need to be combine now; **Elvis Bitsilly** – what do you guys think, is this a plan; **Pernell Halona** – if we try to get it done by next meeting, yes; **Elvis Bitsilly** – I'll just have the Plan of Operation for next meeting, it will be a considered a work session, put our documents together, all the data and information will need to be scanned and put on a jump drive for final document, we would get a copy of it, we are our own consultant and planners, if we had a planner they would be doing all this for us, we decided to do ourselves; **Pernell Halona** – we can get it done; **Delphine Bitsilly** – when we put this together and I get all the information, I have questions on my 11x14 sheets of paper for section 7, I don't know how to shrink it to a 8x11 to put in the manual, when I print should I fold the 11x14 sheet, in section 7 there are 11x14 sheets; **Fern Spencer** – can you go to UPS and ask them to do that for you; **Delphine Bitsilly** – I can and I have my own printer now; **Fern Spencer** – they can help you; **Delphine Bitsilly** – I can do that; **Fern Spencer** – do a master one then you can print; **Delphine Bitsilly** – a lot of them are longer than this manual, I tried to figure it out on my printer and I couldn't get it at home, when I get it I can go to the UPS store and minimize it to 8x11, make sure when you're doing your section put the page number on it, never mind because I'm going to continue the page numbers for each section, 1-10 then 11-20, and so forth, I'll do my best when you give it all to me, I have to edit the index, do a lot of editing and word processing, I have to tweet some things in my section 7 and print to see how it will come out; **Elvis Bitsilly** – we will follow this manual, some of our copies got mixed up by the printing we got done by Economic Development; **Pernell Halona** – the lady who put them together mixed it all up; **Fern Spencer** – on top are we going to change it or leave it; **Delphine Bitsilly** – I think we talked about changing it around like the date and keep everything else; **Fern Spencer** – I want the mountain on it; **Delphine Bitsilly** – I looked at it and see what pages will be eliminated; **Pernell Halona** – when do you want my stuff; **Delphine Bitsilly** – you can give it to me if you have your work now, if not when you have it you can contact me; **Pernell Halona** – here's mine and on top it has section 3.3; **Elvis Bitsilly** – July 15<sup>th</sup> this will be main item on agenda; **Delphine Bitsilly** – these are all your sections 1,2; **Pernell Halona** – it has it on top, you will see the paperwork for the transportation.

## VI. New Business:

### A. CLUPC Plan of Operation 2025-2026

**Elvis Bitsilly** – this will be presented at the chapter meeting on Wednesday, I cannot present this so the Vice President will present this information; **Pernell Halona** – are you going to put this on the board so the people can read it, or hand out to everyone; **Elvis Bitsilly** – I'm going to scan this for you and put it on the monitor; **Pernell Halona** – I guess I should have put this in a long time ago, I don't know how everyone thinks about it, paycheck – when you get paid, we should have done this at the very beginning, the first paycheck you get you don't get a paycheck until the second meeting, like now we're having a meeting today and we'll have a paycheck today from last month's meeting, when you get hired on in a job, you start working and you don't get paid for a month, the first paycheck you get is for the first two weeks you worked, that's the way we should have done this one, waiting every month until you get done, we're sitting here having them do their paychecks, it comes at the most inopportune time, just mail it to me, if we had it to where and getting a paycheck every week, show up to the meeting, every month - like now when you show up at the meeting you will get a paycheck for last month's meeting; **Fern Spencer** – if you don't show up at this meeting you won't get a paycheck; **Pernell Halona** – you won't get a paycheck the next meeting, until you hit the next meeting then you'll get another paycheck; **Fern Spencer** – it that okay with Window Rock or whoever gives us; **Pernell Halona** – I don't know; **Priscilla Duncan** – why



is that a concern; **Pernell Halona** – well it's just the way it is, for me it is, they call me at an inopportune time, come get your check, I just leave it there for days, when I do finally come here they tell me we put it in the mail; **Fern Spencer** – you have that option for mail; **Pernell Halona** – it don't work, I scratched those things off and it don't work, they don't use that to tell you it's ready or not, it should have been started that way from the beginning so every time to come to the meeting you will get last month's paycheck, then you start next month's meeting; **Elvis Bitsilly** – today's claim; **Pernell Halona** – to be paid until next month's meeting, if this was my very first meeting, I'm not going to get a paycheck but I'll get it on my next meeting, from that point on every meeting you come you will get a paycheck for every meeting you come; **Fern Spencer** – isn't the stipulation that she has to have the minutes first; **Pernell Halona** – yeah, she has a deadline, she's rushing to do it all and by the time she turns it in, it's a week later; **Fern Spencer** – I thought it's her evidence of us being there at the meeting; **Pernell Halona** – it's still the same; **Fern Spencer** – what if you missed a meeting, you won't get a paycheck; **Elvis Bitsilly** – let her explain what she has to do to get the stipend paid out, it does come before our next meeting, it comes within the 10 day period after our meeting, it relies on the meeting minutes, it goes to the administration and their schedule, they determine when the payout comes to us, now that I'm on board, we have a new Vice President we do the signature with the stipend checks; **Pernell Halona** – how much of a problem would it be to do it that way; **Delphine Bitsilly** – in the Plan of Operation after every meeting, the minutes have to be turned in within ten days, that is what it says and why I have to do this within ten days, I bring everything in, the documents, claim forms, sign in, agenda and meetings, those come here and I turn them in to the chapter, whoever is here the chapter official signature, they print out the checks, it's within ten days that I have to turn all documents in; **Pernell Halona** – after you turn in, how many days before the chapter; **Delphine Bitsilly** – I don't know, depends on who the official is to sign the checks when they are here, sometimes it is that week, sometimes it is a week later, it varies and I have to get them in within ten days, our stipends are being paid within fifteen days from our meeting, I like to get it done because I do other things and I take time out to do my minutes which can take 1.5 to 2 days and depending on the length of the meeting, this is the process I go through every month, and in here it says within ten days; **Elvis Bitsilly** – section 10 Compensation, when you get paid for meetings, no compensation for pro-tempore members, CLUPC are not entitled to travel reimbursement, however, when properly approved, CLUPC members may receive allowable travel expenditure reimbursements per the chapter's, if there's something we need to go to and over 50 miles, a possibility you will get reimbursed for travel, has to be beyond 50 miles radius and pertaining to CLUPC, F. a chapter employee serving as a CLUPC member shall be on authorized leave prior to performing CLUPC duties, this includes attendance of CLUPC meetings, this template coming from the chapter unit at DOJ and DCD, this is authorized for us to use, compare this to our previous Plan of Operation it was two – three pages, not a lot of information, this tells you more in each category, #4 – Membership - all in agreement with 4 year term; **Fern Spencer** – did we already go over this that's why this is a resolution, we're redundant; **Elvis Bitsilly** – I'm covering Plan of Operation; **Fern Spencer** – I know; **Elvis Bitsilly** – how do we know, we need to understand the new template we're using; **Pernell Halona** – we agreed to a four term; **Fern Spencer** – a four year term because of the consistency of the four year officers, at one time when I was on a previous one when Julie put me on, it would be until Julie ended her presidency then it would be a new group, we could stay and if we wanted to leave we would let them know, we said we would keep on as long as we want to and as long as the chapter wanted us to be there, one was getting the document done and that's why we said four year, I was upset about when Laris came and she said she wanted to be on this, it's not the way it goes you have to be appointed, if you wanted to, submit a letter, it doesn't say I want to be



president, I didn't like that and I told him that, our group here and made her have an interest and be part of this, because you can't have someone that wants to do their politics in the group, it's not going to work and it's not going to work with me, it has changed tremendously, we didn't get the minutes on time, the person at that time was in Flagstaff and he didn't get it done, sometimes we didn't get paid; **Elvis Bitsilly** – it's real important and there's changes on it, Vice Chair will present this at the meeting, CLUPC we need you there, I'm running the chapter meeting and I can't say anything; **Fern Spencer** – where about is this on the agenda; **Pernell Halona** - I have a Dental appointment at noon in Gallup, if we get it early on the agenda, we can present it and I have no problem with it; **Elvis Bitsilly** – it's third on the order list; **Gerald Moore** – when the agenda is being read for approval, make the change to first item; **Delphine Bitsilly** – you can make a motion to move it up the agenda; **Elvis Bitsilly** – who will be at the meeting; **Fern Spencer** – I hope to be there; **Priscilla Duncan** – I hope to be there; **Elvis Bitsilly** – we need your attendance for CLUPC, there will be questions from the membership, we need your backup; look at D – chapter officials are eligible to serve as CLUPC members but will need to avoid any conflicts of interest, I attended the chapter orientation last week in Farmington, there's nothing anywhere that says Chapter officials cannot serve as CLUPC, DCD and DOJ doesn't have it, the only thing the President has to avoid if you're president or member of CLUPC is to avoid conflict of interest, I don't vote and speak on anything; **Fern Spencer** – we're not the only one, you have Mexican Springs and other chapters on Navajo Nation, same vote because nobody wants to do it; **Elvis Bitsilly** – that's where you guys come in at the meeting if someone contest that, you just have to say that; **Pernell Halona** – if a person was interested in doing this job they will be asking; **Fern Spencer** – put their letter of interest in; **Priscilla Duncan** – it was advertised too; **Pernell Halona** – yes it was advertised and that's how I put my letter in, I thought I'd be sitting there with 2-3 others and there was no one else; **Fern Spencer** - the meeting is at nine this time not ten; **Elvis Bitsilly** – depends on quorum; **Fern Spencer** – need 17.

**B. Tohatchi Chapter Plan of Operation Resolution on June 25. 2025 Chapter meeting.**

**Elvis Bitsilly** – the date on this Plan of Operation, what I didn't indicate was the date, I'll put June 2025 to September 2026 because they go by fiscal year, September 30, 2026 fiscal year ends, our old Plan of Operation it says May, fiscal year date, since we're changing this and we're in the 7<sup>th</sup>, 8<sup>th</sup> month to end of the 25<sup>th</sup> 2025 fiscal year, do we use June 2025 to end of September 30, 2025 for this plan of operation; **Fern Spencer** – we expanded since we're still on the board; **Elvis Bitsilly** – does this look acceptable; **Fern Spencer** – yes; **Elvis Bitsilly** – this will be good for another year due to membership, I'll leave as is and you will get an update copy, this will be on the monitor board, date on the top, June 2025 to September 2026, will add to resolution, I will add date to section 6, no it will be number 5, June 2025 to September 2026; **Fern Spencer** – he will present the resolution and this; **Elvis Bitsilly** - yes; **Pernell Halona** – this is the resolution the chapter will present, put on board, you have any questions; **Fern Spencer** – he is going to read this whole thing; **Gerald Moore** – just hand out; **Pernell Halona** – I'm going to say is there any objections to what's on the board, any questions you might have on our Plan of Operation, I don't know if you should give to everyone and they can read it, any questions they can ask, if I put it on the board then I'm going to have to read it; **Elvis Bitsilly** – I wouldn't say does anyone have any objections, this is our plan of operation for CLUPC and this is what we approved, fiscal year 2025 to 2026; **Pernell Halona** – I can read it and people will ask questions along the way; **Elvis Bitsilly** - this template came from Department of Community Development, template for all of Navajo Nation and Department Of Justice chapter unit approved it, we didn't establish it ourselves, chapter unit Roderick Begaye the attorney, this was presented last fall of last year, was formatted for chapters to establish CLUPC membership at their chapters.



### C. Homesite New Location – Tohatchi

**Gerald Moore** – people calling me looking for homesite again and again, I located 5 vacancies throughout the Navajo Nation and here in Tohatchi, I get stuck at Land Office since 2021, I met with Angela Owens and she came out to identify those that were vacant, she's supposed to get with BIA Realty because at that time homesite lease were approved under BIA, Navajo Nation is supposed to meet with Realty and write a letter that these are considered abandon and they should be canceled, BIA in return will send letters out to those individuals to their last address, give them 30 days to respond, no respond goes back to Navajo Nation saying these areas are canceled or abandon, then it will open up those five locations, that was 2021 and to this day nothing has happened, they haven't gotten to BIA, I spoke to April Bowman at BIA, she gave me that process, we got into trouble one time, you thought it would be easy, it sounds easy but you can get into trouble if you didn't do that particular process, I told her couldn't we do this, yes, it sounds easy or get into trouble, we have to go through Navajo Nation, send me a letter, a 30 day respond, it's okay to put some kind structure there, do something with it, and you can give them another 30 days and see what happens with a total of 60 days and go back, in the picture, in the meantime I'll visit CLUPC members, what if I locate this particular area down in the little wash and develop three more homesites, there is one there already, who is that, Shirley Barney and there are three other homesite lease that can happen, either half an acre or an acre; **Fern Spencer** – where is the Water Development that used to be there; **Pernell Halona** – it's right here; **Fern Spencer** – that's all vacant, there's water and electricity that can be accessible, she's not living there; **Pernell Halona** – she has all of that, nobody lives there for about a year; **Gerald Moore** – this is FYI to the members and the possibility of these; **Pernell Halona** – I don't have a problem with that, only problem I have is the flood zone, that's the only thing wrong with that area, one of these days we could have a flood there; **Gerald Moore** – she has one acre; **Pernell Halona** – it's fenced off; **Gerald Moore** – there's a trail that goes here, this one goes to Bitsie's; **Pernell Halona** – people are asking for homesite lease, people want to build in homesite lease, individuals; **Fern Spencer** – what are you asking us for; **Gerald Moore** – these are proposed homesite leases I'm looking at and I want to know what you all think about that, does it look okay; **Fern Spencer** – they have an option of having a half acre or a full acre; **Pernell Halona** – if they want to be in the flood zone over there, I wouldn't build down there; **Gerald Moore** – if you guys want to take a trip down here and look at the area; **Priscilla Duncan** – Bitsie's and Shirley's live in there, it hasn't rain that much; **Fern Spencer** – they have to have the archaeologist and all those people come in, they can also say this is what can happen, some people are saying there are a lot of sacred places; **Gerald Moore** – this road is pretty rough to get to here, this is okay, the water goes through here, the only way back in is here or way back here;; **Pernell Halona** – where's that trailer; **Fern Spencer** – it's Modesta's daughter; **Delphine Bitsilly** – Melissa; **Elvis Bitsilly** – this area has been withdrawn to the chapter, BIA Industrial building, this building was turned over to Red Willow and the fencing, Red Willow looking at it for agriculture use, doing something like that for the community; **Pernell Halona** – I don't know if they want to be planting stuff there or not; **Elvis Bitsilly** – another thing to that is, this area I talked to Maria about this flood zone and this no way for crossing for anyone to go, it's not going to happen; **Pernell Halona** – there's a road that goes across that anyway for that one person who lives there; **Elvis Bitsilly** – I told them not to build on it anymore because you will cause a flood zone for these families down the stream, trailers, also if you can avoid that you can go around the housing here, or up here, access over here, if they can allow that to go in there, great, I don't recommend any cross over; **Fern Spencer** - there is a road by the housing, the Burbank lady, at the corner; **Priscilla Duncan** – Alice; **Elvis Bitsilly** – there's another lot that is vacant, whose vacant lot is this here; **Gerald Moore** – Dorothy Bowman, Carlise's LUP; **Fern Spencer** – everything not mark and people



say this is mine, this is so and so, it's frustrating, how many people do you have in line for homesite lease; **Gerald Moore** – four people; **Elvis Bitsilly** – if they want to deal with the flooding it is up to them, there's a doublewide trailer who does it belong to; **Fern Spencer** – Melissa Bitsie; **Elvis Bitsilly** – Herbert Dennison had a hard time pulling her in there because of the road; **Fern Spencer** – it's her option, I freaked out when there was a trailer there, at that time you had a different administration; **Gerald Moore** – there's another road coming from the baseball field, old BIA, they cut that fence so she can come in from that side; **Fern Spencer** – where I used to live by the bridge, that's the one I wanted, BIA won't let go; **Gerald Moore** – that's where all the horses come in; **Elvis Bitsilly** – by Veterans picnic ground; **Fern Spencer** – yeah; **Pernell Halona** – the only thing I say about that part is, getting too close to the wash which is the flooding part, I don't know that people want to build there, if they want to build closer to this side on the hill it's fine but I wouldn't let them get close to the wash; **Fern Spencer** – it's their option, he can and we can make it known that that's the thing; **Pernell Halona** – if you guys get washed out, sorry; **Elvis Bitsilly** – we also have the bike trail; **Fern Spencer** – it will go through there too; **Elvis Bitsilly** – they will construct right in the center of the whole area; **Pernell Halona** – they have to move it around to the side, I was talking about the new homes for NHA housing, what do you know about that Gerald by the airport; **Elvis Bitsilly** – what's wrong with across the street; **Fern Spencer** – it's sacred land; **Elvis Bitsilly** – Gerald Moore how about the area near you to the Chuska Lake turnoff, 750 feet corridor for new development; **Fern Spencer** – the trees we're trying to get out at the lake, those people who chased me out with my cross country kids; **Elvis Bitsilly** – proposed ideas on our master plan for Tohatchi community development, it has all homesites identified; **Pernell Halona** – Gerald, how about the land going up the hill, the Bitdah Bitsie land and the house; **Gerald Moore** – it's available too but no water going that way nearby except electricity; **Pernell Halona** – we still need to a get waterline to that line at the business site, start a proposal now so in 15 years there will be a waterline there, build a store; **Gerald Moore** – there used to be a single wide there years ago; **Elvis Bitsilly** – you can get rid of this trailer over here; **Gerald Moore** – that's another one, Damon's; **Fern Spencer** – are they around; **Gerald Moore** – I don't know where they are at; **Priscilla Duncan** – they live in Window Rock; **Gerald Moore** – the Damon's, they are on the list, you have the Newby's; **Elvis Bitsilly** – you need water, sewer and power; **Fern Spencer** – you'll tell these people about this, you have Mrs. Kinsel on the list, she retired, Lucinda Kinsel; **Gerald Moore** – she's on the list, she asked to be near Bernice Owens, it's okay but kinda crowded over there, and can't be too close to a windmill, I don't know how close they got to the windmill; **Fern Spencer** – Lorraine Manuelito, she's on the list too; **Gerald Moore** – the one from Tohatchi High School, she is down by her sister; **Fern Spencer** – she doesn't want to move, I don't understand your family lived down there forever; **Gerald Moore** – she has a homesite down there, Margie Silver has one; **Fern Spencer** – she retired, near Jeddito junction there's this beautiful white house with an outside restroom, there's no water; **Elvis Bitsilly** – flooding zone is an issue, the cross over to get in there unsafe and not good, that is year round especially winter and monsoon, if there an access they can use in this section to get in and out; **Fern Spencer** – the road that goes down from the post office, it stops by Al Silver's, there's that road too, where the Becenti's live there's that road; **Pernell Halona** – Al Silver's I doubt if she let us have access through here, you have to go around this fence; **Fern Spencer** – there's this road on other side of Leroy, there's a road coming down; **Gerald Moore** – this one is steep; **Pernell Halona** – this goes downhill, that's the other dirt road here, this Leroy where the grader, this is a trail; **Elvis Bitsilly** – when an homesite applicant wants a space plot, do they need neighbor's approval, this area has no grazing; **Fern Spencer** – how about those people who live behind the store; **Gerald Moore** – George Holyan, you can put two half lots there; **Priscilla Duncan** – George is in Page or Phoenix; **Fern Spencer** – you can have five lots there; **Pernell Halona**



– six lots, other areas here will work; **Fern Spencer** – did Red Willow give up the land; **Elvis Bitsilly** – no, it's a good structure, it's a big area, 4-5 acres and we can lease it out, the one outside the fenced is one area with a narrow stripe, sand dune, a windblown area, illegals living down the wash with their livestock, corrals and storage, there's horses and sheds; **Fern Spencer** – Julie was trying to have people take out their old cars.

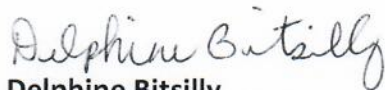
**VII. Resolutions: none**

**VIII. Announcements: Region Chapters Rural Addressing Meeting- June 24, 2025, Twin Lakes Chapter- 10am**

**Fern Spencer** – Priscilla and I went to that meeting in Farmington, it was very informative and quick, they had their agenda, we met a lot of people there, Sonny just told me about we are the only chapter looking into Rural Addressing, other chapters in District 14 are not, tomorrow if that happens I'll tell them to do us, they already did Coyote Canyon and Twin Lakes, we are next, they don't realize until something happens, they couldn't find us, the police force was there from the Navajo Nation, former students who are in those positions, we both enjoyed it, NTUA was involved with it, they are going to do this and not us; **Pernell Halona** – I listened to it, Rural Addressing came to my house, they're going to do all the profiling, then bring to the chapter and show us then we add the names, we then give it back to them, they have their new signage machine to setup to print the signs, only we do is put the signs out there; **Elvis Bitsilly** – they will provide us the numbers for all the homesites that are identified, later on the chapter can establish or put out to the public, they can rename those number roads, Safety Complex meeting Thursday, June 26, 1:30 pm at DPS conference room in Election Office building, second floor, Quality Inn.

**IX. Next Meeting: Tuesday, July 15, 2025 @9am-12n Tohatchi Chapter**

**X. Adjournment: 10:50 am**



**Delphine Bitsilly**  
Recorder