

Klagetoh Chapter Top 3 Priorities

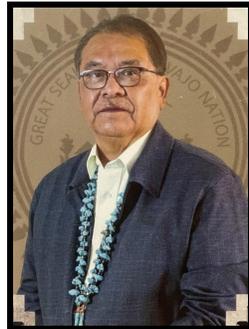
Ft. Defiance Agency



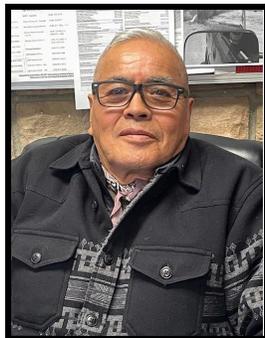
PRIORITY 1 - CHAPTER COMPOUND MODERNIZATION
PRIORITY 2 - BIA COMPOUND REDEVELOPMENT
PRIORITY 3 - WATERLINE AND POWERLINE EXTENSION

***Important Note:** These projects are not final designs but serve to illustrate the Chapter's top three priority needs and guide updates to the Capital Improvement Plan. Additional information may be added or refined as needed and funding opportunities evolve.*

Klagetoh Chapter Leadership



Arbin Mitchen, Council Delegate	Lavern Joe, President
	Leon Jackson, Vice President
	Maureen Woodman, Secretary/Treasure



Administration	
Clarence Chee, CSC	Eunice Begay, Administrative Service Center
Melinda Kee, AMS	

Prepared by
Aaron Long, Planner

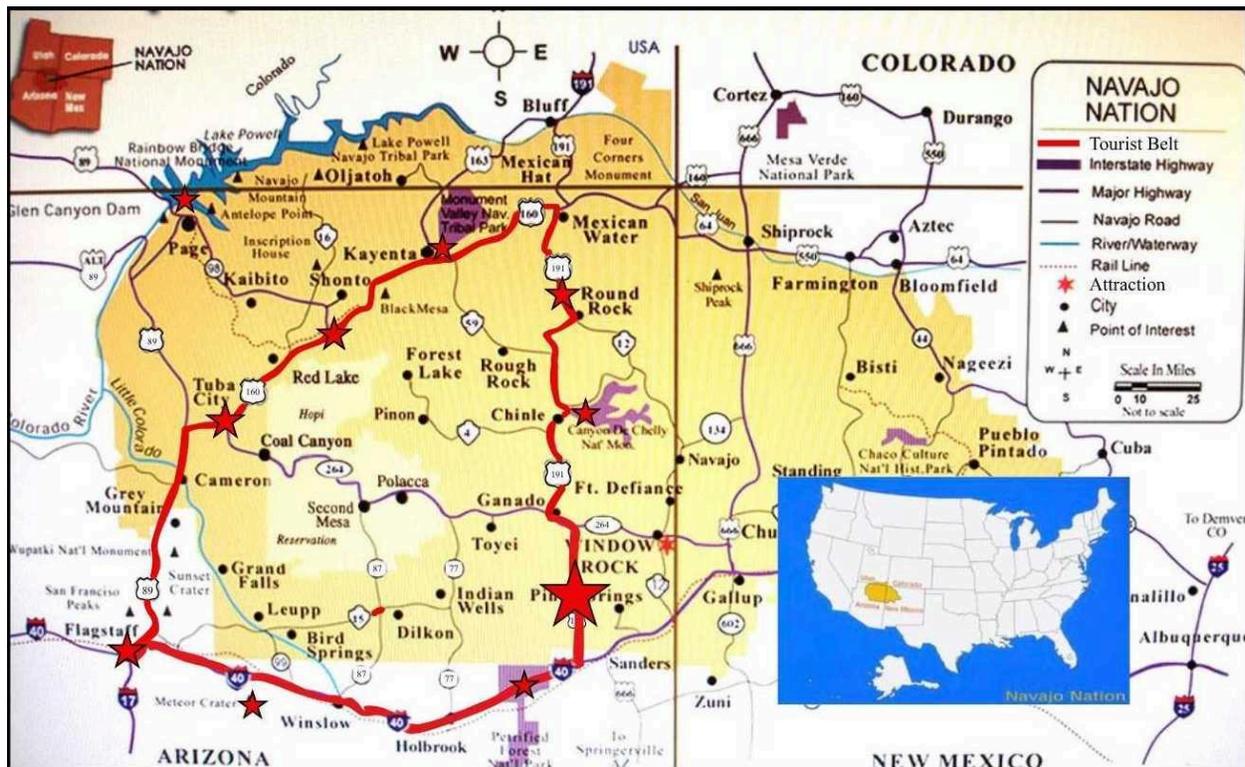
CHAPTER PROFILE

Positioned near the southern entrance of the Navajo Nation, Klagetoh serves as a key gateway community, supporting transportation, cultural encounters, and future economic opportunities.

- Klagetoh Chapter is a non-governance LGA certified Chapter
- Registered Voter count is 1,005 as of 2025.
- Half of 500 existing structures are primarily unoccupied or near half abandoned.



The Chapter is located along well maintained Arizona State Highway 191, the only continuous road in the United States that connects Mexico to Canada. This major north–south corridor makes Klagetoh highly accessible for regional travel and services.



PRORITY 1- CHAPTER COMPOUND MODERNIZATION



PROJECT SCOPE

This project will improve the Chapter's government capacity throughout the seasons. By implementing solar-powered systems, upgrading emergency surveillance systems, and renovating critical facilities and expanding the fleet capacity. A dedicated project manager will be hired to oversee implementation, ensuring timely delivery without placing additional workload on Chapter staff.

Preliminary Features:

1. **Renovating:**
 - a. equipment warehouse,
 - b. auxiliary buildings,
 - c. main chapter facility.
2. Secondary entrance gate for emergency access.
3. **Solar powered backup systems:**
 - a. street lights
 - b. security surveillance system
 - c. Electric charging station
 - d. Digital Marque Sign
4. **Constructing New Building:**
 - a. Culture Pavilion
 - b. Year-round Gardening Facility
5. Native plants and tree landscaping throughout the compound.
6. Enhanced natural monuments for beautification and modernization.
7. **Upgraded vehicle fleet:**
 - a. car,
 - b. van,
 - c. HD gooseneck,
 - d. water truck,
 - e. snow track vehicle,
 - f. electric UTV for compound travel,
 - g. electric vehicle plus charging station,
 - h. SUV
8. Hire a dedicated project manager to drive planning, design, and implementation



Chapter Compound



Chapter Building



Multi-use Building



Auxiliary Buildings



Equipment Warehouse



Auxiliary Buildings



Proposed Cultural Pavilion Site

PRIORITY 1 - CHAPTER COMPOUND MODERNIZATION (7 Million)				
No.	Item	Estimate	Phase	FSource
1	Facility Renovation and Modernization			
1.1	Renovate Equipment Warehouse	\$180,000 – \$350,000	Phase 2	
1.2	Renovate Auxiliary Buildings	\$120,000 – \$260,000	Phase 2	
1.3	Renovate Main Chapter Facility	\$350,000 – \$700,000	Phase 1	
1.4	Secondary Emergency Access Gate	\$45,000 – \$95,000	Phase 1	
2	Solar, Energy & Technology Systems			
2.1	Solar-Powered Backup Systems	\$400,000 – \$750,000	Phase 1	
2.2	Solar Street Lighting	\$60,000 – \$140,000		
2.3	Solar Powered Surveillance System	\$85,000 – \$150,000	Phase 1	
2.4	EV Charging Station (Level 3 fast charging)	\$110,000 – \$220,000	Phase 2	
2.5	Digital Marquee Sign	\$45,000 – \$125,000	Phase 2	
3	New Construction			
3.1	Culture Pavilion	\$300,000 – \$700,000	Phase 3	
3.2	Year Round Gardening Facility	\$250,000 – \$550,000	Phase 3	
3.3	Landscaping & Beautification	\$80,000 – \$200,000	Phase 2	
3.4	Enhance Natural Monuments	\$50,000 – \$120,000	Phase 2	
4	Fleet Modernization			
4.1	Sedan / Administrative Car	\$35,000 – \$48,000	Phase 3	
4.2	Passenger Van	\$65,000 – \$95,000	Phase 3	
4.3	Heavy-Duty Gooseneck Trailer	\$25,000 – \$45,000	Phase 3	
4.4	Water Truck (2,000-3,000 gallons)	\$180,000 – \$350,000	Phase 3	
4.5	Snowtruck / Snowcat Vehicle	\$140,000 – \$220,000	Phase 3	
4.6	Electric UTV (internal compound use)	\$18,000 – \$35,000	Phase 3	
4.7	Electric Vehicle	\$40,000 – \$65,000	Phase 3	
4.8	Electric Charger for EV	\$15,000 – \$25,000	Phase 3	
4.9	SUV	\$55,000 – \$85,000	Phase 3	
5	Project Management & Administration			
5.1	Dedicated Project Manager (3-yr apt)	\$345,000 – \$450,000	Phase 1	
5.2	Architecture / Engineering (A&E) Costs	\$400,000 – \$750,000		
	TOTAL	\$3.3M - \$6.7M		
	Phase 1 - Essential Safety & Energy	~\$1.4M – \$2.6M	Phase 1	
	Phase 2 - Facility & Grounds Modernization	~\$700k – \$1.4M	Phase 2	
	Phase 3 - Growth & Capacity Expansion	~\$1.2M – \$2.7M	Phase 3	

POTENTIAL FUNDING SOURCES

Navajo Nation Council, HUD, DOE, NTUA, USDA, FEMA, HMA, BIA, etc.

PRIORITY 2 - BIA COMPOUND REDEVELOPMENT

PROJECT SCOPE

This initiative will establish a vibrant mixed-use zone designed to foster local business growth, create jobs, and provide enhanced community amenities. The development will integrate commercial spaces, community facilities, parks, gathering areas, green spaces, and supporting infrastructure to promote sustainable economic prosperity. By transforming the area into a thriving economic and social hub, the project will strengthen community identity while supporting long-term growth and opportunity.



NARRATIVE

The redevelopment site is centrally located within Klagetoh and directly accessible from the U.S. Highway 191, a critical north-south corridor. The Old BIA School Compound, previously abandoned by the Bureau of Indian Affairs, has since had its lease transferred to Klagetoh Chapter for community use and redevelopment.

Currently, approximately 15 informal homesites occupy the withdrawn Chapter property, though none have formal homesite leases. Preliminary outreach indicates that most residents are willing to relocate, provided they receive formal homesite leases and support toward establishing new homes.

Once relocation is carried out with willing participants, the project requires a full site rehabilitation, including environmental cleanup, structural demolition as needed,

and asbestos abatement to ensure the area is safe and development-ready. This cleared and restored site will serve as the foundation for creating a modern mixed-use district that supports economic growth, community facilities, and long-term land stewardship.



Existing Trash Facility

Economic Development Site Plan



PROJECT PATHWAY:

- 1 Resident Relocation Initiative →
- 2 Demolish and Rehabilitation of Old BIA Compound →
- 3 Infrastructure Requirements and Capital Improvement
 - (3a) Dedicated Water Supply ie. suspended water tower.,
 - (3b) Sewer System Enhancement ie. Old BIA Sewer Lagoon rehabilitation.
 - (3c) Waste Management Capacity ie. Scaled up Chapter Waste Management Facility. →
- 4 Commercial Facilities →
- 5 Public Facilities →
- 6 Parks, Green Space, Trails

PRIORITY 2 - MIXED USE ECONOMIC REDEVELOPMENT (X Million)				
No.	Item	Estimate	Phase	FSource
1	PLANNING, DESIGN AND PREDEVELOP			
1.1	Master Planning & Conceptual Design	\$150,000 – \$300,000	Phase 1	
1.2	Topographic, Boundary & Utility Surveys	\$45,000 – \$120,000	Phase 1	
1.3	Environmental & Cultural Clearance	\$90,000 – \$250,000	Phase 1	
1.4	Civil Engineering (water, drainage, grading)	\$200,000 – \$450,000	Phase 1	
	Subtotal	\$485,000 – \$1.12M		
2	MIXED-USE COMMERCIAL DEVELOP.			
2.1	Small Business / Retail Shell Buildings	\$2.8M – \$6.5M	Phase 3	
2.2	Parking Lots, Lighting, Walkways	\$450,000 – \$1.1M	Phase 3	
2.3	Landscaping, Drainage & Erosion Control	\$80,000 – \$200,000	Phase 2	
	Subtotal	\$3.68M – \$8.6M		
3	COMMUNITY FACILITY			
3.1	Community Multi-Purpose Facility	\$1.4M – \$3M	Phase 2	
3.2	Public Restroom Facility	\$150,000 – \$300,000	Phase 2	
3.3	Community Plaza / Gathering Area	\$250,000 – \$600,000	Phase 2	
	Subtotal	\$1.8M – \$3.9M		
4	PARKS, GREEN SPACES & TRAILS			
4.1	Passive Park & Shade Structures	\$180,000 – \$420,000	Phase 3	
4.2	Green Space / Xeriscape Landscaping	\$70,000 – \$180,000	Phase 3	
4.3	Walking Paths & Small Trail Loops	\$120,000 – \$280,000	Phase 3	
	Subtotal:	\$370,000 – \$880,000		
5	INFRASTRUCTURE REQUIREMENTS & CAPITAL IMPROVEMENTS			
5.1	Demolish and Abatement	\$500,000	Phase 1	
5.2	Water Infrastructure	\$2.8M – \$5.6M	Phase 2	
5.3	Sewer System Expansion	\$1.2M – \$3.4M	Phase 2	
5.4	Waste Management Expansion	\$1M – \$2M	Phase 2	
	Subtotal:	\$5M – \$11		
6	RESIDENT RELOCATION INITIATIVE			
6.1	Homesite Lease	\$25,000 - \$30,000	Phase 1	
6.2	Construction	\$2.5M - \$3.5M	Phase 1	
	TOTAL	\$15M - \$30M		
	Phase 1 - Relocation and Rehabilitation	\$3.5M – \$5.1M	Phase 1	
	Phase 2 - Capital Improvement	\$7.1M – \$15.1M	Phase 2	
	Phase 3 - Public and Commercial Facilities	\$3.6M – \$8.5M	Phase 3	

PRIORITY 3 - WATERLINE AND POWERLINE EXTENSION



PROJECT SCOPE

This project proposes extending waterline and powerline infrastructure to existing homes without basic utility access. The investment will provide reliable drinking water and household electricity, improving health, safety, and quality of life for affected residents.

ESTIMATE

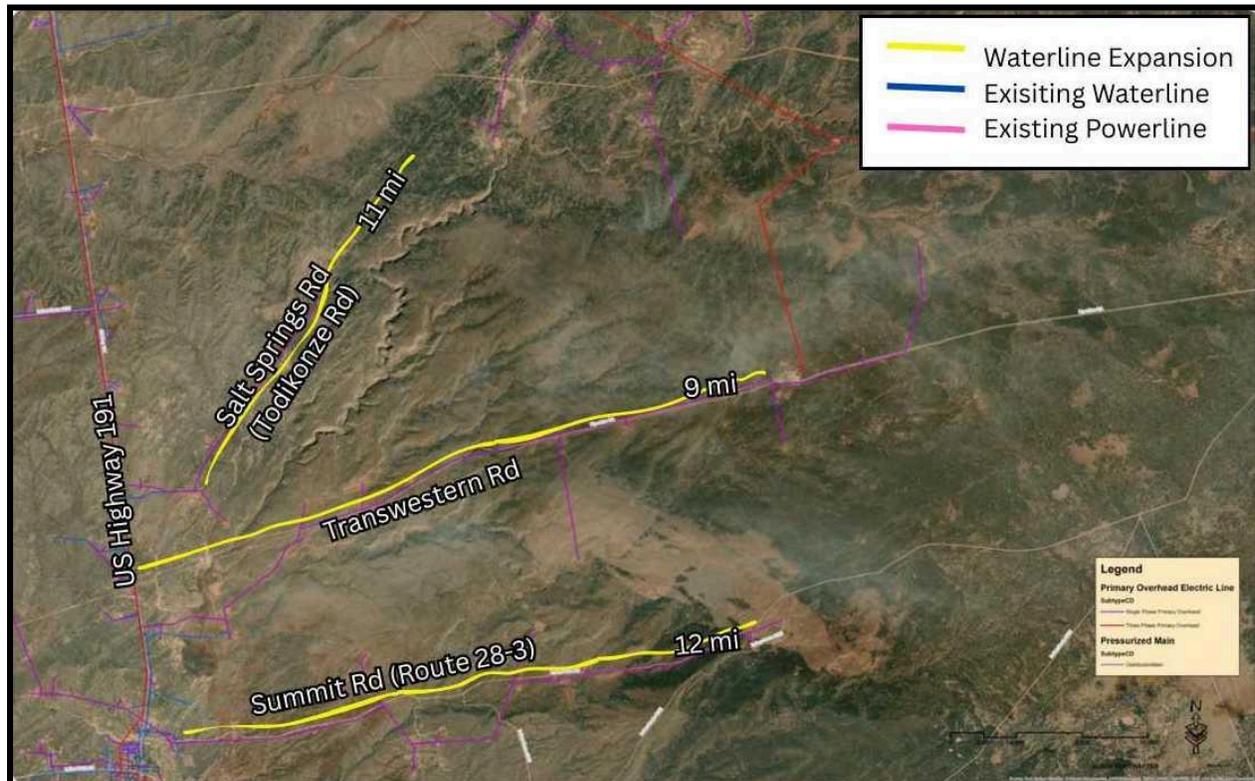
\$3.5M+ per mile (rocky / difficult)

PROJECT AREAS

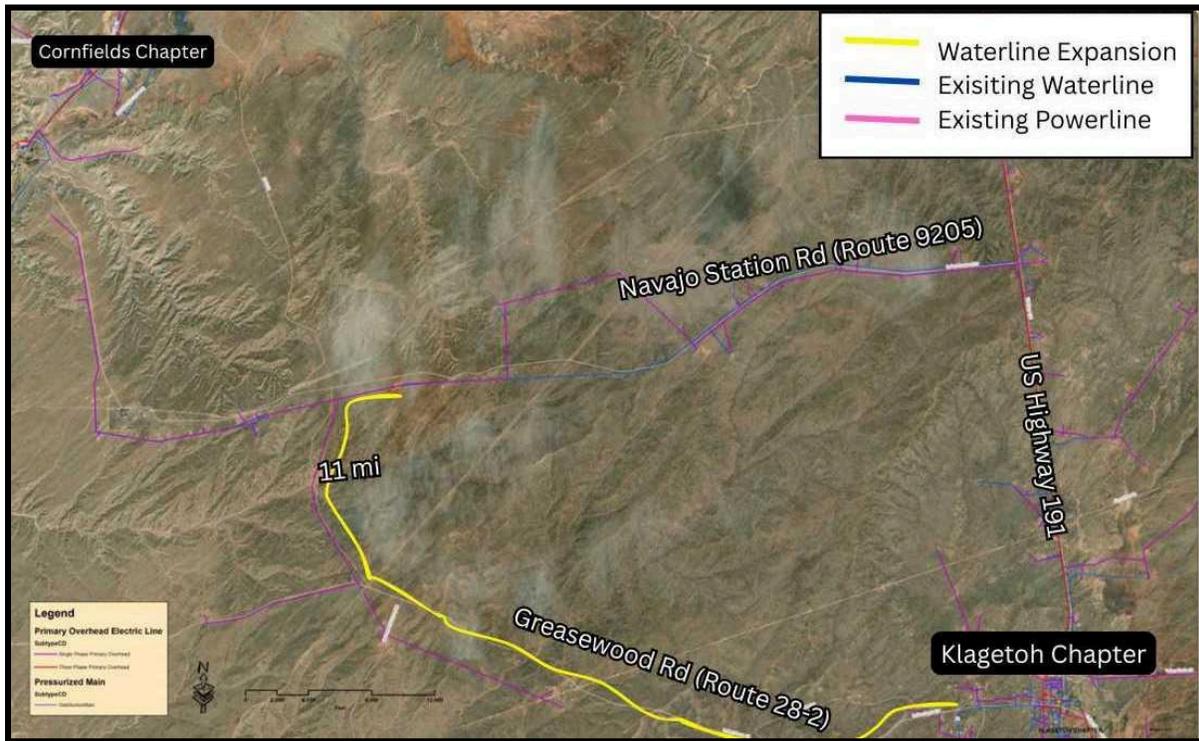
- Salt Springs Road. **\$38.5M**

- Transwestern Road. **\$31M**

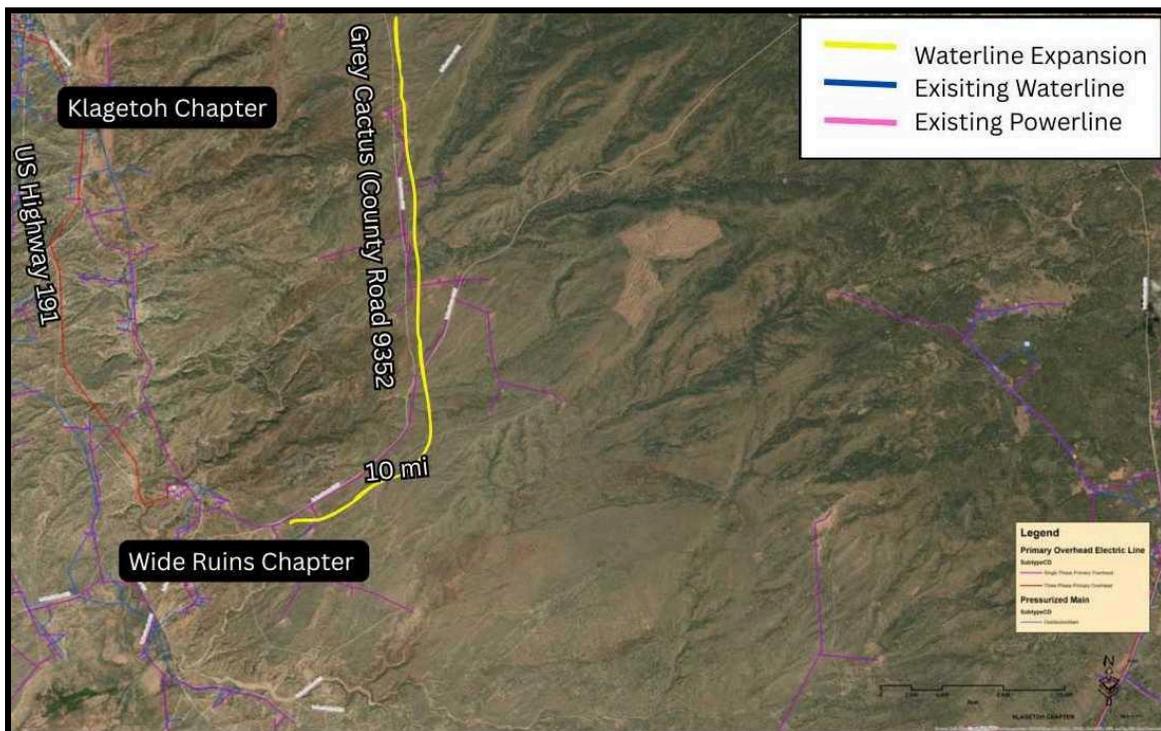
- Summit Rd. **\$42M**



Greasewood Springs Rd Waterline - \$38.5M



Grey Cactus Rd Waterline - \$35M



CHALLENGES

Capacity Restraints

The Chapter operates with only two full-time employees and three temporary staff. Existing programs and administrative demands overwhelm current capacity, and these constraints have contributed to frequent turnover in the CSC position.

Declining Workforce

The local workforce continues to decline, with few skilled professionals remaining in the community and even fewer participating in Chapter activities. This limits local capacity for project development, leadership engagement, and long-term growth.

Land Withdrawal

The concept of land withdrawal is largely unfamiliar locally and is recognized primarily through the homesite lease process. Klagetoh Chapter has not yet withdrawn land specifically for community development, and attempts to do so are often stalled by grazing permittees and other recurring objections.

Water

Klagnetoh has received preliminary project denials due to insufficient water pressure, limiting the community's ability to support new development.

Project Management

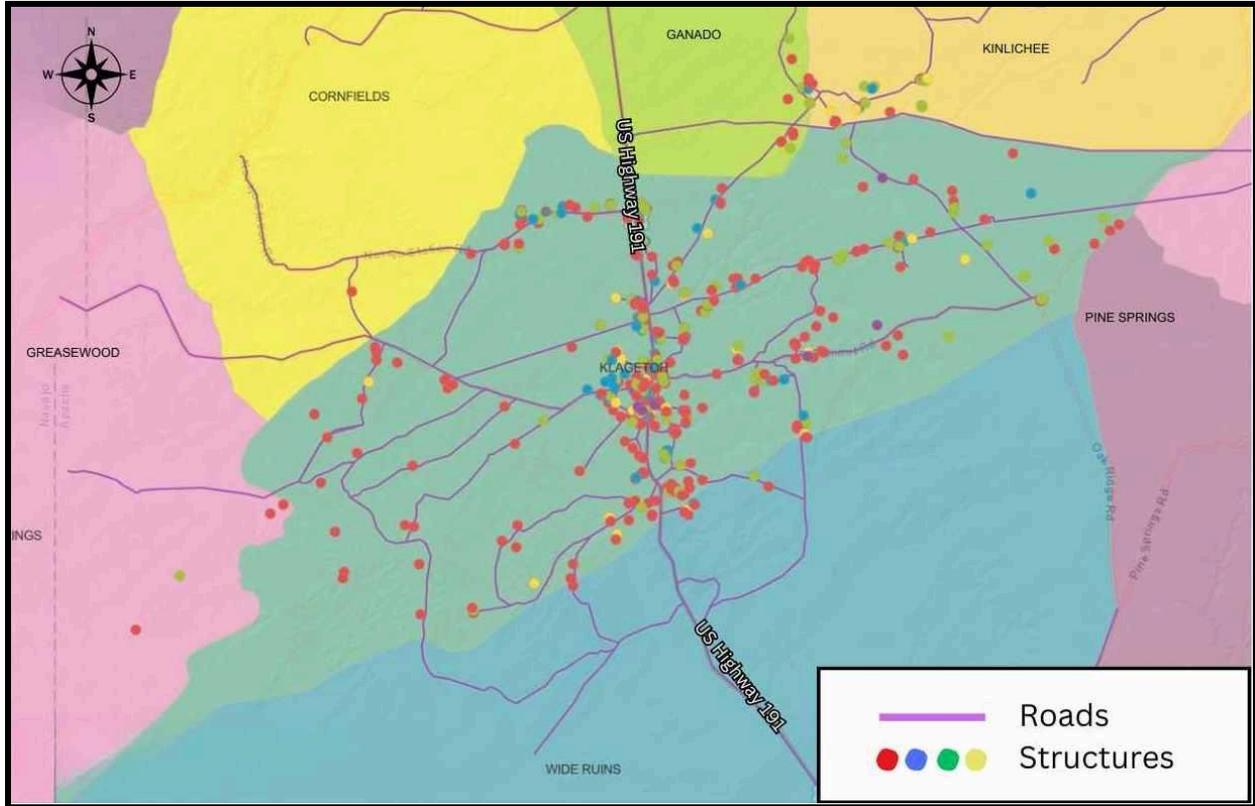
164 Review is slow and Construction Cost change after 6 months. Issue with identifying supplemental funding. Project Manager from CPMD also seems overwhelmed? Navajo Contractors are small time. No financial backing. Our remote location increase in pricing.

Noncertified Chapter

As a noncertified Chapter, Klagnetoh must follow strict oversight requirements, resulting in heavy reliance on ASC, DCD, and other central offices—many of which are already overextended.

Lack of Domestic Entities

Klagnetoh has one registered Navajo Nation micro-small business operating in the area.



KLAGETOH CHAPTER

PHONE: 928.652.2700 FAX: 928.652.2701 EMAIL: klagetoh@navajochapters.org

MAILING: Unit 42 HC59 Box 90 PHYSICAL: US HWY 191 Mile Post 397
 Ganado, AZ 86505 Klagetoh, AZ 86505

ASSISTANT VICE PRES: VICKI HOSKINS DEPUTY TREASURER: MAUREN HOSKINS GRADING OFFICER: ALAN LARSON
 COUNCIL SECRETARY: ABBY MITCHELL COMMISSIONER SERVICE COORDINATOR: CHRISTINE CHASE ACCIDENT MAINTENANCE SPECIALIST: ANDREW KEE

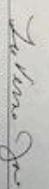
NOW THEREFORE BE IT RESOLVED THAT:

The Klagetoh Chapter Recommend and approve the Infrastructure Capital Improvement Plans for:

- h. Land
 - l. Construction and renovation of Chapter Compound Buildings
 - j. Construction of powerline for homes located along Salt Springs Road.
 - k. Chapter Compound Modernization
 - l. B.I.A. Compound development
 - m. Trash Transfer Station
 - n. Waterline and Powerline Extension

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

I, certify that the foregoing resolution was considered at a duly called Chapter Special Meeting, Navajo Nation, Arizona, of which a quorum was present, a motion by Aaron Long second by Juanita Begay and the same was passed by a vote of 33 in favor, 00 opposed and 02 abstained on this 16th day of November, 2025.


 Laverne Joe, President