Quil Ceda Village

Regular Council Meeting
August 16, 2005
Minutes

9:00 AM: Village Council Meeting: Roll Call

President Herman Williams, Jr. – Present
Council Member Les Parks – Present
Council Member Glen Gobin – Present
Quorum Present

Staff & Visitors Present:

John McCoy, QCV General Manager
Leo Joinette, TTT EFO
Pattie Gobin, QCV Leasing Coordinator
Steve Gobin, Governmental Affairs E.D.
Mike Alva, THAP Manager
Greg Keith, Tulalip Data Services
Jeanie McCoy, Visitor
Doug McKay, Visitor
Peter Mills, QCV Ecn. Dev. Mng.
Stan Jones, TTT Chairman
Mel Sheldon, TTT Vice-Chairman
Debra Posey, QCV HUB Manager
Chuck James, QCV Treasurer
Mike Gobin, TTT Design Artist
Juanita Diaz, Recording Secretary
Kyle McKay, Visitor
Rebecca Ehrlichman, Strategies 360

1) Approval of Agenda August 16, 2005-06-20
Motion made by Les Parks to approve the agenda for the regular Village Council Meeting of August 16, 2005, as amended and with the addition of a B. category to item #7.
Seconded
Questions: Add a B to sand discussion
3 For 0 Against
Motion carried

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2) Approval of Minutes
Motion made by Les Parks to approve the regular Village Council meeting minutes of July 19, 2005 as presented.
Seconded
Questions
3 For 0 Against
Motion carried

Visitors are requesting a different access to residential property
Discussion: Herman Williams, Jr., Jeanie McCoy, Kyle McKay, Peter Mills

Council asked the visitors if they have spoken with the Planning staff. The Planning staff suggested that it was not accessible. Visitors are requesting a joining driveway for accessibility to property. The road is a two way road; staff would like to make sure that it will be safe for all. The entrance and exit should be lined up, the bingo and property. Staff recommends more research at this time. It should take two more weeks for information. If a special council meeting is needed, then we are prepared to accommodate.

Government Affairs

3) Out of State Travel Request for John McCoy
Discussion: Herman Williams, Jr., John McCoy

What is the NANAC? It is the Native American Council to the Boys and Girls Club. State your business to council. Staff has been on the commission for 9 years. There will be discussion on Native American Boys and Girls Clubs. Staff has been requested.

Motion made by Glen Gobin to approve the out of state travel request for John McCoy to attend the NANAC Conference in Myrtle Beach, SC, November 12-15, 2005 to be paid for by the NANAC.
Seconded
Questions:
3 For 0 Against
Motion carried

4) Out of State Travel for Tracie Stevens
Motion made by Les Parks to approve the out of state request for Tracie Stevens to attend the ATNI Annual Conference in Coeur d' Alene, ID, September 19-20, 2005 at a cost of $794.04 to come from the Quil Ceda Village Governmental Affairs Budget.
Seconded
Questions
3 For 0 Against
Motion carried

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Tulalip Data Services Department

5) Waste Water Cameras
Discussion: Herman Williams, Jr., Greg Keith

Is this a continuation of the casino problems? No, it's for the MBR Plant. The total is $33,000 for service, supplies and installation. Is this in the budget? Yes. Utilities also requested other bids.

Motion made by Glen Gobin to approve the purchase for cameras to be installed at the Quil Ceda Village Utilities Waste Water Plant at a cost not to exceed $33,000.
Seconded
Questions: Has this gone through Legal review? Yes. Chubb's is the choice compatible with other equipment on the reservation. Who will monitor the equipment? Tulalip Data Services and Quil Ceda Village Utilities Departments will maintain and monitor the equipment.
3 For 0 Against
Motion carried

Quil Ceda Village Economic Development Department

6) Home Depot, USA Resolution 2005-013
A. Utilities Services Agreement
Discussion: Peter Mills
When the Home Deport lease was negotiated a service agreement was needed.

Motion made by Les Parks to approve Resolution No. 2005-013 which adds the QCV Utilities Service Agreement to the Home Depot, USA lease.
Seconded
Questions: Are the out-parcels included in this agreement? The tribe retained the NE corner parcel. Please have staff clean up that NE corner area.

7) Top Soil Sales Contract with Voyage
Discussion: Peter Mills, Glen Gobin, Les Parks, Mike Alva

The contract was renewed in July. The tribe have received partial payment but the contractor still owes more. Council would like staff to conduct a survey of the inventory at the site. Staff is would like to keep couple of hundred yards of soil in a stock-pile for future needs. Council thought that the sand was needed now and doesn't understand why it should be stock-piled. Is the contractor or Tulalip importing more material? There have been a lot of questions regarding this contract.

Off the Record Discussion

Motion made by Les Parks to suspend all work with regarding the topsoil.
Seconded
Questions: Tribe is at the point of developing the new administration building. The location of the

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building is going to add costs to the construction. If the tribe has the proper amount of fill material then it can move forward. Approximately 100,000 yards of fill material will be needed and 100,000 yards of topsoil. The tribe needs to be realistic of what is needed. Tribal members' businesses can transport the material to the building site. How many days would it take to move the material? It will take about a month, at a cost of $1.35 per yard. Will THAP pay for this? No, the material belongs to the tribe? Council will need to make the best decision for the tribe regarding the fill material and topsoil. QCV and BOD will work closely to close the deal.

8) Mid Year ULI Place Making Conference, September 26-27, 2005, In Texas
Discussion: Peter Mills, Glen Gobin, Herman Williams, Jr., Les Parks

Staff has attended these conferences in the past. The conference helps staff and policymakers create visions for its future. Is there any interest for staff to attend? Has this been discussed before? Yes, at the last Village Council meeting but more information was needed. The proposal is to tour sites on Saturday. Staff is recommending the trip for those who can attend. Council recommends that we continue to attend these conferences. Council urges staff to attend. Staff would like to start arrangements for travel. Who will attend: Glen Gobin, Les Parks, Steve Gobin, Herman Williams, Jr., John McCoy, Debbie Posey, Peter Mills and Stan Jones, Sr.

Motion made by Les Parks to approve the Staff and Council travel request to the 7th annual ULI Conference for Place Making Developing Town Centers, Transit Villages and Main Streets, September 24-27 in Woodland, TX at an estimated cost of $1,545.50 to come from their department budgets.
Seconded
Questions
3 For 0 Against
Motion carried

9) Marquette Advisors
Discussion: Peter Mills, Glen Gobin, Les Parks, Chuck James, Mel Sheldon

Staff would like to receive suggestions from Council regarding a consultant contract with the Marquette Advisors firm. They are requesting to work on an on call basis for the tribe. Legal needs to review the contract. The consultant fee is $300 per hour. Staff suggests using funds from the equities account. Do we want to keep it as "on call" contract? Staff estimates the cost per month will be about $5,000. Council recommends reviewing the contract and continuing with work. Staff has permission to move forward. The consultant would be valuable at this time of the development. The consultant does not have gaming experience. Council requested where marketing money should be placed? The consultant did provide proof of what we should be spending. Question asked about reaching out to a consultant with more experience in the gaming industry? Council requests staff to contact the Emerald Queen Management for marketing strategies.

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10) Roundtable Discussion
Discussion: Glen Gobin, Les Parks, Herman Williams, Jr., Peter Mills, Chuck James, Stan Jones, Sr., John McCoy, Mel Sheldon, Steve Gobin, Patti Gobin, Debbie Posey, Leo Joinette

Proceed with the interviews for the consultants; they are all qualified to build the building. It will all depend on their compatibilities to work with Native Americans. The interviews could be held in one day, 2-3 hours per firm. We would like to make sure that the firms are the understanding of how important it is to have tribal participation. Do we want to be specific with the expectations? Yes, if the contractor wants the job, then they will have to be willing to work with TERO, the tribe and its membership. The tribe wants someone that will think outside the box. The firm will need to have the same vision and concept of the tribe. A statement should go out regarding how the firm will work with the membership. This needs to be agreed on before going into the interviews. Staff would like this to apply to subcontractors, as well. Project labor agreements have been in effect on past projects. Council would recommend this. If it's all spelled out, upfront, then the firm should be willing to go the extra mile. A simple statement sent to all the firms should suffice. They should be prepared at that point. The interviews should be held in increments, not one after another. Council will need time to evaluate each applicant. Review the list of subcontractors included in each bid and address the standards. Council would like to see the Tulalip Board of Directors set standards, in advance and adopt a Resolution outlining the standards and expectations. TERO has standards in place and reviews joint ventures. They must have 51% tribal ownership. Depending on the number of firms, the interview process should be done in a day. The top two would be brought back for a second, longer interview. Council recommends no more than three interviews in one day. September 16, 2005 is set for the first round of interviews with the September 23, 2005 set aside for the second interviews. The scope of work be provided to firms in advance. Who the project team members be? Who does Council propose to have work on the job skills? What will be the fee schedule be and the item list? Each of the three contractors has expressed a willingness to work with the tribe. The tribe will not get a bid But will get a Guaranteed Maximum Price (GMP). What will that price be? A budget needs to be developed and everyone must participate to make it work. Would it be best for Council to put this process on hold until the 60% drawings are done or should we move forward? The figures will be based on the drawings. It can be a generic drawing to explain what is needed. A tentative ground breaking date has been set for January 2006. Ruhl-Parr should be at the table to help make this decision. The casino building was at 30%, when presented. How much A & E has been done to date? Council recommends that the process should be slowed down, let's not be rushed. We need to take a more pragmatic approach. Staff recommends that there should be other firms involved and given the opportunity to interview. This is a once in a lifetime opportunity for this hotel. We need to see who and what else is out there. If we are behind on the drawings, let's get started, ASAP. Mistakes have been made in the past and we learned from them. There are qualified people to help with this hotel and they can accommodate the tribe's standards. This is not the time to lower the bar. The tribe needs to expect the best for its money. The groundbreaking date can be pushed back, if necessary. The casino project was done in this same manner. The market is tight at this time. Council has made the request to solicit bids. Native preference/involvement is a requirement. TERO will handle the management of native entities. The council needs a clear concept of what a GMP is. Council needs to find out from consultants where the project is at with the drawings. The tribe is to send a cover letter to the firms.

OFFICIAL

11) Preliminary Meeting with Port-o-Sub

Tabled to later date
Next Regular Village Council Meeting

Quil Ceda Village HUB Department

12) QCV Amphitheatre Revenue/Operating Cost, Resolution #2005-014
Discussion: Steve Gobin, Glen Gobin, Les Parks

The revenue should be turned back into operations. This resolution does not explain that any money will be brought back to the Tribe.

Motion made by Les Parks to adopt resolution 2005-014 which will authorize the amphitheatre revenue to be placed into QCV Amphitheatre Account #25 to be used to offset the amphitheater operating expenses.
Seconded
Questions
3 For 0 Against
Motion carried

13) QCV Amphitheatre Visa Credit Card, Resolution #2005-015
Discussion: John McCoy, Steve Gobin, Les Parks

Staff is requesting to obtain a credit card to be used for amphitheatre expenses. The card will have a limit of $5,000 to work with vendors. A resolution is needed for this.

Motion made by Les Parks to approve a credit card for Debbie Posey, Amphitheater/HUB Manager, with a limit of $5,000 to be used for amphitheatre vendors.
Seconded
Questions: What specifically will the card will be used for? This needs to be discussed. An amendment is needed to establish the usage and spending limit. Council commends HUB Manager/Staff for the wonderful job done on the amphitheatre. Our hands go up to staff.

Motion made by Glen Gobin to amend the motion to increase the amount from $5,000 to $10,000.
Seconded
Questions:
Vote on Amendment
3 for 0 Against
Motion carried (amendment)

Vote on Main Motion
3 For 0 Against
Motion carried

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Quil Ceda Village Marketing Department

14) Out of State Travel Request for Mytyl Hernandez
Motion made by Glen Gobin to approve the out of state travel request for Mytyl Hernandez to attend the American Indian Tourism Conference in Hollywood, FL, September 24-28, 2005 at a cost of $1,381.10 to be paid out of the Quil Ceda Village Economic Development Budget.
Seconded
Questions
3 for 0 Against

The regular Village Council Meeting of August 16, 2005 was adjourned at 11:33A.M.

The regular Village Council Meeting Minutes for August 16, 2005 was approved by the Village Council on September 21, 2005.

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Recording Secretary Date

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