



MINUTES OF SPECIAL COUNCIL MEETING HELD ON 7 MARCH 2006

I hereby certify that the Minutes of the Special Meeting of Council held on 7 March 2006 are a true and accurate record of the proceedings contained therein.

Chairman Confirmed

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1. **DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The Shire President declared the meeting open at 4.10pm

2. **RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE** **Attendance**

Cr Michele Pucci	Shire President
Cr Bill Barnes	Deputy Shire President
Cr Jane Parker	Councillor
Cr John Buchanan	Councillor
Cr Maxine Middap	Councillor
Cr Keith Wright	Councillor
Cr R Devenish-Meares	Councillor
Mr Peter Stubbs	Chief Executive Officer
Mr Yale Balto	Executive Manager Corporate Services
Mr Steve Chadwick	Executive Manager Engineering & Development Services
Mr John Gault	Executive Support Officer

Apologies

Cr J Nelson

Leave of Absence

Nil

Gallery

No members of the public attended the gallery during the course of the meeting.

3. **DECLARATION OF:**

- **Financial Interest**
- **Members Impartiality Interest**

Cr M Pucci declared an interest in item 7.1 Youth Centre as she has worked closely with Youth on this project and this project is part of her work at DCD

- **Proximity Interest**

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

Nil

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7. BUSINESS OF MEETING

8.1 Youth Centre

DATE:	21/03/2006
PROPONENT:	SWEK
LOCATION:	SWEK
ATLAS REFERENCE:	N/A
AUTHOR:	Peter Stubbs, CEO
REPORTING OFFICER:	Peter Stubbs, CEO
FILE NO:	31.09.02
ASSESSMENT NO:	

PURPOSE

For Council to consider the tender for construction of the proposed new Youth Centre for Kununurra and management of this proposed facility.

BACKGROUND

Councils 2005/06 budget has made provisions and sought to establish a new Youth Centre facility in Kununurra.

Tenders for the proposed Youth Centre were called through advertising in the West Australian newspaper on the 21st December 2005. Only one tender was received. That tender was from the Norbuilt company. This company has been awarded tender for the new Kununurra Childcare Centre which is currently under construction.

The tender price was \$1.794M (excluding GST) and was therefore \$219,000 over the budget funds for project of \$1.575M.

Negotiations have occurred with Norbuilt seeking ways to reduce the tender price without unduly impacting on the design features or scale of the project. It should be understood that at this late stage of the design process any amendments to the design will involve significant rework from all contractors involved in the design development. The likely result would be that minor changes to save costs will result in increasing the overall cost of the project.

Suggested amendments include the Shire depot staff undertaking site clearance, installation of the reticulation system and carpark construction and sealing. Other areas considered include, alternative materials for paving, fencing and internal concrete floor surface sealing.

The negotiations have resulted in an overall reduction in the tender price to \$1.754M

The tender also includes the refurbishment of the existing toilets and sports change rooms on the proposed site for development.

STATUTORY IMPLICATIONS

State Tender Regulations apply

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The confirmed project funding is;

\$725	DCD
\$500	Sustainable Regions
\$250	SWEK Loan funds
\$100	Kimberley Development Commission (state government election commitment)

\$1.575m Total

Council has geared this project very well contributing 15.8% of the project budget costs.

Indicative annual operational costs (eg Insurance, cleaning, maintenance, etc) are estimated at approximately \$50,000 to \$60,000.

This is anticipated to be offset by annual rental income of around \$25,000 plus some incidental venue hire fees.

STRATEGIC IMPLICATIONS

The State of Regions report for 2005/06 shows that the Kimberley region has the second highest birth rate in Australia. This will translate to an increased youth demographic and this is already being seen in the growth of youth numbers through schools in the region. Increased youth organisations will mean increased demand for youth related services. The proposed Youth Centre is aimed at contributing to that need.

COMMUNITY CONSULTATION

Significant community consultation identified the need for a youth facility in Kununurra. Consultation with stakeholders has been part of the concept design for the project and the proposed Management structure. It is recommended that the proposed Terms of Reference for the management of the facility be forwarded to the stakeholders and project partners for comment.

COMMENT

Future management of the proposed Youth Centre is also an issue requiring consideration. The following management structure and process is recommended.

Youth Centre Management Committee

Councillor (Chair)	
Executive Officer	Manager Community Services
Representative	Department of Community Development Manager
Representative	Kununurra Youth Services Management Committee Member
Representative	Police
Representative	Youth Advisory council (2)
Representative	KDHS Student Council (2)
Representative	Garndawa/Department of Sport and Recreation
Representative	KDHS Principal

The following proposed Terms of Reference for the Youth Centre Management Committee are recommended.

1. Coordinate the promotion of the facility and its function to the wider community
2. Ensure effective utilisation of the facility by all young people, youth groups, and service providers.
3. Ensure young people's on going participation in the management of the facility
4. Recommend policies, procedures, and guidelines to the Shire of Wyndham East Kimberley for the effective operation of the facility.
5. Liaise with user groups and the Shire of Wyndham East Kimberley to maintain a high quality facility and promote.
6. Facilitate effective working relationships between service providers and other user groups and young people.

ATTACHMENTS

Tender cost schedule breakdown

VOTING REQUIREMENTS

Absolute Majority

RECOMMENDATION

That Council;

1. Council accept the tender from Norbuilt at \$1.754M (excluding GST) for the construction of the new Kununurra Youth Centre and include provision of \$179,000 in its 2006/07 budget to accommodate the current over budget cost of the project
2. That Council establish a Youth Centre Management Committee with the following membership;

Youth Centre Management Group

Councillor (Chair)	
Executive Officer	Manager Community Services
Representative	Department of Community Development Manager
Representative	Kununurra Youth Services Management Committee Member

Representative	Police
Representative	Youth Advisory council (2)
Representative	KDHS Student Council (2)
Representative	Garndawa/Department of Sport and Recreation
Representative	KDHS Principal

3. That Council adopt the following draft Terms of Reference for the Youth Centre Management Group and initiate discussion with users groups and project partners to seek agreement on these draft Terms of Reference.

- Coordinate the promotion of the facility and its function to the wider community
- Ensure effective utilisation of the facility by all young people, youth groups, and service providers.
- Ensure young people's on going participation in the management of the facility
- Recommend policies, procedures, and guidelines to the Shire of Wyndham East Kimberley for the effective operation of the facility.
- Liaise with user groups and the Shire of Wyndham East Kimberley to maintain a high quality facility and promote.
- Facilitate effective working relationships between service providers and other user groups and young people.

Minute No 7397

Moved K Wright

Seconded M Middap

That Council not proceed with the construction of the proposed Youth Centre.

Carried 5-2

Explanation

Council was concerned with the management of the proposed youth centre. Also the project was \$175,000 over budget.

Cr J Parker requested that the votes be recorded.

<u>For</u>	<u>Against</u>
Cr K Wright	Cr M Pucci
Cr M Middap	Cr R Devenish-Meaes
Cr J Buchanan	
Cr B Barnes	
Cr J Parker	

8. MEETING CLOSURE

Meeting closed at 4.45pm