Quil Ceda Village

Regular Council Meeting
December 21, 2004
Minutes

9:00 AM: Village Council Meeting: Roll Call

President Herman Williams, Jr. – Here
Council Member Stan Jones, Sr. – Here
Council Member Marie Zackuse – Here
Member Les Parks – Here
Member Marlin Fryberg, Jr. – Here
Member Mel Sheldon – Here
Member Don Hatch Jr. – Attending to wife's needs

Staff & Visitors Present:

John McCoy, QCV General Manager
Steve Gobin, GA & H&HS Director
T. Peter Mills, QCV Business Development Manager
Linda Jones, TTT General Manager
Dual Cooper, TEC General Manager
Tom Gobin, QCV Utilities Manager
Nina Reece, QCV Administrator
Lukas Reyes, QCV Utilities
Jerry Ruhl, Ruhl Parr & Associates
Greg Keith, TDS Manager
Joe Sparr, TTT Community Development
Patti Gobin, QCV Leasing
Gary Rutherford, TEC
Kurt Nelson, Natural Resources
Tom McKinsey, Special Projects

1) Approval of Agenda
December 21, 2004
Add two job descriptions under old business as number 5 and 6, Central Plaza Manager and Tribal Hotel Design Consultant
Motion made by Marie Zackuse to approve agenda of December 21, 2004 as amended.
Seconded
Questions
3 For 0 Against
Motion carried

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2) Approval of Minutes
November 24, 2004
Motion made by Marie Zackuse to approve the minutes as presented for November 24, 2004.
Second
Questions 3 For 0 Against
Motion carried

Old Business:

3) Banner Contest Winners
Katrina Lane – Spring & Summer
Jesse Rude – Fall

The Village Council recognized the banner contest winners and their designs for Spring, Summer, and Fall. The winners receive $1,000 for each design with an acknowledgment to each entrant to receive $25 gift certificate. The designs are wonderful and will be a great asset to the streets of the Village.

4) Business Enterprise Restructure
A) Business Entities
Discussion: John McCoy, Steve Gobin, Marie Zackuse, Peter Mills, Linda Jones,

Previous discussion on consolidating the profit arm of the tribe into the Village. It will not change the current structure of the financial flow. TDS and Cablevision are working together. Would tribal leasing flow here too? No, leasing is not set up as a business. It is a logical function to flow through the Village. With the restructuring of the Village, it now has an economic development arm. The issue has been raised a number of times. If there is a centralization to happen, wouldn't it be logical that all leasing come together. Possibly need to bring back the Business Manager to the tribe. This position looked out for the businesses. That was the direction of the previous discussions that were held.

The government leasing should probably be kept separate due to structure of its leasing. The main reason for consolidating is the tax structure. As this area grows, taxes will become key and these businesses will be a part of this. Efficiency is also a concern. Some of our entities do not report to the proper areas to create efficiency. These entities need to have more attention. How this is approached needs to be done well but it is in the best interest of the tribe.
Motion made by Stan Jones Sr. to approve the restructure of the business entities.
Seconded
Questions: Resolution will be put together by the TTT GM to take to the TTT BOD for ratification.
3 For 0 Against

B) Modular Addition
Floor Plan
Estimate for site prep, permits, porch, utilities, cable & data connections, and modular building $150,000.
120 days to complete modular.
Discussion: John McCoy, Steve Gobin, Mel Sheldon, Marlin Fryberg Jr., Marie Zackuse,

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Plan A shows the structure with the new entities. Plan B is without the addition. It will require stacking of individuals in current offices. The building will be at the southwest end of first modular.
Motion made by Marie Zackuse to approve the modular addition as presented.
Seconded
Questions: Could the Business Committee have a larger office so all members could have space? Yes, this can be arranged. How will the additional staff equipment be accommodated? This is going to require some additional meetings with staff. Staff could possible look at some space near the Casino Maintenance Facility. It would be nice to see some more area cleared around the MBR plant. This is an unsecured area that needs to be better safeguarded.
3 For 0 Against.
Motion carried

Bring back equipment needs budget for approval at the next council meeting.

5) Central Plaza Manager Job Description
Discussion: Peter Mills, John McCoy, Les Parks, Linda Jones, Patti Gobin, Steve Gobin, Mel Sheldon, Marie Zackuse, Marlin Fryberg Jr.,

A Central Plaza position description was asked to be presented to the Council. This is a new department under Quil Ceda Village. This is for a tribal member too. The Hotel Design Consultant position will work very closely with the Central Plaza position. Council is urged to get this out as soon as possible. The opening date is coming quickly. Is the salary range appropriate? The Hotel Design Consultant does not have a salary range. Could the language in the job description regarding the canoe family be removed? Absolutely.

6) Hotel Design Consultant
This is also a tribal member position who will be consulting with the hotel team on the artwork and design. Tribal preference should be changed to tribal member! Could the position be changed to Tribal Design Consultant? The Administration building will need a similar consultant. It is important that all buildings have a consistent design theme. This is very exciting to see this happen. It is a wonderful opportunity for the tribe and its members. The word consultant was a part time need I believe it becomes a full-time job. The job description needs to be amended to reflect this. The consultant term could stay but there is a definite need to advertise as a full-time position. The term should change from consultant to professional. Who would this new position report to? Currently it would report to a team member of the Village. Can this be approved by the Village Council now with the amendments that were suggested? Staff does have enough direction to go forward. There are tribal members who have gone to college for art. Please make sure the job description reflects this. The interview process will help find the right person who will have knowledge from our ancestors and from their heart. This person will be key to honor our ancestors who have set this land aside and will be needed to help the tribe meet the vision of our ancestors.

Motion made by Marie Zackuse to approve the modular addition as presented.
Seconded
Questions
3 For 0 Against
Motion carried

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New Business:

5) Utilities & Environmental Services Rate Structure
Removed from the table

6) Leasing Update
Handout provided to those in attendance
Discussions: Patti Gobin, Les Parks, Peter Mills, Steve Gobin, Mel Sheldon, Tom Gobin

All the space in the Retail Center is leased out. The final leasing documents are waiting for signatures. A new assignment of lease for one tenant will be brought forward to the Council. Several restaurants are calling on a regular basis asking to be considered. All tenants are ready and willing to move forward. Tenant Improvements are on the go.

Still in negotiation with some large properties. ECR negotiations are on-going. The right fit is important. Utilities needs to put a plan and a budget together to address the needs of a grease trap. Does the Retail Center warrant a community grease trap? Council will wait to see what the recommendation is. Staff is working on signage and traffic flows.

7) Strategies 360
A) Full Marketing Program

B) Public Policy and Public Relations
Discussions: John McCoy, Mel Sheldon

Strategies 360 has proposed to help assist with many issues regarding branding and some government related issues. Once this is launched there will be a need to coordinate the issues. Strategies 360 has proposed a 6 month extension to its existing contract to continue to proceed with these efforts.
There is no other contract that is on-going.
Motion made by Stan Jones Sr. to accept this contract proposal.
Seconded
Questions: Is this in the current budget? Government Affairs has the original $12,500 per month in its budget.
3 For 0 Against
Motion carried
QCV will amend its budget to add the $5,500 in its budget.

8) National Native American Finance Conference John McCoy
January 19-21, 2005 Pages 8-9
Temecula, California
Nina Reece & Pattie Gobin, Leo Joinette
Estimate Cost per person $1,233.38 to come from their budgets
Motion made by Marie Zackuse to allow the recommended staff to go to the National Native American Conference at a cost of $1,233.38 per person to come out of their respective budgets.

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Seconded
Questions
3 For 0 Against
Motion carried

9) Appoint Interim Village General during current General Manager's absence from January 4, 2005 to April 30, 2005.
Motion made to appoint Steve Gobin as the interim General Manager in the absence of the Quil Ceda Village General Manager (legislative session)
Seconded
Questions
3 For 0 Against

10) Continuation of the 2004 Operating Budget
Motion made by Stan Jones to allow Quil Ceda Village to operate under the current 2004 operating budget if the TTT Board of Directors does not approve the Budgets on December 29, 2004.
Seconded
Questions
3 For 0 Against
Motion carried.

11) Project Labor Agreement
Discussion: John McCoy; Stan Jones Sr., Peter Mills, Les Parks, Linda Jones, Tom McKinsey, Steve Gobin, Dual Cooper, Mel Sheldon,

Staff is asking for a master agreement for a project labor agreement which will make the wage be the prevailing wage. Would this be between the tribes and the labor union? Yes, it should be with the tribe executed through TERO. What is the expectation of return? Staff is supportive but what will the tribe get in return for this agreement. TERO will be given the suggestions to be included in the negotiations. This will raise the price of tribal projects. There needs to be the ability to have exceptions to these types of agreements. Will this open the door to unions within the tribes' organizations? No. Is there a way to bring the unions back to the table about building the centralized training facilities? Yes, that can be a part of the agreement.

12) Next Village Council Meeting: January 18, 2004 @ 9:00 a.m., Quil Ceda Village Conference Center.
Motion made by Marie Zackuse to adjourn the Village Council meeting of December 21, 2004 at 12:20 p.m.
Seconded
Questions
3 For 0 Against
Motion carried

Adjourn Meeting

Minutes approved at the regular Village Council meeting of January 18, 2005

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Recording Secretary Date

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