Quil Ceda Village

Regular Council Meeting
August 19, 2003
Minutes

9:00 A.M. Village Council Meeting: Roll Call

President Stan Jones Sr. – Here
Council Member Herman Williams Jr. – Here
Council Member Marie Zackuse – Here

Staff & Visitors Present:

John McCoy, QCV General Manager
Mike Taylor, QCV Attorney
Peter Mills, QCV BP Manager
Steve Gobin, TTT Government Affairs
Dianne Bissell, TTT Technology Leap
Travis Hill, TTT Technology Leap
Greg Keith, TTT Technology Leap
Ginger Rogalski, Education Credit Union
Les Parks, QCV Ex-Officio
Alan Fenrich, Sir Sweeps-A lot
Teri Gobin, TERO
Clarence A Bob Sr., IUNA Representative
Gene Williams, IUNA Member
Stan Anderson, IUNA Member
Tim Jess, IUNA Member
Dan O'Connor, IUNA Representative

1) Approval of Agenda
Motion made by Herman Williams Jr. to approve the agenda for August 19, 2003.
Seconded
3 For 0 Against
Motion Approved

2) Approval of Minutes
*July 15, 2003
Motion made by Herman Williams Jr. to approve the minutes of July 15, 2003 as corrected.
Seconded
3 For 0 Against
Motion Approved

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President Stan Jones Sr. asks for visitors to come forward.

Visitor Ginger Rogalski with the Education Credit Union has a letter to read to the Council. Letter read into the record from John Gattinella, UPS Store tenant. The letter is in regards to a possible new tenant within Quil Ceda Place Retail Center on an out parcel pad. Letter attached to minutes.

Discussion: Peter Mills
Tulalip Tribes is working with Bank of America to locate on the southwest corner pad of the Retail Center. Due to parking issues, the tribe is pursuing retail instead of restaurant business. Concerns are voiced about traffic issues and how they will be resolved. The first (south) entrance may need to be restricted to a right turn only which will exit to the north. There are no plans for a stop light or a traffic light. Studies indicate that this would cause traffic to back up onto 88th Street. The long term solution may end up with a series of one way streets in the Village which will flow in a circle bringing traffic in and back out on 88th.

Visitor Alan Fenrich Jr.
Alan is here to introduce the company he has for sweeping the Village streets and the Retail Center and would like a contract for these services.

Discussion: Herman Williams Jr.; John McCoy; Nina Reece; Steve Gobin; Alan Fenrich
Has the Village put out an RFB for sweeping the streets and parking lots of the streets? Not yet, staff is preparing a road maintenance plan. Staff will need time to determine what streets need to be cleaned and how often before an RFB can go out. The Village is using Sir Sweeps-A-lot on an as needed basis now. The Village has set aside funds to purchase a sweeper. The Village needs to decide what is best for it, contract for services or purchase a sweeper using existing staff for operation and maintenance. The Village is a public entity and any decisions to contract would need to go out for public bid. The Village is not in a position to contract with any individual company without public notification. Preference is given to Native American firms. Staff is to come back with a proposal. Village staff will come back at the next regular Village Council meeting with a solution.

Old Business:

3) TTL Retail Center Phone Billing System
Discussion: Greg Keith; John McCoy; Dianne Bissell

Spreadsheets were passed out showing what Verizon charges with a surcharge added to the price to try to recover costs of the phone system. Suggested charges are close to the surrounding areas. This is not a "for profit" system at this time. The number of users is minimal and it will take many more to begin recovering TTT's investment. TTL is working to change things from a pass through from Verizon to a Tulalip charge. This will increase the return on TTT's investment. Staff is recommending accepting TTL's proposal of a 20% surcharge and a 10 cent per minute for phone service. Eventually the Village will need a part-time to full time employee to handle installing and maintaining the phone lines. As the system builds out and more lines are added, this will be needed.

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Motion made by Marie Zackuse to approve the Village phone billing system with the 20% surcharge and 10 cents a minute for long distance.
Seconded
3 For 0 Against
Motion Approved

4) TTL Retail Center Security System
Discussion: Travis Hill; Nina Reece; Steve Gobin; Herman Williams Jr.; Marie Zackuse

Six months ago TTL presented a proposal to put in a surveillance system at the Retail Center with an estimated of $35,000. The Village will need to decide who will monitor the system. Will it be 24 hours a day or a review each day of the previous day? The goes over the internet and Police Chief Jay Goss would like to monitor the system. The winter is coming with longer nights and vandalism may occur. Who will cover the costs for this? Could this be a CAM fee because it is for the tenant's benefit. Budgets will be looked at to see if this if this can be funded. Staff will come back with different options.

5) Farmer's Market Update
Discussion: Steve Gobin

Staff has started planning research on a farmer's market proposal. Some markets are local and one of interest is in Vancouver, BC. Discussions are that the Boom City with a pole building (cover, no sides) would be the best. This is just an FYI so realistically the project could not happen before next spring or summer.

Quil Ceda Village
Discussion: Stan Jones Sr.; Mike Taylor; John McCoy

Why did the tribe create the political subdivision of Quil Ceda Village? The Village has a number of legal and governmental aspects. It is recognized as a Federal City. The Village has the power to market securities. The tribe is after a share of the tax revenue from businesses that come into the Village. Incorporation will stop annexation into other municipalities. In our minds, the tribe should organize as a city. Marysville could try to annex this area? Yes, cities always look to annex an area into their tax base if an area comes under interest such as Quil Ceda Village has. The creation of Quil Ceda Village has caused considerable interest within the State of Washington and around the country. People are trying to get an understanding of the Village. An understanding of tribal governments is something that many don't understand. The TTT Board of Directors is like the state with the chairman as the governor of that state; the vice chairman is the lieutenant governor; the secretary would serve as that secretary of the state. People understand this comparison. QCV is a sub-political entity of the TTT government. This helps people understand tribal sovereignty.

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New Business:

6) Cingular-One Cell Tower Site
Discussion: Greg Keith; Les Parks; Mel Sheldon Jr.; John McCoy; Steve Gobin; Stan Jones Sr.; Leo Joinette; Herman Williams Jr.; Peter Mills; Jerry Ruhl

The biggest issue is what the tower would look like and where would it will located within the Village. The number one site is at the corner of 99th and Quil Ceda Parkway. Power and phone services are there. A single flag pole style only allows one carrier and requires a smaller base. Research needs to be done on land use designation and regulations. The biggest issue is the footprint. A tower that will hold three carriers would require a 100 x 100 footprint. Anywhere in Quil Ceda Village would be good. TTL is going to look at three sites and will bring this back. Is it possible to incorporate a cell tower within the large pylon advertising sign or on rooftops of buildings? If it were a flag pole style with one carrier, maybe but any more would require a large area for the equipment needed to run the tower. The cell company will do all the landscaping and beautification at no cost to the tribes. Why is 99th the best spot? It fills the gap between a tower the company has to the north and south. The company wants to be close to the freeway. There is about a one mile radius from this site that the company can locate the tower. The Village has many projects in the works that need to be considered so an informed decision can be reached. There might be property available at other locations that might work and not interfere with existing projects. This is a new thought within the Village. They are asking for Council's thought on this. Do you want this type of activity in the Village? Some Council members are not in favor of encouraging this type of activity in the Village. What would be the benefit to the Village? Lease revenue. The Council would like to spend some time considering this and what it will do to the aesthetics of the Village. Staff will work with Ruhl-Parr architects to see if the Village pylon sign can be retro-fitted.

7) Boom City Committee – Site Improvement Proposal
Discussion: Nina Reece; Steve Gobin; Les Parks

Two fireworks stands have not been removed from the temporary Boom City site. Council is opposed to spending any staff time or Village funds to deal with this. Staff will go to legal about enforcing Boom City vommittee's non-compliance on removal of stands. At this time, this is not a QCV issue. The Boom City site may be proposed to hold a farmer's market which may change the jurisdictional authority over the site.

8) TERO-Extending the Tribal Labor Agreement to QCV
Discussion: John McCoy; Teri Gobin; Stan Anderson; Tim Jess; Clarence Bob Sr.; Dan O'Connor; Herman Williams Jr.; Les Parks; Peter Mills, Steve Gobin

Several union members addressed the Council to confirm the benefits of belonging to the International Union of North America and to confirm their support in continuing the labor agreement within QCV. It is brought to the Village Council first before it goes to the Tulalip Board of Directors because much of the development on the Reservation is occurring within Quil Ceda Village. A resolution with an agreement has been passed out. This agreement has been adjusted from the previous agreement that was specific to the Casino. The Council would like to look over this but supports the direction this is going.

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The union representatives thank the Council for the opportunity to meet. Working with union and tribes has been very successful and rewarding. Many tribes are adopting their own labor agreements. Some tribes want long term agreements instead of a project by project agreement. Under apprentice portion is it possibly to add "craft" with a percentage such as 15% which is what King County and the City of Seattle have adopted.

TTT TERO department is recommending 25%. If the rate is set too high and there are too many apprentices then the agreement will fail to give adequate training and then the people will fail. We would not be doing a good service to them. The Washington State Legislature has met on this but it did not move out of committee because the labor union was not completely in agreement on the percentages. Union did not feel they had enough journeymen to manage the higher percentages of apprentices. The union can tweak the figures a little. Is this proposed to cover the Village separate from the tribes? We must distinguish the difference of the Village and the tribes to anyone that may come in. Will it cover anyone, Village, tribe, lessees? Yes, anyone. Council is asked to please consider the ramifications to the existing relationships with existing tenants.

It takes 4,000 hrs. to journey out. That's about 3 years. Long term construction projects allow the apprentices to get the training and hours in. A lot of the apprentices will not be coming in at the bottom rate. Training with the union is free. Health benefits are for the entire family. The retirement is good and allows members to retire with a livable income. With new businesses coming in, the Village needs to look at this agreement. Most jobs are bid at the prevailing rate, without the agreement general contractors can pay the worker what they want. Who will it go to the workers or to the company's bottom line? With this agreement, the wage will be set and it will go to the worker. The casino project journeyed out two darn good apprentices. This allows those people to get paid at a better rate. The agreement puts all the contractors on level playing field. The casino project worked well because we had a contractor who was willing to work with the tribes. It may not work as well with a contractor who is constructing a building for a tenant who is leasing land. Rather than inserting a solid number maybe we should consider inserting a figure on a project by project basis. One in five seems to be the average in Washington. The Washington State Legislative Committee was trying to establish a ratio but did not. Quil Ceda Village is supportive of this process.

9) QCV Maintenance Building
Discussion: John McCoy; Peter Mills; Les Parks; Marie Zackuse;

The Village is in an immediate need of a maintenance building. Staff would like to put a maintenance building out by the Kabota plant. Staff is recommending building a maintenance building in such a place that it would not interfere with any future power plant, substation, etc. It will be discreetly camouflaged from public view. Staff is recommending that we go forward with a metal building for maintenance and sewer staff. Staff has equipment they need to purchase but need don't have a secured place to store it. A metal type building will need Council approval for a variance to go outside the Village design guidelines. The Village is going to look at their existing budget for this expense. If the Village must build a brick and mortar building, it will be much more expensive and labor intensive. Budgets need to be scrubbed. Which is most important RC Security or a new metal building? No costs have been established. Village staff needs Council's approval to explore the options for a maintenance building.

Motion made by Herman Williams Jr. for staff to bring back a cost for a maintenance building and look at both options, metal versus brick and mortar.
Seconded
3 For 0 Against
Motion carried

10) QCV Street Decorations, Christmas/Year round
Discussion: John McCoy; Steve Gobin, Herman Williams Jr.

Decorations are important to any city. It is in the Village budget. Looking for direction from Council on lighted versus non-lighted decorations. Council would like to see lighted decorations. Staff will bring go forward with decorating Quil Ceda Boulevard. It would be nice to consider some culturally relevant banners for the rest of the year.

11) 172nd Street Overpass
Discussion: John McCoy; Herman Williams Jr.

Surrounding jurisdictions would like the tribe to join in as a partner on the 172nd Street overpass. The group asked the tribe to contribute as much as $200,000. Staff recommends encouraging the partnership but with a contribution of $10,000-$15,000. The contribution will not have to be made until the spring of 2004. Why would Tulalip consider this? Tulalip has its own DOT issues. This is a good neighbor gesture and they are willing support 116th Street. Staff will draft a letter stating that Tulalip will support the project if they are supporting our 116th Street with a $10,000 commitment. Money to be found before April 2004. This is a TTT BOD issue

12) Next Village Meeting: September 16, 2003 @ 9:00 a.m.

Meeting Adjourned at 11:00 a.m.

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