



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 OCTOBER 21, 2025

- I. Call to Order: Time: 9:15 am Roll Call: 5 Invocation: Delphine Bitsilly
- II. Approval of Agenda:
Motion: Fern Spencer 2nd: Priscilla Duncan Vote: 4-0-1
Move Old Business B. to New Business C., adding Laris Manuelito to New Business D.

- III. Approval of Minutes: Tuesday, September 16, 2025
Motion to accept minutes and read on your own.
Motion: Fern Spencer 2nd: Priscilla Duncan Vote: 4-0-1

IV. Old Business:

A. Community Land Use Plan Updates

Elvis Bitsilly – I recommend a work session next month before our next CLUPC meeting, 80% completed of our input, finalized Land Use Plan, a lot of things happening in November with holidays, get documents inputted and implemented then start the process on what's required, schedule community hearings, looking at first of the new year; **Pernell Halona** – get it finalized and get it printed; **Elvis Bitsilly** – you are doing a good job on it, appreciate it, all the information and data we gathered, how we are coordinating in putting it together in a document; **Fern Spencer** – November 5; **Maria Allison** – November 5 – District 14 Grazing Committee meeting, we have November 4th open and have no election here, we will be open, we have the 10th, 12th and 14th open; **Fern Spencer** – the 10th; **Elvis Bitsilly** – November 10th at 9:00 am, November 3rd we have the Planning Meeting, chapter closed next day which is Veterans day; **Laris Manuelito** – how to put the store and apartment complex in to land use plan; **Elvis Bitsilly** – it will go into one of our sections that we have; **Delphine Bitsilly** – I'm doing the business development sites, I would need the pictures, surveys, signatures of contracts, picture of the land, asked if the land was withdrawn, the infrastructure if it's near and how far from the infrastructure, site owner control, number of Developable acres, Distance from Electrical service, water, waste water lines, Fiber Optics, Natural Gas service, Telecom service and Archaeological and Historic survey, all this information is needed; **Laris Manuelito** – the housing; **Delphine Bitsilly** – same thing, for any new land withdrawals, that's what is needed, I can add to this list; **Pernell Halona** – back to the Red Willow sign, Rintila called me, make sure we got the right numbers with the word for the roads, Red Willow Circle and Red Willow Road out there, Red Willow right here by the chapter house, Court and one of them has to change, the other one is the Tohatchi main road that goes up the post office, can't be called Tohatchi, To'Haach'i need to change to a English name, one of the Red Willow roads need to be changed; **Maria Allison** – it's called To'Haach'i; **Pernell Halona** – it's a Navajo name and it has to change, the spelling has to be changed; **Lee Rodgers** – you are talking about this pavement here that goes around to the school; **Pernell Halona** – she's only referring to the post office road; **Lee Rodgers** – that's across, this is all one loop, BIA 108; **Elvis Bitsilly** – Tohatchi N108; **Sonny Moore** – BIA 108; **Maria Allison** – when you Google it on maps, this one is BIA, on the other side it says To'Haach'i; **Lee Rodgers** – at what point does it separate; **Maria Allison** – the bridge; **Sonny Moore** – it's all one loop, Ch'ooshgai Drive, clinic down to the highway; **Maria Allison** – St. Mary's road, it has a lot of name; **Fern Spencer** – you need to ask the residents there because they get their UPS stuff; **Pernell Halona** – Red Willow Court; **Maria Allison** –

there's a Red Willow Circle down here; **Pernell Halona** – she said Red Willow Circle north of the chapter house needs to be changed, Red Willow Road south of Tohatchi can remain the same, Navajo name by the post office will need an English name; **Fern Spencer** – do we present it to the chapter or do we do it, just change it to the English name; **Elvis Bitsilly** – looking at Google Maps online for the Red Willow road name and location in Tohatchi; **Fern Spencer** – when do we have to do this; **Pernell Halona** – she didn't give a timeline but when we get the name change to let her know; **Lee Rodgers** – what do you guys think, I think it's a whole loop and name it as a whole loop, yet the road goes here, one goes off, one goes another way coming down, it's no longer a loop, do we divide up all the roads and give them their own names, it says Tohatchi Drive; **Fern Spencer** – I'd say just leave the whole thing; **Lee Rodgers** – the whole loop is Tohatchi Drive, that's what I think and we are used to it; **Fern Spencer** – the ones that are here and there, keep their names like Blue Spruce, ask the people who live in my area; **Lee Rodgers** – I agree with Fern and name the whole loop what we are used to, our main street call it Tohatchi Drive; **Pernell Halona** – the problem with Tohatchi Drive is the numbering system which you have the number go around; **Fern Spencer** – the post office can be 1, 2, 3, 4; **Lee Rodgers** – the other problem is, the Health Center already has its landmark as Ch'ooshgai Drive; **Pernell Halona** – clinic address is 108 Ch'ooshgai Drive; **Elvis Bitsilly** – do people get deliveries there; **Fern Spencer** – yes they do, UPS, FedEx and Dish come to homes in the area; **Lee Rodgers** – these names were made by the chapter in 1990-91, the loop was supposed to be one name and they were changed throughout the years, they are the leadership who came after I left; **Elvis Bitsilly** – we need to coordinator with Shirley; **Fern Spencer** – it's just those 3 areas; **Pernell Halona** – that's what she mentioned; **Elvis Bitsilly** – she can give the presentation to the community next month; **Maria Allison** – invite the people who live in that area; **Lee Rodgers** – draw and erase changes on the board, let's see what they present to us; **Delphine Bitsilly** – the question is after they completed the rural addressing, did they upload all this to their base center, if they did then this would be the most accurate street names for Tohatchi, if they haven't yet this is invalid, we should wait to see what Shirley has as far as uploading this information data, then we can tell what is accurate and not with the people who live across, the street names, otherwise we'll be looking at which map are we looking at; **Laris Manuelito** – the road over there is service route, the road that goes to my house, can I name that road, are they working on rural areas yet; **Fern Spencer** – that's done; **Lee Rodgers** – I remember it has a Navajo name and we were writing it on the board; **Priscilla Duncan** – no names only a number; **Elvis Bitsilly** – right now it's a number only, once it's been implemented and in place, you would have to go through the chapter to change the name and with them, that's Rural Addressing department; **Laris Manuelito** – UPS – a number with a number to my house; **Elvis Bitsilly** – there will be a main road number and a number for the residence's home.

V. New Business:

A. BIG Incentive Group- Electric Vehicle (EV) Charge Station, Rob Van Diest, Owner/CEO

Elvis Bitsilly – introductions of CLUPC members; **Rob Van Diest** – introduction of staff, Maria Sparks – Key Account Manager, taking care of the electric car stuff, Rafe Van Aken, Grant and Rebate Specialist, any questions about the grants he can answer the questions, there is a grant that is available through New Mexico Department of Transportation (NMDOT) to get electric vehicle chargers, the letter given out is directly from the NMDOT that is soliciting BIG and what they do to install electric vehicle infrastructure throughout New Mexico; founder and CEO of Lightning Electric Company in 2001, created an energy efficient technologies department mostly serving the commercial lighting space in 2008, by 2023 the opportunity to expand the business to Electric Vehicle (EV) technologies utilizing the vast knowledge in the electrical field for over 20 years, two total different things that we use separately, you can choose what fits best for you if you choose us, Purpose, who is BIG, reading from PowerPoint presentation, since 2023 we have Partnered with several EV Manufacturers, Partnered with several charging management systems, Solidified direct access with contractors, gained extensive knowledge working with utility/power companies; Why choose BIG – specialize in the designing and building aspects – design what works best for you, getting the right chargers in the right place, strategic planning and scheduling – adding additional EV chargers in different places, finding additional incentives grants and rebates to help you out, estimate construction costs, confirm power with the electrical company, complete incentive paperwork – we write all the

paperwork and incentives stuff, you don't have to worry about it, we have options for no out of pocket costs for you guys, the grant will help you guys out, if the grant didn't cover 100% on what you have going on, we can look at different options to help you guys at no out of pocket cost, no obligation process – once we start this process and turn it in, you guys get awarded the grant at the end, no obligation to move forward with this, until we move in and start doing the dirt and electrical work, if you allow us to turn in the paperwork for you right now there is no cost and no obligation, if you guys are awarded the grant, if you decide that EV charging doesn't make sense to us anymore and there's still no obligation to move forward with us, our contracts are when we starting building; Why the Tohatchi Chapter – meets funding priorities, targeting sovereign governments, location to fill in geographical gaps between existing EV infrastructure – there are chargers in Farmington and no chargers until you get to Gallup, you are 90 plus miles away from chargers to the north and 23 miles away from chargers to the south, benefit of EV accessibility to the community – you don't have to drive 30 miles to charge your vehicle, upgrade to new technology without the financial burdens, opportunity to earn residual income, as of 2024 the NMDOT Traffic count shows between 5,000 to 13,000 passing through highway US 491 near Tohatchi, average 30 minute charge = \$30 profit (after electricity and networking fees), 1 EV charge per day (\$30 x 365 days) = \$11,000 for one car with residual income; sites in Tohatchi - Navajo Petroleum Station – Directly off Highway US 491, has 3 phase power line to support 250 KW direct current (DC) fast charging equipment, parking space for 2 to 4 EV chargers, priority location in lieu of Speedway Convenience Store, Speedway - Directly off Highway US 491, has 3 phase power line to support 250 KW direct current (DC) fast charging equipment, parking space for 2 to 4 EV chargers, priority location in lieu of Navajo Petroleum Station, Ownership; Tohatchi Middle School – easy access from Highway US 491, has 3 phase power line to support 250 KW direct current (DC) fast charging equipment, parking space for 2 to 4 EV chargers, already exhibiting solar (energy efficient) technology, close proximity to sports field for gaming events and community members; Ch'ooshgai Community School - easy access from Highway US 491, has 3 phase power line to support 250 KW direct current (DC) fast charging equipment, parking space for 2 to 4 EV chargers, easy access to neighboring community, gate entrance; Conditions of Funding – asking from you is Commitment to ongoing operation, maintenance and public accessibility of the EV charging stations, the fast charging equipment (EVSE) must be in good working order for a minimum of 5 year period, commit to operational costs (i.e. cost of electricity, networking fees, maintenance), EVSE must be accessible to the public 24 hours a day, 7 days a week, priority given to applicants able to start the project within 1 month, funds must be fully expended within 1 year from the date of execution of the contract date, application due at the end of this month, NMDOT reserves the right to conduct periodic oversight for next five years to make sure they are working and are committing to what you said you will do, what our values are; **Elvis Bitsilly** – Rob brought this project to my attention and your community can have this project, where do you guys come from, NM Transportation and they are working with Native Americans, this is a busy highway, maybe someone knows someone who has an electric car, this is the future for Navajo – Tohatchi, deadline is end of the month, they will do the application, this project will be presented to the community at the chapter meeting tomorrow, we don't have to commit to it, the schools can do their own if they are interested, economic development is needed for Tohatchi on Highway 491, Naschitti talking about a truck stop, the process to get it going is 4-5 charge stations and work with the businesses, the post office will be a good spot other than the station, petroleum and schools; **Fern Spencer** – the process is difficult, the post office is a good location since the other side doesn't have anything going on, as far as Gallup McKinley County Schools – no, Laris business, I'm for it; **Elvis Bitsilly** – the difficulty of going through the process and the amount of time, BIG will apply for us, I talked to TAOS about other projects we are interested in, they may have interest in this for their location, this grant money will end, we are given the first opportunity for this funding and offering to native communities, if none are interested then it will go elsewhere, a couple Pueblos are interested in this project, look at Navajo Nation Casino locations, there's nothing wrong in trying and we are not a certified chapter, if we don't tie into this now, there may not be another chance with money; **Pernell Halona** – questions – 1 – incentive for fuel for a year at \$11,000 – it's fine, we are not a certified chapter and the money that will come from this project will go to the tribe, if we were a certified chapter we could get some of the funding here within our community, the tribe will put this money in the

Funding Grant to fund the tribe, **2** – do you have anything to do with at home charging stations, there's a program with a car dealer that are selling automobiles with rechargers and have a charging station put in your home, are you familiar with that; **Rob Van Diest** – this grant is 100% for commercial, Elvis did mention the money will go back to the tribe, the way we would set it up, benefit for community members at the low cost, no residential grant, if you go through BIG you get chargers from several different locations and partner up with a monitoring company from several different places, we put your logo on it as your setup, per charger is called a dual port – two chargers in one, on average the installation is about \$150,000 per port, infrastructure is expensive is you decide to go with this at a later time, this will last up to 50 years; **Laris Manuelito – 1** – dual ports are they available for Telsa and non-Telsa vehicles; **Rob Van Diest** – yes, in next couple months they are making everything standardized, it will be one charger in the future, there's an adapter you slide at the end of it that work on the Telsa, these are the standardized one for everything but for Telsa they will put an adapter on it, Telsa will have to go to this; **Laris Manuelito – 2** – I'm a CEO, owner of Iina Marketplace three south of Tohatchi, I'm in the pre-engineering design, as part as the masterplan is to add EV chargers, work with you; **Rob Van Diest** – yes, putting them there, next year NEVI grant – a \$5 billion federal grant, 100% based on your location and must be within a mile from the highway they choose, NEVI (National Electric Vehicle Infrastructure) coming out next few months, you must own the area of native land to qualify; **Laris Manuelito** – 100 % own by native, I'm on the finalizing on the funding process, ground work within about a year; **Rob Van Diest** – possible to get two locations within your area, give the grant to most productive location; **Laris Manuelito** – where to look for NEVI information and who to talk to; **Rob Van Diest** – Rafe will give the information, release all at once, if we get in now we have 3-5 months to accept or deny the grant; **Pernell Halona – 1** – if we did this at the post office and have School for Me to join with us, how much would the tribe take; **Elvis Bitsilly** – TAOS would be the one to get the residual - revenue; **Pernell Halona** – get Post Office bigger, get them to apply for this; **Elvis Bitsilly** – happen the last two weeks, deadline at end of the month, TAOS can apply, it will benefit them and the community; **Fern Spencer** – they will talk tomorrow; **Rob Van Diest** – I know it's a short notice, no obligation to you guys; **Laris Manuelito** – training for the chapter on the maintenance; **Rob Van Diest** – yes, a five warranty, you can have as much responsibility you choose to have, you can have one person to take care of this; **Elvis Bitsilly** – a few other individuals have come to our meeting – Chapter Coordinator Maria, LDA Mr. Moore and Red Willow Farm President – Geneva Begay; **Rob Van Diest** – thank you.

B. NM Boys & Girls Club Initiative for Tohatchi Community

Elvis Bitsilly – years ago we had a Boys & Girls Club, I mentioned to Maria about this Boys & Girls Club and bring it back, Navajo Nation doesn't have it, Navajo Nation Youth Council funding has been cut, I've been in conversation with a Boys & Girls Club member out of Albuquerque, they are called Boys & Girls Central of New Mexico and are willing to work with us to start this back up, next week talk with them, problem is the location, where can we have this Boys & Girls Club; **Fern Spencer** – location was at the church; **Pernell Halona** – we have to go over there and talk to the Priest, Catholic church wants to get the Land Use Plan setup and completed, there 25 acres and are using about 10 acres and will only use the 10 acres, according to the tribe they are charging them all that acreage they are not using, the hill is part of the acreage and nobody will build on that hill; **Fern Spencer** – the graveyard is part of it; **Pernell Halona** – graveyard is below it, they want to cut that land down, put it down on the plan and see how we can work it out; **Elvis Bitsilly** – they can come to the table and we can talk to them, we can take up the other 15 as the chapter, we can have it withdrawn for us and we can utilize the land; **Pernell Halona** – they were to build a school here and that's why there is the 25 acres then they built St. Micheals and built the church only, the Unhealthy Food Tax can run the Boys & Girls Club; **Fern Spencer** – it would be great because some of these kids need that, athletes went to tutoring; **Elvis Bitsilly** – TAOS building can be utilize and have two spaces; **Pernell Halona** – sewer line needs to be repaired, \$30,000; **Priscilla Duncan** – if TAOS owns it should they pay for it; **Elvis Bitsilly** – they are willing to come help us rebuild the Boys & Girls club, need a location; **Fern Spencer** – is there one is Gallup; **Elvis Bitsilly** – they said no; **Geneva Begay** – Sarah Piano in Gallup; **Pernell Halona** – I will talk to Father about the Boys & Girls Club.

C. Update Report on NN Rural Addressing- Shirlene J.

Maria Allison – received an email from Shirlene Jumbo who is working with New Mexico Rural Addressing with the Navajo Nation, right now she has her signs, everything is a go, she request a letterhead from the chapter because they will be putting the letters together to the community, they are receiving a street address or street name, it will be given a name in there, they send the letters to the chapter and the chapter will deliver out to the community, as they were printing maps one of our areas has a Navajo name, cannot use Navajo names, chapter has to rename, there are two addresses in the community that have the same name as Red Willow Circle or Red Willow Road, one of them has to be renamed too, can't use both, bring in maps for today's meeting; **Elvis Bitsilly** – no communication with us; **Fern Spencer** – what Navajo name is it; **Maria Allison** – I don't know what name it is; **Fern Spencer** – the Red Willow housing where I live the people use UPS; **Elvis Bitsilly** – project is done, now installing the road numbers, placards and house numbers, they have the money; **Pernell Halona** – are they putting up the signs too, they have money for that now, they told us we were going to do that as a community; **Fern Spencer** – the meeting at Twin Lakes they said they were going to do it; **Elvis Bitsilly** – we might put the wrong signs on the homes and roads; **Sonny Moore** – I did write to Susan Cuttingham for an update for District 14, I suggested the dates 27th, 29th and 30th, she didn't get back with me, she's the same group as Rintila, we can wait for updates until November.

D. Laris Manuelito – new Project

Laris Manuelito – I formed a partnership with Native Land Construction, HYSSOP Enterprise – building housing, it came from the development of the grocery store, employees to travel to work, NHA only do low income, looking for housing in Tohatchi which would be an apartment complex, get on agenda for next CLUPC meeting with a full presentation, apartment complex will be mix income, we can work with NHA in some aspects to the low income part, work with mix income with medium and high income, work with traveling nurses with IHS, doctors or whoever needs housing, 1-2 bedrooms, 3 bedrooms they look at houses, looking at the area by the old airport road and professional housing (BIA), the construction company I work with can do apartment complexes, work on housing sustainability and local economy, certified chapter the money will come to the community, I spoke to Economic Development, being an independent company we can pick and choose our company we want to work with, we still have to go through the procurement when funding is coming out of Navajo Nation, they go through the bid process; **Elvis Bitsilly** – we already proposed that area for Tohatchi, professional housing development is already in the plan, you can asked former President Mr. Moore, we already applied and did the withdrawal process with land department, waiting on the documents from BIA to finalized it, we also looked at land there by the airport road but it's a anasazi location, it's a possibility there, yes, NHA has grant money, millions of dollars, for low income families, NHA need a location in any community and the land needs to be withdrawn first before they can build, we can look at contractors to do the project, funding from where; **Laris Manuelito** – the chapter withdrew that area for housing, it's not for a chapter house to be built there, it's for housing; **Elvis Bitsilly** – looking at a professional housing development and apartment complex, the professional housing what is it going to compromise of, apartment complex, dual complex, to accommodate professional, business, IHS, schools; **Laris Manuelito** – the land withdrawn is under Tohatchi chapter, HYSSOP Enterprise would work with Tohatchi chapter and either contract with us to project develop, not only can we do the apartment complex we can do the housing, we have 3-4 bedroom home plans already, I can present it at next presentation, the apartment complex and housing plans, they build to code according to the weather, Native Land can build the housing – apartment complex and 3-4 bedrooms, we can work with the chapter, sustainable can cut down the timeline, build onsite, there's infrastructure there and over there there's no infrastructure; **Elvis Bitsilly** – question – you are in partnership with this contractor; **Laris Manuelito** – Native Land Construction, we are partners and we went under the business HYSSOP Enterprise, they are Native Land Construction, I'm lina Marketplace, created HYSSOP which is housing; **Elvis Bitsilly** – when we do finalized that area, we are looking for contractors, we have to send it out to a bid process the interest and plans, we haven't get there yet because of the 164 process, all projects sitting on the table due to new staff, the old housing area the infrastructure will need to be replaced because it won't accommodate what we put there in the future, rebuild the waterline; **Laris Manuelito** – 2 - develop at airport road with

apartment complex; **Pernell Halona** – there was a plan that was already design for that airport road for housing years ago, the plan is still sitting there and they stopped it, people say there is anasazi and it is here and there, they are small anasazi, it need to be restarted up, why can't we build housing across the wash right here; **Priscilla Duncan** – you can't, there's a cemetery; **Pernell Halona** – it's the community and it's way back there, why didn't we finish the housing, the people across the street say it's my land and I have sheep there, it's ready to go and they want someone to say yes; **Fern Spencer** – everyone claims it's their land, students leave reservation and nothing here for them, if Tohatchi wants to grow like Kayenta or Chinle, we have to put the industry here and get it going and keep it going, we need the students to come back, shared encounters with community members regarding cross country runners running in different areas in Tohatchi; **Pernell Halona** – make our community grow; **Geneva Begay** – 2025 and we are looking at better materials; **Laris Manuelito** – company makes gauge steel, they build to scale, look at airport road and develop there, not impede at the BIA area, get on CLUPC November agenda and hopefully with a supporting resolution; **Sonny Moore** – Naschitti starting up their CLUPC, Mexican Springs has their former chapter officials as CLUPC members, Twin Lakes concentration is a community cemetery, Coyote Canyon trying to get a CLUPC membership and I think they have a membership now, Tohatchi is more ahead on their planning, encourage to stay focus on priorities and they can include commercial development, how to bring more funds to chapter, business up the road, Naschitti looking at reopening the Store and Cattle auction and looking at a truck stop, Twin Lakes doesn't really know about commercial development and I setup a meeting on the 29th which is next week and bring in all the chapters and see what their thoughts are as far as commercial development, it ties into housing which there is a housing shortage everywhere, Gallup housing \$385,000 interest rates will drop and will help the housing industry, Tohatchi has a small land base, move forward with our plans, the Catholic Church files are in the chapter and they want to relinquish part of land back to the chapter, I would like to see housing, not in favor of NHA, 45 acres for professional housing; **Laris Manuelito** – difference between independent building and Navajo Nation building, we have to go through RFP's and go through all that process, HYSSOP will go through the bidding; **2** - Navajo preference goes into play, if we are awarded the bid, we start the project management with Tohatchi chapter, whereas if I work with airport road, HYSSOP Enterprises will do the land withdrawal and paid for everything independently – surveys, HYSSOP Enterprises will own it, big difference is time, it's faster independently owning it, get everything done and get our own contractors to do the surveys, land surveys, studies, everything gets contracted faster through private sector, whereas if we go through Navajo Nation, I would have to work with the project manager who has 20 other projects, so the time and cost are the two big differences in how these two projects will work, airport road will be independently owned in conjunction with Tohatchi chapter; **Elvis Bitsilly** – it's a good plan project, the land is Navajo and Tohatchi Chapter, that's who you would be working with, actual Navajo Nation, Independently owned will be another topic, between the company, Navajo Nation and chapter; **Laris Manuelito** – if you're going to be working with independent, economic developer business owners, it will be similar, as opposed to a Navajo Nation owned project, Navajo Nation owned project you go through a project manager, as an independent owned, we have the autonomy to choose who we can work with; **Priscilla Duncan** – is that your new company, are they registered with economic development; **Laris Manuelito** – yes, I'm 51% owner; **Elvis Bitsilly** – representative can be on Zoom along with me; **Fern Spencer** – November 18th; **Elvis Bitsilly** – thank you Madame Vice President Lee Rodgers for being here with us.

- VI. **Resolutions: none**
- VII. **Announcements: Thanksgiving Potluck Dinner Invitation from Red Willow Farm Board, November 18, 2025, 12:00 pm; Vote at Twin Lakes Chapter, today to next week, Edwin Begay; Tohatchi HS – corral next to house who cut the fence, who owns the land, have Grazing Officer look at this.**
- VIII. **Next Meeting: Tuesday, November 18, 2025 @9am-12n**
- IX. **Adjournment: 11:45 am**

Delphine Bitsilly

Recorder

