

LeChee Chapter



Jerry L. Williams, President
Sara Dale, Grazing Officer
Vacant, Chapter Manager

JoAnn Yazzie-Pioche, Vice-President
Paul Begay, NN Council Delegate
Renee Tsosie, Secretary/Treasurer

P.O. Box 4720 Page, Arizona 86040 P: 928-698-2805 F: 928.698.2803 E: lechee@navajochapters.org

LeChee Chapter Planning Meeting AGENDA

February 3, 2020 @ 5:00 P.M.

1. **Meeting Call to Order:**
2. **Invocation:**
3. **Announcements/Presentation: (please allow for 10 min. time limit)**
 - A. Elizabeth Warren Campaign – Mae Peshlakai
 - B. PUSD Impact Aid, Community Concerns– Representative from Page Unified School District
 - C. NHA – Kermit Yazzie
 - D. Korean Church Organization - Kee Yazzie Hwang
 - E. Navajo Power – Kelvin Long
 - F. LeChee Chapter Grazing Official – Sara Dale
 - G. 2020 NN Economic Summit- April 28-30, 2020 @Twin Arrows Casino Resort
4. **Review and Adoption of the Agenda**
5. **Reading and Approval of January 06, 2020 Planning Meeting Minutes:**
6. **Action items/Financial Report /Resolution(s): (Financial Reports are reported quarterly and hard copies are displayed at the front office).**
 - A. **#LC-02102020A – RESOLUTION OF THE LECHEE CHAPTER, WESTERN NAVAJO AGENCY, NAVAJO NATION RECOMMENDING APPROVING THE LECHEE CHAPTER TAX ORDINANCE FOR UTILIZATION BY LOCAL GOVERNANCE ACT – CERTIFIED CHAPTERS.**
 - B. **#LC-02102020B – RESOLUTION OF THE LECHEE CHAPTER, WESTERN NAVAJO AGENCY, NAVAJO NATION APPROVING THE ALLOCATION OF CAPITAL IMPROVEMENT FUNDS IN THE AMOUNT OF \$16,500.00, TO PAY FOR ARCHEOLOGICAL CLEANRANCE STUDIES FOR THE APPROVED 333.0 ACRES OF COMMERCIAL SITE ALONG N-222.**
7. **Reports:**
 - A. **Chapter Officials: LeChee Chapter Officials:** Jerry Williams – Chapter President, JoAnn Yazzie-Pioche – Vice President, Renee Tsosie – Secretary/Treasurer
 - B. **Council Delegate:** Paul Begay
8. **Next Regular Planning Meeting:** March 2, 2020 @ 5:00 P.M. (MST)
9. **Next Regular Chapter Meeting:** February 10, 2020, @ 5:00 P.M. (MST)
10. **Adjournment:**

LeChee Chapter



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LeChee Chapter Planning Meeting Minutes

February 3, 2020 @ 5:00 P.M.

1. **Meeting Call to Order:** Jerry Williams called the meeting to order at 5:31 P.M.
2. **Invocation:** Kee Yazzie Hwang
3. **Announcements/Presentation: (please allow for 10 min. time limit)**
 - A. **Elizabeth Warren Campaign – Mae Peshlakai.** Was not in attendance for the meeting tonight.
 - B. **PUSD Impact Aid, Community Concerns–** Representative from Page Unified School District. No representation from PUSD. They will be presenting during the Chapter meeting 2/10/2020. JoAnn Yazzie-Pioche would like to keep this item open on the agenda for tonight's meeting. Mr. Rob Varner in our meeting with him last week that he would have to representatives present at tonight's meeting. Keep them on the agenda for record keeping of accountability purpose. Jerry Williams stated since our last chapter meeting there were a lot of concerns that came up with how the school district is working with our communities. Also, please attend the school board meetings to get more information, the public is always invited to attend.
 - C. **NHA – Kermit Yazzie –** Reported the following with two other representatives that are taking care of the Proposed 30 Rental Units.
 - The 30 rental units have been proposed over several of years ago.
 - Construction Service Project will know more information on the updates of the progress of these 30 units coming up.
 - HUD eligibility requirements for home ownership, public rental, and scattered homes are all income based.
 - Scattered NHA homes come with a 25-year lease agreement so if you get delinquent on your mortgage payment, you will loose your house and the HSL, it can be given to another family member, then if they don't qualify it can be assigned to the next person who applies and qualifies for the loan payment. That's the only problem people have with scattered home projects.
 - Scattered homes will need to have infrastructure within 1,500' from where the home will be built.
 - There were on 3 applicants for home ownership or public rentals within the LeChee Chapter community.
 - It cost a lot of money to build one scattered home.

Prudence Brady, NHA DCSP Developer Manager

- These 30 Public Rentals were funds from a Carryover from previous years.
- The proposed land withdrawn here in LeChee is not a feasible site to build homes, due to the infrastructure, and we hit bedrock 24 inches down and we need at least 50 inches to install water/sewer lines according to NTUA specifications. Came across some Homesite Lease located in the proposed site. Also, to add at least three more cell sewer lagoons. The Western Waterline Expansion Project is also in phase 1 with NTUA and LeChee Chapter within the next 3 years, which will provide more water to the community.
- We are now waiting on our On Call Architectural Engineering Services contract to be awarded and hoping it will be approved by our board of engineers, then it will be put on NTP.
- If the chapter would like to pick at least three other sites to build the 30 Public Rental units, then our office could come out and check out these sites to see which one would work.
- Scattered site program is still available, need to have a complete Homesite Lease before we can build the home.
- We have IHP funding which requires us to use within 6 months from the date of the design, which means to the start of the whole project to build homes.
- NHA can use some of the funding for the 30 Public Rentals to upgrade the infrastructure if that's what the chapter would like to do. But that will decrease the amount of homes being built.
- The funding will not be lost, it has been set aside for LeChee Chapter years ago.
- Need to determine the needs for the community for home ownership subdivision.
- There is a pilot program called Activity 9, which we could build Professional Apartments to fit the needs of small families, doctors, teachers, and law enforcement officers.
- We are just waiting on the chapter to give us the go ahead to start building the 30 Public Rentals. The funding will just be a Carryover for next year and could be used in 2021. If the chapter does not find a new location.
- We are willing to work with your chapter on any future developments.
- If you are worried about craftsmanship, don't be worried about this anymore. We are making all contractors accountable.

Darrick Boone – Was the interpreter for Prudence.

Question/Discussion Jerry Williams asked if the Resolution passed was for Public Rentals only?

Prudence – Yes it was, since its been so long ago the funding is only for Public Rentals and it can not be changed to build home ownership or apartments.

JoAnn Yazzie-Pioche – This was all planned out before we came into office as chapter officials. The community biggest concern is own their own homes, and there comes a lot of problems with outsiders moving into these Public Rentals. We need more housing, but we just don't really have any more room

on this Mesa to build more homes. May be to find another location is off this Mesa down below on the west side of the LeChee Community. It will take a lot of infrastructure to be planned out from both parties. But other than that, you will hit bedrock. It is news to us that Western Waterline Project is working with NUTA in Phase one to get more water. When you come to the chapter meeting next week you will hear more concerns from community members. We thank you for coming out tonight.

Sara Dale – Mentioned that there might be some land on the west/north side of the old subdivision. Scattered homes are the future development. We always have teachers, doctors, nurses and police officers that are looking for a place to live.

Jerry Williams – Please work with Sara Dale on the land, we just don't want to loose the proposed funding.

Lyla Young– Does the NHA make announcements that there these types of programs available to community members?

Kermit Yazzie – Yes, we have all the information at the Tuba City office.

Deirdre Boone – I am interested in scattered home project; do you have to have water and sewer to build a home?

Kermit Yazzie – Yes you must be about 1,500 feet from the closest water and sewer lines and a service line agreement. And make sure you get all Grazing Permit holders to sign off on all right of way. You could also get a sisting system for the water and septic for the sewer, it can be done.

D. **Kee Yazzie Hwang** – Is the Pastor with Coppermine Community Church here to announce on June 15, 2020 the Korean church from New Jersey Crew will be hosting a free Health services which will give haircuts, nail manicure, messages, RN onsite to take vital signs, and take family portraits. This event will take place here at the chapter house, it is a free event, so please let people know and come out and participate. Will keep you updated on this visit. There will be about 6 Korean workers that day. We all enjoy providing this service to local communities. It was a successful event last year. I will leave a phone number to those families that need minor home repairs, you can contact myself and plan. You will need to provide the material I will provide the labor. Thank you.

Jerry Williams – The fee for the chapter building usage has been waived for this event.

Kenneth Benally – Suggested to have the local tour company step up and take these 6 workers out on a tour down the Antelope Slot Canyon free. This is for the kindness of them volunteering.

JoAnn Yazzie-Pioche – The chapter can not make the local tour companies do that. It would be left up to the tour companies to make that decision.

E. **Navajo Power** – Kelvin Long gave updates on the progress of project with Public Benefits Corporation which is a Utility Solar Project Navajo Owned. Want to come out and give updates on the progress of projects. Since we are a Public Benefits Corporation it will help local communities. To partner with communities to build NON-Profit organization, so revenues will go back to the chapters to benefit the communities. Made a visit before looking for some land for solar projects to build, there are opportunities

to create a battery storage facility. There are a lot of technical details with NTUA, which make it harder for them to work directly with the communities when it comes to generating revenues back to the communities. We all know all revenues are generating back to the General Fund in Windowrock then it is finally disbursed back to all 110 chapters which is very little funding. With Navajo Power we can make agreements to generate some revenues back to the chapter for operational cost. Navajo Power is aware this location is the prime spot to build solar project and a plus if we build a battery storage facility.

Sara Dale – Has requesting Kelvin to provide dinner for the community.

Kelvin Long – Agreed to provide dinner for the community, any recommendations?

Jerry Williams – If you have read the Navajo Times for this last week the Navajo Nation is working with NTUA to take 200 megawatts from the closure of NGS. There still 300 megawatts available to be sold on the electrical grid and it's a high demand now. As a chapter we need to start looking into how to get revenues back, because if we don't start planning, we as a community could lose the extra 300 megawatts. Since the LeChee Chapter has LLC status, it would be easy for us to work with Navajo Power in getting this set up. We don't need to share this information to other entrepreneurs who are wanting to come before the chapter with their proposals. May be sign a Letter of Intent to work with Navajo Power and not share information on agreements made.

JoAnn Yazzie-Pioche – During your first visit to the chapter a resolution was tabled due to lack of educating the community members on what your company was about and how the solar power works. It would be beneficial to Navajo Power to educate the community members. This was also, brought up during the RDC meeting by Jerry Williams without our knowledge, meaning myself and Renee. It was news to us at that time. The chapter really has not been told what plans Navajo Power has for our community and it would be beneficial for community members to hear your proposals.

Marla Butler – Commented on what a good plan this could be for the community. We are now in the time of renewable energy. Our community has yet to make any improvements for years.

Renee Tsosie – Question How will this effect Navajo Power if you do not get this approval through our chapter? We all know how Navajo Nation Government operates. I only mention this because of the article in the Navajo Times, on how our NN President is working on getting some sort of solar project started here at NGS. Will Navajo Power lose out on this opportunity you are talking about?

Kelvin Long – We are actually working with Navajo Nation so when Navajo Power came on stage we asked Navajo Nation to work with us, even reached out to SRP to start working with them as well. We have a lot of smart individuals that are working with Navajo Power. Multiple steps are in the plans. It will really be up to the community to be the front line to start these projects. Proclamations have been signed with our lawyers, which will help the local community work with Navajo Power, they are all Navajo employee's. Our dream is making this happen. We are taking a chance to develop our project here in LeChee and its no guarantee. We have a good track record of bringing in revenues.

Kenneth Benally – Question. How much revenues will go back to the LLC – Non-Profit Organization?

Kelvin Long – Response. That would be left up to the Non-Profit Organization agreements made with Navajo Power and the organization.

your Grazing Permit, probating a Grazing Permit, Disputes, and finally reports from all grazing officials within District One.

G. **2020 NN Economic Summit-** April 28-30, 2020 @Twin Arrows Casino Resort

4. **Review and Adoption of the Agenda:** Motion: Renee Tsosie Second: Sara Dale
Vote: 3 yes 0 no 01 abstain Motioned carried
5. **Reading and Approval of January 06, 2020 Planning Meeting Minutes:** : Motion: JoAnn Yazzie-Pioche
to approve this and it is posted in the front lobby for public view. Second: Sara Dale
Vote: 3 yes 0 no 01 abstain Motioned carried

6. **Action items/Financial Report /Resolution(s): (Financial Reports are reported quarterly and hard copies are displayed at the front office).**

A. **#LC-02102020A – RESOLUTION OF THE LECHEE CHAPTER, WESTERN NAVAJO AGENCY, NAVAJO NATION RECOMMENDING APPROVING THE LECHEE CHAPTER TAX ORDINANCE FOR UTILIZATION BY LOCAL GOVERNANCE ACT – CERTIFIED CHAPTERS.**

Motion: JoAnn Yazzie-Pioche Second: Renee Tsosie Vote: 3 yes 0 no 01 abstain Motioned carried

B. **#LC-02102020B – RESOLUTION OF THE LECHEE CHAPTER, WESTERN NAVAJO AGENCY, NAVAJO NATION APPROVING THE ALLOCATION OF CAPITAL IMPROVEMENT FUNDS IN THE AMOUNT OF \$16,500.00, TO PAY FOR ARCHEOLOGICAL CLEARANCE STUDIES FOR THE APPROVED 333.0 ACRES OF COMMERCIAL SITE ALONG N-222.**

Motion: Renee Tsosie Second: Sara Dale Vote: 3 yes 0 no 01 abstain Motioned carried

7. **Reports:**

A. **Chapter Officials: LeChee Chapter Officials:** Jerry Williams – Chapter President, JoAnn Yazzie-Pioche – Vice President, Renee Tsosie – Secretary/Treasurer - All chapter official reports will be done at the chapter meeting on February 10, 2020.

B. **Council Delegate:** Paul Begay – was not in attendance in tonight’s meeting

8. **Next Regular Planning Meeting:** March 2, 2020 @ 5:00 P.M. (MST)

9. **Next Regular Chapter Meeting:** February 10, 2020, @ 5:00 P.M. (MST)

Community Concern: Kenneth Benally brought up the issue about back paying NHA for the Lease Agreement in the amount of \$1.00 per year.

JoAnn Yazzie-Pioche mentioned that NHA representative could have answered the concern for you, but they left after their report. NHA will be back on Monday nights meeting and you could address that same question to them, I am sure they will have a response.

10. **Adjournment: 7:20 P.M.** Motion: Sara Dale Second: JoAnn Yazzie-Pioche

Vote: 3 yes 0 no 01 abstain Motioned carried

MEETING MINUTES TURNED IN BY CHAPTER SECRETARY/TREASURE RENEE TSOSIE