
MINUTES OF THE GENERAL MEETING OF MARANOA REGIONAL COUNCIL HELD AT ROMA ADMINISTRATION CENTRE ON 25 NOVEMBER 2015 COMMENCING AT 9.00AM

ATTENDANCE

Mayor Cr. R S Loughnan chaired the meeting with Deputy Mayor Cr W S Wason, Cr. J L Chambers, Cr. R J Denton, Cr P J Flynn, Cr. W M Newman, Cr. C J O'Neil, Cr. M L Price, Cr. D J Schefe, Chief Executive Officer – Julie Reitano, Coordinator Corporate Communications – Jane Frith, and Kelly Rogers Minutes Officer in attendance.

AS REQUIRED

Director Infrastructure Services – Cameron Castles, Director Development, Facilities & Environmental Services – Rob Hayward, Manager Facilities (Land, Buildings & Structures) – Tanya Mansfield, Manager Economic & Community Development – Edward Sims, Specialist Lease Management & User Facility Agreements – Madonna Mole, Specialist Business Development – Ryan Gittins, Environmental Health Officer – Brendan Wogandt.

GUESTS

There were no guests in attendance at the meeting.

WELCOME

The Mayor welcomed all present and declared the meeting open at 9.08am.

APOLOGIES

There were no apologies for the meeting.

CONFIRMATION OF MINUTES

Resolution No. GM/11.2015/48

Moved Cr Denton

Seconded Cr Newman

That the minutes of the General Meeting (15-11.11.15) held on 11 November 2015 be confirmed.

CARRIED

9/0

BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes.

ON THE TABLE

Item Number:

5.1

File Number: D15/89028

SUBJECT HEADING:

**ADOPTION OF MARANOA REGIONAL COUNCIL'S
2014/15 ANNUAL REPORT**

Author and Officer's Title:

**Christina Tincknell, Coordinator – Corporate, Community
& Commercial Services**

Executive Summary:

The report tabled the draft 2014/15 Annual Report consisting of 4 parts:

1. *Introduction – Maranoa Region, the year in review, highlights, community financial report, Council and the organisation.*
2. *Performance Information - status update on the completion of the 2014/15 work program and progress of the Corporate Plan 2014-19.*
3. *Statutory Information - Annual Report Legislative Compliance.*
4. *Financial Information - Audited Financial Statements for the year ended 30 June 2015.*

Resolution No. GM/11.2015/49
Moved Cr Chambers
Seconded Cr Wason
That Council:

1. **Adopt the 2014/15 Annual Report for Maranoa Regional Council as presented.**
2. **Publish the report on Council’s website within two (2) weeks of adopting the Annual Report, in compliance with s182(4) of the Local Government Regulation 2012.**
3. **Endorse the submission of the 2014/15 Annual Report to the Australasian Reporting Awards.**
4. **Authorise the Chief Executive Officer to incorporate any required minor amendments in consultation with Councillors prior to publishing.**

CARRIED

9/0

Responsible Officer
Coordinator – Corporate, Community & Commercial Services
PRESENTATIONS/PETITIONS AND DEPUTATIONS

There were no presentations/petitions or deputations at the meeting.

CONSIDERATION OF NOTICES OF BUSINESS

There were no notices of business for consideration.

CONSIDERATION OF NOTICES OF MOTION

There were no notices of motion for consideration.

RECEPTION OF NOTICES OF MOTION FOR NEXT MEETING

No notices of motion were received for the next meeting.

BUSINESS
CORPORATE, COMMUNITY & COMMERCIAL SERVICES
Item Number:

11.1

File Number: D15/91245
SUBJECT HEADING:
CHANGE IN RATING CATEGORY - RESIDENTIAL TO COMMERCIAL – ASSESSMENT NO. 13001466
Author and Officer’s Title:
Dana Harrison, Coordinator - Rates
Executive Summary:

During an audit of final inspection certificates and planning approvals in Council’s Document Management System, it was discovered that there was a Material Change of Use approval for the property described as Lot 314 on CP I7182 to Accommodation Units.

The property was categorised as “Residential” for the period 1 July 2015 to 31 December 2015. Council was requested to consider re-categorising the property to “Commercial and/or Industrial”.

Resolution No. GM/11.2015/50	
Moved Cr Newman	Seconded Cr Flynn
That Council, in accordance with section 82 (3)(c) of the Local Government Regulation 2012:	
<ol style="list-style-type: none"> 1. Approve the change in rating category for Lot 314 on CP I7182 to the category “Commercial and/or Industrial”. 2. Effect the category change from the date of resolution. 	
CARRIED	9/0

Responsible Officer	Coordinator - Rates
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Item Number: 11.2 **File Number:** D15/93789

SUBJECT HEADING: DELEGATION OF COUNCIL POWERS TO THE POSITION OF CHIEF EXECUTIVE OFFICER UNDER THE PUBLIC RECORDS ACT 2002

Author and Officer’s Title: Christina Tincknell, Coordinator – Corporate, Community & Commercial Services

Executive Summary:

This report sought Council’s approval for delegation of powers under the Public Records Act 2002 to the Chief Executive Officer.

Resolution No. GM/11.2015/51	
Moved Cr Price	Seconded Cr O’Neil
That Council, in accordance with section 257 of the Local Government Act 2009:	
<ol style="list-style-type: none"> 1. Delegate the exercise of powers contained in Schedule 1 of the Instrument of Delegation attached to the Officer’s Report, to the Chief Executive Officer. These powers must be exercised subject to any limitations contained in Schedule 2 of the attached Instrument of Delegation. 2. Repeal all prior resolutions delegating these same powers. 	
CARRIED	9/0

Responsible Officer	Coordinator – Corporate, Community & Commercial Services
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Item Number: 11.3 **File Number:** D15/93796

SUBJECT HEADING: DELEGATION OF COUNCIL POWERS TO THE POSITION OF CHIEF EXECUTIVE OFFICER UNDER THE RIGHT TO INFORMATION ACT 2009

Author and Officer's Title: Christina Tincknell, Coordinator – Corporate, Community & Commercial Services

Executive Summary:

This report sought Council's approval for delegation of powers under the Right to Information Act 2009 to the Chief Executive Officer.

Resolution No. GM/11.2015/52

Moved Cr Scheffe

Seconded Cr O'Neil

That Council, in accordance with section 257 of the Local Government Act 2009:

1. Delegate the exercise of powers contained in Schedule 1 of the Instrument of Delegation attached to the Officer's Report, to the Chief Executive Officer. These powers must be exercised subject to any limitations contained in Schedule 2 of the attached Instrument of Delegation.
2. Repeal all prior resolutions delegating these same powers.

CARRIED

9/0

Responsible Officer

Coordinator – Corporate, Community & Commercial Services

Item Number: 11.4 **File Number:** D15/93802

SUBJECT HEADING: DELEGATION OF COUNCIL POWERS TO THE POSITION OF CHIEF EXECUTIVE OFFICER UNDER THE INFORMATION PRIVACY ACT 2009

Author and Officer's Title: Christina Tincknell, Coordinator – Corporate, Community & Commercial Services

Executive Summary:

This report sought Council's approval for delegation of powers under the Information Privacy Act 2009 to the Chief Executive Officer.

Resolution No. GM/11.2015/53

Moved Cr Denton

Seconded Cr Newman

That Council, in accordance with section 257 of the Local Government Act 2009:

1. Delegate the exercise of powers contained in Schedule 1 of the Instrument of Delegation attached to the Officer's Report, to the Chief Executive Officer. These powers must be exercised subject to any limitations contained in Schedule 2 of the attached Instrument of Delegation.
2. Repeal all prior resolutions delegating these same powers.

CARRIED

9/0

Responsible Officer	Coordinator – Corporate, Community & Commercial Services
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Item Number: 11.5 **File Number:** D15/93812

SUBJECT HEADING: **DELEGATION OF COUNCIL POWERS TO THE POSITION OF CHIEF EXECUTIVE OFFICER UNDER THE DISASTER MANAGEMENT ACT 2003**

Author and Officer’s Title: **Christina Tincknell, Coordinator – Corporate, Community & Commercial Services**

Executive Summary:

This report sought Council’s approval for delegation of powers under the Disaster Management Act 2003 to the Chief Executive Officer.

Resolution No. GM/11.2015/54	
Moved Cr O’Neil	Seconded Cr Price
That Council, in accordance with section 257 of the Local Government Act 2009:	
<ol style="list-style-type: none"> 1. Delegate the exercise of powers contained in Schedule 1 of the Instrument of Delegation attached to the Officer’s Report, to the Chief Executive Officer. These powers must be exercised subject to any limitations contained in Schedule 2 of the attached Instrument of Delegation. 2. Repeal all prior resolutions delegating these same powers. 	
CARRIED	9/0

Responsible Officer	Coordinator – Corporate, Community & Commercial Services
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Item Number: 11.6 **File Number:** D15/93850

SUBJECT HEADING: **MONTHLY FINANCIAL STATEMENTS OCTOBER 2015**

Author and Officer’s Title: **Michael Chow, Specialist - Finance Systems Support**

Executive Summary:

The purpose of this report was for Council to receive a monthly financial report in accordance with section 204 of the Local Government Regulation 2015 for the month of October 2015.

Resolution No. GM/11.2015/55	
Moved Cr Chambers	Seconded Cr Wason
That Council receive and note the financial report to 31 October 2015 as presented.	
CARRIED	9/0

Responsible Officer	Specialist - Finance Systems Support
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DEVELOPMENT, FACILITIES & ENVIRONMENTAL SERVICES

Item Number: 13.1 **File Number:** D15/90615

SUBJECT HEADING: GET OUT GET ACTIVE FUNDING AGREEMENT

Author and Officer's Title: Fiona Vincent, Specialist - Sport and Recreation

Executive Summary:

Funding of \$16 000 has been received for Round 2 of the "Get Out Get Active" program initiated by Department of National Parks, Sport and Racing, to conduct a six week activity program in 14 centres to support women and girls in the Maranoa region, in addition to conducting netball and basketball clinics in Roma.

Resolution No. GM/11.2015/56

Moved Cr Flynn

Seconded Cr Denton

That Council:

1. Accept \$16 000 funding received for Round 2 Get Out Get Active and allow appropriate co-contribution of \$4 000 to be used from GL 2884.2001.2001 to WO 15742.2540.2001.
2. Authorise the Chief Executive Officer to sign the appropriate grant deed with the Department of National Parks, Sport and Racing on behalf of Council.

CARRIED

9/0

Responsible Officer

Specialist - Sport and Recreation

Item Number:

13.2

File Number: D15/91332

SUBJECT HEADING:

BAKEAROMA OUTDOOR DINING APPLICATION

Author and Officer's Title:

Brendan Wogandt, Environmental Health Officer

Executive Summary:

The Applicant from Western Bakeries, Bakearoma located at 73-77 McDowall Street Roma, has applied for an Outdoor Dining Permit for the footpath along the eastern side of the Bakearoma building on Arthur Street.

Discussion:

Council determined that further investigation was required with respect to the application having regard to the planning for the upcoming Roma CBD Upgrade.

Resolution No. GM/11.2015/57

Moved Cr Chambers

Seconded Cr O'Neil

That the matter lay on the table for further consideration at a later point during the meeting to confirm the internal consultation associated with the upcoming Roma CBD Upgrade.

CARRIED

9/0

Item Number: 13.3 **File Number:** D15/91452

SUBJECT HEADING: REQUEST TO EXTEND THE RELEVANT PERIOD OF DEVELOPMENT APPROVAL REF: 2013/18607 BY TWO (2) YEARS

Location: 55 Raglan Street, Roma (properly described as Lot 116 on RP30933)

Applicant: Blana Pty Ltd C/- Alpha Planning Applications

Author and Officer's Title: Jessica Reiser, Planning Officer

Executive Summary:

The applicant requested an extension of two (2) years to the Relevant Period of Development Approval Ref: 2013/18607, to allow additional time to fulfil the conditions of approval. In the instance of Council approval the currency of the approval would extend until 16 October 2017.

Resolution No. GM/11.2015/58

Moved Cr Wason

Seconded Cr Denton

That Council extend the development approval from two (2) years to four (4) years, to allow the applicant additional time to fulfil the conditions of approval.

CARRIED

9/0

Responsible Officer

Planning Officer

Item Number: 13.4 **File Number:** D15/90742

SUBJECT HEADING: TENURE OF LOT 342 ON WV219 & LOT 343 ON R8614

Author and Officer's Title: Dee Schafer, Support Officer – Facilities

Executive Summary:

The diversion drain proposed as part of the Stage 2 flood mitigation measures/levee will directly impact two reserves, being Lot 324 on WV219 and Lot 343 on R8614.

Council was asked to consider applying to amend the purpose of the reserve to allow for the planned diversion drain.

Discussion:

Council enquired as to the consultation process undertaken with landholders in the vicinity, determining that the matter should lay on the table for further consideration at a later point during the meeting to confirm these undertakings with the responsible officer for this aspect of the process. A 'Mover' and "Seconded" for the draft motion was recorded, however, no vote was taken at the time pending the outcome of further investigation.

Moved Cr Price

Seconded Cr Schefe

That Council apply to the Department of Natural Resources and Mines to add the reserve sub-purpose of Drainage to Lot 342 on WV219 (Reserve for Rubbish) and Lot 343 on R8614 (Reserve for Recreation).

NO VOTE TAKEN

Item Number: 13.5 **File Number:** D15/93388

SUBJECT HEADING: SURAT POOL - CLOSURE FOR SWIMMING CARNIVAL

Author and Officer's Title: Dee Schafer, Support Officer – Facilities

Executive Summary:

Council received correspondence from the Manager of the Surat Swimming Pool seeking permission to close the pool to the public to host the school swimming carnival on 30 November 2015.

Council was asked to consider the request.

Resolution No. GM/11.2015/59	
Moved Cr Chambers	Seconded Cr Scheffe
That Council:	
<ol style="list-style-type: none"> 1. Approve the request to close the Surat Swimming Pool to the general public on 30 November 2015 from 9.00am to 2.00 pm for the purpose of conducting the school swimming carnival. 2. Advise the community of the closure by placement of a notice at the pool, and issue notification via Council's approved communication forums. 	
CARRIED	9/0

Responsible Officer	Support Officer – Facilities
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Item Number: 13.6 **File Number:** D15/93427

SUBJECT HEADING: FEE WAIVER REQUEST - WALLUMBILLA SHOWGROUNDS

Author and Officer's Title: Dee Schafer, Support Officer – Facilities

Executive Summary:

Council received correspondence from Care Outreach requesting permission to camp at the Wallumbilla Showgrounds, and use a pavilion at the grounds for the purpose of delivering their rural care activities from 30 November to 5 December 2015. The group requested that Council waive all associated hire fees.

Care Outreach are visiting properties to distribute hampers, gifts and resources to primary producers in the Wallumbilla area who are suffering from impacts of the drought.

Council was asked to consider the request.

Resolution No. GM/11.2015/60	
Moved Cr Wason	Seconded Cr Flynn
That Council:	
<ol style="list-style-type: none"> 1. Authorise Care Outreach to operate from the Wallumbilla Showgrounds from 30 November to 5 December 2015, for the purpose of camping and delivery of rural care activities for drought affected primary producers in the Wallumbilla area. 	

2. Waive the applicable fees for hire of the pavilion and camping (a total cost of \$611).

CARRIED

9/0

Responsible Officer

Support Officer – Facilities

Item Number:

13.7

File Number: D15/93455

SUBJECT HEADING:

COUNCIL SWIMMING POOLS REPORT – OCTOBER 2015

Author and Officer's Title:

Roslyn (Ros) Waldron, Administration Officer - Council Buildings & Structures Support

Executive Summary:

Across the region Council maintains five swimming pool facilities, and The Great Artesian Spa Complex.

The pools are operated by contractors under management arrangements. Contractors provide monthly reports to Council identifying attendance, pool temperatures, chemical levels, maintenance issues and consumables. Reports for the month of October were presented for Council's information.

Resolution No. GM/11.2015/61

Moved Cr O'Neil

Seconded Cr Newman

That Council receive and note the regional swimming pool reports for the month of October 2015.

CARRIED

9/0

Responsible Officer

Administration Officer - Council Buildings & Structures Support

Item Number:

13.8

File Number: D15/90507

SUBJECT HEADING:

MITCHELL CAMPDRAFT ASSOCIATION - REQUEST FOR SUPPORT TO UPGRADE ELECTRICITY SUPPLY

Author and Officer's Title:

Tanya Mansfield, Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

Council received correspondence from the Mitchell Campdraft Association seeking support for the upgrade of electricity supply to the Campdraft Arena at the Mitchell R.S.L and Combined Sports Complex.

Council considered the electricity upgrade as part of the 2015/16 budget deliberations, however, due to competing demands the project was not granted funding. The Mitchell Campdraft Committee has advised they are prepared to seek external funding for the project, as the facility is located on a Council managed reserve.

Council's in-principle was sought for the funding application and project.

Resolution No. GM/11.2015/62

Moved Cr Flynn

Seconded Cr Price

That Council:

1. Give in-principle support for the Mitchell Campdraft Association's proposal to upgrade electricity supply to the campdraft arena at the Mitchell R.S.L and Combined Sports Complex, subject to receipt of funding.
2. Approve for the Association to apply for funding and to undertake the works at the Mitchell R.S.L and Combined Sports Complex.
3. Authorise officers, through the Chief Executive Officer, to obtain estimates to upgrade electricity supply to the Mitchell R.S.L and Combined Sports Complex campdraft arena, and provide this information to the Mitchell Campdraft Association.
4. If the project proceeds, approve relocation of the switchboard currently located on the corner of Winchester and Isabella Streets, Mitchell to the Mitchell R.S.L and Combined Sports Club for use in any upgrade of electricity supply to the campdraft arena.

CARRIED

9/0

Responsible Officer

Manager - Facilities (Land, Buildings & Structures)

LATE ITEMS

Item Number:

L.1

File Number: D15/94387

SUBJECT HEADING:

LOCAL GOVERNMENT INFRASTRUCTURE SERVICES GEOTHERMAL POWER STUDY

Author and Officer's Title:

Ryan Gittins, Specialist - Business Development

Executive Summary:

A pre-feasibility review of geothermal power generation in Roma has been completed by Local Government Infrastructure Services (LGIS). The report indicates that the construction of a geothermal power plant may result in significant savings over a 20 year period, as it is speculated that Council would be less reliant on commercial electricity supply.

Notwithstanding the uncertainty of Department of Natural Resources & Mines (DNRM) approval, this report recommended that Council endorse the progression to stage 2 of the project in Roma (concept design) and stage 1 in Mitchell (pre-feasibility study).

Resolution No. GM/11.2015/63

Moved Cr Denton

Seconded Cr Scheffe

That Council:

1. Endorse the Local Government Infrastructure Services' (LGIS) proposal, permitting the completion of Stage 2 of the geothermal power project in Roma (concept design) for the value of \$68,000 (Excl. GST).
2. Endorse LGIS's proposal, permitting the completion of Stage 1 of the geothermal power project in Mitchell (pre-feasibility study) for the value of \$7,500 (Excl. GST).

3. Endorse payment for the abovementioned work, with an internal transfer of \$75,500 (Excl. GST) from general reserves, to be considered within the Quarter 2 2015/16 budget review.
4. Advise LGIS that the project will not proceed beyond Stage 2 (Roma) and Stage 1 (Mitchell) without the following occurring:
 - If a closed loop system is proposed, assurance from the Department of Natural Resources and Mines (DNRM) that re-injection credits will be provided for geothermal projects;
 - If an open loop system is proposed, assurance from DNRM that an allocation for water supply from a suitable aquifer will be approved;
 - An indication of the ongoing private electricity network capital and maintenance costs; and
 - Confirmation from Ergon Energy regarding:
 - possibility of connecting the geothermal power plant to their network and selling the power generated;
 - location of suitable high voltage power lines, with capacity for the plant to feed into, to aid in the site location selection process;
 - feed-in tariff from Ergon for the power sold to them; and
 - the costs involved in having the plant connected to the network.

CARRIED

9/0

Responsible Officer

Specialist - Business Development

COUNCILLOR BUSINESS

Item Number:

L.2

File Number: D15/95253

SUBJECT HEADING:

ROMA HOSPITAL - SEEKING COMMUNITY SUPPORT

Author and Councillor's Title:

Cr. Robert Loughnan

Executive Summary:

The Roma Hospital has long been regarded as being the major health infrastructure priority for the region, with the aged facility now being more than 70 years of age.

On 14 July 2015, the State Government announced that the Roma Hospital, along with three other regional hospitals, was to share in an investment of \$180 million over the next four years under the Enhancing Regional Hospitals program. This funding has been allocated to address the state's most urgent health infrastructure requirements - Roma Hospital being identified as one of these cases, with Health Minister, Cameron Dick stating via media release:-

"The program will provide funding to refurbish and modernise ageing and outdated hospitals in regional Queensland, as part of this investment the funds will address Structural defects and a range of clinical functionality and backlog maintenance issues will be addressed at Roma Hospital." "Planning has also commenced for the development of new infrastructure at Roma to best meet the community's needs."

In August 2015, the Mayor wrote to the Minister for Health Cameron Dick on behalf of Council and the broader community, following the Queensland Government's commitment, requesting that given the urgency of the situation it was his hope that these funds would allow for a complete rebuild of the facility, rather than rebuilding sections of the facility, or maintenance upgrades, which could potentially perpetuate ongoing maintenance and structural issues identified.

The Mayor recommend that Council seek community input on the matter to further strengthen Council's initial request to the Minister to support the case for construction of a new facility, which in turn will allow the best opportunity for enhanced medical services being delivered out of the Roma Hospital into the future, for both the residents of the Maranoa Region, and further west for neighbouring shires.

Resolution No. GM/11.2015/64

Moved Cr O'Neil

Seconded Cr Chambers

That Council:

1. **Seek the views of residents located in the Maranoa Regional Council and surrounding areas as to whether they are of the opinion that the State Government should be requested to consider a complete rebuild of the Roma Hospital to address the ongoing maintenance and compliance issues of the aged facility.**
2. **In seeking community opinion, initiate a petition (with Maranoa Regional Council as lead petitioner), obtaining signatures from community members in support of this approach.**
3. **Commence initiation of the petition as a matter of priority, with a closure date of 22 February 2016.**
4. **Submit the completed petition to the Minister for Health and Minister for Ambulance Services (Mr Cameron Dick MP) for further consideration.**

CARRIED

9/0

Responsible Officer

Coordinator – Elected Members & Community Engagement

CONFIDENTIAL ITEMS

In accordance with the provisions of section 275 of the Local Government Regulation 2012, Council resolved to close the meeting to discuss items it has deemed to be of a confidential nature and specifically pertaining to the following sections:-

- (a) the appointment, dismissal or discipline of employees;
- (c) the local government budget;
- (d) rating concessions;
- (e) contracts proposed to be made by it;
- (h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage;

Resolution No. GM/11.2015/65

Moved Cr O'Neil

Seconded Cr Newman

That Council close the meeting to the public at 9.42am.

CARRIED

9/0

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
 COUNCIL ADJOURNED THE MEETING FOR A BRIEF RECESS AT 9.43AM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RESUMED THE MEETING IN CLOSED SESSION AT 10.03AM

Cr. Price declared a perceived 'Conflict of Interest' in relation to Item C.1 – Proposed Lease Between Council and the Crèche and Kindergarten Association Limited, due to her grandchild attending the centre as a paid member, and exited the Chamber during decision making in relation to this item.

Cr. O'Neil left the Chamber at 10.20am, and entered at 10.26am.

Cr. Flynn declared:

- A 'Conflict of Interest' in relation to Item C.3 - Easter Camping at Bassett Park, due to his wife being President of the Easter in the Country Committee, the committee being the applicant subject to Council's consideration in this matter.
- A 'Conflict of Interest' in relation to Item C.4 - User Agreement - Roma Turf Club, the applicant subject to Council's consideration in this matter. Cr. Flynn is Vice President of the Roma Turf Club.

Cr. Flynn left the Chamber at 10.21am taking no further part in discussion on the abovementioned items.

At cessation of discussion in relation to the abovementioned items, Cr. Flynn entered the Chamber at 10.28am.

Cr. Denton left the Chamber at 10.30am, and entered at 10.32am.

The Mayor left the Chamber at 10.31am, and entered at 10.32am.

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
COUNCIL ADJOURNED THE MEETING FOR MORNING TEA AT 10.45AM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
COUNCIL RESUMED THE MEETING IN CLOSED SESSION AT 11.13 AM

The Mayor left the Chamber at 11.15am, and entered at 11.17am.

During the closed session, there was no discussion required or questions asked in relation to item C.7 – Airports Monthly Business Unit Report – October, therefore Cr Flynn did not exit the Chamber.

Councillors Wason and Price declared a perceived 'Conflict of Interest' in relation to Item C.8 – Santos Gas Supply Agreement, due to each of them receiving financial compensation from Santos GLNG activities carried out on parcels of land owned by each of them.

Cr. Wason also declared a 'Conflict of Interest' in relation to Item C.9 – Quarry Access Agreement. Cr. Wason owns the parcel of land on which Mt Saltbush Quarry is sited, the operation of which sees him entitled to payment of royalties (funds) for material extracted from the site.

Councillors Wason and Price left the Chamber at 11.20am, taking no further part in discussions on the abovementioned items for which each of them had declared a 'Conflict of Interest'.

At cessation of discussion in relation to Item C.8 – Santos Gas Supply Agreement, Cr. Price entered the Chamber at 11.21am.

At cessation of discussion in relation to Items C.8 and C.9 Cr. Wason entered the Chamber at 11.22am.

Cr. Price declared a perceived 'Conflict of Interest' in relation to Item C.10 – Origin APLNG and Maranoa Regional Council Service Level Agreement 1 Variation 1, due to her receiving financial compensation from Origin APLNG activities carried out on parcels of land owned by her family. Cr. Price left the Chamber at 11.22am, taking no further part in discussion on the abovementioned item.

At cessation of discussion in relation to the abovementioned item, Cr. Price entered the Chamber at 11.23am.

The Mayor declared a 'Conflict of Interest' in Item C.11 – Applications for Payment Arrangements, due to one of the applicants under Council's consideration being a relative. The Mayor left the Chamber at 11.24am, taking no further part in discussion on the matter.

With the Mayor exiting the Chamber, the Deputy Mayor took the role of Acting Chair at 11.24am.

The Mayor did not return to the Chamber until 11.45am. At that time discussion on the abovementioned item had been completed prior to his return.

Upon the Mayor's return at 11.45am he assumed the Chair.

Resolution No. GM/11.2015/66

Moved Cr O'Neil

Seconded Cr Chambers

That Council open the meeting to the public at 11.46am.

CARRIED

9/0

The Chief Executive Officer requested Council's permission to include a further late item as part of the meeting agenda. In the instance of Council's approval, this item would be incorporated as LC.2 and titled: Tender Evaluation – Lease of Land at Roma Saleyards Precinct to Construct and Operate a Refuelling Facility.

Resolution No. GM/11.2015/67

Moved Cr Wason

Seconded Cr Price

That Council include late item LC.2 titled Tender Evaluation – Lease of Land at Roma Saleyards Precinct to Construct and Operate a Refuelling Facility.

CARRIED

9/0

Resolution No. GM/11.2015/68

Moved Cr O'Neil

Seconded Cr Newman

That Council close the meeting to the public at 11.45am to discuss late item LC.2 - Tender Evaluation – Lease of Land at Roma Saleyards Precinct to Construct and Operate a Refuelling Facility, in accordance with section 275(e) of the Local Government Regulation 2012.

CARRIED

9/0

Resolution No. GM/11.2015/69

Moved Cr Wason

Seconded Cr O'Neil

That Council open the meeting to the public at 12.19 pm.

CARRIED

9/0

SUBJECT HEADING: SUSPENSION OF STANDING ORDERS
 COUNCIL ADJOURNED THE MEETING FOR A BRIEF RECESS AT 12.22PM

SUBJECT HEADING: RESUMPTION OF STANDING ORDERS
 COUNCIL RESUMED THE MEETING AT 12.27PM

Cr. Price declared a 'Conflict of Interest' in relation to the following item, due to her grandchild attending the centre as a paid member. Cr. Price left the Chamber at 12.28pm, taking no further part in discussion or debate on the matter.

Item Number:

C.1

File Number: D15/85531

SUBJECT HEADING:

PROPOSED LEASE BETWEEN COUNCIL AND THE CRÈCHE AND KINDERGARTEN ASSOCIATION LIMITED

Author and Officer's Title:

Tanya Mansfield, Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

At its General Meeting held on 26 November 2014, Council agreed to transfer the lease for premises located at 49 Bungil Street Roma from the Maranoa Kindergarten Association to the Crèche and Kindergarten Association Limited.

Council was asked to consider entering a new lease with the Crèche and Kindergarten Association Limited for their occupation of these premises.

Resolution No. GM/11.2015/70

Moved Cr Flynn

Seconded Cr Chambers

That Council enter into a lease with the Crèche and Kindergarten Association Limited in regard to the premises located at 49 Bungil Street, Roma subject to the following conditions:

- **Expiration date of the lease to be 30 June 2016, with 2 x 3-year options to renew the lease;**
- **Rental is to be set at a nominal fee of \$1 per annum; and**
- **Council is responsible for payment of rates, water and building insurance.**

CARRIED

7/1

Responsible Officer

Manager - Facilities (Land, Buildings & Structures)

At cessation of discussion and debate on the abovementioned item, Cr. Price entered the Chamber at 12.30pm.

Item Number: C.2 **File Number:** D15/93076

SUBJECT HEADING: NOONGA COMMUNITY ASSOCIATION INC.

Author and Officer's Title: Tanya Mansfield, Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

Council received correspondence from the Noonga Community Association Inc. in regard to their tenancy arrangements with respect to the Noonga Community Centre.

Council was asked to consider the correspondence.

Resolution No. GM/11.2015/71

Moved Cr Newman

Seconded Cr Scheffe

That Council commence preparation of a trustee lease with the Noonga Community Association in regard to their tenancy of the Noonga Community Centre being a Recreation Reserve described as Lot 37 on Crown Plan BWR452.

CARRIED

9/0

Responsible Officer

Manager - Facilities (Land, Buildings & Structures)

Cr. Flynn declared:

- A 'Conflict of Interest' in relation to Item C.3 - Easter Camping at Bassett Park, due to his wife being President of the Easter in the Country Committee, the committee being the applicant subject to Council's consideration in this matter.
- A 'Conflict of Interest' in relation to Item C.4 - User Agreement - Roma Turf Club, the applicant subject to Council's consideration in this matter. Cr. Flynn is Vice President of the Roma Turf Club.
- A 'Conflict of Interest' in relation to Item C.7 – Airports Monthly Business Unit Report (October)

Cr. Flynn left the Chamber at 12.30pm, taking no further part in discussion or debate on the abovementioned items.

Item Number: C.3 **File Number:** D15/92125

SUBJECT HEADING: EASTER CAMPING AT BASSETT PARK

Author and Officer's Title: Tanya Mansfield, Manager - Facilities (Land, Buildings & Structures)

Executive Summary:

Council received correspondence from the Easter in the Country Committee requesting that Council consider allowing the committee the right to organise and manage camping at Bassett Park for the duration of the Easter in the Country festival in 2016.

Council was asked to consider the request.

Resolution No. GM/11.2015/72

Moved Cr O'Neil

Seconded Cr Price

That Council:

1. Authorise Roma's Easter in the Country Committee to take bookings, organise and manage the camping at Bassett Park in Roma during the Easter weekend 2016, being from Good Friday until Easter Monday inclusive.
2. Require the Easter in the Country Committee to station a responsible person at the venue for the duration of the Easter weekend, and be required to clean the amenities and grounds and remove rubbish from the site.
3. Allow the Committee to retain all collected camping fees during the authorised time period, however, require that the Committee charge a fee no less than the current fee specified in Council's 2015/16 Fees and Charges Schedule.

CARRIED

8/0

Responsible Officer	Manager - Facilities (Land, Buildings & Structures)
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The following three items were jointly considered.

Item Number: C.4 **File Number:** D15/92905

SUBJECT HEADING: USER AGREEMENT - ROMA TURF CLUB

Author and Officer's Title: Madonna Mole, Specialist - Lease Management & User Facility Agreements

Executive Summary:

Council was asked to consider entering into a formal agreement with the Roma Turf Club in respect to their use of Bassett Park Roma.

Item Number: C.5 **File Number:** D15/93004

SUBJECT HEADING: USER AGREEMENT - WALLUMBILLA/SURAT RED BULLS RUGBY LEAGUE FOOTBALL CLUB (RLFC) INC

Author and Officer's Title: Madonna Mole, Specialist - Lease Management & User Facility Agreements

Executive Summary:

Council was asked to consider entering into a formal agreement with Wallumbilla/Surat Red Bulls RLFC Inc. at Bassett Park Roma.

Item Number: C.6 **File Number:** D15/93005

SUBJECT HEADING: USER AGREEMENT - ROMA PICNIC RACES INC.

Author and Officer's Title: Madonna Mole, Specialist - Lease Management & User Facility Agreements

Executive Summary:

Council was asked to consider entering into a formal agreement with Roma Picnic Races Inc. in respect of their use of Bassett Park Roma.

Discussion:

Council determined that items:

- C.4 - User Agreement - Roma Turf Club;
- C.5 - User Agreement - Wallumbilla/Surat Red Bulls RLFC Inc.
- C.6 - User Agreement - Roma Picnic Races Inc.

should lay on the table for further consideration at an upcoming General Meeting, following discussion at a Councillor Workshop around Council's application of electricity charges under each of the abovementioned proposed user agreements.

Resolution No. GM/11.2015/73	
Moved Cr Chambers	Seconded Cr O'Neil
<p>That items C.4, C.5 and C.6 lay on the table for further consideration at an upcoming General Meeting, following discussions at a Councillor Workshop around the application of electricity charges for each of the user agreements under consideration.</p>	
CARRIED	8/0

Responsible Officer	Specialist – Lease Management & User Facility Agreements
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Item Number: C.7 **File Number:** D15/91969

SUBJECT HEADING: AIRPORTS MONTHLY BUSINESS UNIT REPORT – OCTOBER

Author and Officer's Title: Ben Jones, Manager - Airports (Roma, Injune, Surat & Mitchell)

Resolution No. GM/11.2015/74	
Moved Cr Denton	Seconded Cr Newman
<p>That Council receive and note the Officer's report as presented.</p>	
CARRIED	8/0

Responsible Officer	Manager - Airports (Roma, Injune, Surat & Mitchell)
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At cessation of discussion in relation to Items C.3 - Easter Camping at Bassett Park, and C.4 - User Agreement - Roma Turf Club, and C.7 - Airports Monthly Business Unit Report - October, Cr. Flynn entered the Chamber at 12.36pm.

Councillors Wason and Price declared a perceived 'Conflict of Interest' in relation to Item C.8 – Santos Gas Supply Agreement, each of them receiving financial compensation from Santos GLNG activities carried out on parcels of land owned by each of them.

Cr. Wason also declared a 'Conflict of Interest' in relation to Item C.9 – Quarry Access Agreement. Cr. Wason owns the parcel of land on which Mt Saltbush Quarry is sited, the operation of which sees him entitled to payment of royalties (funds) for material extracted from the site.

Councillors Wason and Price left the Chamber at 12.36pm, taking no further part in discussion or debate on the item/s for which each declared a conflict.

Item Number: C.8 **File Number:** D15/93475

SUBJECT HEADING: SANTOS GAS SUPPLY AGREEMENT

Author and Officer's Title: Benjamin (Ben) Godford, Coordinator - Water, Sewerage & Gas Projects, Compliance & Laboratory

Executive Summary:

Council's previous supply agreement with Santos expired in 2014, and the new contract has been subject to negotiations over the past year. During this time there have been numerous changes made to the contract, and a physical change to the high pressure main that supplies town gas.

Resolution No. GM/11.2015/75	
Moved Cr Newman	Seconded Cr Flynn
That Council authorise the Chief Executive Officer to sign the new Santos Gas Supply Agreement for a term of 3 years subject to being satisfied of the details in the document on behalf of Council.	
CARRIED	7/0

Responsible Officer	Coordinator - Water, Sewerage & Gas Projects, Compliance & Laboratory
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At cessation of discussion and debate on the abovementioned item, Cr. Price entered the Chamber at 12.36pm.

Cr. Wason did not return to the Chamber for the following item, having declared a 'Conflict of Interest' in the matter.

Item Number: C.9 **File Number:** D15/93819

SUBJECT HEADING: QUARRY ACCESS AGREEMENT

Author and Officer's Title: Michael Kelly, Manager - Resource Coordination (Plant, Workshop, Depots & Materials)

Executive Summary:

Council maintains a secure and reliable supply of gravel to satisfy annual road construction and maintenance programming requirements. Approximately 35% of Council's active gravel pits reside within freehold land tenure, which require formal agreements to access and use these pits. This in turn provides Council with future resource security, and surety for the subject parties.

Resolution No. GM/11.2015/76
Moved Cr Schefe
Seconded Cr Price

That Council authorise the Chief Executive Officer to sign the Agreement on behalf of Council, authorising access to, and use of, the Kooyong quarry by Maranoa Regional Council.

CARRIED

8/0

Responsible Officer
Manager - Resource Coordination (Plant, Workshop, Depots & Materials)

At cessation of discussion and debate on the abovementioned two (2) items, Cr. Wason entered the Chamber at 12.37pm.

Cr. Price declared a perceived 'Conflict of Interest' in the following item, due to her receiving financial compensation from Origin APLNG activities carried out on parcels of land owned by her. Cr. Price left the Chambers at 12.38pm taking no further part in discussion or debate on the matter.

Item Number:
C.10
File Number: D15/93883
SUBJECT HEADING:
**ORIGIN APLNG AND MARANOA REGIONAL COUNCIL
SERVICE LEVEL AGREEMENT 1 VARIATION 1**
Author and Officer's Title:
Niklas (Nik) Gansel, Engineer - Infrastructure Contracts
Executive Summary:

Council resolved on 11 November 2015 for the Chief Executive Officer to sign the APLNG-SLA 1 variation. This variation included restoration works on Duck Creek Road. Origin APLNG has identified that they want to pay the amount identified for Duck Creek Road in the varied Works Schedule as a lump sum prior to the works being completed.

Resolution No. GM/11.2015/77
Moved Cr O'Neil
Seconded Cr Schefe

That Council agree to receive a lump sum payment from Origin APLNG to the value of \$311,963.14 for the project works on Duck Creek Road, upon the execution of the APLNG Service Level Agreement 1 Variation 1 by all parties.

CARRIED

8/0

Responsible Officer
Engineer - Infrastructure Contracts

At cessation of discussion on the abovementioned item, Cr. Price entered the Chamber at 12.39pm.

The Mayor declared a 'Conflict of Interest' in the following item, due to one of the applicants under Council's consideration being a relative. The Mayor left the Chamber at 12.39pm, taking no further part in discussion or debate on the matter.

The Deputy Mayor took the role of Acting Chair in the absence of the Mayor at the time.

Item Number: C.11 File Number: D15/93196

SUBJECT HEADING: APPLICATIONS FOR PAYMENT ARRANGEMENTS – VARIOUS APPLICATIONS

Author and Officer's Title: Dana Harrison, Coordinator - Rates

Executive Summary:

Proposed rates payment arrangements' applications have been received from a number of ratepayers. The timeframe the applicants have proposed to have their rates paid in full extends beyond the current financial year timeframe that is adopted in Council's adopted Revenue Statement.

Resolution No. GM/11.2015/78

Moved Cr Chambers

Seconded Cr Denton

That Council:

1. Accept the applicants' payment plans set out in Table A of the officer's report as follows, subject to all rates, charges and arrears accumulated paid in full by 30 June 2017.

Assessment Number	Outstanding Balance	Payment Proposal
14023246	\$1,196.01	\$220.20/month
14010904	\$1,474.94	\$120/fortnight
12004180	\$1,064.04	\$200/month
14024269	5179.66	\$200/fortnight
12007068	4820.62	\$500/month

2. Decline the applicants' payment plans set out in Table B of the officer's report, and propose to the applicants a new payment arrangement so that all rates, charges and arrears accumulated are paid in full by 30 June 2017.

CARRIED

8/0

Responsible Officer

Coordinator - Rates

At cessation of discussion and debate on the abovementioned item, the Mayor entered the Chamber at 12.40pm.

Item Number: C.12 File Number: D15/94403

SUBJECT HEADING: MINOR AMENDMENTS TO ORGANISATIONAL STRUCTURE

Author and Officer's Title: Erin Tompkins, Associate to the CEO & Mayor

Executive Summary:

The report sought Council approval for a number of proposed changes to the organisational structure.

Resolution No. GM/11.2015/79

Moved Cr Schefe

Seconded Cr Price

That Council endorse the proposed amendments to the organisational structure as follows:

- **Retitle the position Engineer Infrastructure Contracts to Senior Engineer Infrastructure Contracts (position currently vacant and being recruited);**
- **Extension of the existing temporary position of Administration Officer – Plant Administration for a further three months;**
- **Retitle the position Manager – Environmental Health, Compliance and Waste to Manager – Environmental Health and Waste to reflect the updated responsibilities of the role;**
- **Retitle the position Coordinator – Environmental Health and Compliance to Coordinator – Environmental Health to reflect the updated responsibilities of the role;**
- **Retitle the position Support Officer – Environmental Health, Compliance and Waste to Support Officer – Environmental Health and Waste and to reflect the updated responsibilities of the role.**

CARRIED

9/0

Responsible Officer

Associate to the CEO & Mayor

LATE CONFIDENTIAL ITEMS

Item Number:

LC.1

File Number: D15/93877

SUBJECT HEADING:

PROPOSAL TO PAYOUT COUNCIL LOANS

Author and Officer's Title:

Claire Alexander, Specialist - Strategic Finance

Executive Summary:

The report proposed payout of loans for land purchase, Roma Art Precinct, and Roma Office. Under the proposal, Council would pay the amount of \$2,450,408 (approximately) to finalise payment of these loans with funding from cash reserves.

Resolution No. GM/11.2015/80

Moved Cr Chambers

Seconded Cr Denton

That Council:

1. **Payout the land purchase loan, Roma art precinct loan and Roma office loan to an approximate value of \$2,450,408, noting that the final amount is dependant on market rates calculated on the day of the payment.**
2. **Funds be made available from Council's cash investments.**

CARRIED

9/0

Responsible Officer

Specialist - Strategic Finance

Item Number: LC.2 **File Number:** D15/93979

SUBJECT HEADING: TENDER EVALUATION – LEASE OF LAND AT ROMA SALEYARDS PRECINCT TO CONSTRUCT AND OPERATE A REFUELLING FACILITY

Author & Officer's Title: Edward Sims, Manager – Economic & Community Development

Executive Summary:

Tenders were called for the lease of land at Roma Saleyards Precinct to construct and operate a refuelling facility – truck stop & roadhouse. Council's approval was sought to enter into an agreement to lease the land, construct and operate the facility.

Resolution No. GM/11.2015/81

Moved Cr Wason

Seconded Cr Flynn

That Council:

1. Accept the preferred tender as recommended by the reporting officer, subject to final negotiations being undertaken to the satisfaction of the Chief Executive Officer or delegate in consultation with Councillors.
2. Subject to successful conclusion of negotiations, authorise the Chief Executive Officer to sign the Agreement to Lease and the Lease.

CARRIED

9/0

Responsible Officer

Manager – Economic & Community Development

Item Number: 13.2 **File Number:** D15/91332

SUBJECT HEADING: BAKEAROMA OUTDOOR DINING APPLICATION

Author and Officer's Title: Brendan Wogandt, Environmental Health Officer

Executive Summary:

The Applicant from Western Bakeries, Bakearoma located at 73-77 McDowall Street Roma, has applied for an Outdoor Dining Permit for the footpath along the eastern side of the Bakearoma building on Arthur Street.

This item had been laid on the table earlier during the meeting to allow officers additional time to investigate the application having regard to the future planning for the Roma CBD Upgrade.

Resolution No. GM/11.2015/82

Moved Cr Price

Seconded Cr Denton

That Council approve the use of the footpath for outdoor dining purposes along the eastern side of the Bakearoma building on Arthur Street, subject to the following conditions:

1. The outdoor dining approval shall be for a period ending prior to the commencement of streetscape alteration works planned for the corner of McDowall and Arthur Streets, Roma. Written advice will be provided to the permit holder two (2) weeks prior to the commencement of works.

2. Placement of all tables, chairs and planter boxes shall not impede pedestrian traffic using the footpath.
3. Approval to use the footpath shall be limited to the following hours:
 Monday – Friday: 5.30am – 5.30pm
 Saturday & Sunday: 5.30am – 1.30pm
4. Council’s approval must be displayed in a prominent position, easily viewed by patrons, and must be produced upon request from an authorised person.
5. The permit holder must have a \$10,000,000 public liability insurance inclusive of the footpath dining area that indemnifies Council against personal injury and property damage resulting from the outdoor dining approval, of which a copy of the insurance cover must be supplied to Council.
6. The permit holder must ensure the outdoor dining area does not cause a nuisance.
7. All facilities and equipment used for outdoor dining must at all times be maintained –
 (a) In good working order and condition; and
 (b) In a clean and sanitary condition.
8. All facilities and equipment used for outdoor dining, including all tables, chairs and planter boxes, must be removed upon close of business each day.
9. Use of umbrellas within the area identified in the approval must provide at least 2 meters of clearance above ground level adjacent to the umbrella and must be securely anchored to the satisfaction of an authorised person.
10. The permit holder must ensure that all furniture used in the area identified in the approval is –
 (a) Aesthetically acceptable to the local government; and
 (b) Kept in a proper state of repair.
11. The permit holder must ensure that the area identified in the approval is regularly cleaned –
 (a) During business hours for the principal premises; and
 (b) Daily, after the close of business of the principal premises.
12. Any claims for personal injury resulting from the outdoor dining approval and operation, are to be notified to Council as soon as the applicant is notified.

CARRIED

9/0

Responsible Officer	Environmental Health Officer
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Item Number: 13.4 **File Number:** D15/90742

SUBJECT HEADING: TENURE OF LOT 342 ON WV219 & LOT 343 ON R8614

Author and Officer’s Title: Dee Schafer, Support Officer – Facilities

Executive Summary:

The diversion drain proposed as part of the Stage 2 flood mitigation measures/levee will impact on two reserves being Lot 324 on WV219 and Lot 343 on R8614.

The matter was laid on the table earlier during the meeting to confirm the consultation arrangements that had taken place with landholders in the vicinity. Council resumed discussion on the matter to consider amending the purpose of the reserve.

Resolution No. GM/11.2015/83

Moved Cr Price

Seconded Cr Schefe

That Council apply to the Department of Natural Resources and Mines to add the reserve sub-purpose of Drainage to Lot 342 on WV219 (Reserve for Rubbish) and Lot 343 on R8614 (Reserve for Recreation).

CARRIED

9/0

Responsible Officer

Support Officer – Facilities

MAYORAL MINUTE

The Mayor announced that Roma had been named winner of the Queensland 2015 Tidy Towns Awards. The Mayor congratulated the community, Councillors and staff in this achievement.

CLOSURE

There being no further business, the Mayor thanked Council for their attendance and declared the meeting closed at 12.51pm.

These Minutes are to be confirmed at the next General Meeting of Council to be held on 9 December 2015, at Roma Administration Centre.

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 Mayor.

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 Date.