



MINUTES

GENERAL MEETING

Wednesday 6 November 2019

commencing at 10.36am

Strathpine Chambers
220 Gympie Road, Strathpine

ENDORSED GM20191112

4. CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 6 November (Pages 19/2286 - 19/2306)

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Peter Flannery

CARRIED 11/0

That the minutes of the General Meeting held 6 November 2019, be confirmed.

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1. OPENING PRAYER

The Mayor recited the Opening Prayer and invited Councillors to join him in the recitation of the Lord's Prayer.

2. ATTENDANCE & APOLOGIES

Attendance:

Cr Allan Sutherland (Mayor) (Chairperson)
Cr Peter Flannery
Cr Adam Hain
Cr Julie Greer
Cr James Houghton
Cr Denise Sims
Cr Mick Gillam
Cr Mike Charlton (Deputy Mayor)
Cr Matthew Constance
Cr Darren Grimwade

Officers:

Acting Chief Executive Officer	(Mr Graeme Kanofski)
Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Finance & Corporate Services	(Ms Donna Gregory)
Director Planning	(Mr Mike Pickering)
Director Infrastructure Planning	(Mr Andrew Ryan)
Meeting Support	(Hayley Kenzler)

Apologies:

Cr Brooke Savige
Cr Koliana Winchester

Suspended:

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office.

3. MEMORIALS OR CONDOLENCES

Councillors observed a moment's silence in memory of residents who had passed away, noting Council's sympathy.

4. A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 29 October 2019 (Pages 19/2257 - 19/2285)

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr James Houghton

CARRIED 10/0

That the minutes of the General Meeting held 29 October 2019, be confirmed.

5. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

There were no petitions tabled.

6. CORRESPONDENCE

There was no correspondence tabled.

7. COMMUNITY COMMENT

There were no participants in the Community Comment session for this meeting.

8. NOTIFIED MOTIONS

Consideration of any motion notified by a Councillor to the Chief Executive Officer at least 5 days before the meeting at which the motion is to be moved.

9. NOTICES OF MOTION (Repeal or amendment of resolutions)

(s262 of the Local Government Regulation 2012)

Consideration of any notice of motion to repeal or amend a resolution of the Council which is to be given to each Councillor at least 5 days before the meeting at which the proposal is to be made.

10. OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)

(as referred by the Chief Executive Officer)

Consideration of officers' reports as referred by the Chief Executive Officer, to be conducted in Sessions.

The Session Chairperson and designated Spokesperson for the respective portfolio, is as follows:

Session	Spokesperson
1 Governance	Cr Allan Sutherland (Mayor)
2 Planning & Development	Cr Mick Gillam
3 Corporate Services	Cr Matt Constance
4 Asset Construction & Maintenance	Cr Adam Hain
5 Parks, Recreation & Sport	Cr Kolia Winchester
6 Lifestyle & Amenity	Cr Denise Sims
7 Economic Development, Events & Tourism	Cr Peter Flannery
8 Regional Innovation	Cr Darren Grimwade

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

ITEM 1.1

ADOPTION OF COUNCIL POLICY - REGIONAL

Meeting / Session: GOVERNANCE
Reference: A19278447 : 30 October 2019 **Refer Supporting Information A19277928**
Responsible Officer: GK, Acting Chief Executive Officer (CEO, CEO's Office)

Executive Summary

Council regularly reviews its Policies for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents.

The purpose of this report is to seek Council's consideration of the following policy, as appearing in the supporting information to this report:

- Policy 2150-112 - Executive Performance Review

This policy was prepared in accordance with Recommendation 3 of the Grassroots Connections Australia Outcomes Report for Moreton Bay Regional Council:

- *"That the Council develop a formal performance appraisal process to govern the review of the performance of the CEO and senior executive officers.*
- *This should include guidelines for implementing the Mayor's responsibility in conducting the performance appraisal of the CEO, under Section 12(4) of the Local Government Act."*

RESOLUTION

Moved by Cr Matt Constance
Seconded by Cr Denise Sims

CARRIED 10/0

That the following policy be adopted, as appearing in the supporting information to this report:

- **Policy 2150-112 - Executive Performance Review**

ITEM 1.1 ADOPTION OF COUNCIL POLICY - REGIONAL - A19278447 (Cont.)

OFFICER'S RECOMMENDATION

That the following policy be adopted, as appearing in the supporting information to this report:

- Policy 2150-112 - Executive Performance Review

REPORT DETAIL

1. Background

In accordance with the review triggers, Council reviews its Policies for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents.

2. Explanation of Item

An explanation of the objective, policy summary, and any amendments made to the identified policies is outlined below:

Policy 2150-112 - Executive Performance Review

Objective: To strengthen Council's commitment to Good Governance by ensuring clarity of direction to Council's CEO and senior executive officers and a robust system of performance accountability in alignment with the Local Government principles.

This policy is to establish an executive performance review framework to satisfy the requirements of Section 194 (3) of the Local Government Act 2009 which provides that a person who is appointed as the chief executive officer must enter into a written contract of employment with the local government, which amongst other things must provide for the chief executive officer to meet performance standards set by the local government.

Policy Summary: Moreton Bay Regional Council considers responsible Performance review to be an essential ingredient of good governance. It sees effective performance review as the continuous process of establishing clear performance expectations for Executive Staff, followed by regular monitoring and measurement of performance against those expectations.

Summary of amendments: Nil. This policy was prepared in accordance with Recommendation 3 of the Grassroots Connections Australia Outcomes Report for Moreton Bay Regional Council:

- *"That the Council develop a formal performance appraisal process to govern the review of the performance of the CEO and senior executive officers.*
- *This should include guidelines for implementing the Mayor's responsibility in conducting the performance appraisal of the CEO, under Section 12(4) of the Local Government Act."*

3. Strategic Implications

3.1 Legislative/Legal Implications

These policies have been developed in accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

3.2 Corporate Plan / Operational Plan

Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications

Council regularly reviews its Policies for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents.

ITEM 1.1 ADOPTION OF COUNCIL POLICY - REGIONAL - A19278447 (Cont.)

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication

Councillors, the Executive Management team and relevant Council officers have been consulted in the preparation of this report.

ITEM 1.2 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Allan Sutherland (Mayor)

Pursuant to s175E of the *Local Government Act 2009*, Cr Allan Sutherland (Mayor) declared a perceived conflict of interest in Item 1.2 as he is a member of the Redcliffe Leagues Club, and has also received the following from the club:

- gifts of entry to the local football games; and
- Travel, Accommodation & Ticket to State of Origin Game in Melbourne; and Travel and accommodation to Papua New Guinea (6 June 2014 & returned 9 June 2014) for Redcliffe Dolphins representative game (flights \$1120.24, accommodation \$2125.99)

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Allan Sutherland (Mayor) has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Peter Flannery

Pursuant to s175E of the *Local Government Act 2009*, Cr Peter Flannery declared a perceived conflict of interest in Item 1.2 as he received complimentary tickets to home games from the Redcliffe Dolphins Rugby League Club.

The Redcliffe Dolphins Rugby League Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Peter Flannery has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Adam Hain

Pursuant to s175E of the *Local Government Act 2009*, Cr Adam Hain declared a perceived conflict of interest in Item 1.2 as he received 2 season passes from the Redcliffe Leagues Club.

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Adam Hain has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Julie Greer

Pursuant to s175E of the *Local Government Act 2009*, Cr Julie Greer declared a perceived conflict of interest in Item 1.2 as she received gifts of entry to local football games from the Redcliffe Leagues Club.

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Julie Greer has considered her position and is firmly of the opinion that she could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr James Houghton

Pursuant to s175E of the *Local Government Act 2009*, Cr James Houghton declared a perceived conflict of interest in Item 1.2 as he is a member of the Redcliffe Leagues Club, and has also received the following from the club:

- gifts of complimentary tickets to the home football games; and
- Travel and accommodation to Papua New Guinea (6 June 2014 & returned 9 June 2014) for Redcliffe Dolphins representative game (Flights \$1120.24. Accommodation \$2125.99)

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr James Houghton has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Denise Sims

Pursuant to s175E of the *Local Government Act 2009*, Cr Denise Sims declared a perceived conflict of interest in Item 1.2 as she received gifts of entry to local football games from the Redcliffe Leagues Club.

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Denise Sims has considered her position and is firmly of the opinion that she could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Mick Gillam

Pursuant to s175E of the *Local Government Act 2009*, Cr Mick Gillam declared a perceived conflict of interest in Item 1.2 as he received gifts of entry to local football games from the Redcliffe Leagues Club.

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Mick Gillam has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Mike Charlton (Deputy Mayor)

Pursuant to s175E of the *Local Government Act 2009*, Cr Mike Charlton declared a perceived conflict of interest in Item 1.2 as he received gifts of entry to local football games from the Redcliffe Dolphins League Club.

The Redcliffe Dolphins League Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Mike Charlton (Deputy Mayor) has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Matt Constance

Pursuant to s175E of the Local Government Act 2009, Cr Matt Constance declared a perceived conflict of interest in Item 1.2 because he has received a gift of entry from the Redcliffe Dolphins when attending events at Dolphins Stadium as a result of invitations to himself and Council to attend functions and events in an official capacity as a Councillor of the Moreton Bay Region.

The Redcliffe Dolphins is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Matt Constance has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Darren Grimwade

Pursuant to s175E of the *Local Government Act 2009*, Cr Darren Grimwade declared a perceived conflict of interest in Item 1.2 as he was provided with game day tickets and hospitality to numerous home games from the Redcliffe Dolphins Leagues Club.

The Redcliffe Dolphins Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Darren Grimwade has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

All Councillors remained in the meeting.

MATTER UNABLE TO BE DECIDED

This matter is unable to be decided by Council as the majority of Councillors at the meeting have informed the meeting about personal interests in Item 1.2 under section 175E(2) of the Act, and s175E(6) (that would otherwise have permitted the matter to be delegated under s257), does not apply as a community grant of this type can only be granted under Council's Community Grants Policy by resolution of Council.

To this end, the matter is held in abeyance to seek Ministerial approval under s175F to allow conflicted councillors to participate or be present to decide the matter.

**ITEM 1.2
DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT -
REGIONAL**

Meeting / Session: 1 GOVERNANCE
Reference: A19271587 : 30 October 2019 - **Refer Supporting Information A19281704**
Responsible Officer: MM, Manager Community Services, Sport and Recreation (CES Community Services, Sport & Recreation)

Executive Summary

Council's financial support has been instrumental in enabling the development of Stages 1 and 2 (the Des Webb Stand and the Eastern Grandstand) of the Dolphin Stadium Project, which has provided seating for nearly 7000 spectators. Since the official opening of Stage 1 in August 2016, Dolphin Stadium has played host to a range of sporting events, attracting thousands of participants and spectators to the area.

Council has received a request from the Redcliffe District Rugby League Football Club Inc. to provide a further funding contribution of \$2.5 million towards a third and final stage of the development, being construction of the Northern Grandstand, additional and upgraded change facilities, a field upgrade (field 1) and ancillary items such as scoreboard displays. Estimated at a total cost of \$6 million, the project will increase the seating capacity of Dolphin Stadium to 10,000.

Funding commitments towards the project totalling \$3.5 million have been received by the club from the Federal Government. The proposed Council contribution referred to in this report would be contingent upon the Redcliffe District Rugby League Football Club Inc. receiving this funding in the full amount.

This report seeks Council's consideration of the requested \$2.5 million funding contribution (grant) towards the delivery of Stage 3 of the Dolphin Stadium project. Should Council wish to provide this funding contribution, this report also seeks Council's approval to provide this grant under Council's Community Grants Policy as a Regional Community Project Grant. Furthermore, Council would be required to make provision for this grant in its 2019/20 budget.

MATTER UNABLE TO BE DECIDED

This matter is unable to be decided by Council as the majority of Councillors at the meeting have informed the meeting about personal interests in Item 1.2 under section 175E(2) of the Act, and s175E(6) (that would otherwise have permitted the matter to be delegated under s257), does not apply as a community grant of this type can only be granted under Council's Community Grants Policy by resolution of Council.

To this end, the matter is held in abeyance to seek Ministerial approval under s175F to allow conflicted councillors to participate or be present to decide the matter.

*ITEM 1.2 DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT - REGIONAL - A19271587
(Cont.)*

OFFICER'S RECOMMENDATION

1. That having taken into account the matters for consideration under Council's Community Grants Policy, Council considers that Stage 3 of the Dolphin Stadium Project will deliver significant regional public benefits.
2. That subject to recommendation 3, Council provide a \$2,500,000 grant to Redcliffe District Rugby League Football Club Inc. towards the delivery of Stage 3 of the Dolphin Stadium Project.
3. That the grant (referred to in recommendation 2) be provided under Council's Community Grants Policy as a Regional Community Project Grant, noting that the grant is contingent upon the Redcliffe District Rugby League Football Club Inc. securing a \$3,500,000 contribution towards the project from the Federal Government.
4. That provision be made in the 2019/20 financial year budget for the grant referred to in recommendation 2.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the funding agreement and any required variations of the funding agreement on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

The Dolphin Stadium Project was originally conceived to bring a facility to the Moreton Bay Region capable of hosting National Rugby League fixtures, and to fill the gap of mid-sized boutique stadiums in Queensland. The aim for the stadium is to be a year-round venue of choice, not only for rugby league, but soccer, rugby union, touch football, gridiron and any other event that can be played on a rectangular surface.

After an Expression of Interest process, Dolphin Stadium was successful in securing the Rugby League Intrust Super Cup Grand Final for 2019-2021. This is the first time the Grand Final has been held away from Suncorp Stadium in seven years, and the event was at capacity with over 8000 tickets sold. Supporting Information #1 of this report provides a more detailed list of significant sporting events (not including Intrust Super Cup Fixtures) held at Dolphin Stadium between 2017 and 2019, as well as events secured by the club to-date for 2020.

The Redcliffe District Rugby League Football Club Inc. has advised that the completion of the third and final stage on the Dolphin Stadium Project will bring seating capacity to 10,000 and enable the club to be a contender for larger and more diverse sporting events, including NRL fixtures, Women's State of Origin and larger scale soccer events such as FFA Cup finals. Importantly, the stage will also enable events to be hosted with suitable amenities for female athletes, a priority for the club given the significant growth of female participation.

Further to the improved capacity to attract major sporting events and fixtures to the Region, the club have also advised of their intent to explore diversifying the range of events at Dolphin Stadium to include entertainment and leisure content.

ITEM 1.2 DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT - REGIONAL - A19271587
(Cont.)

2. Explanation of Item

Council has received a request from Redcliffe District Rugby League Football Club Inc. for Council to provide a \$2.5M financial contribution (grant) towards the third and final stage of the Dolphin Stadium Project. This stage will include:

- A 3170 seat grandstand at the northern end of the stadium;
- Additional change facilities suitable for female athletes with direct access to Dolphin Stadium and the second field behind Dolphin Stadium;
- Upgrade to existing change facilities to make them suitable for female athletes;
- Amenities to cater for additional patrons;
- Upgrade of field 1 to enable use as a playing field, rather than a warm-up field; and
- Ancillary items such as scoreboard displays.

Under the provision of Council's Community Grants Policy, Council may, by resolution, provide a 'Regional Community Project Grant' to a community organisation where it determines there is significant regional public benefit. In determining regional public benefit, Council is required to give consideration to the following:

- Relevance of the proposed project to Council's vision for the Moreton Bay Region;
- Alignment of the proposed project to the role and functions of Council, including demonstrated economic, community, cultural, sporting or environmental benefits to the Moreton Bay Region;
- Capacity of the community organisation to successfully deliver the proposed project;
- The community organisation's financial contribution towards the project;
- Availability of funds and value for money; and
- The specific circumstance associated with the need for Council support.

With consideration to the community, sporting and economic contributions that Dolphin Stadium makes to the Moreton Bay Region, Council may consider that the project will deliver significant regional public benefits.

Should Council wish to provide a Regional Community Project Grant to Redcliffe District Rugby League Football Club Inc. in support of Stage 3 works, it is recommended that:

- the grant be contingent upon the club's receipt of \$3.5 million in funding from the Federal Government; and
- a funding agreement be executed between the two parties, and a full funding acquittal undertaken for all funded works.

3. Strategic Implications

3.1 Legislative / Legal Implications

Council's Community Grants Program is administered in accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

3.3 Policy Implications

Council's Community Grants Program is administered in accordance with its Community Grants Policy (2150-030).

ITEM 1.2 DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT - REGIONAL - A19271587
(Cont.)

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

As per Officer's Recommendation 5 of this report, it is proposed that the Chief Executive Officer be authorised to take all action necessary to execute the funding agreement between Council and Redcliffe District Rugby League Football Club Inc.

3.6 Financial Implications

As per Recommendation 4 of this report, Council will be required to make provision in its 2019/20 budget for the proposed \$2,500,000 Regional Community Project Grant to Redcliffe District Rugby League Football Club Inc. towards the third and final stage of Dolphin Stadium Project.

3.7 Economic Benefit Implications

Dolphin Stadium provides significant economic benefit to the Moreton Bay Region. The stadium has the ability to host significant sporting events that contribute to increased tourism and expenditure in the Moreton Bay Region.

Moreton Bay Industry and Tourism (MBRIT) have estimated an average spend of \$278 per day for each visitor to Dolphin Stadium.

3.8 Environmental Implications Nil identified

3.9 Social Implications

Dolphin Stadium provides a significant contribution towards both the social and sports offering of the Moreton Bay Region. Further, the Redcliffe District Rugby League Football Club Inc provides support and sporting pathways for various clubs and their members throughout the region, including: Albany Creek Crushers; North Lakes Kangaroos; Moreton Bay Raiders; Burpengary Jets; Dayboro Cowboys; Narangba Rangers; Beachmere Juniors; Pine Rivers Bears; Bribie Island & District Junior Rugby League; and Caboolture Snakes.

3.10 Consultation / Communication

Redcliffe District Rugby League Football Club Inc.
Correspondence from Redcliffe District Rugby League Football Club Inc. to Council.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

No items for consideration.

3 CORPORATE SERVICES SESSION

(Cr M Constance)

No items for consideration.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

No items for consideration.

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

ITEM 5.1

NEW LEASE - SAMFORD GOLDEN VALLEY PONY CLUB INC - DIVISION 11

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A18815368 : 29 October 2019 - **Refer Supporting Information A18815366**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a lease to Samford Golden Valley Pony Club Inc. at Harold Brown Park, 23 Richards Road, Wights Mountain (refer Supporting Information #1). The proposed lease would take effect following the departure of the Samford Sporting Association Inc. from the site and subsequent demolition of the existing clubhouse.

RESOLUTION

Moved by Cr Darren Grimwade

Seconded by Cr Matt Constance

CARRIED 10/0

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, Samford Golden Valley Pony Club Inc. be granted a lease over an area at 23 Richards Road, Wights Mountain (refer Supporting Information #1) for a period aligning with the expiry of its existing lease at this location (31 May 2022).
3. That the grant of this lease be subject to Samford Sporting Association Inc. surrendering its existing lease at this location.
4. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.1 NEW LEASE - SAMFORD GOLDEN VALLEY PONY CLUB INC - DIVISION 11 - A18815368 (Cont.)

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, Samford Golden Valley Pony Club Inc. be granted a lease over an area at 23 Richards Road, Wights Mountain (refer Supporting Information #1) for a period aligning with the expiry of its existing lease at this location (31 May 2022).
3. That the grant of this lease be subject to Samford Sporting Association Inc. surrendering its existing lease at this location.
4. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

Since July 1997, the Samford Golden Valley Pony Club Inc. has held leases over areas at Harold Brown Park (refer Supporting Information #1). Directly adjacent to these lease areas, the Samford Sporting Association Inc. has historically held tenure over a clubhouse and associated soccer field which is due to expire 30 November 2020 (refer Supporting Information #1).

Council is currently carrying out a capital works project to build two additional soccer fields at Samford Parklands, which will enable the Samford Sporting Association Inc. to transition all operations to Samford Parklands from mid-2020. Therefore, this organisation will no longer require the use of Harold Brown Park.

It is anticipated that following the departure of Samford Sporting Association Inc. from Harold Brown Park, that Council will carry out works to demolish the existing clubhouse at this location due to its deteriorated condition and reinstate the area as open space.

2. Explanation of Item

Council's Sport and Recreation Unit has undertaken an investigation to identify and assess suitable sports which could be based at Harold Brown Park following the transition from the site by the Samford Sports Association Inc. in mid-2020. The following matters were considered as part of this investigation:

- facilities and infrastructure at the site;
- Council's Sports Facility Development - Service Standards and Responsibilities;
- sports mapping data and trend analysis;
- sports currently operating in the area near the site;
- opportunities to introduce new sports to the area; and
- budgetary considerations.

As an outcome of these investigations, the site is not considered appropriate for the introduction of another site user group.

Council has been requested by the Samford Golden Valley Pony Club Inc. to provide an additional lease area to support growth in club membership numbers and activities. The club is one of the few remaining equestrian clubs in Queensland with a cross country course in natural surroundings, which is considered a unique characteristic that attracts events and competitions to the club. An expansion to the club's existing lease areas would enable the hosting of additional events, encourage further membership growth and improve the long-term sustainability of the club.

ITEM 5.1 NEW LEASE - SAMFORD GOLDEN VALLEY PONY CLUB INC - DIVISION 11 - A18815368 (Cont.)

Accordingly, this report recommends that Council approves the provision of a lease to the existing site user group, Samford Golden Valley Pony Club Inc. over the area identified in Supporting Information #1 following the surrender of the existing lease at this location by the Samford Sporting Association Inc. Further, it is recommended that the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with an expiry aligning with that of its existing lease at this location (31 May 2022).

3. Strategic Implications

3.1 Legislative / Legal Implications

The Council must comply with the *Local Government Act 2009* and Local Government Regulation 2012 when it disposes of valuable non-current assets. Resolving to rely on the exception provided under section 236(1)(b)(ii) of the Regulation will allow Council to complete the disposal to a community organisation by means other than tender or auction.

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

3.3 Policy Implications

The terms and conditions of the proposed lease agreement will be in accordance with Council's Community Leasing Policy (2150-079).

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

As per Officer's Recommendation 5 of this report, it is proposed that the Chief Executive Officer be authorised to take all action necessary to execute the new lease.

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications

The issuing of a lease to Samford Golden Valley Pony Club Inc. will provide the club with additional land to support its operations.

3.10 Consultation / Communication

Councillor Grimwade (Division 11)
Relevant Council departments
Samford Golden Valley Pony Club Inc

6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

No items for consideration.

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION

(Cr P Flannery)

ITEM 7.1

CARAVAN PARK TENDER RESULT - DIVISIONS 1, 2 & 6

Meeting / Session: 7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM
Reference: A19260960 : 25 October 2019
Responsible Officer: AS, Manager Property Services (CES Property & Commercial Services)

Executive Summary

The purpose of this report is to finalise the Request for Tender process undertaken for the operation of Council owned caravan parks and to undertake a new Request for Tender process for park operators to be appointed under Management Agreements.

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 10/0

1. That Council not accept any tenders received in response to the Request for Tender (MBRC09024) for the management of Council owned Caravan Parks.
2. That Council undertakes a new Request for Tender process for the operation of Council owned Caravan Parks under Management Agreements.
3. That the Chief Executive Officer be authorised to:
 - a) award the tenders for the operation of Council owned Caravan Parks under Management Agreements;
 - b) enter into agreements with the successful tenderers for the operation of Council owned Caravan Parks under Management Agreements; and
 - c) be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging agreements with the successful tenderers for the operation of Council owned Caravan Parks under Management Agreements and any required variations of the agreements on Council's behalf.

ITEM 7.1 CARAVAN PARK TENDER RESULT - DIVISIONS 1, 2 & 6 - A19260960 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council not accept any tenders received in response to the Request for Tender (MBRC09024) for the management of Council owned Caravan Parks.
2. That Council undertakes a new Request for Tender process for the operation of Council owned Caravan Parks under Management Agreements.
3. That the Chief Executive Officer be authorised to:
 - (a) award the tenders for the operation of Council owned Caravan Parks under Management Agreements;
 - (b) enter into agreements with the successful tenderers for the operation of Council owned Caravan Parks under Management Agreements; and
 - (c) be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging agreements with the successful tenderers for the operation of Council owned Caravan Parks under Management Agreements and any required variations of the agreements on Council's behalf.

REPORT DETAIL

1. Background

At its General Meeting on 4 June 2019, Council resolved to invite Expressions of Interest (EOI) for the management of its Beachmere, Bells, Bongaree, Donnybrook and Toorbul Caravan Parks. The EOI was finalised and subsequently a Request for Tender was issued with seven respondents submitting tenders.

2. Explanation of Item

Council sought submissions to operate its caravan parks with no specific tenure requirements and provided respondents with the opportunity to nominate single or multiple sites, term duration, agreement fee structures, operating conditions such as capital improvements and either a lease or a management agreement structure.

Seven submissions were received providing a variety of options and terms. The submissions have been reviewed by Council officers, having specific regard for financial benefit for Council, no submissions were considered appropriate for acceptance.

The EOI achieved its desired outcome of testing the market. As a result, the approach most beneficial to Council is to retain control of the caravan parks and enter into structured Management Agreements with external operators for day to day management of the facilities.

3. Strategic Implications

3.1 Legislative/Legal Implications Nil identified

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Strong local governance - a council connected with its community.

3.3 Policy Implications Nil identified

3.4 Risk Management Implications

The primary risk is probity however the tender process will be conducted in accordance with the relevant legislation and policies.

ITEM 7.1 CARAVAN PARK TENDER RESULT - DIVISIONS 1, 2 & 6 - A19260960 (Cont.)

- 3.5 Delegated Authority Implications Nil identified
- 3.6 Financial Implications
Council will continue to receive revenue from the facilities under the management agreements.
- 3.7 Economic Benefit Nil identified
- 3.8 Environmental Implications Nil identified
- 3.9 Social Implications Nil identified
- 3.10 Consultation / Communication
Council Workshop held 22 October 2019.

8 REGIONAL INNOVATION SESSION

(Cr D Grimwade)

No items for consideration.

11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE

**ITEM 3.1
CABOOLTURE SNAKES JUNIOR RUGBY LEAGUE CLUB - ANNUAL GENERAL MEETING**

Cr Adam Hain reported he had attended the **Caboolture Snakes Junior Rugby League Club Annual General Meeting** (AGM) held Wednesday 30 October 2019. The meeting had attracted a number of attendees, with the club voting in favour of combining the **Junior Rugby League Club** and the **Senior Rugby League Club** into one club - an outcome that had been two-years in the making. Cr Hain extended his thanks to the staff for their efforts saying this was terrific news.

**ITEM 3.2
IPWEAQ AWARDS**

Cr Adam Hain provided his congratulations to Council officers who received awards at the Public Works Engineering, IPWEAQ conference recently held in Brisbane. Cr Hain made special mention of Manager Integrated Transport Planning & Design, Mr Syd Jerram and Senior Environmental Planner, Ms Bernadette May who received the **Excellence Award** for their submission, *'Fauna Movement Standard Drawings'* in the Environment and Sustainability category, and Senior Engineer - Stormwater Infrastructure, Clarissa Campbell who was awarded the **Geoff Wilmoth Award** for her paper entitled *'Stormwater Pipe Condition Assessment - If only Animals Could Talk'*. It was noted that letters of congratulation had been provided to the officers from the Mayor and Acting Chief Executive Officer for their hard work and contribution.

**ITEM 3.3
OLD REDCLIFFE FIRE STATION - 70TH BIRTHDAY**

Cr James Houghton advised that the Old Redcliffe Fire Station celebrated 70 years since construction on 1 November 2019. After being decommissioned as a fire station, the Council refurbished and redeveloped this heritage-listed building as a community centre for arts and volunteering. In 2015, the Redcliffe Art Society took up residence in the centre and holds regular exhibitions of local and international interest.

RESOLUTION

**Moved by Cr James Houghton
Seconded by Cr Peter Flannery**

CARRIED 10/0

That a Mayoral letter of congratulation be sent to the Redcliffe Art Society in celebration of the Old Redcliffe Fire Station's 70th birthday.

12. CLOSED SESSION

(s275 of the Local Government Regulation 2012)

Consideration of confidential officers' reports as referred by the Chief Executive Officer and confidential general business matters as raised at the meeting.

The meeting remained in open session and the following procedural motions were moved.

12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL

ITEM C.1 – CONFIDENTIAL

PETRIE MILL REDEVELOPMENT - MASTER PLANNING FOR MILL CENTRAL - DIVISION 7

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19070524 : 22 July 2019
Responsible Officer: PC, Project Director, The Mill

Basis of Confidentiality

Pursuant to s275(1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

Executive Summary

A Master Plan review of stage 1 of the redevelopment project was recently undertaken by Archipelago under Local Buy contract BUS265 for Planning, Surveying, Design and Architectural Services.

The Master Planning now needs to be undertaken for the broader Mill Central. This plan will guide future stages of site development across the wider Mill Central.

Procedural Motion

Moved by Cr Mick Gillam that the matter be referred to the next General Meeting.

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 10/0

ITEM C.2 – CONFIDENTIAL

ACQUISITION OF LAND FOR ROAD PURPOSES - KALLANGUR - DIVISION 7

Meeting / Session: 4 Asset Construction & Maintenance (Cr A Hain)

Reference: A19071160 : 11 October 2019 Refer **Confidential Supporting Information - A19071805 & A19233474**

Responsible Officer: SJ, Manager Integrated Transport Planning (ECM Integrated Transport Planning & Design)

Basis of Confidentiality

Pursuant to s275 (1) of the Local Government Regulation 2012, clause (h), as the matter involves other business for which a public discussion would be likely to prejudice the interests of the Council or someone else, or enable a person to gain a financial advantage.

Executive Summary

This report seeks Council approval to acquire land for road purposes to facilitate a future road transport network upgrade.

Procedural Motion

Moved by Cr Denise Sims that the matter be referred to a Council Workshop for discussion.

Seconded by Cr Julie Greer

CARRIED 10/0

12b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.

13. CLOSURE

There being no further business the meeting closed at 11.05am.

CHIEF EXECUTIVE OFFICER'S CERTIFICATE

I certify that minute pages numbered 19/2286 to 19/2306 constitute the minutes of the General Meeting of the Moreton Bay Regional Council held 6 November 2019.

Graeme Kanofski
Acting Chief Executive Officer

CONFIRMATION CERTIFICATE

The foregoing minutes were confirmed by resolution of Council at its meeting held Tuesday 12 November 2019.

Graeme Kanofski
Acting Chief Executive Officer

Councillor Allan Sutherland
Mayor