



MANY FARMS CHAPTER
PLANNING & ZONING COMMISSIONERS
P.O. BOX 185
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Kee A. Begay, Jr., Council Delegate

Roland Tso, President
Joe Sam Sr., Vice President

Harvey Towne, Secretary
Katherine O. Arthur, Member

Planning & Zoning Meeting

Date: November 13, 2019

- I. Call Meeting to Order/Roll Call/Invocation
- II. Approval of Agenda
- III. Review of Last Meeting Minutes
- IV. Discussion Items:

- a. Community Needs
- b. DDF Report
- c. _____
- d. _____
- e. _____
- f. _____

- V. Plan of Action (Priority)

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____

VI. Next Meeting: 12-11-19 wednesday

VII. Adjournment

Planning & Zoning Commissioners
Committee Meeting

Date: November 13, 2019

SIGN-IN SHEET

	<u>Name</u>	<u>Title</u>	<u>Phone#</u>
1.	<u>Robert Das</u>	<u>P/Z Chair</u>	
2.	<u>Joe C. Sam S</u>	<u>P/Z V.P</u>	
3.	<u>Eddie J. Arthur</u>	<u>DDI</u>	
4.	<u>Koofy</u>	<u>PZ member</u>	
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Many Farms Chapter
Planning and Zoning Commissioners
Meeting Minutes
November 13, 2019

Meeting was called or order by PZ Chair Roland Tso. Kathy Arthur was asked to service as Secretary Pro Temp. Roll call was done by Kathy-Present: Roland Tso, Joe Sam and Kathy Arthur. Absent: Harvey Towne. Have a quorum. Invocation was given by Joe Sam.

Joe motioned to approve Agenda, 2nd by Kathy. Agenda read by Chair Tso and left open. Vote 2-0-1

Kathy motioned to approve minutes, 2nd by Joe. Kathy read 10-18-19 PZ meeting minutes. Motion carried 2-0-1.

Discussion items - a. Community Needs

Eddie Arthur, DDI Board President presented the request from Southwest Business Development Consultants to submit needs list to be included in the Feasibility Study. Community data was also requested by them, which Roz was to submit, but felt that is property of DDI .Eddie thinks the Board and Chapter is being asked to do the consultants' work, that they should have done these themselves yet they want to get paid for it. He's not sure if he should sub-contract the remainder of the work to get feasibility done.

Chair Tso reminded us we already submitted our needs inside the triangle. Only place not spoken for is the NECA ofc area. Even if we submit additional needs list it would be for outside the triangle. Consultant told us he's only doing 40 acres inside triangle. When business plans come in, we could use it to ask for funding. What about dropping him and going with someone else?

Eddie-I tell USDA everything; they review our project and have information on what's happening. Business plans should be listed in study but information is lacking. Without this information, how are we to be believe, he's asking us to provide information to be included.

Joe – Trying to figure out what's going on. He just wants money. You're giving him information to be included. You know if another firm is to be used. He's just using us, don't pay him. It's also of money, when we did the work and he gets paid for it. Thank you for doing economic development all these years.

Roland – We already said what are needs are, what about sub-contract.

Eddie – We will be paying \$6lk, he has more than half, and he's not researching Econ. Develop. There is an about 500 page booklet on Navajo Econ Develop plus Tourism. Why is he not researching them? I have not said alternative to USDA yet. There is no problem with Architect and drawing, problem is the narrative.

Roland – Wanted to know about extension

Eddie – He asked for three months extension but, approval letter from USDA says contract is extended to March 31, 2020. He wrote Peacock and told him of extension.

Roland – What are the steps to sub-contract? Could we ask USDA about it? Peacock is not going to come down to do the work, Salina can do this work.

Eddie – Do we want to do it?

Kathy – Is willing to ask Peacock one more time to complete work then go alternative. It will cost money for legal folks work sub-contract.

Eddie – Peacock is just waiting, Kathy says there is a profile booklet, what is preventing him to come. He really doesn't want to have legal matters with him. He's under obligation from the Federal and is to abide by law, yet he's being asked to pay. It's for the community to open jobs.

Kathy – Let's just let it go as is and call it feasibility completed. (Someone asked if he should be paid) Joe says not to pay him.

Roland – Shouldn't we call and talk with the grantor? What is your understanding of sub-contract?

(Eddie called Clint Kaasa, USDA but went to recording)

Roland – We listed our needs in the 40 acres. Eddie says he too listed needs but wasn't included in study.

Roland – If sub-contract is not acceptable, then what happens? It should be in the contract. What about the business plans? (Eddie – Roz put the contract together)

Kathy – Believes, Peacock believes he's done with feasibility study, to him it's completed. Business plans probably will come with drawing of types of business in triangle. The cost of buildings and infrastructure should be included once it's decided what business goes where.

Eddie – He has a writer and he hasn't come to check data, area and etc.

Roland – RBDO should help us respond to him and help find information. What does a Navajo Nation Feasibility Study to contain? (Eddie – Anslem Harvey was here for the meeting, he has information)

Kathy – Peacock was to pick up Econ Develop booklet from Elaine Young when he came for the meeting, but it wasn't available. He was to pick it up on his way home.

Eddie – Doesn't want to give information that could be wrong information and be included in study. He still has not paid the last invoice. Does he terminate his contract or threat to terminate? Or just wait and see, but he's going to say he's waiting on information from us.

Kathy – Just be done with it.

Roland – What is business plan going to be like. He doesn't see us forwarding community needs; it's not going to fit within the 40 acres. We're still missing

Laundromat, car wash, fast food, etc. Plan should include lagoon, will current one handle the waste.

Eddie – Maybe we should wait until December and see what is produced.

Joe – agrees we could wait till December. It is known what is needed in triangle, but appears Peacock just tells us what we told him.

Eddie – Regarding business plan, like hotel, how many rooms will it have? The drawing is done by Phoenix. If contract is terminated with Peacock, the alternative becomes technical. Believes Peacock is not capable doing study.

Roland – Feasibility is simpler, what will be in business plan, which is more complicated. Let involved all parties and discuss this farther, DDI, RBDO, Chapter and PZ. Then we'll get letter out to consultant. He doesn't have experience with failed contracts.

Eddie – Need help with this. Dates suggested for meeting are November 18, 20th and 22nd, 2019.

PZ Commissioners considered above as DDI Report as well.

Next PZ meeting scheduled for Wednesday 12-11-19. PZ Chair will be on travel during regular meeting schedule.

Joe motioned to adjourn, 2nd by Kathy. Meeting adjourned at 12:09pm

Notes taken by Kathy Arthur, PZ member.