
BULLOO SHIRE COUNCIL**MINUTES**

Of the Ordinary Meeting of Council held at the Hungerford Hall on the 20th October 2008 commencing at 9:17am.

PRESENT: Councillors: J.C. Ferguson (Mayor)
D.P. Clifford
R.J. Ferguson
A.D. Crawford
J.P. Cobb
Officers: Michael Hayward (Chief Executive Officer)
Peggy Ferguson (Secretary)

Attendance

Works Manager, Bill Carr, Ray Hicks and George Inocentes – Brandon & Associates, were in attendance at the commencement of the meeting.

Public Participation

In accordance with the provisions of Section 18 of Bulloo Shire Council Local Law Policy No: 5 (Meetings), the Mayor invited members of the public to comment on matters affecting the Hungerford community.

The following community members were in attendance:

Anthony Bladwell, Stacey Keane (Secretary – Hungerford District Sports Committee), Ian McKechnie, John Smith, Kerry Canning (Secretary – Hungerford Sporting Social Club), Mick Fisher (President – Hungerford Progress Association)

The following matters were raised:

- 1. Medical / RFDS Facilities** – Hungerford residents asked if there were any plans to upgrade the medical / RFDS facilities at Hungerford.

It was agreed that a survey to identify current deficiencies and determine future improvements to the RFDS room be forwarded to all Hungerford residents and community members.

2. Hungerford Sports Grounds

- a. Water Supply** - Stacey Keane asked if it would be possible to have clear water piped to the sports grounds, particularly for the amenities blocks. It was determined that the quantity of water required would need to be enough for up to 200 people when functions are being held.
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The Chief Executive Officer suggested that it may be possible to run the potable water into the existing pipeline with a stop valve on the pipe to turn the water off when the sports ground is not in use.

It was agreed that an investigation into the feasibility of connecting potable water to the Hungerford Sports Grounds be undertaken and a report be provided to Council for further consideration.

- b. Electricity Supply – Mick Fisher advised that the power supply at the sports ground is insufficient for requirements when holding a function. There are a lot of power outages and hot water systems etc need to be turned off to limit the power outages.

The Chief Executive Officer agreed that an assessment needs to be carried out.

It was agreed that arrangements be made for an electrician to carry out an assessment of the power supply at the Hungerford Sports Ground and to provide a report on what upgrades, if any, are required.

- c. Food Preparation Area – Mick Fisher advised that the food preparation area has become a health issue.

Council and Mick Fisher inspected the Hungerford Sports Grounds during the lunch break.

It was agreed that the consulting Environmental Health Officer undertake an inspection of the Hungerford Sports Ground catering facilities and that a report be prepared for Council's consideration.

3. **Hungerford Tennis Courts** – Mrs Kerry Canning advised that there are issues with the tennis club. These include:-

- Declining memberships
- Problems with children using the courts unsupervised:-
 - o The umpire stand could create a dangerous situation
 - o Equipment being left outside in the weather.

The clubhouse currently houses all sporting equipment as well as the club's assets (i.e. fridges etc). To ensure the safety of the club's assets the clubhouse is locked at all times, however this limits public access to sporting equipment.

The Hungerford Sporting Social Club has a 5 year Permit to Occupy over the land on which the tennis courts are located. This permit expired on 1st July 2008. Mrs Canning enquired if the Council or some other committee is prepared to take over the Permit to Occupy.

The Mayor and Chief Executive inspected the premises together with Mrs Canning and Mick Fischer to determine if additional storage could be installed to house the sporting equipment.

It was agreed that a letter be forwarded to the Hungerford Tennis Club recommending that the current permit to occupy be transferred to the Hungerford Progress Association.

- 4. Pipeline from Pope's Waterhole** – Ian McKechnie advised that he has concerns with the pipeline and the water that is being pumped from Pope's Waterhole. The waterhole is used by local residents and there are concerns within the community that the waterhole may be pumped dry.

The Chief Executive Officer informed Mr McKechnie that Council has previously contacted the Department of Natural Resources regarding this matter and that Council have been advised that Ningaling Station is entitled pump water from the waterhole for stock and domestic purposes.

It was agreed that further representations be made to the Department of Natural Resources to clarify the volumes of water that are able to be taken from the waterhole by Ningaling Station for stock and domestic purposes.

Adjournment

Council adjourned for morning tea 10:05am.

1.0 APOLOGIES

NIL

2.0 OBITUARIES

The Mayor advised Council of the recent passing of shire residents Mrs Margaret Hobson and Mr Robert Finlay.

A minutes silence was held in remembrance.

3.0 RECEIVING OF MINUTES

Resolution (No. 201-10-08)

Moved Cr RJ Ferguson seconded Cr Crawford

THAT the Minutes of the Ordinary Meeting of Council held 15th September 2008 be received.

Carried

4.0 CONFIRMATION OF MINUTES

Resolution (No. 202-10-08)

Moved Cr RJ Ferguson seconded Cr Clifford

THAT the Minutes of the Ordinary Meeting of Council held on 15th September 2008 be confirmed.

Carried

5.0 BUSINESS ARISING FROM THE PREVIOUS MINUTES

5.1 Child Care Centre

The Chief Executive Officer advised that Council's auditors (Queensland Audit Office) have made enquiries in relation to the proposed operating model for Council's planned Child Care Facility.

As a result of these enquiries, the Chief Executive Officer has held discussions with the Mayor regarding the engagement of a suitably qualified consultant to conduct an assessment of Council's Child Care needs and to prepare a report for Council's consideration that identifies all available revenue sources, staff resourcing needs and options to assist with implementation of the best model that will allow for the provision of a sustainable, long term child care service in Thargomindah.

The Chief Executive Officer further advised that the firm of Skaines Reeves & Jones has been identified as a suitable consultant and have been engaged to conduct an assessment of Council's child care requirements.

Resolution (No. 203-10-08)

Moved Cr Crawford seconded Cr Cobb

THAT Council endorse the actions of Mayor Cr JC Ferguson and Chief Executive Officer in engaging the firm of Skaines Reeves & Jones to conduct an assessment of Council's child care requirements.

Carried

6.0 TENDERS AND QUOTATIONS

6.1 Photocopier for Library

As requested at the September Council meeting, quotes were obtained to install a photocopier in the library.

Resolved (No. 204-10-08)

THAT the Chief Executive be authorised to purchase a Toshiba E Studio 207 Base Unit photocopier from downs Office at a cost of \$2,895.00 ex GST.

7.0 RECEPTION AND CONSIDERATION OF OFFICER'S REPORT

Resolution (No. 205-10-08)

Moved Cr Clifford seconded Cr Crawford

THAT the Officer's Report be received.

Carried

7.1 CHIEF EXECUTIVE OFFICER'S REPORT

7.1.1 Annual Valuations Effective 30 June 2009

The Department of Natural Resources and Water has advised that a valuation of the Bulloo Shire to be effective on 30 June 2009, **will not be undertaken**.

The Valuation of Land Act 1944 specifies that a local government is to pay the prescribed fee for the copy of the valuation roll, whether or not a copy of a roll for an annual valuation is given to a local government for a particular year. The fee includes the ongoing maintenance of the valuation roll and monitoring the level of land values in the local government area.

This effectively means that, even though there will be no revaluation undertaken effective 30 June 2009, Council will still be required to pay a fee for the valuation roll.

Noted

7.1.2 Date Plantation at Thargomindah

An email has been received from Mark Hampel dated 24th September 2008 advising that he is interested in establishing a Date Plantation in Thargomindah.

Mr Hampel has asked if the 10ha section close to the Old Hospital is available as a possible location for a date plantation. If so, is Council interested in entering into a long term arrangement with him for the use of this land.

Resolved (No. 206-10-08)

THAT Mr Mark Hampell be invited to attend a Council Meeting to discuss his plans/requirements for a date plantation in Thargomindah.

7.1.3 Change of Council Meeting Date

The Chief Executive Officer advised that representatives from the Local Government Association will be in Thargomindah on Tuesday 25th November 2008 to discuss various policy and cultural heritage matters.

Representatives from the Association are scheduled to visit Thargomindah at 10:00am on Tuesday 25th November 2008.

The Chief Executive Officer further advised that Council needs to give consideration to holding a workshop to commence the development of a strategic roads program as identified in Councils operational plan.

To maximise the number of Councillors available to meet with the LGAQ representative and to participate in the development of the strategic roads program, it was proposed that the next ordinary meeting of Council, currently scheduled for Monday 17th November 2008, be postponed until the 24th November 2008.

Resolution (No. 207-10-08)

Moved Cr RJ Ferguson seconded Cr Clifford

1. THAT the next Ordinary Meeting of Council be held on Monday 24th November 2008; and
2. THAT Council hold a workshop on Tuesday 25th November 2008 for the purposes of developing a strategic roads program for shire roads and infrastructure; and
3. THAT all Councillors attending the workshop be available to meet with representatives from the Local Government Association who will be in Thargomindah on Tuesday 25th November 2008.

Carried

7.1.4 Christmas / New Year Shutdown

It has been Councils practice in previous years to close down the majority of its operations for two weeks over the Christmas and New Year period. During this close down period, a skeleton staff is retained to carry out critical activities and to cater for any emergencies that may arise. It is propose to close down the majority of Councils operations this year from close of business on Friday 19th December 2008 and recommence works on Monday 5th January 2009.

Due to reduced business activity during the Christmas period, Council has traditionally closed the administration office between Christmas and New Years Day.

Resolution (No. 208-10-08)

Moved Cr Cobb seconded Cr Crawford

1. THAT the Council administration office close from 5:00 pm Wednesday 24th December 2008 and reopen on Monday 5th January 2009: and
2. THAT staff be required to take this close down period from Annual Leave or RDO accruals.

Carried

7.1.5 Policies – Private Hire of Council Plant and the Community Use of Council Bus

At the April Meeting of Council, Council resolved that the policies in relation to the private hire of Council plant and the community use of Council bus be reviewed and amended as necessary with consideration being given to the public liability and third party insurance implications.

The review of these policies has now been completed and draft copies of amended policies are provided for Councils consideration.

Resolved (No. 209-10-08)

THAT the matter of Private Hire of Council Plant and the Community Use of Council Bus lay on the table for further consideration at the November meeting.

7.1.6 Policy – Fencing of Council Properties

Council does not have any policy governing the standard of fencing that surrounds its housing. It is recommended that Council adopt a consistent approach when erecting fencing to properties that it owns and manages.

Resolved (No. 210-10-08)

1. THAT a report be prepared providing additional information in relation to proposed fencing standards; and
2. THAT the development of a draft policy in relation to fencing of Council property lay on the table for further consideration following receipt of the report.

7.1.7 Matters Raised by Elected Members

Raised by	Issues Raised	Action	Officer
Cr Clifford	Upgrade of cleaning equipment for the Hungerford Hall	Liaise with users of the Hungerford hall to identify appropriate cleaning equipment to be purchased	MCS

7.2 WORKS MANAGER'S REPORT

7.2.1 Ongoing Sewerage Problems

The Works Manager advised that the problems associated with the sewerage blockage at 25 Dowling Street, Thargomindah can be attributed to the design of the pipe line which runs from the house to the pot. This pipeline was suitable for the previous septic system and was not upgraded with the installation of the new vacuum sewerage system.

Resolved No. 211-10-2008

THAT the Works Manager undertake a comprehensive investigation of the sewerage system at various residences at Thargomindah that are subject to ongoing sewerage problems and a detailed report be presented for Council's consideration.

7.2.2 Requesting Sponsorship for Noccundra Gymkhana

Cr Cobb advised a verbal request was made to Council for assistance with a generator for the Noccundra Gymkhana. He further advised that the generator supplied was insufficient for their requirements.

The Works Manager advised that the use of a generator was not included in the original request for assistance; however it is understood that a generator has previously been made available for the Noccundra Gymkhana. The Works Manager further advised that a spare Council generator was made available on short notice, however the generator was not capable of meeting the total supply demand for the event.

Resolved No. 212-10-2008

THAT an investigation into the electrical requirements for the Noccundra Sports Ground be undertaken for future requests for assistance with the electrical supply at the Noccundra Sports Ground.

7.2.3 2008-09 Project Planner

A Works Programme incorporating major works to be carried out in the 2008-09 financial year has been compiled. This is a working document and changes may be made during the course of the year to allow for unforeseen circumstances.

The Works Programme was included in the Works Manager's Report for Councillor's information.

Noted

7.2.4 Roads Alliance Group

Ray Hicks, Brandon & Associates, addressed Council at this time to discuss Council's transfer from the Outback Regional Roads Group to the South West Regional Roads Group.

He advised that since the introduction of the Roads Alliance, he has been the Technical Chairperson of the South West Regional Roads Group. This group originally consisted of 14 different shires. As a result of the Council amalgamations, the group now consists of 6 Council's, including Bulloo Shire Council that was previously a member of the Outback Regional Roads Group.

Mr Hicks explained the process of upgrading roads listed under the Local Roads of Regional Significance (LRRS). This includes:-

- Assessing the present condition of road
- Council's long term vision for that road (10 – 20 years)
- Cost analysis to achieve the long term vision
- Determine where the funds will be obtained from to upgrade the road.

The following areas will then be considered when determining work on LRRS:-

- | | |
|---------------|------------------|
| • Economic | • Safety |
| • Social | • Travel |
| • Environment | • Traffic volume |

He advised that once the Roads Alliance strategies listed above are implemented, the same strategies can be used when determining work on other shire roads.

Noted

7.2.5 Matters Raised by Elected Members

Raised by	Issues Raised	Action	Officer
Cr Clifford	Bog hole on Besm Road	Investigate bog hole on Besm Road and repair as necessary	Works Manager
Cr Cobb	Damage on Eight Mile Bridge on Woomanooka Road appears to be worsening.	Erect appropriate signage and undertake any necessary works to ensure traffic safety.	Works Manager

Hungerford Airstrip and Access Road

In accordance with the provisions of Section 18 of Bulloo Shire Council Local Law Policy No: 5 (Meetings), the Mayor invited Mrs Kerry Canning of "Ningaling" Station to address Council on matters relating to access to the Hungerford Airstrip and access to her property in times of wet weather/floods.

Mrs Canning advised that the gates to the Hungerford Airstrip are locked and enquired as to whom residents should contact to open the Hungerford Airstrip in cases of emergencies?

Mrs Canning also advised that since the installation of the new fence around the Hungerford Airstrip, "Ningaling" station no longer has an all weather access road in times of wet weather / floods.

Resolved No. 213-10-2008

THAT an inspection of the Hungerford Airstrip and Access road be carried out and that Mrs Canning be advised of the outcome of these investigations.

Adjournment

Council adjourned for lunch at 12:20pm and resumed at 2:00pm.

During the lunch break Council inspected the facilities at the Hungerford Sports Grounds.

Council also inspected the fencing issues raised by Mrs Canning at the Hungerford Airstrip and the pipeline from Pope's waterhole.

Works Manager, Bill Carr, Ray Hicks and George Inocentes – Brandon and Associates were not in attendance when the meeting resumed.

7.3 MANAGER OF FINANCIAL SERVICES REPORT

7.3.1 Accounts

Resolution (No. 214-10-08)

Moved Cr RJ Ferguson seconded Cr Cobb.

THAT direct debits and vouchers for the month of September 2008 numbered 30438 – 30473 totalling \$1,300,374.50 be received.

Carried

7.3.2 Matters Raised by Elected Members

NIL

7.4 MANAGER OF CORPORATE SERVICES REPORT

7.4.1 VIP Unit 2 – Yapunyah Caravan Park

As requested at the September Council meeting, Brad Gentle has been approached to quote on replacing some of the panels in VIP Unit 2 at the Yapunyah Caravan Park.

He has not been asked to quote on the panels that have little damage on them ie. small holes.

Mr Gentle has also been asked to supply a quote to replace the front door, kitchen drawer and floor covering.

Mrs Laura Watson has commenced cleaning the unit, but has not been contactable to ascertain when the unit will be finished.

Noted

7.4.2 Records Management – Archiving of Records

At the end of August, Mr Michael Vale, came to Thargomindah to provide a quote to undertake an archiving project on behalf of Council. This would involve Mr Vale examining Council's records and advising how they are to be archived. Mr Vale will mark on the file whether they should be permanently retained or the year in which they are to be destroyed. Mr Vale will forward any relevant files to Queensland State Archives.

Council currently has records stored in a number of locations including

- Thargomindah Hall
- Donga
- Strong Room

Resolved (No. 215-10-08)

THAT this matter lay on the table for further discussion at the November 2008 meeting.

7.4.3 Housing Inspections

During the month of August 2008, officers from Council's Corporate Services Section undertook comprehensive inspections of all housing units under Council's control. These inspections included all Council owned housing, Community Housing and Public Works accommodation facilities. In all 33 housing inspections were undertaken.

When undertaking 33 housing inspections in August, it was discovered that Council had 23 different types of air-conditioners (18 evaporative and 24 others) and 16 different types of stoves (10 gas and 23 electric). Four 2 x bedroom units were not inspected.

It is recommended that Council install particular brands and / or types of air-conditioners and stoves into all housing. This will enable the store to keep extra items in stock so that when repairs are required they can be attended to in a timely manner. It would also be expected that the store keep a minimum number of air-conditioners and stoves in stock.

7.4.3.1. Airconditioners

Resolution (No. 216-10-08)

Moved Cr Crawford seconded Cr Cobb

1. THAT Council compile a list of preferred brand of split system air-conditioners, for consideration at the December 2008 meeting.
2. THAT as a matter of policy, when air-conditioners need to be replaced in Council housing, they are to be replaced with split system air-conditioners.
3. THAT when air-conditioners need to be replaced in community housing that are built on council owned land, they are to be replaced with split system air-conditions.

Carried

7.4.3.2. Stoves

Resolution (No. 217-10-08)

Moved Cr RJ Ferguson seconded Cr Clifford

THAT as a matter of policy, when kitchen upgrades are made to Council controlled housing, replace existing stoves be replace with separate cooktop and wall ovens with gas/electric combinations.

Carried

7.4.4 UHF Survey

A survey was sent to properties within the Bulloo Shire advising that Council is looking at implementing UHF coverage across the majority of the Bulloo Shire. They were further advised that, and as part of the initial investigation, Council is looking at potential transmissions sites as well as existing infrastructure which may be privately owned within the Shire.

The results of the survey were included with the Manager of Corporate Services Report, as was a map of the shire that outlines UHF coverage in the Bulloo Shire.

Noted

Attendance

Officer-in-charge Hungerford Police, Acting Senior Constable, Dean Hutchesson, attended the meeting at 2:30pm.

7.4.5 Legal Proceedings – Arrears of Rent

A confidential report on an application to the Small Claims Tribunal for a warrant of possession for a tenant to vacate the premises was forwarded to Councillors under separate cover.

Closure Of Meeting

Resolution (No. 218-07-08)

Moved Cr JC Ferguson seconded Cr Clifford

THAT the meeting be closed to the public in accordance with Section 463(1)(f) of the Local Government Act 1993 to discuss a matter concerning the starting of legal proceedings.

Carried

The Meeting was closed to the public at 2:36pm.

Resolution (No. 219-07-08)

Moved Cr RJ Ferguson seconded Cr Cobb.

THAT the meeting be reopened to the public.

Carried

The Meeting was reopened to the public at 2:47pm.

Whilst in closed session, Council discussed the matter relating to non-compliance with to a Warrant of Possession that was executed in favour of Council.

Council gave consideration to the various options available to Council in enforcing the warrant and agreed that further information was required prior to making a decision on this matter.

Resolution (No. 220-10-08)

Moved Cr RJ Ferguson seconded Cr Clifford

1. THAT a report be prepared to assess the probability of the successful enforcement of the warrant and to detail the financial implications that may arise from unsuccessful enforcement action; and
2. THAT the matter of Arrears of Rent lay on the table for further consideration following receipt of the report.

Carried

7.4.6 Matters Raised by Elected Members

NIL

7.5 MANAGER OF COMMUNITY SERVICES REPORT

7.5.1 Bus Link Service to Cunnamulla

Discussions have been held with Kynoch Coaches to find a sustainable method to provide a bus link service to Cunnamulla as per our funding agreement with Blueprint for the Bush. To ensure the service will be delivered to meet the needs of the community, a survey form has been developed and was included with the report for Council's consideration.

Council reviewed the survey and requested that an option for *Overnight Freight* be included under the Purpose of Travel section.

Noted

7.5.2 Matters Raised by Elected Members

NIL

ADOPTION OF OFFICER'S REPORT

Resolution (No. 221-10-08)

Moved Cr Crawford seconded Cr Clifford.

THAT the Officer's Reports be adopted and those matters contained therein not covered by resolution be noted.

Carried

8.0 RECEPTION AND CONSIDERATION OF CORRESPONDENCE

NIL

8.1.1 Listed Correspondence

NIL

8.1.2 Late Correspondence

NIL

9.0 PRESENTATION OF PETITIONS OR MEMORIALS

NIL

10.0 CONSIDERATION AND RECEPTION OF NOTICES OF MOTION

NIL

11.0 GENERAL BUSINESS

11.1 Medical / RFDS Facilities at Hungerford

In accordance with the provisions of Section 18 of Bulloo Shire Council Local Law Policy No: 5 (Meetings), the Mayor invited Acting Senior Constable, Mr Dean Hutchesson of Hungerford Police to address Council on matters relating to medical facilities at Hungerford.

Acting Senior Constable, Dean Hutchesson, advised Council that, in addition to his position as Officer in Charge, Hungerford Police Station, he is also a qualified paramedic and he is prepared to offer his assistance in identifying any improvements or upgrades to the medical / RFDS facilities at Hungerford.

Senior Constable Hutchesson further advised that whilst he is stationed in Hungerford, he is prepared to assist the community in a medical role. This includes taking responsibility of the medical equipment that is kept at Hungerford.

Council noted Senior Constable Hutchesson's offer and Councillors conveyed their appreciation to Mr Hutchesson for his commitment to the Hungerford community.

12.0 NEXT MEETING

In accordance with Res. No. 207-10-08, the next meeting of Council will be held on Monday 24th November 2008.

12.1 Closure of Meeting

There being no further business the meeting was declared closed at 3:08pm.

Confirmed / /2008

Mayor
