

RESOLUTION OF THE  
NAVAJO NATION COUNCIL

23rd NAVAJO NATION COUNCIL—First Year, 2015

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE, BUDGET AND FINANCE COMMITTEE, NAABIK'ÍYÁTI' COMMITTEE AND THE NAVAJO NATION COUNCIL; APPROVING SUPPLEMENTAL FUNDING FROM THE UNRESERVED, UNDESIGNATED FUND BALANCE IN THE AMOUNT OF \$2,922,425.00 FOR TEESTO CHAPTER CONSTRUCTION PROJECT; WAIVING 12 N.N.C. § 820(I) AND 860(C) RELATING TO THE CAPITAL IMPROVEMENT PROCESS

BE IT ENACTED:

SECTION 1. FINDINGS

- A. Pursuant to 12 N.N.C. § 820 (L), "[t]he Navajo Nation Council may adopt and approve supplemental appropriations to the Annual Comprehensive Budget during the fiscal year. Supplemental appropriations of General Funds within the current fiscal year are permitted, if and when additional sources of revenues above and beyond the initial or current revenue projections are projected and which are also in excess of the reserve amount set forth at § 820(J)."
- B. Pursuant to 2 N.N.C. § 164 (A)(9), a proposed resolution that requires final action by the Navajo Nation Council shall be assigned to the Naabik'íyáti' Committee before it is heard by the Navajo Nation Council.
- C. Pursuant to 2 N.N.C. § 300 (C)(1)(3) and (4) the Budget and Finance Committee is authorized to recommend adoption of resolutions related to the expenditure of the Nation's financial resources.
- D. Pursuant to 2 N.N.C. § 501 (C)(1), the Resources and Development Committee is the oversight committee for the Division of Community Development, Capital Improvement Office.
- E. The Title 12 Finance Act Supplemental Appropriation requirements include:

1. Pursuant to 12 N.N.C §280(M), all requests for annual operating funds and supplemental funds shall be submitted to the Office of Management and Budget ("OMB") for budget impact analysis. On April 15, 2015, the Office of Management and Budget presented its memorandum with regard to this supplemental request for appropriation. The memorandum is attached as Exhibit A. The deficiencies identified by the Office of Management and Budget were remedied and on April 21, 2015, a notation was made by OMB on the Section 164 Review Form that the documents were sufficient. See Exhibit B.
  2. Pursuant to 12 N.N.C. § 820(M), when the Controller identifies additional sources of revenues above and beyond the initial or current revenue projections, supplemental appropriations may be allocated by the Navajo Nation Council. The attached memorandum, Exhibit C, dated April 21, 2015 from the Office of the Controller has identified the additional revenues.
- F. The Title 12 Capital Improvement Process includes:
1. Pursuant to 12 N.N.C. § 810(F), "Capital Improvement" means a major project undertaken by the Navajo Nation that is generally not recurring on an annual basis and which fits within one or more of the following categories:
    - (1) All projects requiring debt obligation or borrowing;
    - (2) Any acquisition or lease of land;
    - (3) Purchase of major equipment or vehicles, with a life expectancy of five years or more, valued in excess of an amount to be established by the Controller;
    - (4) Major building improvements that are not routine maintenance expenses and that substantially enhance the value or extend the useful life of a structure;

- (5) Construction of new buildings or facilities including engineering, design, and other pre-construction costs with an estimated cost in excess of an amount to be determined by the Controller; and/or
  - (6) Major equipment or furnishing required to furnish new buildings or other projects, the cost of which is above a certain amount to be established by the Controller.
- 2. Pursuant to 12 N.N.C. § 820 (I), the "[d]evelopment of the Capital Budget shall be coordinated with development of the Operating Budget. All budget requests for capital improvements shall be in compliance with an adopted Capital Improvement Plan and shall not be approved unless in compliance with the Plan."
  - 3. Pursuant to 12 N.N.C. § 820 (M), the Office of Management and Budget shall coordinate the overall preparation, adoption and implementation of both the annual operating and capital budgets of the Navajo Nation. All requests for annual operating funds and supplemental funds shall be submitted to the Office of Management and Budget for budget impact analysis and other appropriate action.
  - 4. Pursuant to 2 N.N.C. § 501 (B)(4)(c), the Resources and Development Committee is to review and recommend to the Navajo Nation Council through the appropriate process supplemental appropriations to the capital improvement projects annual budget to fund necessary additional capital improvement projects.
  - 5. Pursuant to 12 N.N.C. § 860 (C)(2) "[t]he appropriation portion of the Capital Improvement Plan is subject to approval of the Navajo Nation Council upon recommendation of the Budget and Finance Committee. Any modification or amendment affecting the approved Capital Improvement Plan is subject to review and concurrence by the Resources and Development Committee prior to consideration by the Navajo Nation Council."

- G. The Teesto Chapter Construction Project is not included in the Title 12 Capital Improvement Plan as approved by Navajo Nation Council Resolution CAP-18-14.
- H. Any modification or amendment affecting the approved Capital Improvement Plan is subject to review and concurrence by the Resources and Development Committee prior to consideration by the Navajo Nation Council. 12 N.N.C. § 860.
- I. An April 1, 2015 letter from the Teesto Chapter President states the need for a new chapter house because in "the early morning hours of September 6, 2014, Teesto Chapter house was burned to the ground due to arsonists. ... The Office of Risk Management is still on the process of reviewing the insurance claim; but indication is that the claim will not be anywhere near the cost for a new building. ... The Navajo Nation Design and Engineering Services Department will lead the project team and serve as the Construction Manager." The Teesto Chapter President's letter is attached as Exhibit D.
- J. The Teesto Chapter through resolution dated April 13, 2015 declared the burnout of the Teesto Chapter as a State of Emergency and requested assistance to allocate the funds to construct a new chapter building. The Teesto Chapter resolution is attached as Exhibit E.
- K. The Teesto Emergency Chapter House Construction Project is described in documents attached as Exhibit F.
- L. The Environmental Assessment for a Teesto Chapter Community Development Project in Teesto Chapter is attached as Exhibit G.
- M. The Navajo Nation finds it in the best interest to waive 12 N.N.C. §§ 820(I) and 860 (C) regarding the Capital Improvement for the Teesto Chapter Construction Project.
- N. The Navajo Nation finds it in the best interest to approve Supplemental Appropriation for the Teesto Chapter Construction Project.

**SECTION 2. WAIVING 12 N.N.C. §§ 820(I) 1 AND 860 (C) REGARDING THE TEESTO CHAPTER CONSTRUCTION PROJECT**

The Navajo Nation Council hereby waives 12 N.N.C. §§ 820(I) and 860(C) with regard to the Teesto Chapter Construction Project.

**SECTION 3. APPROVING SUPPLEMENTAL FUNDING FROM THE UNRESERVED, UNDESIGNATED FUND BALANCE IN THE AMOUNT OF \$2,922,425.00 FOR TEESTO CHAPTER CONSTRUCTION PROJECT**

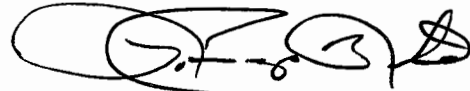
- A. The Navajo Nation Council, having received certification by the Office of the Controller of the availability of certain funds from the Unreserved, Undesignated Fund Balance (UUFb) for supplemental appropriation hereby approves the supplemental appropriation of \$2,922,425.00 for the Teesto Chapter Construction Project as further described in budget documents attached as Exhibit H.
- B. This supplemental appropriation of \$2,922,425.00 shall be to a new Business Unit Number and from that amount of funds that exceeds the minimum fund balance of the UUFb.

**SECTION 4. INSURANCE PAYMENT FOR THE LOSS FROM THE BURNOUT OF THE TEESTO CHAPTER HOUSE SHALL BE REPLACED INTO THE NAVAJO NATION UUFb**

The Navajo Nation Council approves the placement of any insurance payment received by the Navajo Nation Risk Management Department for the loss from the burnout of the Teesto Chapter House be replaced in the UUFb.

## CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by the Navajo Nation Council at a duly called meeting in Window Rock, Navajo Nation (Arizona) at which a quorum was present and that the same was passed by a vote of 22 in favor and 0 opposed, this 21<sup>st</sup> day of October 2015.



LoRenzo Bates, Speaker  
Navajo Nation Council

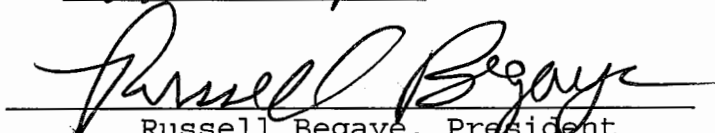
Oct 30, 2015

Date

Motion: Honorable Davis Filfred  
Second: Honorable Benjamin Bennett

## ACTION BY THE NAVAJO NATION PRESIDENT:

1. I hereby sign into law the foregoing legislation, pursuant to 2 N.N.C. §1005 (G) (10), on this 8<sup>th</sup> day of November 2015.

  
\_\_\_\_\_  
Russell Begaye, President  
Navajo Nation

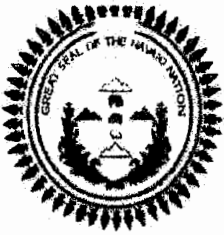
2. I hereby veto the foregoing legislation, pursuant to 2 N.N.C. §1005 (C) (11), this \_\_\_\_\_ day of \_\_\_\_\_ 2015 for the reason(s) expressed in the attached letter to the Speaker.

\_\_\_\_\_  
Russell Begaye, President  
Navajo Nation

3. I hereby line-item veto the foregoing legislation, pursuant to 2 N.N.C. §1005 (C) (10) and 2 N.N.C. §164 (A) (17), on this \_\_\_\_\_ day of \_\_\_\_\_, 2015. The justification of my line-item veto is set forth by memorandum.

---

Russell Begaye, President  
Navajo Nation



**THE  
NAVAJO  
NATION**

POST OFFICE BOX 9000

• WINDOW ROCK, AZ 86515

• (928) 871-6000

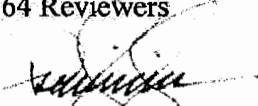


*BEN SHIELDS*  
PRESIDENT

*RITA L. JONES*  
VICE PRESIDENT

**MEMORANDUM**

TO : 164 Reviewers

FROM :   
Dominic Beyal, Executive Director  
Office of Management & Budget

DATE : April 15, 2015

SUBJECT : 164 Document #003763, Teetso Chapter House, \$2,922,425.00,  
Supplemental Funding Proposal

The Office of Management and Budget has reviewed the above referenced document. Upon review of the proposed supplemental proposal, OMB notes the following.

- 1.) Part III of the Budge Form 2 shows the length of time for construction activity in Fiscal Year quarters; each quarter should have the correct Fiscal Year shown in the blank spaces.
- 2.) Appendix B: Cost Estimate-Design and Construction should show how amounts have been calculated to match Part III of Budget Form 1.
- 3.) The attached copy of the Navajo Nation Capital Improvement Plan 2013-2017, resolution CAP-18-14 does not show or list Teetso Chapter House as an approved project for construction in the amount of \$2,922,425.00 The Appropriations Act, section 820 (I), addresses the Capital Budget requirements in the following language: "All budget request for capital improvements shall be in compliance with an adopted Capital Improvement Plan and shall not be approved unless in compliance with the Plan". Therefore, it may be necessary to either amend or waive this requirement.

For these reasons, the document attached is deemed 'insufficient'. If you have any questions contact OMB at (928) 871-6575.

xc: Carl Smith, Executive Director/DCD  
Casey Begay, Department Manager II, CIO/DCD



Document No. 003763Date Issued: 04/10/2015**SECTION 164 REVIEW FORM**Title of Document: UUFB-\$2,922,425-Teesto Chapter House Contact Name: BEGAY, MARIE RProgram/Division: DIV. OF COMMUNITY DEVELOPMENTEmail: marierb@nnocio.org Phone Number: 505-371-8477/8463Division Director Approval for 164A: *Carl Smith*

**Check document category; only submit to category reviewers. Each reviewer has a maximum 7 working days, except Business Regulatory Department which has 2 days, to review and determine whether the document(s) are sufficient or insufficient. If deemed insufficient, a memorandum explaining the insufficiency of the document(s) is required.**

**Section 164(A) Final approval rests with Legislative Standing Committee(s) or Council**

☐ **Statement of Policy or Positive Law:** Sufficient Insufficient  
1. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐

☒ **IGA, Budget Resolutions, Budget Reallocations or amendments: (OMB and Controller sign ONLY if document expends or receives funds)**  
1. OMB: *Design Sec. M. M.* Date: 4-15-15 ☒ ☒  
2. OOC: *Curran* Date: 4-16-15 ☒ ☒  
3. OAG: *Bo. B.* Date: 4-17-15 ☒ ☒  
4-21-15

**Section 164(B) Final approval rests with the President of the Navajo Nation *PS***

☐ **Grant/Funding Agreement or amendment:**  
1. Division: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
2. OMB: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
3. OOC: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
4. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐

☐ **Subcontract/Contract expending or receiving funds or amendment:**  
1. Division: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
2. BRD: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
3. OMB: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
4. OOC: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
5. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐

☐ **Letter of Assurance/M.O.A./M.O.U./Other agreement not expending funds or amendment:**  
1. Division: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
2. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐

☐ **M.O.A. or Letter of Assurance expending or receiving funds or amendment:**  
1. Division: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
2. OMB: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
3. OOC: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
4. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐

# THE NAVAJO NATION



BEN SHELLY PRES  
REX LEE JIM VICE

EXHIBIT

C

## MEMORANDUM:

TO : 2 NNC § 164 Reviewers  
Delegates & 2 NNC '164 Reviewers  
Navajo Nation Government

FROM : Robert Willie  
Robert Willie, Acting Controller  
Office of the Controller

DATE : April 21, 2015

SUBJECT : Re: 164-003763- UUFB \$2,922,425-Teesto Chapter House.

The Office of the Controller has been asked to provide the UUFB balance.

1. The balance of the UUFB is \$17,981,883 as of April 16, 2015. (see attached Financial Report). The Minimum Fund balance is taken out at the beginning of the fiscal year, the minimum fund balance was established by CJA-07-06 which is 10% of prior year General Fund budget (I have attached CJA-07-06). There have been eight supplemental appropriations during the Fiscal Year 2015 in the amount of \$12,364,442. If you review "Exhibit C" of the financial report, the September 30, 2014 UUFB was \$47.9 million, an amount of \$17.5 is reserved for Minimum Fund Balance, there are eight supplemental appropriations during Fiscal Year 2015, these are deducted which brings the UUFB balance to \$17,981,883 as of April 16, 2015.
2. The request is seeking funding to construct a new Chapter house.

If you should have any questions you can contact me at tribal extension X6125.



## TEESTO CHAPTER

P.O. BOX 7166 – Teesto CPU  
Winslow, Arizona 86047  
Phone: (928) 657-8042 – Fax: (928) 657-8046



April 1, 2015

Teesto Chapter  
P.O. Box 7166 CPU  
Winslow, AZ 86047

### RE: Funding Request for New Chapter House

Dear Honorable Delegates:

In the early morning hours of September 6, 2014, Teesto Chapter house was burned to the ground due to arsonists. Since then, the Chapter government has been in a state of turmoil and instability while trying to provide services to the community. Like other Chapter houses, Teesto Chapter House is the central area for government services. The Chapter is temporarily using a former pre-school building, which has half the space of the former Chapter House. Safety issues arise when the capacity level is exceeded especially during Chapter meetings.

Although Teesto Chapter is a self-governing entity, it still depends on the Navajo Nation for funding. It generates very little revenue on its own, due to lack of economic development and tax revenue. The Office of Risk Management is still on the process of reviewing the insurance claim; but indication is that the claim will not be anywhere near the cost for a new building. **Therefore, a request for funding is hereby submitted to the Navajo Nation Council from the undesignated reserve for design and construction costs estimated at \$2,922,425.** The final insurance settlement/claim will be given back to the Navajo Nation's Undesignated Reserve Fund.

The Navajo Nation Design and Engineering Services Department will lead the project team and serve as the Construction Manager. Due to the emergency nature of this project, the project team recommends the "design-build" project delivery approach. The design-build can save time and money for the owner, and streamlining project delivery through a single contract between the owner and the design-build team transforms the relationship between designers and builders into an alliance, which fosters collaboration and teamwork.

Thank you for your consideration.

*E Clark - 24*

Elmer Clark, Chapter President  
Teesto Chapter



**THE  
NAVAJO  
NATION**

**TEESTO CHAPTER**

P.O. BOX 7166 – Teesto CPU  
Winslow, Arizona 86047  
Phone: (928) 657-8042 – Fax: (928) 657-8046



**Resolution of Teesto Chapter**

**Requesting and Recommending the Office of the Navajo Nation President and Vice President, the Resources Development Committee, the Budget and Finance Committee, Division of Community Development, Office of Controller and the Navajo Nation Council to Recognize and Declare the Burnout of the Teesto Chapter House as a State of Emergency; and to Allocate from the Undesignated Unreserved Fund Balance as Emergency Funding in the Amount of \$2,922,425 Million for a New Chapter House at Teesto, AZ**

**WHEREAS:**

1. The Teesto chapter is a Local Governance Act certified chapter pursuant to 2 N.T.C sec 4045 (a) and 26 N.T.C. 103 established to review all matters affecting its constituents and community; and
2. The Teesto chapter is vested with certain authorities and responsibilities to consider and take actions on matters of local concerns that are in the best interest of the health, safety and welfare of its chapter members and residents; and
3. The Teesto chapter house burned to the ground on in the early morning hours on September 06, 2014 losing all equipment, files, furniture, etc. that included the CHR's office and the Senior Citizen Center Office, kitchen, table, chairs, and so forth; and
4. The local headstart center is now the chapter office and chapter meetings are held in this small 3,200 square foot building. The Chapter Manager, AMS, CHR and Planner all share one half of the room and there is a front office for the clerical and post office and post office staff; and
5. The meeting hall is what use to be the classroom that is about 30' x 26' room where chapter meetings are held. These small spaces clearly violate the rules and regulations of public use facilities but there is no alternative but to conduct chapter and program business in these very limiting spaces; and
6. Two old vintage stone buildings are being renovated but would be of generic nature. One for community meetings that would be more adequate in size than the classroom and other building is for administrative offices and post office that would also be more adequate; and
7. The Teesto chapter administration and chapter officials have been meeting with the Division of Community Development, Design & Engineering Services, Risk Management and the Department of Justice to plan for a new chapter house; and
8. It is estimate a new chapter house can take as many as 4-5 years that the community cannot afford to wait that long. This is an emergency situation and emergency planning, funding and allocation priority has to be considered. There is no Navajo Nation protocol that exists to address emergency situations such as a burnout of what is the reference point for any community which is the chapter house.

*Elmer Clark, President - Leroy T. Thomas, Vice President - Sophia Francis, Secretary/Treasurer - Alberta Yazzie, Grazing Official- Lee Jack, Sr., Council Delegate(Teesto/Dilkon/Indian Wells/Greasewood/Whitecone)*



**THE  
NAVAJO  
NATION**

**TEESTO CHAPTER**

P.O. BOX 7166 – Teesto CPU  
Winslow, Arizona 86047  
Phone: (928) 657-8042 – Fax: (928) 657-8046



“Saddle Butte Mountain”

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The Teesto chapter hereby requests and recommends the Office of the Navajo Nation President and Vice President, the Resources Development Committee and the Budget and Finance Committee of the Navajo Nation Council, the Division of Community Development, the Office of Controller and the Navajo Nation Council to recognize and declare the Teesto chapter house burnout as a State of Emergency.
2. Further, Teesto chapter requests and recommends the Office of the Navajo Nation President and Vice President, the Resources Development Committee and the Budget and Finance Committee of the Navajo Nation Council, the Division of Community Development, the Office of Controller and the Navajo Nation Council to support, approve and allocate from the Undesignated Unreserved Fund balance as emergency funding in the amount of \$2,922,425 million for the design and replacement of the Teesto chapter house.
3. The Teesto chapter and community expresses its sincere appreciation to the Navajo Nation leadership, Divisions and Programs for all its support and assistance during these months of displacement and time of dire need.

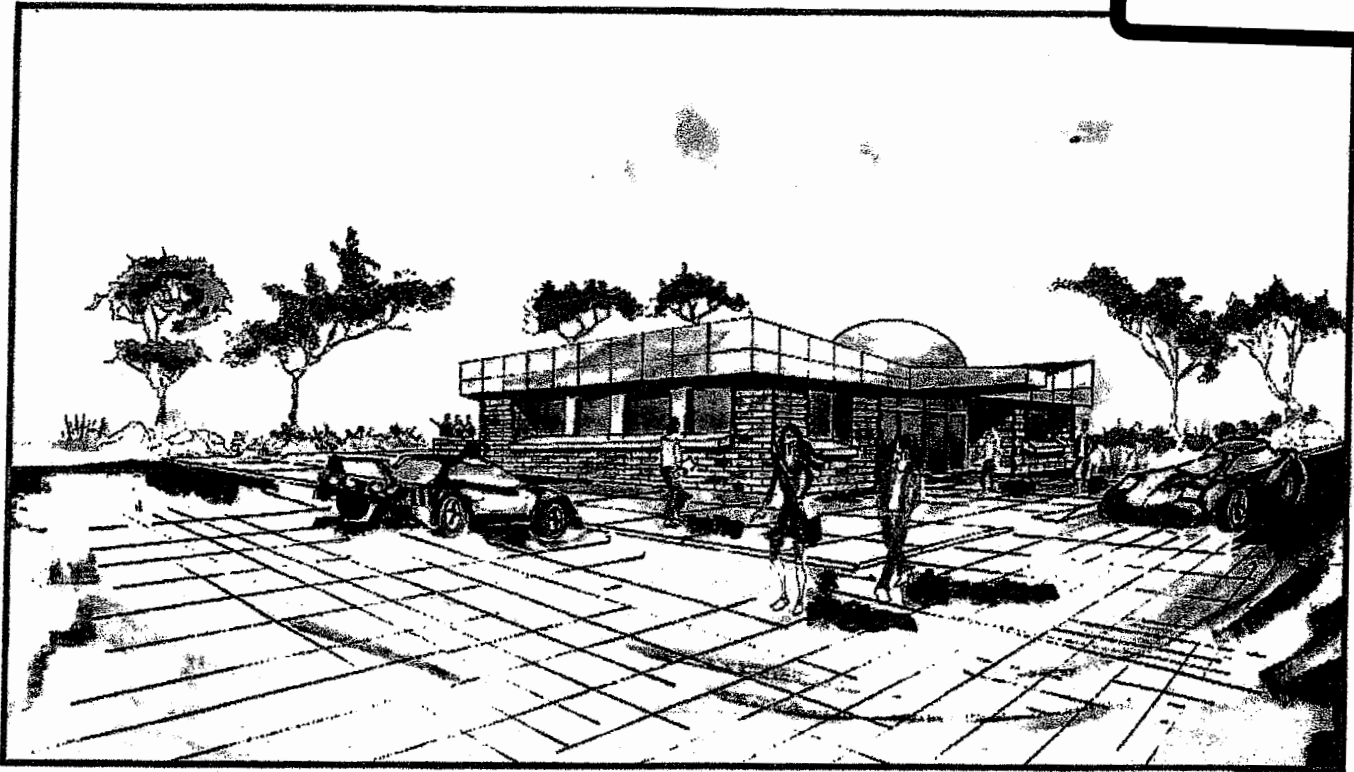
**CERTIFICATION**

I, hereby certify that the foregoing resolution was duly considered at a duly called special meeting of Teesto Chapter, Navajo Nation, Arizona at which a quorum was present and that the same was passed with a vote of 18 in favor; none opposed and 3 abstained on this 13<sup>th</sup> Day of April, 2015.

Elmer Clark, President

Motioned by: Luther Lee

Seconded by: Jesse Thompson

**SPONSOR:**

LEE JACK SR., COUNCIL DELEGATE  
TEESTO CHAPTER  
P.O. BOX 7166 - TEESTO CPU  
WINSLOW, AZ 86047  
PHONE: (928) 657-8042/8045

# Emergency Chapter House Construction Project

Teesto Chapter 27 Acres Chapter Tract

**FUNDS REQUESTED: \$2,922,425**

**PROPOSAL DATE: April 1, 2015**

## Table of Contents

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### ***Appendices:***

Appendix A: Chapter Resolution Supporting funding request

Appendix B: Cost Estimate

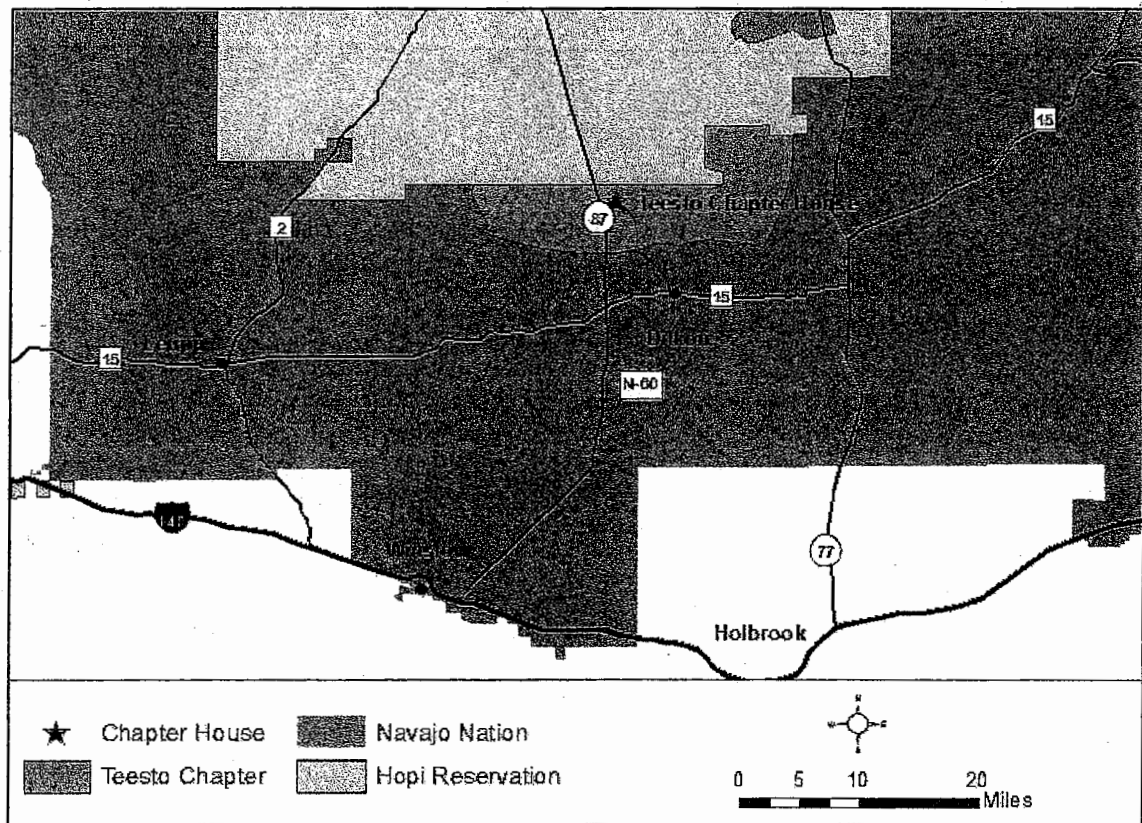
Appendix B: Conceptual Building and Utility Plans

Appendix C: Land Withdrawal Documents

## 1. Introduction

Teesto Chapter is located in the south-central region of the Navajo Nation in northeast Arizona, Navajo County, a strikingly beautiful place surrounded by vast grasslands and rolling hills that are interrupted by volcanic buttes and cinder cones. The Teesto Chapter House Tract is located one mile east of the junction of Arizona State Highway 87 and Navajo Route 60 (Figure 1). The Chapter serves over 1,250 people including the population within the Chapter's boundary, as well as members of the Chapter that live in areas known as Hopi Partition Lands.

On September 6, 2014, Teesto Chapter underwent a shocking and devastating event when its Chapter House burnt to the ground in the early morning hours, leaving the chapter in a state of turmoil and instability. Important documents and irreplaceable treasures such as old Navajo Rugs were lost in the fire. Since then, the Chapter has been utilizing a former preschool building, which is only half the size. The meeting hall regularly exceeds the capacity during chapter meetings and large gatherings, which raised safety concerns.



*Figure 1: General Location of Teesto Chapter House.*

For the past few months, Teesto Chapter and Navajo Nation Design and Engineering (NNDES) have been collaborating on the development of a new Chapter House project and has completed the initial planning stage. The Chapter Members passed a resolution supporting a funding request to the Navajo Nation Council that is presented in **Appendix A**.

The purpose of the project is to build a new Chapter House that meets the needs of the its members. It is an opportunity to provide a building that is more functional, energy efficient, and meets current building codes. The total cost estimate the design and construction phases will be \$2,922,425. A cost break down is provided in **Appendix B**. The proposed floor plan and utility plans are presented in **Appendix C**.

The total size of the Chapter tract is 27 acres; however, the proposed chapter house project will impact less than 2 acres in the southeast corner of the tract. Other community facilities are also situated within the tract. The tract was formally withdrawn and land withdrawal documents are presented in **Appendix D**. The tract is located across the street from NHA Housing Subdivision. Surrounding these central developments are family grazing lands and scattered-pattern housing developments.

## **2. Need Statement**

Like other Chapter houses, Teesto Chapter House is the central area for government services. The senior center, for example, was one of the programs that was administered in the Chapter House. It's a place to gather for meetings, check your mail, have lunch (if you're a senior citizen), or just visit people coming and going.

The total number of people that the Chapter services is estimated to be 1250, based on the U.S. census count in 2010 for Teesto Chapter, plus a five-year population growth estimate, and Chapter members who reside in the Hopi Partition Lands (areas that were formally part of Teesto Chapter), but are not counted in the census count for Teesto Chapter.

Since the incident, the Chapter's administration offices have been trying to recompile important documents while providing services from a former preschool building with less than 3,200 square feet. The temporary facility has three small offices, a small meeting hall, a small conference room, and a contracted postal unit (local post office). The meeting hall regularly exceeds the capacity during chapter meetings and large gatherings, which raised safety concerns.

The Chapter House facility was insured under the Navajo Nation's Risk Management Program. Due to the older building, its value is nowhere near the amount for a new building. In fact, the NNRM states that the insurance claim will not meet the entire project cost. Although Teesto is a self-governing entity, it still depends on the Navajo Nation for funding. It generates very little revenue on its own mainly due to lack of economic development that can otherwise generate revenue for governmental purposes. For this reason, Teesto is seeking an emergency funding request to the Navajo Nation Council. The funding source will be the Navajo Nation's undesignated reserve.

### 3. Scope of Work

Since the fire, the Chapter (officials and staff) have held a number of meetings with Navajo Department of Risk Management, DES, CIO, and Office of the President and Vice President. The NNDES has lead the project team to the completion of the planning stage where the project scope, budget, and schedule have been identified.

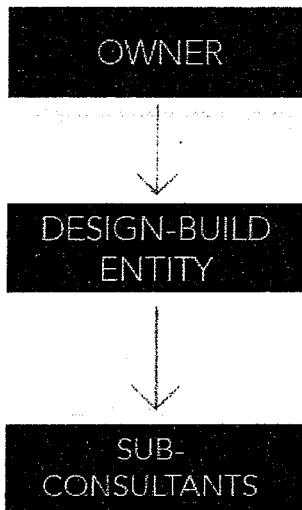
The scope of work is to build a new Chapter House that meets the needs of the its members. It is an opportunity to provide a building that is more functional, with modern mechanical systems, and meets current building codes. The building will be 8,250 square feet. A conceptual building plan and utility plan are presented in **Appendix B**.

Due to the emergency nature of this project, the project team recommends that the "design-build" project management approach be applied. The Navajo Nation Design and Engineering Services Department will lead the project team and serve as the Construction Manager. The project management approach will be "design-build," due to the emergency nature of the project.

The design-build construction approach changes the traditional sequence of work, which can save time and money for the owner, while providing the opportunity to achieve innovation in the delivered facility. "Design-build" is a method of project delivery in which one entity – the design-build team – works under a single contract with the project owner to provide design and construction services.

Streamlining project delivery through a single contract between the owner and the design-build team transforms the relationship between designers and builders into an alliance, which fosters collaboration and teamwork.

## DESIGN-BUILD PROJECT DELIVERY:



Owner manages only **ONE** contract with a single point of responsibility:

- Designer and contractor are on the same team, providing unified recommendations
- Changes are addressed by design-build entity, not used as excuses

The design-build method places the responsibility for design errors and omissions on the design-builder, relieving the owner of major legal and managerial responsibilities and the burden for these costs and associated risks are transferred to the design-build team.

The sequence of the work is approach for the work will generally follow the sequence below:

1. Conceptual Plan development
2. Advertise RFP for Design-Build Project
3. Selection of Design-Build team
4. Construction
5. Monitoring and Inspection
6. Close out.

## 4. Budget

The total cost estimate the design and construction phases will be \$2,918,849. The cost estimate is based on recent Navajo construction projects where: (1) square footage cost for construction is near \$267; (2) Architect/Engineering costs (A/E) are about 10% of construction, and (3) additional costs and contingencies are included. A cost break down is provided in **Appendix A.**

## 5. Schedule

The project time schedule is 12 months. This is under the design-build approach that can often save time and money.

## **Appendix A: Chapter Resolution Supporting Funding Request**



**THE  
NAVAJO  
NATION**

**TEESTO CHAPTER**

P.O. BOX 7166 – Teesto CPU

Winslow, Arizona 86047

Phone: (928) 657-8042 – Fax: (928) 657-8046



“Saddle Butte Mountain”

**Resolution of Teesto Chapter**

**Requesting and Recommending the Office of the Navajo Nation President and Vice President, the Resources Development Committee, the Budget and Finance Committee, Division of Community Development, Office of Controller and the Navajo Nation Council to Recognize and Declare the Burnout of the Teesto Chapter House as a State of Emergency; and to Allocate from the Undesignated Unreserved Fund Balance as Emergency Funding in the Amount of \$2,922,425 Million for a New Chapter House at Teesto, AZ**

**WHEREAS:**

1. The Teesto chapter is a Local Governance Act certified chapter pursuant to 2 N.T.C sec 4045 (a) and 26 N.T.C. 103 established to review all matters affecting its constituents and community; and
2. The Teesto chapter is vested with certain authorities and responsibilities to consider and take actions on matters of local concerns that are in the best interest of the health, safety and welfare of its chapter members and residents; and
3. The Teesto chapter house burned to the ground on in the early morning hours on September 06, 2014 losing all equipment, files, furniture, etc. that included the CHR's office and the Senior Citizen Center Office, kitchen, table, chairs, and so forth; and
4. The local headstart center is now the chapter office and chapter meetings are held in this small 3,200 square foot building. The Chapter Manager, AMS, CHR and Planner all share one half of the room and there is a front office for the clerical and post office and post office staff; and
5. The meeting hall is what use to be the classroom that is about 30' x 26' room where chapter meetings are held. These small spaces clearly violate the rules and regulations of public use facilities but there is no alternative but to conduct chapter and program business in these very limiting spaces; and
6. Two old vintage stone buildings are being renovated but would be of generic nature. One for community meetings that would be more adequate in size than the classroom and other building is for administrative offices and post office that would also be more adequate; and
7. The Teesto chapter administration and chapter officials have been meeting with the Division of Community Development, Design & Engineering Services, Risk Management and the Department of Justice to plan for a new chapter house; and
8. It is estimate a new chapter house can take as many as 4-5 years that the community cannot afford to wait that long. This is an emergency situation and emergency planning, funding and allocation priority has to be considered. There is no Navajo Nation protocol that exists to address emergency situations such as a burnout of what is the reference point for any community which is the chapter house.

*Elmer Clark, President - Leroy T. Thomas, Vice President - Sophia Francis, Secretary/Treasurer - Alberta Yazzie, Grazing Official- Lee Jack, Sr., Council Delegate(Teesto/Dilkon/Indian Wells/Greasewood/Whitecone)*



THE  
NAVAJO  
NATION

TEESTO CHAPTER

P.O. BOX 7166 – Teesto CPU

Winslow, Arizona 86047

Phone: (928) 657-8042 – Fax: (928) 657-8046



"Saddle Butte Mountain"

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The Teesto chapter hereby requests and recommends the Office of the Navajo Nation President and Vice President, the Resources Development Committee and the Budget and Finance Committee of the Navajo Nation Council, the Division of Community Development, the Office of Controller and the Navajo Nation Council to recognize and declare the Teesto chapter house burnout as a State of Emergency.
2. Further, Teesto chapter requests and recommends the Office of the Navajo Nation President and Vice President, the Resources Development Committee and the Budget and Finance Committee of the Navajo Nation Council, the Division of Community Development, the Office of Controller and the Navajo Nation Council to support, approve and allocate from the Undesignated Unreserved Fund balance as emergency funding in the amount of \$2,922,425 million for the design and replacement of the Teesto chapter house.
3. The Teesto chapter and community expresses its sincere appreciation to the Navajo Nation leadership, Divisions and Programs for all its support and assistance during these months of displacement and time of dire need.

**CERTIFICATION**

I, hereby certify that the foregoing resolution was duly considered at a duly called special meeting of Teesto Chapter, Navajo Nation, Arizona at which a quorum was present and that the same was passed with a vote of 18 in favor; none opposed and 3 abstained on this 13th<sup>th</sup> Day of April, 2015.

Elmer Clark, President

Motioned by: Luther Lee

Seconded by: Jesse Thompson

## **Appendix B: Cost Estimate-Design and Construction**

**Teesto Chapter Building  
Teesto, Arizona**

**PROJECT COST**

Isolation Factor		15.00%		
New Construction / Replacement		SQUARE FEET		
A.	Building Cost	\$151.00	\$173.65	<del>8,250</del> 1,432,612.50
B.	Fixed Equipment		12.00%	171,913.50
C.	Site Development		30.00%	429,783.75
D.	Contingency (Inflation and Construction)		12.00%	171,913.50
E.	TOTAL CONSTRUCTION	267.42	X	8,250 2,206,223.25
F.	Equipement		0.00%	0.00
G.	Movable Equipment		10.00%	220,622.33
H.	Professional Fees		10.00%	220,622.33
I.	Owners Reserve		5.00%	110,311.16
J.	Administrative Cost		1.00%	22,062.23
K.	PROJECT COST	336.95	X	8,250 2,779,841.30

**NOTE:**

Does not include site acquisition, escalation of mid-point of construction, and design/construction cost for off-site infrastructure improvements.

Project Cost	2,779,841.30
Additional cost total	<u>142,583.88</u>
<b>Grand Total</b>	<b>2,922,425.18</b>

**Teesto Chapter Building**  
**Teesto, Arizona**

**PROJECT COST / CONVENTIONAL BUILDING**

**Architectural / Engineering Fee**

A.	TOTAL FEE (ACTUAL/ESTIMATED)		<b>220,622.33</b>
B.	( % OF A) CONTINGENCY	10%	22,062.23
C.	CONSULTANT'S FEES	40%	79,424.04
D.	OTHER DIRECT EXPENSES OF A	3.14%	6,927.54
E.	SUBTOTAL		112,208.51
F.	INDIRECT EXPENSE ALLOWANCE (A-(B+C+D)-G)		7,854.60
G.	ARCH. LABOR BUDGET (A-(B+C+D)/ %)	7.00%	100,559.21

ARCHITECTURAL LABOR BUDGET BREAKDOWN                      AVG. \$/HR.                      28.00

	PHASE OF WORK	% BUDGET	HR. BUDGET	\$ BUDGET
a	Programming/Pre-Design	10.00%	0.00	
b	Schematic Design	15.00%	538.71	15,083.88
c	Design Development	20.00%	718.28	20,111.84
d	Construction Documents	40.00%	1,436.56	40,223.69
e	Bidding and Negotiating	5.00%	179.57	5,027.96
f	Construction Administration	20.00%	718.28	20,111.84
	<b>TOTAL</b>	<b>100.00%</b>	<b>3,591.40</b>	<b>100,559.21</b>

**Additional Cost Not Included in Architectural Basic Services**

a.) Environmental Assessment	n/a
b.) Archaeological Report	n/a
c.) legal description	2,500.00
d.) Surveying - topography - utilities	6,000.00
e.) Geo-technical - soils	6,000.00
f.) Flood Plain Study	n/a
g.) Programming/Pre-Design	
h.) Landscaping Design	
i.) Interior Design	
j.) Value Engineering	
k.) One model and one rendering	n/a
l.) Reproduction	6,000.00
m.) Material Testing	15,000.00
n.) Inspection Services	60,000.00
Additional cost total	<b>142,583.88</b>

Professional Fees	220,622.33
Additional Cost Not Included in Architectural Basic Services	142,583.88
<b>Grand Total</b>	<b>363,206.21</b>

**Teesto Chapter Building**  
**Teesto, Arizona**

Budget	General fund (cio)	0.00
	additional req	0.00
		0.00
	<b>total</b>	<b>0.00</b>

**Planning**

Clearances	Environmental assessment
	Archaeological studies

Programming	Demographics
-------------	--------------

Surveys	Legal
	Topographical
	Utilities

Flood plain studies	Water shed
---------------------	------------

Masterplanning	Site analysis
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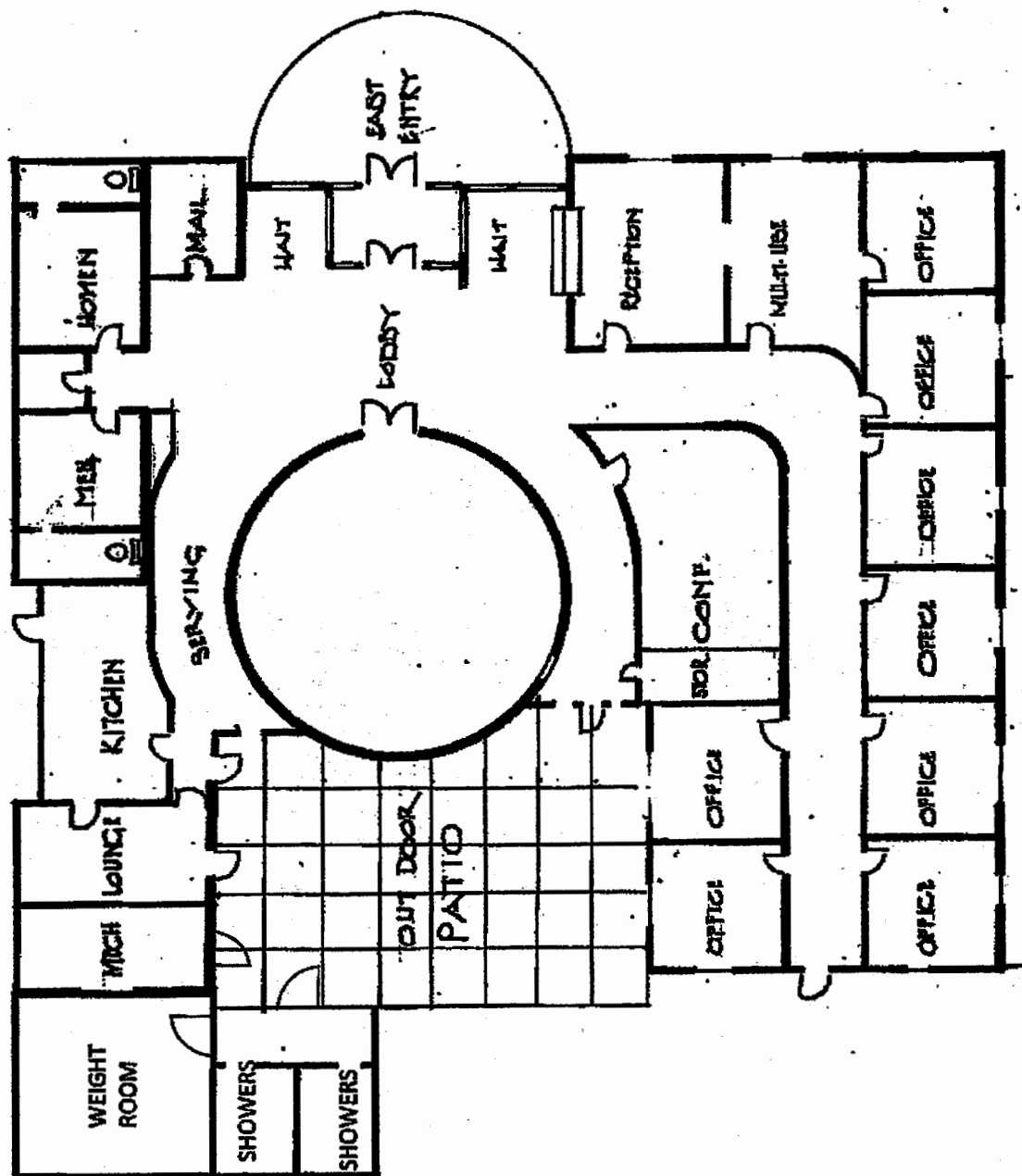
Concepts	Site
	Elevation
	Floorplan

Geotechnical	Soils
	Percolation test

Architectural / engineering	schematic design
	design development
	construction documents
	bidding and negotiation
	construction administration

Construction	12 months
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## **Appendix C: Conceptual Building and Utility Plans**



## FLOOR PLAN

PRELIMINARY ARCHITECTURAL CIRCULATION SCHEME

Not to scale

## TEESTO SPACE PROGRAM & REQUIREMENTS

NAME	SQ. FT.
Lobby	800
Meeting Hall	2,400
Reception Area	150
6 Offices at 120 sq. ft.	720
Conference Room	200
Kitchen	320
Employee's Lounge	300
Chair Storage	180
Weight Lifting Room	600
Locker Room	100
Showers	200
Men's Restroom	200
Women's Restroom	200
Concession Room	144
IT Server Room	225
Mail Room	300
Circulation & Partitions	1,210

TOTAL 8,249 square feet



## Appendix D: Land Withdrawal Documents

RESOLUTION  
OF THE RESOURCES COMMITTEE  
OF THE NAVAJO NATION COUNCIL

Approving the Withdrawal of 8.91 Acres, More or Less, of  
Navajo Tribal Trust Land for Community Development  
Purposes for the Teesto Chapter

WHEREAS:

1. Pursuant to 2 N.T.C., Section 695 (b) (5), the Resources Committee of the Navajo Nation Council is empowered to give final approval of all land withdrawals for residential subdivisions, rights-of-way, including all surface easements and other clearances related to, but not limited to powerline, waterline and sewerline extensions; and

2. The Teesto Chapter proposes that the Resources Committee withdraw 8.91 acres of Navajo Tribal Trust land for community development purposes. The requested acreage will be added to the 19.067 acres previously withdrawn by the Advisory Committee by Resolutions ACS-305-72 and ACJA-11-73. The Advisory Committee resolutions are attached hereto and incorporated herein respectively as Exhibits "A" and "B"; and

3. The Teesto Chapter passed a resolution on April 13, 1992 in support of the proposed land withdrawal for community development. The Teesto Chapter resolution is attached and marked as Exhibit "C"; and

4. The lands proposed to be withdrawn are located within Section 10, Township 24 North, Range 18 East, G&SRB&M. The Survey Section with the Navajo Land Department has resurveyed the previously withdrawn area, including the additional 8.91 acres, consisting of 27.88 acres, more or less, as the new total area for Teesto Chapter House Tract. The survey plan and legal description of the resurveyed area is attached and marked as Exhibit "D"; and

5. There are no affected land users in the area being proposed for community development. The field clearance certification with the appropriate chapter officials is attached and marked as Exhibit "E"; and

6. The archaeological clearance and environmental assessment have been completed for the 8.91 acres being proposed for development. The archaeological clearance and environmental assessment are attached and marked respectively as Exhibits "F" and "G"; and

7. The Transportation and Community Development Committee of the Navajo Nation Council will be in a position to consider the proposed comprehensive land use plan for the Teesto Chapter when the Resources Committee of the Navajo Nation Council formally withdraws the requested acreage; and

8. It is in the best interest of the Navajo Nation that said lands be withdrawn for community development purposes.


NOW THEREFORE BE IT RESOLVED THAT:

1. The Resources Committee of the Navajo Nation Council hereby approves the withdrawal of 8.91 acres, more or less, of Navajo Tribal Trust lands as additional acreage to be added to the 19.067 acres previously withdrawn for Teesto Chapter for community development purposes. Said lands being withdrawn are those lands not previously withdrawn but which are included in the resurvey of the combined areas consisting of 27.88 acres, and are located within Section 10, Township 24 North, Range 18 East, G&SRB&M, as more particularly described on the survey plat marked as Exhibit "D", attached hereto and made a part hereof.

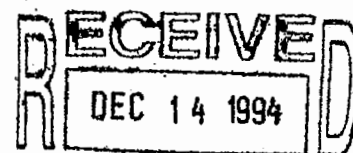
2. The Resources Committee of the Navajo Nation Council further approves that the lands being withdrawn for community development purposes shall remain in a withdrawn status for so long as it is used for the purpose authorized.

#### C E R T I F I C A T I O N

I hereby certify that the foregoing resolution was duly considered by the Resources Committee of the Navajo Nation Council at a duly called meeting at Window Rock, Navajo Nation (Arizona), at which a quorum was present and that same was passed by a vote of 4 in favor, 0 opposed and 0 abstained, this 28th day of November, 1994.

  
Elmer L. Milford  
Chairperson

Motion: Samuel Yazzie  
Second: Irving Billy



NAVAJO AREA OFFICE  
BRANCH OF REAL PROPERTY MGMT

Class "B" Resolution  
Area Approval Required.

Amended by

ACJA-11-73

PERMANENT FILE

RESOLUTION OF THE  
ADVISORY COMMITTEE OF THE  
NAVAJO TRIBAL COUNCIL

Withdrawal of Navajo Tribal Lands for the  
Teesto Chapter House and Other Community Purposes

## WHEREAS:

1. Resolution CM-46-57 of the Navajo Tribal Council provides for community development on the Navajo Reservation and authorizes the construction and improvement of chapter houses and community center, and

2. The Advisory Committee of the Navajo Tribal Council has established a plan of operation for construction and operation of chapter houses and community centers in Resolutions ACJ-40-57 and ACAP-61-60, and

3. There is a need to withdraw Navajo Tribal lands for the Teesto Chapter for use by said chapter and other community purposes, and

4. The surveying of the site has been completed and is desirable that said lands be withdrawn for chapter house and other community purposes.

## NOW THEREFORE BE IT RESOLVED THAT:

The following described lands be and they hereby are withdrawn and set aside for chapter house and other community use of the Teesto Chapter of the Navajo Tribe.

## DESCRIPTION OF TEESTO CHAPTER HOUSE TRACT

A certain tract of land within Land Management District No. 7 of the Navajo Indian Reservation and at Teesto, Navajo County, Arizona, and is more particularly described as follows:

Commencing at a point being the north right-of-way marker No. P.T. 75+30.62 of Indian Service Route No. 60;

Thence S. 58° 46' 00" E., a distance of 129.89 feet to the True Point of Beginning and the southwest corner of the herein described tract of land;

Thence N. 19° 22' 35" E., a distance of 660.00 feet to a point being the northwest corner;

WITNESSED AND APPROVED  
THE 11th DAY OF NOVEMBER 1973

Thence N. 19° 00' 25" E., a distance of 760.20 feet  
to an iron pin;

Thence S. 87° 43' 50" E., a distance of 948.20 feet  
to an iron pin;

Thence S. 10° 12' 55" W., a distance of 919.98 feet  
to an iron pin;

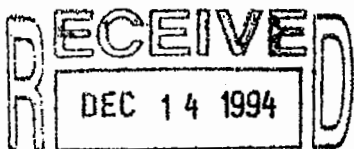
Thence N. 77° 44' 20" W., a distance of 1055.95 feet  
to the point of beginning.

The enclosed area containing 19.067 acres, more or  
less.

#### CERTIFICATION

I hereby certify that the foregoing resolution was  
duly considered by the Advisory Committee of the Navajo Tribal  
Council at a duly called meeting at Window Rock, Navajo Nation  
(Arizona), at which a quorum was present and that same was  
passed by a vote of 11 in favor and 2 opposed, this 23rd day  
of January, 1973.

*Glen C. Bragg*  
Chairman Pro Tempore  
Navajo Tribal Council



NAVAJO AREA OFFICE  
BRANCH OF REAL PROPERTY MGMT

SEP

ACJA-11-73

Class "B" Resolution  
Area Approval Required.

RESOLUTION OF THE  
ADVISORY COMMITTEE OF THE  
NAVAJO TRIBAL COUNCIL

Amending Resolution of the Advisory Committee ACS-305-72  
by Withdrawing of Additional Navajo Tribal Lands for the  
Teesto Chapter House and Other Community Purposes

WHEREAS:

1. Resolution CM-46-57 of the Navajo Tribal Council provides for community development on the Navajo Reservation and authorizes the construction and improvement of chapter houses and community centers, and

2. The Advisory Committee of the Navajo Tribal Council has established a plan of operation for construction and operation of chapter houses and community centers in Resolutions ACJ-40-57 and ACAP-61-60, and

3. There is a need to withdraw additional Navajo Tribal lands for the Teesto Chapter for use by said chapter and other community purposes, and

4. The surveying of the site has been completed and is desirable that said lands be withdrawn for chapter house and other community purposes.

NOW THEREFORE BE IT RESOLVED THAT:

The following described lands be and they hereby are withdrawn and set aside for chapter house and other community use of the Teesto Chapter of the Navajo Tribe.

DESCRIPTION OF TEESTO CHAPTER HOUSE TRACT

A certain tract of land within Land Management District No. 7 of the Navajo Indian Reservation and at Teesto, Navajo County, Arizona, and is more particularly described as follows:

Beginning at a 5/8" steel reinforcing rod marking the southwest corner of the tract herein described which pin lies S. 58° 49' 00" E., a distance of 129.90 feet from Route 60 Right-of-Way marker, P.T. Station 75+30.62,

RECEIVED

FEB 23 1973

THE NAVAJO TRIBE  
LEGAL DEPARTMENT

Thence N. 19° 00' 25" E., a distance of 760.20 feet  
to an iron pin;

Thence S. 87° 43' 50" E., a distance of 948.20 feet  
to an iron pin;

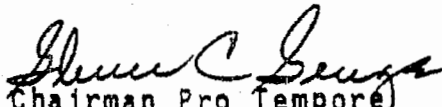
Thence S. 10° 12' 55" W., a distance of 919.98 feet  
to an iron pin;

Thence N. 77° 44' 20" W., a distance of 1055.95 feet  
to the point of beginning.

The enclosed area containing 19.067 acres, more or  
less.

#### CERTIFICATION

I hereby certify that the foregoing resolution was  
duly considered by the Advisory Committee of the Navajo Tribal  
Council at a duly called meeting at Window Rock, Navajo Nation  
(Arizona), at which a quorum was present and that same was  
passed by a vote of 11 in favor and 2 opposed, this 23rd day  
of January, 1973.

  
Chairman Pro Tempore  
Navajo Tribal Council

RECEIVED  
DEC 14 1994  
NAVAJO AREA OFFICE  
BRANCH OF REAL PROPERTY MGMT

# THE NAVAJO NATION

EXHIBIT C

Marlin Scott, Sr.  
Council Delegate

Tommy Joe  
President

Archie Barton  
Vice President



Elmer Clark  
Secretary

Ross D. Nez  
Grazing  
Committeeman

## TEESTO CHAPTER

P.O. Box 7166, TEESTO CPU • Winslow, Arizona 86047 • (602) 657-3352

**RESOLUTION APPROVING AND DESIGNATING ADDITIONAL LAND IN  
CIRCUMFERENCES AND PERIMETER EXTENDING FROM THE EXISTING 19.067  
ACRES CHAPTER BOUNDARY LINE TO 27.98 ACRES FOR FUTURE COMMUNITY  
DEVELOPMENT.**

**WHEREAS:**

1. The Teesto Chapter is a duly certified chapter under the auspices of the Navajo Nation Government empowered to act on matters affecting the socio-economic development of its community;
2. It is imperative that the chapter continue the process of its future plans in developing its social and economic developments and stability for the common good of the general public and the future generation; and
3. In order to address this major effort and concern in fulfilling this type of endeavor for the community planning, the land was made available by the community members; and
4. The chapter tract has been resurveyed and finalized, expanding the land base for further studies regarding the development of a master Land Use Plan.
5. There have been variations in the chapter tract acreage since there were several parcels of land withdrawn making up the existing tract, which have overlapped, causing confusion as to what the final chapter area consists of.

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The Teesto Chapter hereby approves and designates 8.022 acres of additional land in circumference and perimeter extending from the existing 19.067 acres chapter boundary line to 27.89 acres for future Land Use Planning.

RESOLUTION APPROVING AND DESIGNATING ADDITIONAL LAND IN  
CIRCUMFERENCE AND PERIMETER EXTENDING FROM THE EXISTING 19.067  
ACRES CHAPTER BOUNDARY LINE TO 27.98 FOR FUTURE COMMUNITY  
DEVELOPMENT.

PAGE TWO

C E R T I F I C A T I O N

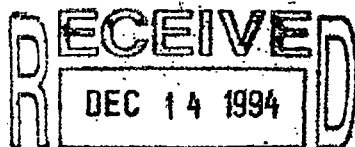
We hereby certify that the foregoing resolution was considered at a duly called chapter meeting at Teesto Chapter House, Teesto, NAVAJO NATION, Arizona, at which a quorum was present and that same was passed in motion made by Francis Bahe, seconded by Alvin Clinton and carried 34 in favor, 0 opposed and 0 abstained, this 13th day of April, 1992.

Marlin Scott  
Marlin Scott, Council Delegate

Tommy Joe  
Tommy Joe, President

Elmer E. Clark  
Elmer E. Clark Secretary/Treasurer

Archie Barton  
Archie Barton, Vice-President



NAVAJO AREA OFFICE  
BRANCH OF REAL PROPERTY MGMT

## TRACT DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN LAND MANAGEMENT DISTRICT NO. 7 OF THE NAVAJO INDIAN RESERVATION IN THE VICINITY OF TEESTO, NAVAJO COUNTY, STATE OF ARIZONA, AND IS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at the United States Bureau of Land Management Cadastral Survey Brass Cap stamped "158 M + 13.260 CH, 1964";

THENCE run S 20° 13' 15" E, 2,232.53 feet to the POINT OF BEGINNING of the herein described parcel of land;

THENCE N 58° 52' 27" W, 1,426.45 feet;

THENCE N 19° 17' 44" E, 759.36 feet;

THENCE S 87° 30' 54" E, 970.51 feet;

THENCE S 00° 01' 23" E, 1,411.99 feet to the Point of Beginning.

Being 27.88 acre(s), more or less, in area, and being subject to any and all existing easements for underground utilities located therein.

Re-surveyed 01-21-93 & 02-19-93 by the Office of Navajo Land Administration, The Navajo Tribe, Window Rock, Navajo Nation, Arizona.

EXHIBIT "A"

EXHIBIT D



## CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE PLAT WAS PREPARED FROM NOTES OF ACTUAL SURVEYS, MADE IN THE FIELD AND THAT THE REPRESENTATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MELVIN F. BAUTISTA, R.L.S. NO. 13969, STATE OF ARIZONA

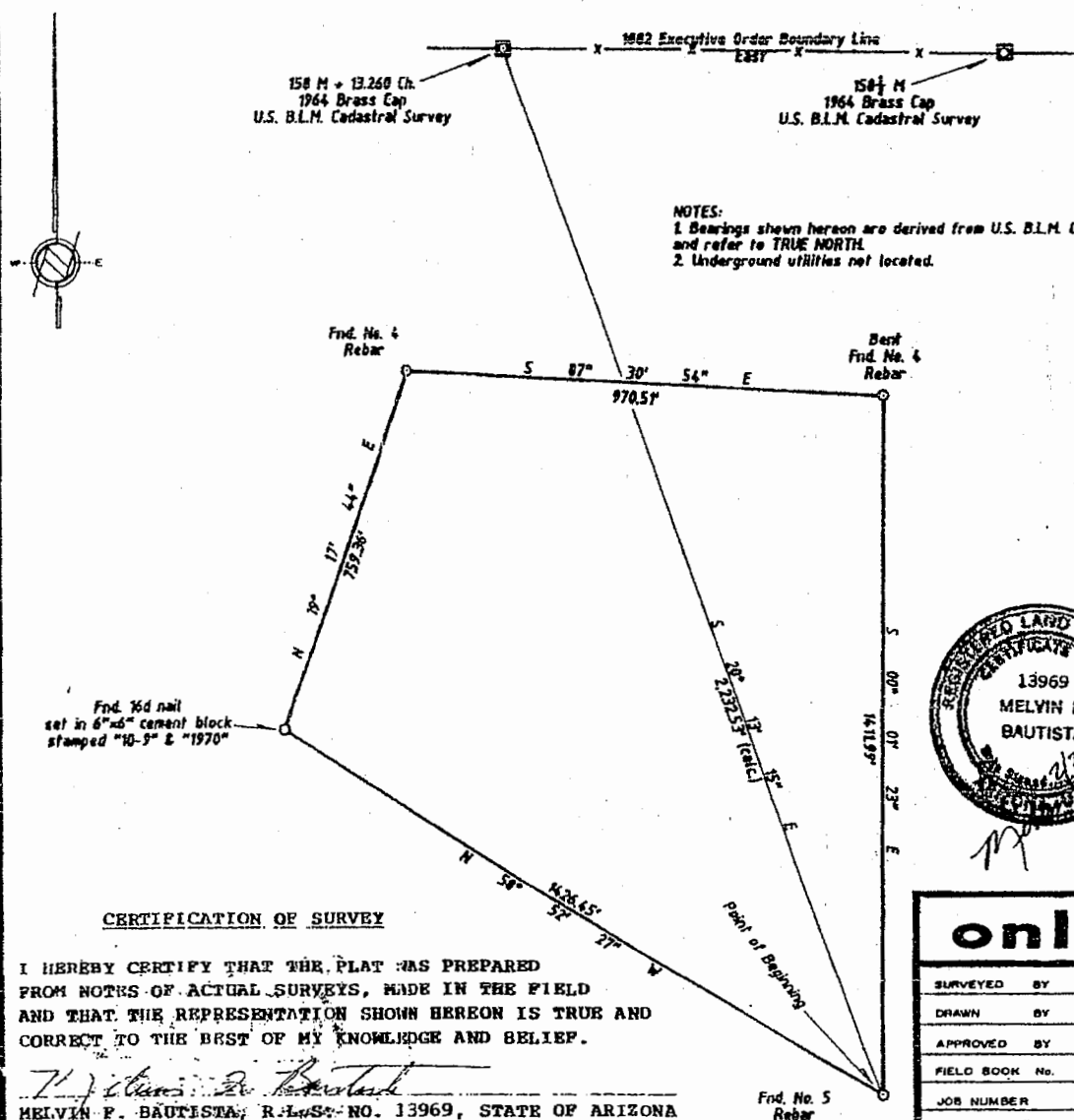
Fnd. No. 5 Rebar

NOTES:  
1. Bearings shown hereon are derived from U.S. B.L.M. CADASTRAL SURVEY and refer to TRUE NORTH.  
2. Underground utilities not located.

onla	
SURVEYED BY	LM
DRAWN BY	C.P.H.
APPROVED BY	
FIELD BOOK No.	555-69
JOB NUMBER	189
SCALE 1" = 300'	

Teesto Chapter House Tract

27.88 Ac. ±  
District 7 - Navajo Indian Reservation  
Teesto, Navajo County, Arizona



## FIELD CLEARANCE CHECKLIST

This form covers only damages and compensation to individual land users. It does not cover consideration or other fees to the Navajo Tribe. Use back if necessary to complete this form.)

## 1. Project Identification:

Applicant: Teesto ChapterType of Project: Land WithdrawalPurpose: Community DevelopmentLocation: Teesto, Navajo County, AZ

Identification number(s): \_\_\_\_\_

2. Amount of land affected: 8.91 acres3. Land status: Trust XX Fee \_\_\_\_\_ Other \_\_\_\_\_

4. List names of all individuals whose land use rights will be affected by project:

	Names	Census Number	Type of Land Use Right
1.	<u>Roger Attakai, Teesto Chapter President</u>		
2.	<u>Elmer Clark, Teesto Chapter Vice-President</u>		
3.	<u>Tom Yazzie, Teesto Chapter Secretary</u>		
4.	<u>Marlin Scott, Teesto Chapter Council Delegate</u>		

5. Are all land users with claims to the affected lands as shown in Branch of Land Operations records included in the list in item 4? \_\_\_\_\_

6. Have Grazing Committee or Land Board Member (whichever is appropriate) for the affected area confirm land user list in item 4 by signing acknowledgement below.

## ACKNOWLEDGEMENT

I acknowledge that due notice was given to the affected community of the proposed project, and according to my records and to the best of my knowledge, the list of individuals in item 4 includes all land users who have land use rights in the affected lands.

10-14-94  
Date

Alexander Thron  
Grazing Committee or Land Board Member

District #2  
District No.

CONSENT TO USE  
NAVAJO TRIBAL LANDS

TO WHOM IT MAY CONCERN:

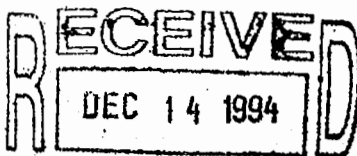
1. Roger Attakai, Chapter President
2. Elmer Clark, Chapter Vice President
3. Tom Yazzie, Chapter Secretary
4. Marlin Scott, Chapter Council Delegate

hereby grant consent to the Navajo Nation, the Bureau of Indian Affairs, Window Rock, Arizona to permit: Teesto Chapter

of Teesto, Arizona to use a portion of the Chapter's withdrawn Area, as drawn on the back, for the following purpose(s):

Land withdrawal of an additional 8.91 acres for community development purpose for Teesto Chapter, Navajo County, AZ.

Date: <u>8-15-94</u>	1. <u>Roger Attakai</u> Chapter President	WITNESS:
Date: <u>8/15/94</u>	2. <u>Elmer Clark</u> Chapter Vice-President	
Date: <u>9/19/94</u>	3. <u>Tom Yazzie</u> Chapter Secretary	
Date: <u>8-15-94</u>	4. <u>Marlin Scott</u> Chapter Council Delegate	
Date: _____	5. _____ Branch of Land Operation	Agency
Date: <u>10-14-94</u>	6. <u>Alexander Thorne</u> Grazing Committee Member	<u>Dist 7#2</u> District #



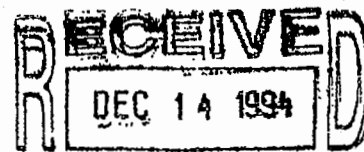
NAVAJO AREA OFFICE  
BRANCH OF REAL PROPERTY MGMT

CSWTA, Inc., Environmental Consultants  
A TPCilani Corporation  
P. O. Box 790 • Tuba City, AZ 86045 • (602) 233-4323

ENVIRONMENTAL ASSESSMENT FOR A  
TEESTO CHAPTER COMMUNITY DEVELOPMENT PROJECT IN  
TEESTO, NAVAJO COUNTY, ARIZONA

PREPARED FOR:  
TEESTO CHAPTER

PREPARED BY:  
CSWTA, INC.  
ENVIRONMENTAL/ARCHAEOLOGICAL CONSULTANTS



NAVAJO AREA OFFICE  
BRANCH OF REAL PROPERTY MGMT.

MAY 1994

Environmental Assessment for a  
Teesto Chapter Community Development Project in  
Teesto, Navajo County, Arizona

Prepared for:

Teesto Chapter  
Post Office Box 7166  
Teesto CPU  
Teesto, Arizona 86047  
(602) 657-3352

Prepared by:

CSWTA, INC.  
ENVIRONMENTAL/ARCHAEOLOGICAL CONSULTANTS  
Post Office Box 790  
Tuba City, Arizona 86045  
(602) 283-4323

Navajo Fish and Wildlife Permit #940222-017  
Consultant Report #CSWTA-EA-9411

May 1994

## ABSTRACT

This report is an Environmental Assessment (EA) of the impacts resulting from the construction of a post office, day care center, senior citizens center, a multi-purpose building and a solid waste transfer station on 8.9 acres adjacent to the Teesto Chapter complex.

This EA has been prepared to comply with the requirements as set forth in the National Environmental Policy Act (NEPA), the Bureau of Indian Affairs (BIA), and the Navajo Nation under the Fish and Wildlife Permit #930604-039 issued to CSWTA, Inc.

This EA describes only one project action alternative and the required no action alternative. We have characterized the existing environment in terms of physical resources, biotic resources, including threatened and endangered species, socioeconomics, archaeological resources, and cultural resources of the project area. Mitigation procedures are recommended.

No significant impacts to archaeological, biotic, or physical resources would occur as a result of the implementation of Alternative A. A Finding of No Significant Impact (FONSI) is recommended.

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## I. PROPOSED ACTION

### A. Project Description

The Teesto Chapter proposed to enhance the community by construction of five (5) needed services: a post office, a day care center, a senior citizens center, a multi-purposed building, and a solid waste transfer station.

### B. Purpose and Need

Presently, Teesto has a contract Post Office with the US Postal Service. The post office facility is situated within the Chapter office and comprises of 306 mail boxes. The Chapter employs a part-time Postal Clerk to handle some daily mail delivered from Winslow. A majority of residents either receive mail forty-five (45) miles in Winslow or get their mail at roadside mail boxes. Essentially, a post office is needed due to lack of space at the current Chapter House and increasing demand for mail services.

A day care center would allow more women to apply for outside work, and would provide care for children while their parents are away. It could also provide occasional relief for parents suffering from stress, as at the death of a relative, or when medical problems arise. Traditionally, grandparents or other relatives have been called upon for child care, but this situation is not always possible or desirable.

A senior citizens center is desirable as a place for the elderly to gather, to visit and to receive care that they might not have access to otherwise.

The Teesto Chapter has long sought a multi-purpose center as a locus for youth activities, for area-wide fairs and other activities requiring a large seating space as needed for the popular basketball games and dances.

In compliance with a US EPA mandate to close all open landfills in the Navajo Nation, a solid waste transfer station is needed to fulfill that requirement. This is desirable to eliminate airborne pollutants and blowing trash from the community. A solid waste transfer station is planned for easy access adjacent to the chapter house.

### C. Location

The five service centers mentioned will be constructed along Navajo Route 60 just south of the Teesto Chapter house. The 8.9 acre project area is located on the USGS Egloffstein Butte Quadrangle, 7.5 minute series map in Township 24 North, Range 18 East, Section 10.

#### D. Vicinity Maps

Figure 1 shows the Teesto Chapter project area in the vicinity of Teesto on Navajo Tribal Trust Lands, Fort Defiance Agency, Navajo County, Arizona. Figure 2 shows Teesto Chapter proposed project plotted on Egloffstein Butte Quadrangle, 7.5 minute series, Navajo County, Arizona. Figure 3 shows a detailed plan for Teesto Chapter proposed tract. Photographs of the proposed project area are shown in Figure 4. Figure 5 is a detailed site plan of the solid waster transfer station.

## II. ALTERNATIVES

### A. Alternative A - Preferred Alternative

The Teesto Chapter proposed to construct a US Post Office, day care center, senior citizens building, multi-purpose building, and a solid waste transfer station on 8.9 acres of Navajo Tribal Trust Lands adjacent to the Teesto Chapter house. Water and electricity will be provided by the Navajo Tribal Utility Authority (NTUA) and sewage will be handled by an existing sewage lagoon northwest of the Chapter which serves the Teesto Navajo Housing Authority Housing. It may be possible to extend a sewer line and tie into this system (Appendix). Access will be from Navajo Route 60, as is currently allowed for.

### B. Alternative B - No Action Alternative

Alternative B presents the NEPA-required alternative of no action. Under this alternative, the Teesto Chapter would not construct the desired service facilities; the previously described purpose and need would not be met.

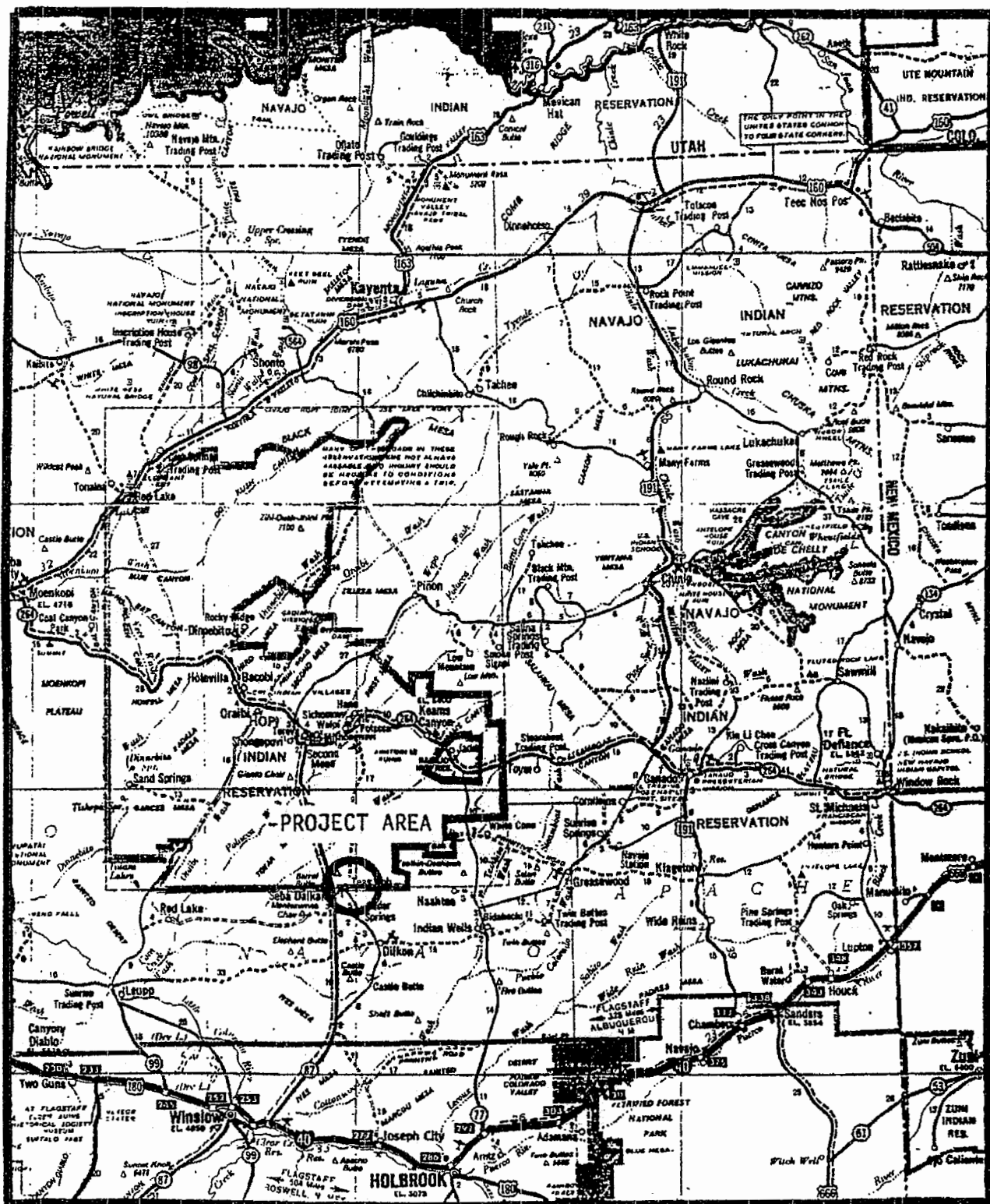


Figure 1. The Teesto Chapter project area in the vicinity of Teesto on Navajo Tribal Trust Lands, Fort Defiance Agency, Navajo County, Arizona.

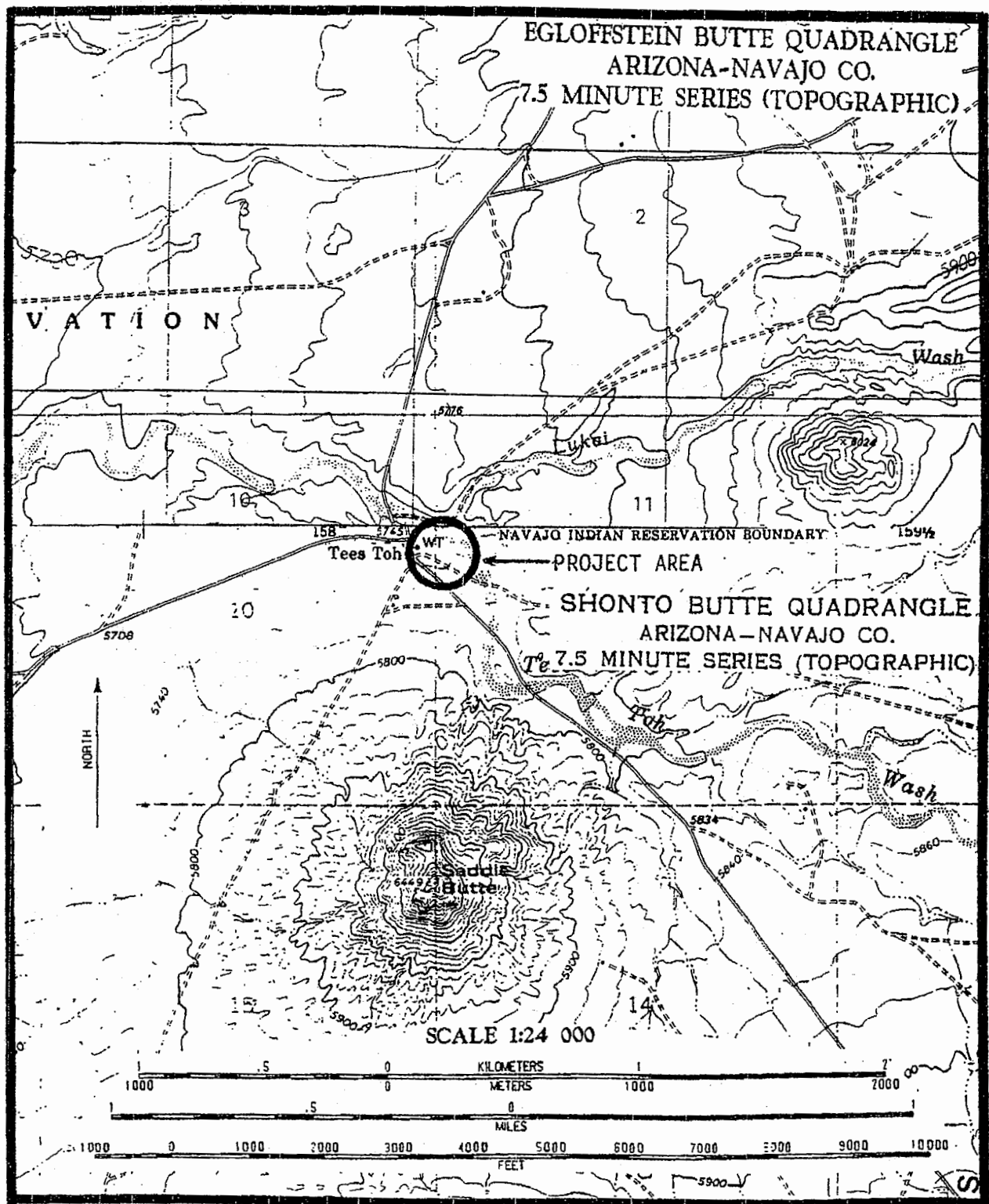


Figure 2. The Teesto Chapter proposed project plotted on Egloffstein Butte Quadrangle, 7.5 minute series, Navajo County, Arizona.

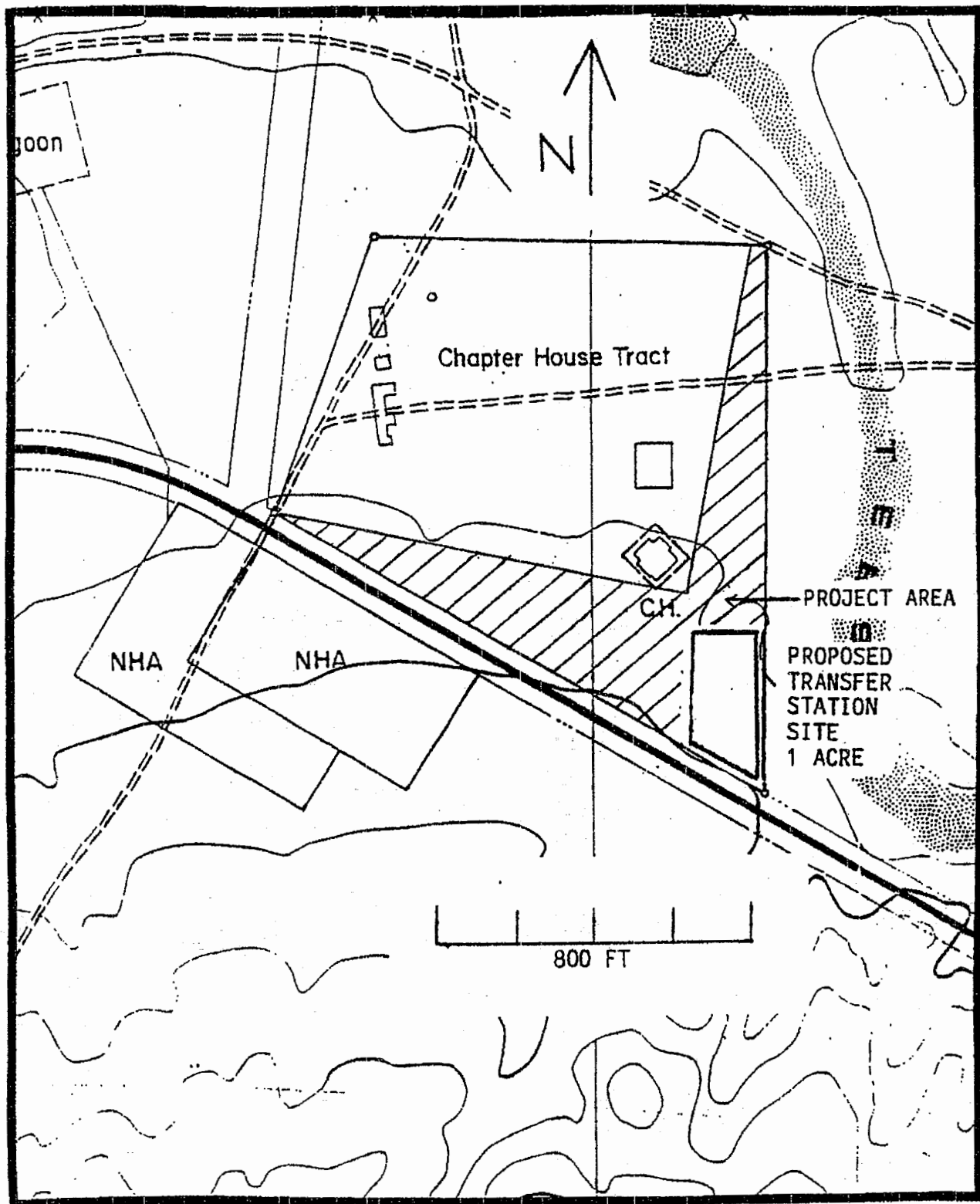


Figure 3. Detailed plan for the Teesto Chapter proposed project.

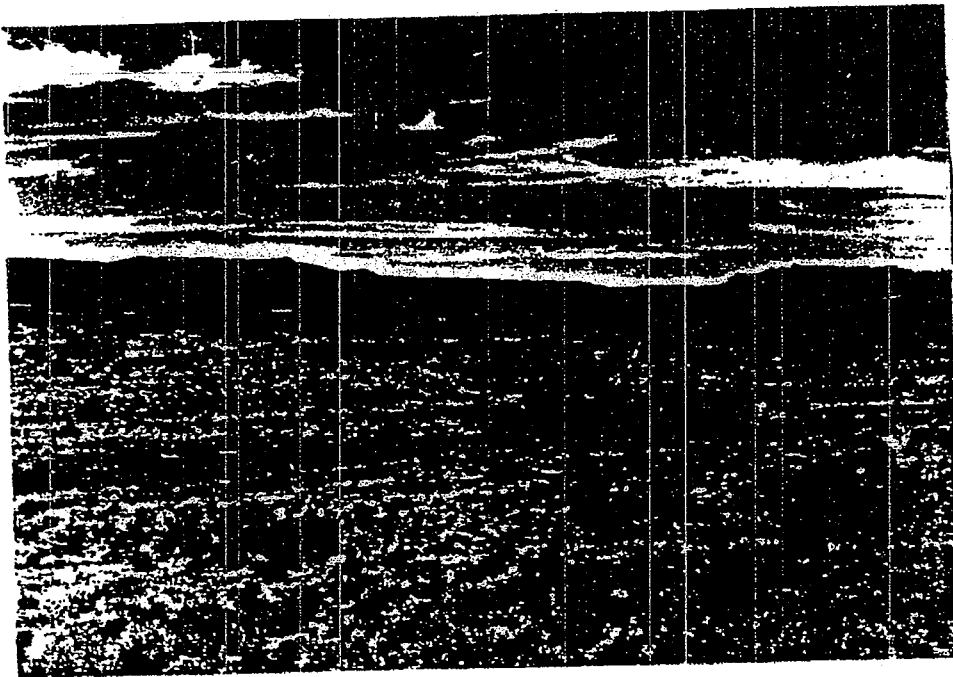
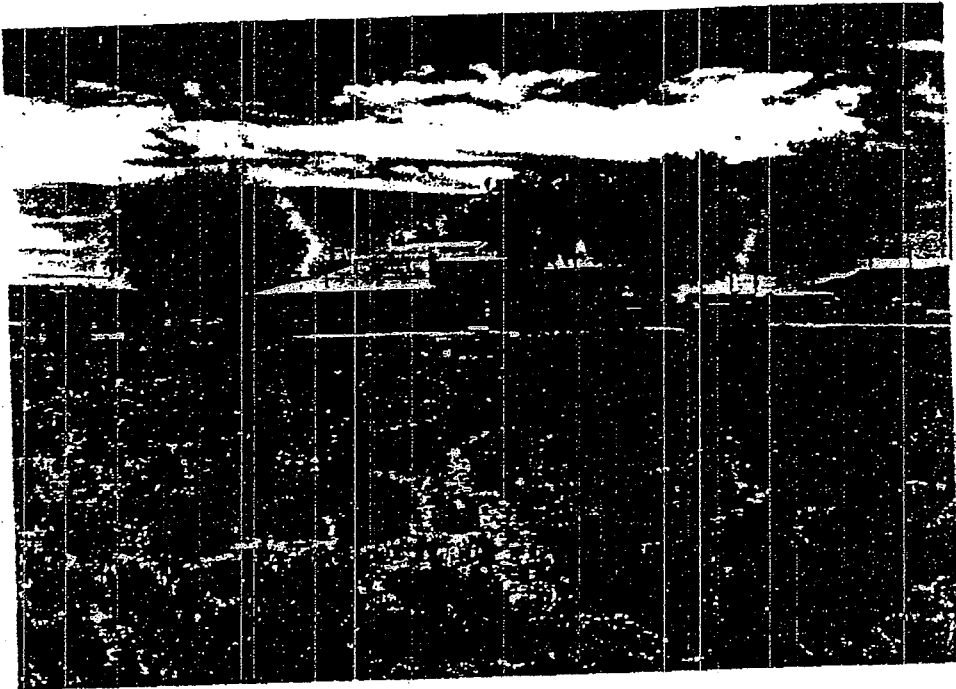
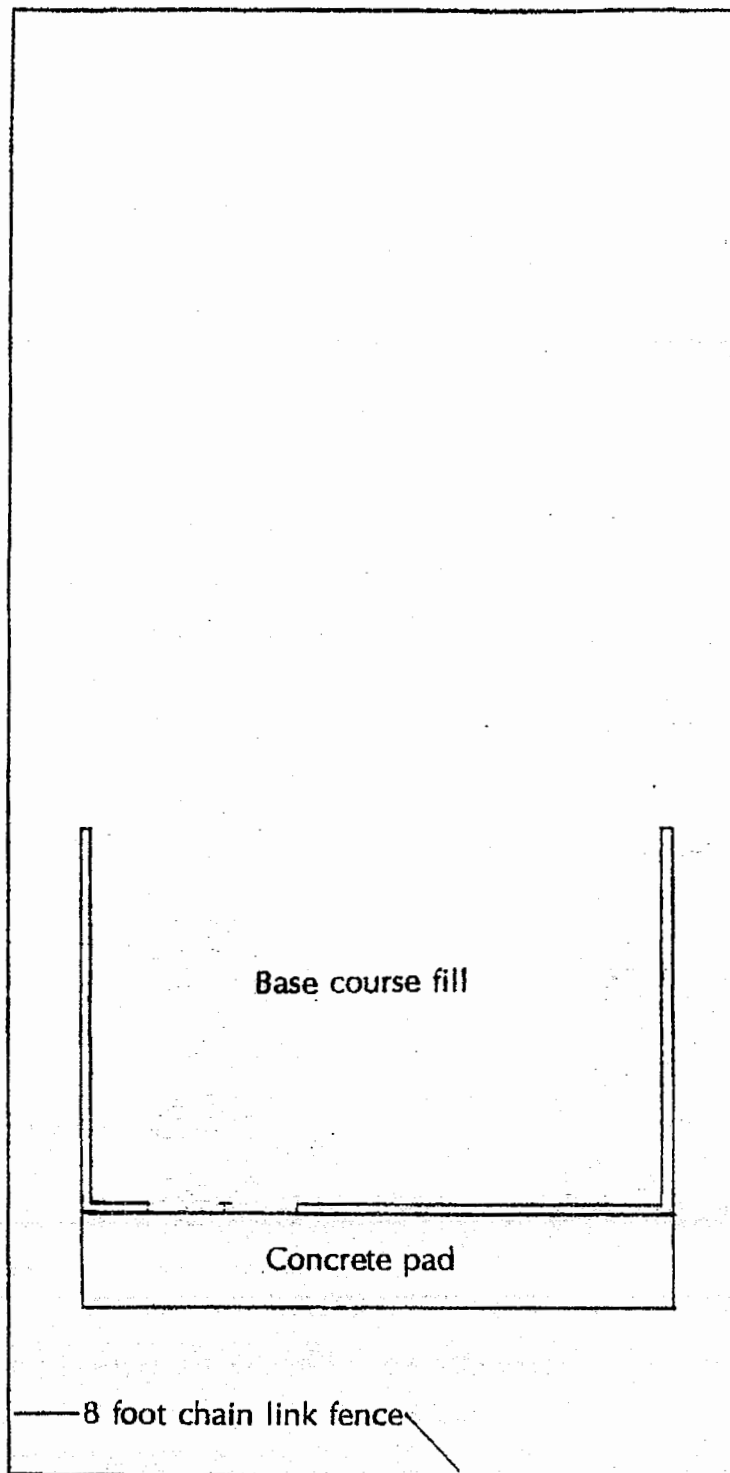


Figure 4. Photographs of the Teesto Chapter proposed project area.



10' = 1"  
Scale

Figure 5. Detailed plan for the Teesto Chapter solid waste transfer station.

### III. AFFECTED ENVIRONMENT

#### A. Topography

The proposed project site is on the first terrace above Teesto Wash at an elevation 5700 feet, but the nearby Hopi Buttes rise to just over 6700 feet. The subject 8.9 acre parcel is itself relatively flat, sloping about 4 degrees from south to north, toward Teesto Wash.

#### B. Climate

Teesto has a semi-arid continental climate with occasional sub-zero winter temperatures and frequent summer temperatures of over 100 degree Fahrenheit. The mean monthly temperature is 54 degrees Fahrenheit. Monsoon rains in July and August usually exceed winter precipitation that generally comes from the southwest with breezes ranging from 4.8 to 15.3 mph.

#### C. Air Quality

The air quality within the project area is generally quite good, with no major sources of anthropogenic emissions. Stock raising and homesites have depleted ground cover upwind of the Teesto Chapter house, but wind blown contaminants are less that they would be if the site were downwind from sandy Teesto Wash. Within the project area no TSP levels have been determined. The annual Federal Primary air quality standard is 75 ug/m<sup>3</sup>, Federal Secondary standard is 60ug/m<sup>3</sup>; there is no evidence that these standards are exceeded in the project area.

#### D. Geology

The bedrock geology of the area is composed of Mesozoic sandstones of the Chinle formation, overlain by Quaternary volcanic forms such as dikes, plugs and lava flows (Chronic 1983).

#### E. Soils

The project area is in the Palma-Clovis soil association. It consists of reddish-brown (Munsell 5 YR) sandy soils formed in mixed aeolian and alluvial materials from sandstone. Slopes range up to 15 percent on the high plains and escarpments surrounding Teesto. Palma soils have reddish-brown sandy loam or loamy sand surface layers and reddish-brown shady loam or fine sandy loam subsoils and substrata. They occur on low ridges and undulation plains within slopes of 0 to 15 percent. Hummocky areas occur where wind

has deflated around clumps of vegetation. Clovis soils have brown or reddish-brown sandy loam or loam surface layers and sandy clay loam subsoils that grade to calcareous fine sandy loam below 30 inches. The study site is dominated by colluvial sandy loams with localization of basalt gravels.

F. Water (Ground and Surface)

The Hopi Buttes region north of Teesto is drained by the Little Colorado River, about 45 miles south of Teesto. Local drainage to the Little Colorado is through Teesto Wash. Ground water depth in the Teesto area is generally greater than 500 feet. Snow melt is the major contributor for groundwater recharge because sporadic rainfall is lost due to rapid run-off, sparse vegetation and high evaporation rate.

G. Vegetation

Teesto is in a transition zone between the Great Basin Desert Scrub Formation and the Plains and Great Basin Grassland Formation of the Colorado Plateau (Brown 1982). Table 1 presents a complete list of plants in the Teesto area, but the following predominate on the project area: rabbitbrush (*Chrysothamnus nauseosus*), snakeweed (*Gutierrezia sarothrae*), galleta grass (*Hilaria jamesii*) and a few specimens of thin leaf yucca (*Yucca angustifolia*). Although Teesto Wash lies at the northeast edge of the project area, it is so dry that it hardly qualifies as a riparian environment; not even the salt cedar (Tamarisk), which is ubiquitous in riparian environments in the southwest, is present at Teesto.

The field survey consisted of walking east-west transects through the site, and an additional walk along the drainage on the northeast edge of the site. Table 1 list those plant species observed during the survey.

H. Resource Use Patterns

Teesto has been a "central place" or locus of Navajo activity for over a century, with the old J. C. McJunkin Trading Post as a hub of commerce. Since the demise of that post, residents have travelled to nearby communities like Dilkon, or to larger commercial centers like Winslow or Flagstaff for goods and services. Stock raising has been a staple of life support, with rug weaving as a supplemental endeavor.

Limited livestock grazing occurs in the region; however, it is limited by low forage value and lack of surface water. Electrical power to the site will be provided by NTUA via a three phase power line. There is a sewer lagoon northwest of the Chapter that serves the Teesto Navajo Housing Authority

Housing. It may be possible to extend a sewer line and tie into this system.

I. Wildlife

The wildlife value of this virtually suburban area is low. Located as it is adjacent to the Teesto Chapter House, a moderately well traveled paved road and situated just across that road from a housing development, the site provides low quality habitat for even common species of wildlife such as rabbits. No tracks or scat of any wildlife were seen, not even rabbits. There were not even burrows of the almost omnipresent kangaroo rat (*Dipodomys*). Table 2 list those species observed during the field survey.

J. Domestic Livestock

There was evidence that horses and sheep had traversed the area in the recent past. A heavily used livestock path parallels the fence line along the eastern boundary of the Chapter House, passing down to Teesto Wash from the highway.

K. Threatened, Endangered and/or Sensitive Species

The Hopi Buttes may provide habitat for Threatened, Endangered and/or Sensitive Species of plants and animals, but there is no habitat for any of them in the vicinity of the Teesto Chapter project area, and a careful pedestrian survey of the project acreage revealed no evidence of any T&E species of plants or animals. Before the survey, the investigator visited the Arboretum of Flagstaff to refresh his memory of the salient features of T&E flora.

L. Socioeconomics

The proposed construction is not expected to have any negative impact upon the Teesto community. On the contrary, local people may be expected to be employed for the duration of the construction and subsequent life of the five service facilities.

Table 1. Vegetation species observed during field surveys are indicated by an asterisk (\*).

Species	Common Name
<b>Shrubs and Woody Plants</b>	
<i>Chrysothamnus nauseosus</i>	golden rabbitbrush *
<i>Juniperus osteosperma</i>	Utah juniper *
<i>Opuntia polyacantha</i>	plains prickly pear *
<i>Yucca angustissima</i>	narrowleaf yucca *
<b>Herbs</b>	
<i>Salsola kali</i>	Russian thistle *
<b>Grasses</b>	
<i>Hilaria jamesii</i>	galleta grass *
<i>Oryzopsis hymenoides</i>	Indian ricegrass *
<i>Sporobolus</i> spp.	dropseed *

Table 2. Wildlife species observed during the field surveys.

Species	Common Name	
<b>Mammals</b>		
None observed		
<b>Amphibians and Reptiles</b>		
None observed		
<b>Birds</b>		
M = Migrant      PR = Permanent Resident    WR = Winter Resident		
SR = Summer Resident		
<i>Amphispiza bilineata</i>	black-throated sparrow *	SR

M. Archaeological

An archaeological survey of the Teesto community was conducted during April 16, 1989, to June 16, 1989, by John E. Bradley with San Juan College. Archaeological clearance was approved in April 1994. Bradley result that thirteen (13) prehistoric and two (2) historic sites were reported. Bradley reported that all thirteen (13) of the prehistoric sites were "potentially eligible for the National Register of Historic Places." All construction related activities will occur within the specified 8.91 acres. Additionally, the proposed undertaking will have no effect provided that construction activities avoid site SJC-1898 by a minimum of 15 meters (50 feet).

N. Other Values

The clerk of the Teesto Chapter house was interviewed with regards to possible cultural values, such as ethnobotanical use of the subject area or sacred places. She was not aware of any, nor did she believe that any of the elders present at the Chapter House knew of any Traditional Cultural Properties. All utilities already to exist of the proposed project area.

IV. IMPACTS

A. Physical Impacts

Impacts to the physical environment are not expected to involve all 8.9 acres. All five service buildings will be built along the south edge of the Chapter area, fronting Navajo Route 60. Use of heavy equipment will result in short term air pollution from exhaust and increased dust, and possible from contaminants such as fuel, grease, radiator fluid and break/transmission fluids. Construction waste such as lumber, plywood, insulation, cement, roofing, and paint will need to be hauled to an approved dump site.

B. Biotic Impacts

Some native plants will be destroyed by construction, but no Threatened and/or Endangered species are included nor are any plants of ethnobotanical importance known to be present. New power lines will offer perching sites for raptors, but it is unlikely that any raptors would choose to alight in the middle of the bustling Teesto community other than kestrels.

C. Threatened and Endangered Species Impacts

No impacts to threatened or endangered species nor habitat for same are present in this urban environment; no negative impacts are expected.

D. Socioeconomic Impacts

It is anticipated that only positive, long-term socioeconomic impacts will result from the proposed construction as local people will be employed in construction as local people will be employed in construction and operation of the service facilities.

E. Archaeological Impacts

No impact to archaeological resources is likely to occur because all are potentially eligible sites listed in report SJC-88-151 will not be affected by the proposed undertaking.

F. Tribal Cultural Impacts

No adverse impacts to tribal culture are anticipated from the proposed project.

V. MITIGATION MEASURES

A. Physical Resources

Regular watering of the project site may be advisable during construction to control dust which may bother people at the Chapter House. Trucks and other heavy equipment should be kept on the immediate construction site to avoid damage to the already fragile vegetative community surrounding the site. Revegetation with native grasses and shrubs would reduce wind-blown dust, erosion and surface wash. Such landscaping should be addressed in the Master Plan.

B. Biotic Resources

Construction staging area and work crew parking areas should be located on the Chapter House property that has already been denuded of vegetation. Heavy equipment parking should be restricted from the roadside drainage area which would speed silt from erosion into Teesto Wash.

C. Socioeconomic Resources

If any local residents can be employed for any aspect of the construction and operation of facilities, then they should be given opportunity for said employment.

D. Archaeological Resources

Clearance was approved on April 1994. All construction related activities will occur within the 8.9 acres. In the event of a discovery ("discovery" means any previously unidentified or incorrectly identified cultural resources including but no limited to archaeological deposits, human remains, or locations reportedly associated with Native American religious/traditional beliefs or practices) all operations in the immediate vicinity of the discovery must cease and the Navajo Nation Historic Preservation Department must be notified at (602) 871-7132.

E. Tribal Culture Resources

The proposed project is expected to positively impact the Teesto community. However, any objections raised by local residents should be given serious consideration and should be resolved.

F. Other Resources

No other mitigations were considered.

VI. CONCLUSION REGARDING SIGNIFICANCE

No significant impacts to resources of concern are expected to result from construction of the five community service facilities on the subject property in Teesto. Therefore, based upon the information made available to and collected by CSWTA, Inc., we conclude that a Finding of No significant Impact (FONSI) be recommended for this project.

VII. CONSULTATION AND COORDINATION

A. Personnel

Carol S. Yazzie Ward, President, CSWTA, Inc., Environmental/Archaeological Consultants, Tuba City, Arizona.

Stephen L. Ward, Biologist/Project Manager/Editor, CSWTA, Inc., Environmental/Archaeological Consultants, B.S./M.A. Biology, Northern Arizona University.

B. Miles Gilbert, Archaeologist/Environmental Specialist, CSWTA, Inc., Environmental/Archaeological Consultants, MA Archaeology, PhD Anthropology, University of Kansas, Instructor, General Biology, Curator, Department of Zoology, University of Wyoming.

Deeda Williams, Clerical/Word Processor, CSWTA, Inc.,  
Environmental/Archaeological Consultants.

B. Consultation and Coordination

Elmer Clark, Teesto Chapter Vice President, Teesto, Arizona.

Larry Benally, Director, Navajo Fish and Wildlife Service, Window Rock,  
Arizona.

Kirke A. King, Acting State Supervisor, U. S. Department of the Interior, Fish  
and Wildlife Section, Arizona Ecological Services State Office, Phoenix,  
Arizona.

Nancy Olsen, Project Evaluation Specialist, Habitat Branch, Arizona Game  
and Fish Department, Phoenix, Arizona.

Annette Polt, Data Manager, Navajo Natural Heritage Program, Navajo Fish  
and Wildlife Branch, Window Rock, Arizona.

C. Literature Cited

Bradley, J. E. 1989. An Archaeological Inspection of the Teesto Community  
Addition, Teesto Chapter, Navajo County, Arizona Report 88-SJC-009,  
San Juan College, Farmington, New Mexico.

Brown, D. E. 1982. Biotic communities of the American Southwest-United  
States and Mexico. Desert Plants 4:1-32.

Chronic, H. 1983. Roadside Geology of Arizona Mountain Press, Missoula.

Hanna, D. 1982. Teesto Chapter Comprehension Plan Phase One. David  
Hanna Associates, Santa Fe.

# VIII. SIGNATURE OF AUTHORITY

This Environmental Assessment document has been prepared under my direct supervision and is accurate in detail to the best of my knowledge.

Carol S. Yazzie Ward

Carol S. Yazzie Ward, President  
CSWTA, Inc., Environmental/Archaeological Consultants  
Post Office Box 790  
Tuba City, Arizona 86045



THE NAVAJO NATION  
CAPITAL PROJECT BUDGET SUMMARY

CP BUDGET FORM 1

Page of

PART I. Business Unit No.:           New           Project Title: Teesto Chapter House Replacement  
Community Development-  
Division/Branch: Executive Chapter: Teesto Agency: Ft. Defiance  
Prepared By: Marie Begay Phone No.: 505-371-8477/8463

PART II. Check one: ☒ Original ☐ Revision ☐ Reallocation ☐ Modification

Project Funds	Appropriation End Date	Amount	% of Total
UUFB	12-30-2017	2,922,425.00	
TOTAL:		2,922,425.00	

PART III. Capital Outlay	Amount
9010 Land & Improvements	
9020 Infrastructure	
9050 Building	\$2,206,223
9070 CAP-Pro. Tech. Services	\$716,202
9110 Furniture & Fixtures	
9140 Equipment	
9160 Vehicles	
9180 Intangible Assets	
9190 Other Assets	
9510 Cash Matching Funds	
TOTAL	\$2,922,425

PART IV. Project Information	
Project Type:	<u>Construction</u>
Planned Start Date:	<u>10-1-2015</u>
Planned End Date:	<u>09-30-2017</u>
Budget Start Fiscal Year:	<u>2016</u>
Budget End Fiscal Year:	<u>2017</u>
FOR OMB USE ONLY	
Resolution No.:	
FMIS Set Up Date:	
Company No.:	
OMB Analyst:	

PART V. ACKNOWLEDGEMENT:

I HEREBY ACKNOWLEDGE THAT THE INFORMATION CONTAINED IN THIS BUDGET IS COMPLETE AND ACCURATE.

Marie Begay 4/10/15  
SUBMITTED BY: Sponsor's Signature / Date

VERIFIED BY: Lead Agent's Signature / Date

CP BUDGET FORM 2  
PAGE \_\_\_\_ OF \_\_\_\_

PART I. Business Unit No.: <u>                    </u> <u>New</u>		Project Title: <u>Teesto Chapter House Replacement</u>																												
Project Description: <u>Construct a new Chapter House .</u>																														
PART II.		PART III. Use Fiscal Year (FY) quarters. Fill in the FY below.																												
Task List (List tasks such as Plan, Design, Construct, Equip or Furnish)	FY 2015		FY 2015		FY 2015		FY 2015		FY 2016		FY 2016		FY 2016		FY 2016		Expected Completion Date if exceeds 8 Qtrs.													
	1st Qtr.			2nd Qtr.			3rd Qtr.			4th Qtr.			1st Qtr.			2nd Qtr.			3rd Qtr.			4th Qtr.			Date 09-2017					
	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M
Procurement Activity by Design & Engineering																														
Construction Activity																														

**THE NAVAJO NATION  
CAPITAL PROJECT BUDGET AND JUSTIFICATION**

**CP BUDGET FORM 3**  
Page \_\_\_\_ of \_\_\_\_

**PART I.** Business Unit No.: New

Project Title: Teesto Chapter House Replacement

**PART II.**

(A)	(B)	(C)	(D)	(E)
Fund Source Code	Agency Code	Object Code (LOD 6)	Object Code Description (LOD 7) & Justification	Budget TOTAL
02.000	004	9050	Building With the assistance of Design & Engineering department; project will be bid out. All purchasing procurement will be adhered to for this project to rebuild	2,206,223
02.000	004	9070	CAP-Pro.Tech Services A & E services for a new Chapter House.	716,202
PAGE TOTAL:				\$2,922,425.00

**THE NAVAJO NATION  
SUPPLEMENTAL FUNDING PROPOSAL SUMMARY**

**Appendix J**

**PART I. Business Unit No.:** new **Program Title:** Teesto Chapter House Construction  
**Division/Branch:** Community Development Executive **Amount Requested:** \$ 2,922,425 **Phone No.:** 505-371-8463  
**Prepared By:** ET/Casey Regay **Email Address:** casey@ncio.org

**PART II. REASON FOR REQUEST AND STATEMENT OF NEED:**

On September 6, 2014, Teesto Chapter underwent a shocking and devastating event when its chapter house burnt to the ground in the early morning hours, leaving the chapter in a state of turmoil and instability. Important documents and irreplaceable treasures such as old Navajo rugs were lost in the fire. Since then, the chapter administration has been utilizing a former preschool building, which is only half the size of the original chapter house. During chapter meetings, the number of attendants exceeds the building's capacity, which raises safety concerns.

The chapter house facility was insured under the Navajo Risk Management Program (NRMP). Because it was such a dated building, its value is nowhere near the amount for a new and modern building. In fact, the NRMP states that the insurance claim will not meet the entire project cost. Although Teesto is a self-governing entity, it still depends on the Navajo Nation for funding. It generates very little revenue on its own, mainly due to lack of economic development that can otherwise generate revenue for governmental purposes. For this reason, Teesto is seeking an emergency funding request to the Navajo Nation Council. The funding source will be the Navajo Nation's undesignated reserve.

**PART III. SCOPE OF WORK/METHODOLOGY**

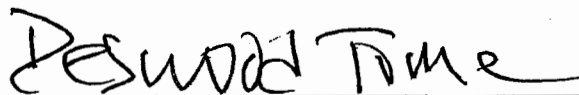
The scope of work is to build a new chapter house that is more functional, more efficient, and meets current building codes. The building will be 8,250 square feet. Due to the emergency nature of this project, the project team recommends that the "design-build" project management approach be applied. The Navajo Design and Engineering Services Department (NDESD) will lead the project team and serve as the Construction Manager. Streamlining the project delivery through a single contract between the owner and the design-build team transforms the relationship between designers and builders into an alliance, which fosters collaboration and teamwork. The sequence of the work is approach for the work will generally follow the sequence below:

1. Conceptual Plan development
2. Advertise RFP for Design-Build Project
3. Selection of Design-Build team
4. Construction
5. Monitoring and Inspection
6. Close out.

**PART IV. AFFIRMATION IS PROVIDED THAT THE PROPOSAL INFORMATION IS COMPLETE AND ACCURATE AND THE APPROPRIATE  
BRANCH CHIEF RECOMMENDS APPROVAL**



REVIEWED BY: Division Director's Signature / Date



RECOMMEND APPROVAL: Branch Chief's Signature / Date

NNOMB-BF1

**THE NAVAJO NATION  
PROGRAM PERFORMANCE CRITERIA**

**PART I. PROGRAM INFORMATION:**Business Unit No.: 108080Program Name/Title: NAVAJO NATION CHAPTER-Teesto Chapter**PART II. PLAN OF OPERATION REFERENCE/LEGISLATED PROGRAM PURPOSE:** The Navajo Nation Chapter Plan of Operation is referenced in Title 26 of the Navajo Nation Code.**PART III. PROGRAM PERFORMANCE CRITERIA:**

1st QTR		2nd QTR		3rd QTR		4th QTR	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual

## 1. Program Performance Area:

To provide the chapter membership with a safe place for community meetings/gatherings by end of fiscal year.

Goal Statement:

Complete building for chapter membership.

				1		1	
--	--	--	--	---	--	---	--

## 2. Program Performance Area:

Assist community in completing unaddressed project due to lack of funding.

Goal Statement:

Once funds allocated, complete project for the community in phases.

				1		2	
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## 3. Program Performance Area:

Assist the community with their project, by cost sharing or match of funds with state, Navajo Nation, etc.

Goal Statement:

Identify funds for completion of project which is a priority for the community.

				1		1	
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## 4. Program Performance Area:

Goal Statement:

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## 5. Program Performance Area:

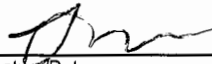
Goal Statement:

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**PART IV. I HEREBY ACKNOWLEDGE THAT THE ABOVE INFORMATION HAS BEEN THOROUGHLY REVIEWED.**

Hon. Lee Jack, Sr., Council Delegate

Program Manager's Printed Name and Signature/Date



Hon. LoRenzo C. Bates, Speaker/NNC

Division Director/Branch Chief's Printed Name and Signature / Date



**THE NAVAJO NATION**  
**DETAILED LINE ITEM BUDGET AND JUSTIFICATION**

<b>PART I. PROGRAM INFORMATION:</b> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Program Name/Title: <u>                    NAVAJO NATION CHAPTER-Teesto Chapter                    </u></span> <span>Business Unit No.: <u>                    108080                    </u></span> </div>			
<b>PART II. DETAILED BUDGET:</b>			
(A)	(B)	(C)	(D)
Object Code (LOD 6)	Object Code Description and Justification	Total by DETAILED Object Code	Total by MAJOR Object Code
9050	<b>BUILDING</b> To build a chapter house for the Teesto community. (All necessary clearances are completed) 9052: Buildings	\$ 2,206,223.00	\$ 2,922,425.00
9070	<b>CAP-Pro. Tech services</b> A&E services for a new chapter house. 9074: CAP-Architercture/Design	716,202	
<b>TOTAL</b>		\$ 2,922,425.00	\$ 2,922,425.00

# THE NAVAJO NATION



BEN SHELLY PRESIDENT  
REX LEE JIM VICE PRESIDENT

CAPITAL IMPROVEMENT OFFICE P.O BOX 1510 WINDOW ROCK, AZ 86515

## MEMORANDUM

To: ALL Concerned  
From: Casey Begay  
Casey Begay, Department Manager II  
Capital Improvement Office  
Division of Community Development

Date: March 16, 2014

Subject: FY 2015 DELEGATION OF AUTHORITY

In my absence from the office, Ms. Marie Begay, Contract Analyst, will assume the delegation of authority to act in my capacity. Ms. Begay shall handle administrative matters and will have signatory authority for routine documents, except those matters that she feels require my attention. This delegation of authority will remain in effect until further notice.

Your assistance and cooperation with Ms. Begay is expected and appreciation.

### ACKNOWLEDGE BY:

Marie Begay  
Marie Begay, Contract Analyst  
Capital Improvement Office  
Division of Community Development

Cc: Carl Smith, Executive Director/DCD  
CIO Staff  
DCD Department Managers  
File



**THE  
NAVAJO  
NATION**

**TEESTO CHAPTER**

P.O. BOX 7166 – Teesto CPU

Winslow, Arizona 86047

Phone: (928) 657-8042 – Fax: (928) 657-8046



"Saddle Butte Mountain"

8. The chapter and community have struggled throughout the year but have persevered, however, the need for a new chapter house cannot be emphasized enough that should be replaced expeditiously as an emergency chapter house replacement.

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The Teesto chapter requests and recommends the Honorable Navajo Nation President Russell Begaye and Honorable Vice President Jonathan Nez, the Resources Development Committee and the Budget and Finance Committee of the Navajo Nation Council, the Division of Community Development, the Office of Controller and the Navajo Nation Council to provide its ultimate support to and for the funding of the Teesto chapter house replacement in the full amount of \$2,922,425 from the Undesignated Unreserved Fund Balance or other funding opportunities.
2. Further, Teesto chapter reaffirms its requests and recommends the Office of the Navajo Nation President and Vice President, the Resources Development Committee and the Budget and Finance Committee of the Navajo Nation Council, the Division of Community Development, the Office of Controller and the Navajo Nation Council to continue to recognize the burnout of the Teesto chapter house as an emergency situation.
3. Finally, the Teesto chapter and community expresses its sincere appreciation to the Navajo Nation Council for having supported and approved twice the funding for a new chapter house initiative; and urges the Honorable President of the Navajo Nation and Vice President to support and approve subsequent to the support and approval by the Navajo Nation Council for the third time.

**CERTIFICATION**

I, hereby certify that the foregoing resolution was duly considered at a duly called regular meeting of Teesto Chapter, Navajo Nation, Arizona at which a quorum was present and that the same was passed with a vote of 22 in favor; none opposed and 3 abstained on this 17<sup>th</sup> Day of August, 2015.

Elmer Clark, President

Motioned by: Lula Stago

Seconded by: Laura Williams



**THE  
NAVAJO  
NATION**

**TEESTO CHAPTER**

P.O. BOX 7166 – Teesto CPU  
Winslow, Arizona 86047  
Phone: (928) 657-8042 – Fax: (928) 657-8046



"Saddle Butte Mountain"

**TEE-AUG-35-15**

**Resolution of Teesto Chapter**

**Reaffirming and Recommending the Office of the Navajo Nation President and Vice President, the Resources Development Committee, the Budget and Finance Committee, Division of Community Development, Office of Controller and the Navajo Nation Council to Give Full Consideration for Final Approval for the Emergency Allocation of \$2,922,425 from the Undesignated Unreserved Fund Balance for a New Chapter House at Teesto, AZ**

**WHEREAS:**

1. The Teesto chapter is a Local Governance Act certified chapter pursuant to 2 N.T.C sec 4045 (a) and 26 N.T.C. 103 established to review all matters affecting its constituents and community; and
2. The Teesto chapter is vested with certain authorities and responsibilities to consider and take actions on matters of local concerns that are in the best interest of the health, safety and welfare of its chapter members and residents; and
3. The Teesto chapter house burned to the ground on in the early morning hours on September 06, 2014 losing all equipment, files, furniture, etc. that included the CHR's office and the Senior Citizen Center Office, kitchen, table, chairs, and so forth; and
4. The Navajo Nation Council approved in April of 2015 an amount of \$2.9 million from the Undesignated Unreserved Fund Balance of \$18 million that the then President of the Navajo Nation Ben Shelly ultimately vetoed after having promised he would support an initiative if the Navajo Nation Council were to approve; and
5. During the 2015 summer session, the Navajo Nation Council once again supported the funding for a new Teesto chapter house in a phased-amount of \$1.5 million; and once again the current President of Navajo Nation vetoed the initiative claiming he does not and will not support "riders" who piggy back on funding legislation; and
6. The Honorable Council Delegate Lee Jack, Sr. and the Teesto chapter president met with the Honorable President of the Navajo Nation Russell Begaye in Albuquerque, NM on August 6, 2015 where he informed the elected officials his position to veto Teesto's request, however, he recommended Mr. Lee Jack, Sr. to introduce a stand-alone legislation for the full amount of \$2.9 million that he promised the officials he would sign should the Navajo Nation Council approve; and
7. It will be one year on September 6, 2015 of the infamous fire that destroyed the governmental center that was the nerve center for the Teesto community and efforts for an emergency funding request has thus far been futile; and

*Elmer Clark, President - Leroy T. Thomas, Vice President - Sophia Francis, Secretary/Treasurer - Alberta Yazzie,  
Counsel Official - Lee Jack, Sr. Council Delegate (Teesto/Dilkey/Indian Wells/Crescentwood/Whitecone)*

# THE NAVAJO NATION



BEN SHELLY PRESIDENT  
REX LEE JIM VICE PRESIDENT

CAPITAL IMPROVEMENT OFFICE P.O BOX 1510 WINDOW ROCK, AZ 86515

April 20, 2015

TO : Dominic Beyal, Executive Director  
Office of Management & Budget

FROM : Casey Begay  
Casey Begay, Department Manager II  
Capital Improvement Office

SUBJECT : EMERGENCY FUNDS REQUEST  
RE: TEESTO CHAPTER

*Abeyal*  
*4-21-15*

Pursuant to your April 15, 2015 memoranda for 164 Document #003763, the Teesto Chapter has passed a resolution requesting for *emergency funds* and has declared a state of an emergency to have a new Chapter House rebuilt. It is understandable upon the prioritization and approval of the Infrastructure and Capital Improvement Plan, the Chapter House project was already a priority, and classified as a Community Center Phase II. It is incorporated into the CIP PLAN. It housed Community Health Representative Office, Senior Citizen Center Office, and Chapter Administration Office. It was deemed still suitable for occupancy and was structurally sound but on the threshold of being condemned and completely depreciated. ✓

However, the first week of September in 2014, during the Navajo Nation Fair, the Teesto Chapter had burned down to the ground. Obviously, it is now mandated and is a priority by the Teesto community to have one rebuilt as soon as possible, and has asked NAVAJO NATION for help.

Since the inception and approval of the NN Capital Improvement Plan, the NN Council has not approved a finance plan to fund the capital outlay projects, although several funding options have been presented. Subsequently, Teesto Chapter has resorted to requesting for *emergency funds* from the Undesignated Unreserved General Funds.

# NAVAJO NATION CAPITAL IMPROVEMENT PLAN 2013 - 2017

Chapter	Agency/Proposal Number	Project Description	B.C.D.	S.A.C.	STATUS										Phase Request				Anticipated sources of funds	Requested Amount	Inventory				Anticipated Capital Cost	Anticipated System Operating Cost	Estimated Completion Date	Lead Agency	Adopted Plan or Policy	Classification of Project	Recommended Year of Appropriation
					Planning (Chapter)					Design/Procurement					% Completed	Planning	Design	Construction			Reserve/Replacement	Reconstruction	Expansion	Refurbishment							
					Design/Construction	Procurement	Construction	Operation	Maintenance	Design/Procurement	Construction	Operation	Maintenance	Replacement																	

Bathroom Addition																														
Rough Rock	C/1	Construct Scattered Bathroom Addition - <b>No Proposal</b>																												
Round Rock	C/2	Bathroom Addition (40)	182	X	X	X	X	X	X	X	X									\$ 300,000.00										
Manano Lake	E/3	Bathroom Addition (32) homes	1	156	X	X	X	X	X	X	X	100%		X		50%	X	X	X	\$ 448,000.00							X	X		
Jeddito	F/4	B/A for Project R44	5	126	X	NA	NA	NA	X	NA	NA	100%								\$ 362,500.00	X				X					
Houck	F/5	Burnt Water (Q-84) B/A - WFL	2	136	X	NA	NA	NA	X	NA	NA	100%								\$ 3,000,000.00	X				X					
Sanostee	S/5	Bathroom Addition - <b>No Proposal</b>																												
Manuelito	E/7	24 Bathroom Addition - <b>No Proposal</b>		X																										
Pueblo Pintado	E/125	Bathroom Addition Project	0	130	X						X	50%								\$ 125,000.00										
Low Mountain	F/22	Bathroom Addition	1	130	0	NA	NA	NA	X	NA	NA	100%								\$ 320,000.00	X				X					
																				\$ 4,555,500.00										

Housewiring																														
Greasewood	F/8	Scattered Housewiring	1	122	N/A	N/A	N/A	N/A	X	N/A	N/A	100%								\$ 230,000.00	X									
																				\$ 230,000.00										

Headstart																														
Hard Rock	C/10	Moldular Building - Headstart - <b>No Proposal</b>																												
Tse'itahi	E/11	Head Start	1	166	X	X	X	X	X	X	X	100%	X	X			X	X	X	\$ 500,000.00	X					X	X			
Iyanbito	E/12	Headstart Building	1	166	X	X	X	X	X	X	X	100%	X	X			X	X	X	\$ 1,590,000.00	X					X	X			
Kinlichee	F/13	New Headstart Building	3	142	X	X	X	X	X	X	X	100%								\$ 936,369.00	X				X					
Whitecone	F/14	New Headstart Building	1	86	X	X	X	X	X	X	X	100%								\$ 1,872,000.00	X				X					
Aztec	15	New 112 Beds Residential Dormitory	104	X	X	N/A	X	X	X	N/A	100									\$ 500,000.00	X				X					
Shiprock Associated Schools	126	Residential Program Dormitory Construction	104	X	X	N/A	X	X	X	N/A	100									\$ 200,000.00	X				X					
																				\$ 5,598,369.00										

## LEGEND

\* = Project Sponsor Requesting Funds X = On file N/A = Not Applicable  
None = Not on file NA = Not Available

L = Local Govt. Impvt. Project  
C = Capital

## IMPROVEMENT PLAN 2013 - 2017

[illegible]

**Governmental  
Multipurpose  
Facilities**

[illegible]

### LEGEND

\* = Project Sponser Requesting Funds    X = On file    N/A = Not Applicable  
None = Not on file    NA = Not Available

**L = Local Govt. Impvmt. Project**  
**C = Capital**

# NAVAJO NATION CAPITAL IMPROVEMENT PLAN 2013 - 2017

Chapter	Agency/Proposed Number	Project Description	Funding Source	Status	STATUS										Phase Request				Anticipated source of funds	Requested Amount	Inventory				Anticipated Capital Cost	Anticipated Annual Operating Cost	Estimated Completion Date	Lead Agency	Adopted Plan or Policy	Classification of Project	Recommended Year of Appropriation																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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## New Chapter House

Blue Gap/Tachee	C/50	New Chapter House		156	X	X	X	X	X	X	X	100%	X	X	X	X	X	100%	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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## LEGEND

\* = Project Sponser Requesting Funds X = On file N/A = Not Applicable  
None = Not on file NA = Not Available

L = Local Govt. Impvt. Project  
C = Capital

# NAVAJO NATION CAPITAL IMPROVEMENT PLAN 2013 - 2017

Chapter	Agency/Proposal Number	Project Description	FISCAL YEAR	FUNDING SOURCE	STATUS										Phase Request				Anticipated source of funds	Requested Amount	Inventory				Anticipated Capital Cost	Anticipated Annual Operating Cost	Estimated Completion Date	Lead Agency	Anticipated Plan or Policy	Classification of Project	Recommended Year of Appropriation																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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					Chapter Expansion	Land Survey	Land Use/Current Environment Assessment	Anticipated	Rights of way Land		Conceptual	Submittal												Design								Plans and Specs	Blueprint																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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<b>Senior Citizen</b>																															
Cornfield	F/67	New Senior Center	1	104	X	X	X	X	X	X	N/A	100%									\$	1,464,984.00	X			X					
Ganado	F/68	New Senior Center	2	60	X	X	0	0	X	0	0	35%									\$	1,600,000.00	X			X					
Dilikon	F/69	New Senior Center	1	122	X	X	X	X	X	X	X	100%									\$	722,210.00	X			X					
Coyote Canyon	F/70	Senior Center Renovation	1	84	X	X	X	X	X	X	X	100%									\$	800,000.00	X			X					
Bodaway/Gap	W/72	Bodaway/Gap New Senior Center		158	X	X	X	X	X	X	X	100%	X	X			X	X	X	X	\$	3,500,000.00									
Tolani Lake	W/73	Renovate the Senior Citizen Center Building		152	X	X	X	X	X	X	X	100%	X					X	X		\$	1,000,000.00									
Churchrock	E/74	Senior Center	1	194	X	X	X	X	X	X	X	100%	X	X			20%		X		\$	1,519,000.00	X				X	X			

## LEGEND

\* = Project Sponsor Requesting Funds X = On file N/A = Not Applicable  
None = Not on file NA = Not Available

L = Local Govt. Impvt. Project  
C = Capital

# NAVAJO NATION CAPITAL IMPROVEMENT PLAN 2013 - 2017

Chapter	Agency/Project Number	Project Description	Funds	FISCAL YEAR	STATUS										Phase Request				Anticipated source of funds	Requested Amount	Inventory				Anticipated Capital Cost	Anticipated Annual Operating Cost	Estimated Completion Date	Lead Agency	Adopted Plan or Policy	Classification of Project	Recommended Year of Appropriation			
					Planning/Design							% Completed	Design/Approval		Construction Documents	% Completed	Planning	Design			Construction	Renewal/Replacement	Replacement	Expansion								Retirement		
					Capital Request	Land Survey	Land Use/Design	Environmental Assessment	Architectural	Local Survey	Right of way Land (if needed)		Conditional Submittals	Design																			Plans and Specs	Permit
Huerfano	E/75	Senior Center	1	158	X	X	X	X	X	X	X	100%	X	X				20%		X	X						X	X						
Casamero Lake	E/79	New Senior Center	3	84	X							10%									X													
															\$12,156,194																			

## Parking Lots

Smith Lake	E/76	Parking Lot - No Proposal																													
Newcomb	S/77	Senior Center/Headstart Parking Lot	1	144	X																										
LGSC - ENA	E/126	Parking Lot	0	76	X	X	X	X	X	X	X	100%		X				30%		X	X										
																				\$880,000.00											

## Roads

Lukachukai	C/78	Maintain and Gravel School Bus Route	1	168	X	X	X	X	X	X	X	100%	X	X	X				X	X	X	X									
Red Lake	F/81	Mills/Sheppard Rd Improvement	1	116	X	X	N/A	X	X	X	0	90%																			
San Juan	S/82	San Juan Farm Roads	1	114	X																										
Tis Tsoh Sikaad	S/83	Chip Sealing Navajo Route 5081	2	110	X																										
Lake Valley	E/84	NR-7059 Road Improvement - No Proposal																													
Nahodishgish	E/85	N-52 Road Improvement	1	102	X	X	X	X	X	X	X	100%	X				X	50%										X	X		
																				\$4,229,000.00											

## Powerline Extension

Black Mesa	C/86	North Valley Powerline Extension Project	98		X	X	X	X	X	X	X	100%	X	X					X	X											
Nazlin	C/87	No Proposal																													
Chinle	C/88	Scattered Powerline Extension Project	1	160	X	X	X	X	X	X	X	100%							X	X							X				
Littlewater	E/89	White Ridge P/L Project	192		X	X	X	X	X	X	X	100%	X			X															
Klagetoh	F/90	Salt Springs Powerline Extension	2	122	X	N/A	N/A	X	X	N/A	0	90%									X										
Wide Ruins	F/91	Tanner Springs P/L Extension Phil	1	106	X	N/A	N/A	X	X	N/A	0	90%										X									
Coppermine	W/93	Scattered Powerline Extension	144		X	X	X	X	X	X	X		X												X						
Navajo Mountain	W/94	Rainbow Plateau H/W Powerline Extension	98		X	X							X												X						
Ojato	W/95	P/L H/W V/L Cistern & Septic System - No Proposal																													
Tuba City	W/96	Rare Metals Powerline Project	156		X																				X						
Coalmine	W/97	Coalmine Canyon Powerline	192		X	X	X	X	X	X	X	100%	X												X						

## LEGEND

\* = Project Sponser Requesting Funds X = On file N/A = Not Applicable  
None = Not on file NA = Not Available

L = Local Govt. Impvt. Project  
C = Capital

## MOVEMENT PLAN 2013 - 2017

[illegible][illegible]

\* = Project Sponser Requesting Funds X = On file N/A = Not Applicable  
None = Not on file NA = Not Available

L = Local Govt. Impvt. Project  
C = Capital

**IMPROVEMENT PLAN 2013 - 2017**[illegible]

### LEGEND

\* = Project Sponser Requesting Funds    X = On file    N/A = Not Applicable  
None = Not on file    NA = Not Available

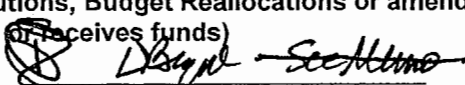
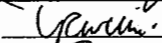
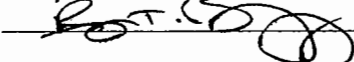
L = Local Govt. Impvt. Project  
C = Capital

Document No. 003763Date Issued: 04/10/2015**SECTION 164 REVIEW FORM**Title of Document: UUFB-\$2,922,425-Teesto Chapter House Contact Name: BEGAY, MARIE RProgram/Division: DIV. OF COMMUNITY DEVELOPMENTEmail: marierb@nncio.org Phone Number: 505-371-8477/8463Division Director Approval for 164A: 

**Check document category; only submit to category reviewers. Each reviewer has a maximum 7 working days,** except Business Regulatory Department which has 2 days, to review and determine whether the document(s) are sufficient or insufficient. If deemed insufficient, a memorandum explaining the insufficiency of the document(s) is required.

**Section 164(A) Final approval rests with Legislative Standing Committee(s) or Council**

☐ **Statement of Policy or Positive Law:** Sufficient Insufficient  
1. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐

☒ **IGA, Budget Resolutions, Budget Reallocations or amendments: (OMB and Controller sign ONLY if document expends or receives funds)**  
1. OMB:  Date: 4-15-15 ☒ ☒  
2. OOC:  Date: 4-16-15 ☐ ☐  
3. OAG:  Date: 4-17-15 ☒ ☐  
4-21-15

**Section 164(B) Final approval rests with the President of the Navajo Nation**

☐ **Grant/Funding Agreement or amendment:**  
1. Division: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
2. OMB: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
3. OOC: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
4. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐

☐ **Subcontract/Contract expending or receiving funds or amendment:**  
1. Division: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
2. BRD: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
3. OMB: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
4. OOC: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
5. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐

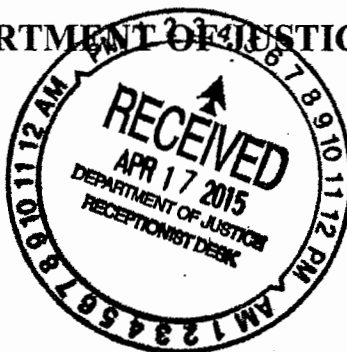
☐ **Letter of Assurance/M.O.A./M.O.U./Other agreement not expending funds or amendment:**  
1. Division: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
2. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐

☐ **M.O.A. or Letter of Assurance expending or receiving funds or amendment:**  
1. Division: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
2. OMB: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
3. OOC: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐  
4. OAG: \_\_\_\_\_ Date: \_\_\_\_\_ ☐ ☐



# NAVAJO NATION DEPARTMENT OF JUSTICE

## DOCUMENT REVIEW REQUEST FORM



DOJ  
4-17-15 4268  
DATE / TIME  
☒ 7 Day Deadline  
DOC #: 003763  
SAS #:  
UNIT: ECDN

☐ RESUBMITTAL

\*\*\* FOR NNDOJ USE ONLY - DO NOT CHANGE OR REVISE FORM. VARIATIONS OF THIS FORM WILL NOT BE ACCEPTED. \*\*\*

### CLIENT TO COMPLETE

DATE OF REQUEST: April 17, 2017 ENTITY/DIVISION: Community Development  
CONTACT NAME: LEE JACK, SR. DEPARTMENT: Legislative CIO  
PHONE NUMBER: (928) 363-0082 E-MAIL:  
TITLE OF DOCUMENT: Teesto New Chapter House

### DOJ SECRETARY TO COMPLETE

DATE/TIME IN UNIT: 4.17.15 4:30pm REVIEWING ATTORNEY/ADVOCATE: Rodgerick Begay  
DATE/TIME OUT OF UNIT:

### DOJ ATTORNEY / ADVOCATE COMMENTS

Insufficient. See memo

Per Controller's memo dated 4-21-15. This is legally sufficient

REVIEWED BY: (PRINT)	DATE / TIME	SURNAMED BY: (PRINT)	DATE / TIME
Lee Begay	4-17-15 5:00p	Lee Begay	4-17-15 5:00p

DOJ Secretary Called: for Document Pick Up on at By:

PICKED UP BY: (PRINT) Lee Jack DATE / TIME: 4.17.17 5:05pm

NNDOJ/DRRF-July 2013





**THE  
NAVAJO  
NATION**

**TEESTO CHAPTER**

P.O. BOX 7166 – Teesto CPU

Winslow, Arizona 86047

Phone: (928) 657-8042 – Fax: (928) 657-8046



"Saddle Butte Mountain"

**EXHIBIT "I"**

**TEE-AUG-35-15**

**Resolution of Teesto Chapter**

**Reaffirming and Recommending the Office of the Navajo Nation President and Vice President, the Resources Development Committee, the Budget and Finance Committee, Division of Community Development, Office of Controller and the Navajo Nation Council to Give Full Consideration for Final Approval for the Emergency Allocation of \$2,922,425 from the Undesignated Unreserved Fund Balance for a New Chapter House at Teesto, AZ**

**WHEREAS:**

1. The Teesto chapter is a Local Governance Act certified chapter pursuant to 2 N.T.C sec 4045 (a) and 26 N.T.C. 103 established to review all matters affecting its constituents and community; and
2. The Teesto chapter is vested with certain authorities and responsibilities to consider and take actions on matters of local concerns that are in the best interest of the health, safety and welfare of its chapter members and residents; and
3. The Teesto chapter house burned to the ground on in the early morning hours on September 06, 2014 losing all equipment, files, furniture, etc. that included the CHR's office and the Senior Citizen Center Office, kitchen, table, chairs, and so forth; and
4. The Navajo Nation Council approved in April of 2015 an amount of \$2.9 million from the Undesignated Unreserved Fund Balance of \$18 million that the then President of the Navajo Nation Ben Shelly ultimately vetoed after having promised he would support an initiative if the Navajo Nation Council were to approve; and
5. During the 2015 summer session, the Navajo Nation Council once again supported the funding for a new Teesto chapter house in a phased-amount of \$1.5 million; and once again the current President of Navajo Nation vetoed the initiative claiming he does not and will not support "riders" who piggy back on funding legislation; and
6. The Honorable Council Delegate Lee Jack, Sr. and the Teesto chapter president met with the Honorable President of the Navajo Nation Russell Begaye in Albuquerque, NM on August 6, 2015 where he informed the elected officials his position to veto Teesto's request, however, he recommended Mr. Lee Jack, Sr. to introduce a stand-alone legislation for the full amount of \$2.9 million that he promised the officials he would sign should the Navajo Nation Council approve; and
7. It will be one year on September 6, 2015 of the infamous fire that destroyed the governmental center that was the nerve center for the Teesto community and efforts for an emergency funding request has thus far been futile; and

*Elmer Clark, President - Leroy T. Thomas, Vice President - Sophia Francis, Secretary/Treasurer - Alberta Yazzie, Grazing Official- Lee Jack, Sr., Council Delegate(Teesto/Dilkon/Indian Wells/Greasewood/Whitecone)*



**THE  
NAVAJO  
NATION**

**TEESTO CHAPTER**

P.O. BOX 7166 – Teesto CPU  
Winslow, Arizona 86047  
Phone: (928) 657-8042 – Fax: (928) 657-8046



“Saddle Butte Mountain”

8. The chapter and community have struggled throughout the year but have persevered, however, the need for a new chapter house cannot be emphasized enough that should be replaced expeditiously as an emergency chapter house replacement.

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The Teesto chapter requests and recommends the Honorable Navajo Nation President Russell Begaye and Honorable Vice President Jonathan Nez, the Resources Development Committee and the Budget and Finance Committee of the Navajo Nation Council, the Division of Community Development, the Office of Controller and the Navajo Nation Council to provide its ultimate support to and for the funding of the Teesto chapter house replacement in the full amount of \$2,922,425 from the Undesignated Unreserved Fund Balance or other funding opportunities.
2. Further, Teesto chapter reaffirms its requests and recommends the Office of the Navajo Nation President and Vice President, the Resources Development Committee and the Budget and Finance Committee of the Navajo Nation Council, the Division of Community Development, the Office of Controller and the Navajo Nation Council to continue to recognize the burnout of the Teesto chapter house as an emergency situation.
3. Finally, the Teesto chapter and community expresses its sincere appreciation to the Navajo Nation Council for having supported and approved twice the funding for a new chapter house initiative; and urges the Honorable President of the Navajo Nation and Vice President to support and approve subsequent to the support and approval by the Navajo Nation Council for the third time.

**CERTIFICATION**

I, hereby certify that the foregoing resolution was duly considered at a duly called regular meeting of Teesto Chapter, Navajo Nation, Arizona at which a quorum was present and that the same was passed with a vote of 22 in favor; none opposed and 3 abstained on this 17<sup>th</sup> Day of August, 2015.

Elmer Clark, President

Motioned by: Lula Stago

Seconded by: Laura Williams

*Elmer Clark, President - Leroy T. Thomas, Vice President - Sophia Francis, Secretary/Treasurer - Alberta Yazzie, Grazing Official- Lee Jack, Sr., Council Delegate(Teesto/Dilkon/Indian Wells/Greasewood/Whitecone)*