



# **AGENDA**

**Notice is hereby given  
for the ORDINARY Meeting of Council  
commencing at 7:00PM**

**on**

**11 FEBRUARY, 2019**

**at the**

**Kalgoorlie Town Hall**

8 February 2019



## **NOTICE OF MEETING**

An Ordinary Council meeting, of the City of Kalgoorlie-Boulder will be held in the **Kalgoorlie Town Hall** on **Monday, 11 February 2019** commencing at **7:00pm**.

Regards

A handwritten signature in black ink, appearing to read "John Walker", written over a horizontal line.

**JOHN WALKER**  
Chief Executive Officer

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**1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS****2 OPENING PRAYER**

To be conducted by Pastor Larry Gibb of the Church of Christ.

**3 DISCLAIMER READING**

The Mayor will read the disclaimer to those present.

The recommendations contained in this Agenda are Officer's Recommendations only and should not be acted upon until Council has resolved to adopt those recommendations.

The resolutions of Council should be confirmed by perusing the Minutes of the Council Meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Council's decision.

**4 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**

**IN ATTENDANCE:**

**MEMBERS OF STAFF:**

**VISITORS:**

**PRESS:**

**APOLOGIES – ELECTED MEMBERS:**

**APOLOGIES – MEMBERS OF STAFF:**

**LEAVE OF ABSENCE:**

**5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE****6 PUBLIC ACCESS AND PUBLIC QUESTION TIME****7 PETITIONS/DEPUTATIONS/PRESENTATIONS**

Presentation by Cr O'Donnell to Mayor and Councillors: 'Goldfields Tourism Network Association – 2 February 2019', as CKB's Delegate to GNTA.

The GTNA has held two meetings since December: one a workshop in Leonora on the 14 December 2018, and the other a meeting in Norseman last Thursday. The workshop was facilitated by Stephanie Fletcher and its purpose was to find a way forward for GTNA, and if it had a future past the end of June 2019 when Memorandums of Understanding with Member Councils would expire. Myself and the CEO pushed to have a facilitator conduct the workshop as it didn't seem like we were getting anywhere when it was just member Councils attending meetings.

The biggest issue at the moment re GTNA is the non payment of membership fees by the Shires of Menzies and Dundas. This equates to more than \$60,000, including Menzies also owing for the Golden Quest Discovery Trail. The Shire of Wiluna has also not honoured their MOU and paid their \$25,000, but they have withdrawn so altogether the GTNA has a shortfall of around \$85,000 for this year's budget.

Since the workshop, the GTNA has received the resignation of the CEO, Mandy Reidy. Mandy has quoted her reasons for her resignation are the uncertainty surrounding the GTNA and not being able to do her job properly due to lack of funds. With the non payment of funds by Menzies and Dundas, the GTNA will not have sufficient funds available to see it through to the 30<sup>th</sup> June. Mandy's resignation is due to take effect on the 7<sup>th</sup> April.

Another meeting was held in Norseman on the 31 January and it was hoped that at this meeting, Menzies and Dundas would advise that payment would be forthcoming, however, both Councils advised a decision has been put off until their next meeting. Norseman is due to have their next meeting on the 24 February and Menzies the 28 February. The Shire of Dundas supposedly were not paying because they were excluded off the map on the GTNA's website, however, this has since been fixed and they were advised of this prior to their last meeting so there does not seem to be any reason why they are postponing payment, however, at the end of the day both Councils signed an MOU and should therefore honour them until at least the end of June.

It is very frustrating for those Councils who have paid their funds because it means that we have been subsidising the marketing of those who have not paid and now we will receive no further marketing as there is insufficient funds to do so, ie no trade shows etc. At least two trade shows have been cancelled.

The main points to come out of the workshop are as follows:-

#### **GEDC**

They have been absent from GTNA for some time but would now like to be involved and assist. Their concerns are that the GTNA needs to be independent, needs new structure etc. Encourage membership, higher level of input. A transition period will be needed to secure funding. Plans need to be put in place for 3-5 years.

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**Dundas**

Council priorities may not be the same as GTNAs. GTNA is a great organisation but clear direction is needed. Together GTNA is a mighty force, singularly cannot achieve the same.

**Laverton**

Wants to see GNTA work and supports it but changes are required. In the past GTNA has been really strong on marketing business and the same could not be achieved if Councils go it alone.

GTNA rates well with Australia's Golden Outback.

**Coolgardie**

If CKB goes alone it will have an impact; groups going alone creates instability. There should be a balance between LGAs and other members and if everyone works together, there would be lots to offer.

**Leonora**

Leonora is 100% committed and is disappointed about solo approaches. There has been communication breakdowns and the MOUs are a problem. We need to be spending on tourism products.

**City of Kalgoorlie-Boulder**

Would like to see GTNA with a new structure, operating as a proper NFP membership based organisation, with a Board elected from its membership and not all nominated by Councils. GTNA needs a wider membership base, ie industry/tourism representatives.

Although CKB is looking at other tourism options for KB, it will still support GTNA if it goes forward past the end of June (level of support to be determined). As suggested by Steph Fletcher, the way forward may be to have service agreements instead of MOUs with the Councils but then also seek funding elsewhere.

**Menzies**

GTNA has good products; Shires need to iron out issues and we need to look outside the box for funding. Agrees with CKB Delegate, need to move away from Council representation. GTNA needs an independent Board that makes decisions.

**CEO GTNA**

GTNA is lacking governance and direction. Councils return in investment increased - \$25,000 is returning \$200,000 of value. Board members need to be able to put GTNA first, no conflict of interest.

**Way Forward**

- Revisit memberships – needs info (platinum, gold, silver etc).
- Service agreements.

- Roles – what you want (delegates, memberships, independent or mix?).
- Constitution – 30/06/2019.

**Timing to Proceed – 31 January Meeting (*no decisions made, pending 8<sup>th</sup> March meeting*)**

- Do you ask Councils if they want board representation as part of the agreement? Or for example 3 x positions to be LGA representatives?
- All members get one vote.
- Board to consider what representatives are needed for skillset of GTNA.
- Determine how many board members are needed.
- Reps could be LGA but not necessarily a Council rep ie: could be a visitor centre representative, ie a person appointed by the LGA could be a caravan park owner.
- Could be an EOI through the LGA.
- It's up to the LGA to decide.
- Must reside in the region? Is it the business or individual? ie Kris doesn't reside in the Goldfields. In constitution at the moment. Is it necessary?
- 7 to 13 Board members preferred for number of NMS.
- LGAS 6-7? & others from anywhere?
- Keep co-opting option x 2 members? Non-voting role?

**GTNA Membership Tiered**

1. Prime – LGAs (Separate service fee for membership fee).
2. Industry (Large – Gold, silver, bronze) (Small).
3. Associate Members.
4. Honorary member.

**Membership fee**

- Company, individual (\$250.00).
- To be set by board.

**Summary**

I believe the GTNA provides value for Councils and that marketing as a whole region should continue regardless of what CKB does itself in tourism. A lot of work has gone into the branding and creation of the website and marketing material and this would all be lost if GTNA were to be wound up. Although there has been talk of the northern shires going alone, it seems to me that most of them want GTNA to continue. I personally think that \$25,000 is a small price to pay for what is received in return. Whilst most seem to want GTNA to continue, it cannot continue on without funds and I decided it was time to make a stand. At the January 31 meeting, I put forward the following motions:-

**Motion One**

***If outstanding monies are not received from both the Shires of Dundas and Menzies by Friday 1 March (may require them to have a special Council meeting), that the Goldfields Tourism Network Association Inc be wound up***

***in accordance with the Associations Incorporation Act 2015 by the 31 March 2019.***

The motion was seconded by Patrick Hill from Laverton and carried unanimously. (Menzies and Norseman were unable to vote as Patrick Hill had earlier moved a motion that due to non payment of fees, they be ineligible to vote). Although Laverton, Leonora and Coolgardie would also like to see the organisation continue, they are aware that it cannot continue without the funding support from the other two shires as there will be insufficient funds to run the organisation for the last quarter of the financial year and we will also be without a CEO. A commitment to employ another CEO cannot be made unless we have the funds and service agreements in place to continue beyond June 2019.

**Motion Two**

***That should outstanding monies be received from both the Shires of Dundas and Menzies by Friday 1 March, member Councils be asked to sign a new service agreement for 12 months from 1 July 2019 to 30 June 2020 for the same fees as 2018/19 to allow GTNA a sufficient transition period to put a new structure in place. New service agreements to be signed off on by ALL Councils by 31 March 2019.***

It was decided my second motion would not go forward and a meeting has been scheduled for 8 March to make a final decision, based on whether or not we receive the money from the Shires of Menzies and Norseman by the 1 March. Both delegates advised that should their Shires approve the payments at their February meetings, they would be able to make the payment by 1 March.

So, now it is a waiting game again but at least we have a motion in place that will take effect, depending on the decision of the two Shires. **Money paid** – GTNA continues until at least the end of June and if it is to continue beyond that, Service Agreements would be sought with all the Councils to move it forward. **Money not paid** – GTNA is wound up by 31 March, prior to the CEO finishing. GTNA winding up also has ramifications for the Golden Quest Discovery Trail and if it is to continue without the GTNA, a decision would need to be made by those Councils involved on how it would be managed in the future.

**8 NOTATIONS OF INTEREST****8.1 INTEREST AFFECTING IMPARTIALITY CITY OF KALGOORLIE-BOULDER CODE OF CONDUCT****8.2 FINANCIAL INTEREST LOCAL GOVERNMENT ACT SECTION 5.60A****8.3 PROXIMITY INTEREST LOCAL GOVERNMENT ACT SECTION 5.60B****9 APPLICATIONS FOR LEAVE OF ABSENCE****10 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSIONS****11 CONFIRMATION OF MINUTES**

[Minutes of Ordinary Council Meeting held on 29 January 2019](#)

That the minutes of the **Ordinary** meeting held on 29 January 2019 be confirmed as a true record of that meeting.

**12 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil.

**13 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION****14 REPORTS OF COMMITTEES**

Nil.

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## 15 REPORTS OF OFFICERS

### 15.1 CHIEF EXECUTIVE OFFICER

#### 15.1.1 CITIES & REGIONS 4.0 SUMMIT 2019

<b>Responsible Officer:</b>	<b>John Walker Chief Executive Officer</b>
<b>Author:</b>	<b>John Walker Chief Executive Officer</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

#### VOTING REQUIREMENTS

Simple

#### OFFICER RECOMMENDATION

**That Council consider the request for Councillors O'Donnell, Reidy and Turner to attend the Cities & Regions 4.0 Summit to be held in Melbourne from the 12-14 March 2019 and if supported authorise the additional expenditure for each Councillor beyond the annual limit of \$2,500 each.**

#### EXECUTIVE SUMMARY

Councillors O'Donnell, Reidy and Turner have requested to attend the Cities & Regions 4.0 Summit to be held in Melbourne on 12-14 March 2019. Policy: EXEC-CEO-001 includes an agreed annual limit of \$2,500 per Councillor to attend conferences of their choice and this request would exceed their current budget allocation which therefore requires the approval of Council.

#### COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the Community's Guiding Principles to support diverse and growing industries.

#### BUDGET IMPLICATIONS

Registration to attend the conference was at a cost of \$1,995 plus the estimated travel and accommodation costs (excluding incidentals such as food and transport) is approximately \$1,800 per Councillor. This exceeds the current \$2,500 Conferences and Training budget allocation and is outside the scope of previously approved travel.

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## REPORT

Councillors O'Donnell, Reidy and Turner have requested to attend the Cities & Regions 4.0 Summit to be held in Melbourne on 12-14 March 2019. The 2019 Summit will focus on how technology can be used to make a positive impact on people's everyday lives, jobs, food, safety and mobility. With five key themes including; Digital Transformation, Urban Operations, Community Engagement,

Urban Infrastructure and Smart Mobility, the 2 day Summit will look at how to apply technology-driven solutions to meet the challenges of the digital age.

Under policy EXEC-CEO-001, Elected Members are provided with a 'Conferences and Training' budgetary amount each financial year to attend conference/s and/or professional training and development of their choice up to the agreed annual limit of \$2,500 per Councillor.

The registration cost per Councillor to attend the Cities & Regions 4.0 Summit was \$1,995 and the estimated minimum cost for travel and accommodation to attend (noting the cheapest available flights were priced) is approximately \$1,800. This does not take in to account incidental costs including meals and transport etc. Therefore the minimum cost in attending the conference would equate to \$3,795 plus incidentals per councillor, which would exceed the current agreed limit of \$2,500.

### **STATUTORY IMPLICATIONS**

There are no statutory implications resulting from the recommendations of this report.

### **POLICY IMPLICATIONS**

There are no policy implications resulting from the recommendations of this report.

### **COMMUNITY ENGAGEMENT CONSULTATION**

No community consultation was considered necessary in relation to the recommendations of the report.

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## 15.2 GENERAL MANAGER – INFRASTRUCTURE AND ENVIRONMENT

### 15.2.1 CITY CENTRE RECYCLING PILOT PROGRAM

<b>Responsible Officer:</b>	<b>Stuart Devenish General Manager Infrastructure &amp; Environment</b>
<b>Author:</b>	<b>Ric Halse Manager Planning, Development &amp; Regulatory Services</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

#### VOTING REQUIREMENTS

Simple

#### OFFICER RECOMMENDATION

**That Council endorse the City Centre Recycling Pilot Program for a three month period in St Barbara Square and Kingsbury Park with a further report to be presented to Council at the conclusion of the pilot program to consider the future of the City Centre Recycling.**

#### EXECUTIVE SUMMARY

This report has been prepared in response to the Ordinary Council Meeting dated 12 November 2018 in which Cr Wilson put forward a question from a young resident regarding the possibility of having recycling bins placed in the city centre and other appropriate locations.

To test the viability of establishing recycling infrastructure and additional collection services for the city centres and high usage parks, officers propose to commence a three (3) month pilot program in St Barbara Square and Kingsbury Park beginning in March 2019. During this period data will be collected on the use of recycling bins in these locations to monitor the rates of participation (volume of recyclable waste) and contamination (non-recyclable items).

At the conclusion of the pilot program, a report will be presented to a future Council meeting to detail the findings and to make recommendations on a broader rollout strategy for the program.

#### COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the Community's Guiding Principles to adopt environmental best practice that is sustainable.

#### BUDGET IMPLICATIONS

There are no financial implications associated with the pilot program as Cleanaway have volunteered to collect the recycling bins at no cost.

## REPORT

### Pilot Program

The pilot program proposes to place two 360L recycling bins in St Barbara Square and Kingsbury Park respectively. The bins will be secured by a lock and key arrangement to prevent recycling bins from being stolen. Cleanaway will be provided with keys for servicing.

St Barbara Square and Kingsbury Park have been nominated as the preferred locations for the pilot as they have high pedestrian traffic and are regularly frequented by people consuming food and beverages.

It is proposed that the program begin in March 2019 and run for three months to gather a statistically significant data set to gauge the program effectiveness. As recycling bins are collected fortnightly, the bins will be collected a total of six times. If the monitoring component of the program reveals a high volume of use, the servicing can be increased to weekly.



Fig 01: 360L recycling bin for pilot program

### Promotion

To promote the pilot program, decals will be placed on the front of the bins to advise the community of the recycling initiative undertaken by the City. The decals will be designed in the same format as the branding used for the Kalgoorlie City Centre Revitalisation project. Information will also be included on the decals to clearly articulate how the community can 'Recycle Right'.

Social media will also be used in the promotion of the program to inform the community on where the recycling bins are located, and to encourage people to use the bins correctly when visiting the city centre.

### Monitoring

Monitoring of the pilot program will use a similar format as the successful 'Bin Tagging' program performed by the City in 2017. The 'Bin Tagging' focused on two key measures of participation and contamination rates.

Participation rate is measured on the volume of recyclable material placed in a bin; whereas contamination rate is measured on the volume of non-recyclable material relative to the volume of recyclable material.

Officers will visually inspect each pilot bin three times a week to measure the volumes and types of waste entering the bin. An indicator of success will be to achieve a contamination rate (non-recyclables) no greater than 25%, and a participation rate (volume of recyclables) greater than 70%. The findings will be recorded on an inspection scoresheet and collated over the three month period to inform the summary report.

### **Potential Future Rollout**

If the pilot program proves to be successful, a broader rollout strategy will be presented to Council. The rollout strategy would be compartmentalised into two categories of City Centre locations, and public open space and park areas.

Both categories will incur additional servicing charges under the current contract agreement with Cleanaway. The number of additional recycling bins would be negotiated with the relevant service areas and a final servicing cost presented to Council.

#### **Public Open Space and Park Areas**

Rollout of recycling bins in public open space and park areas will not require significant capital investment as bins can be positioned in parks with minor supporting infrastructure (concrete footing and security pole).

Ideal candidates for public open space and parks areas may include Centennial Park, Kingsbury Park, Hammond Park, Karlkurla Park and Boulder Loop Line Park.

#### **City Centre**

Rollout of recycling bins in the city centre would incur higher capital cost than public open space and park areas as hardstand bin receptacles are required to house refuse and recycling bins together. Hardstand bin receptacles are retailed at \$2,000 - \$4,000.

The design and location of bins receptacles should be incorporated into the overall strategy and design work for the Kalgoorlie City Centre Revitalisation project. Subject to the timing of revitalisation project relative to the program rollout, temporary recycling bins can be positioned in St Barbara Square until the revitalisation project is complete.

### **STATUTORY IMPLICATIONS**

There are no statutory implications resulting from the recommendations of this report.

### **POLICY IMPLICATIONS**

There are no policy implications resulting from the recommendations of this report.

### **COMMUNITY ENGAGEMENT CONSULTATION**

No community consultation was considered necessary in relation to the recommendations of the report.

**15.2.2 T014 18/19 - TREE PRUNING & REMOVAL**

<b>Responsible Officer:</b>	<b>Stuart Devenish General Manager Infrastructure &amp; Environment</b>
<b>Author:</b>	<b>Lui Camporeale Head of City Presentation and Open Space</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION**

**That Council:**

- 1. Award Tender number T014 18/19 – Tree Pruning & Removal to Howe Electrics Pty Ltd; and**
- 2. Authorise the Mayor and CEO to sign the contract documents under the common seal of the City of Kalgoorlie-Boulder in accordance with part 19.1(2) of the *Standing Orders Local Law 2013*.**

**EXECUTIVE SUMMARY**

The purpose of this report is for Council to consider the submissions received for tender number T014 18/19 – Tree Pruning and Removal.

The arrangement will enable the City's Presentation and Open Space Department to manage the City's verge and open space street trees and continue to keep the City compliant with the local government's statutory duty to ensure tree branches are kept a safe distance from power lines as well pruning to the Australian Standards 4373-2007 "Pruning of Amenity Trees".

The public tender process led to one (1) submission being received from Howe Electrics Pty Ltd, the City's current contractor. Howe Electrics have performed services to a high standard, their submission meets all requirements and pricing is consistent with previous rates. The award of a three (3) year contract, with two (2) single year extension options is recommended accordingly.

**COMMUNITY STRATEGIC PLAN LINKS**

This report links to the Strategic Community Plan through the Community's Guiding Principles to provide functional and appealing parks, gardens and streetscapes.

**BUDGET IMPLICATIONS**

All work carried out under this contract has been budgeted for in the City's annual budget 2018/19. As such, expenditure is drawn from an approved budget allocation. Should Howe Electrics Pty Ltd be endorsed by Council, the price schedule will be comparable to previous rates from 2015.

**REPORT**

The purpose of this report is for Council to consider the submissions received for T014 18/19 – Tree Pruning & Removal.

**Background**

On 11 May 2015 Council awarded a contract to Howe Electrics Pty Ltd who have been performing services to date to a high standard.

The service involves pruning trees to comply with the Department of Mines, Industry Regulation and Safety's 'Guidelines for the Management of Vegetation Near Power Lines'. The City also requires the contractor to attend after hours call outs for dangerous or fallen trees in and around powerlines. In addition, the tree pruning tender calls for the contractor to be responsible for all formative pruning, maintenance pruning and management of the street trees that the City plants, and those that have been planted by residents on City verges.

For more than 20 years the City has gone to tender to appoint a contractor to carry out its tree pruning and removal. The service is suited to a contract arrangement in that it requires specialised equipment and qualified work crew. It is not economical for the City to establish a work crew for the nature of the work which is seasonal or undertaken on an as-required basis.

**Tender Assessment**

Tender number for T014 18/19 – Tree Pruning & Removal was issued on 12 January 2019 and closed on 7 February 2019. At the close of tender one (1) submission had been received being from Howe Electrics Pty Ltd.

The submission has been assessed by a panel comprising of City officers being correct and compliant in line with the City's 'Request for Tender' document. The submission was assessed on the basis of the following qualitative criteria:

- Relevant Experience;
- Key Personnel;
- Key Personnel – Regional Contracting;
- Tenderer's Resources;
- Demonstrated Understanding;
- Safety Plans; and
- Pricing.

The results of the average aggregate score of the tender panel are shown below:

<i>Tenderers</i>		<i>A</i>
Relevant Experience	20%	20.00%
Key Personnel	5%	3.67%
Key Personnel - Regional Contracting	5%	5.00%
Tenderer's Resources	10%	8.00%
Demonstrated Understanding	5%	4.00%
Safety Plans	5%	4.17%
Pricing	50%	50.00%
<b>TOTAL weighted score</b>	<b>100.00%</b>	<b>90.83%</b>

### **Tender Assessment Panel Recommendation**

The tender submission provides a fixed annual lump sum cost of \$252,902 (ex GST). This cost is consistent with previous terms.

Accordingly it is the Tender Assessment Panel's recommendation that Council award the tender to Howe Electrics Pty Ltd.

### **STATUTORY IMPLICATIONS**

Tenders were called in accordance with section 3.57 of *the Local Government Act 1995* and *Local Government (Function and General) Regulations 1996* Part 4, Division 2, Regulation 11 (a) which requires tenders to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, worth more than \$150,000 unless sub-regulation (2) states otherwise.

### **POLICY IMPLICATIONS**

The tender process ensures Policy CORP-AP-001 relating to purchasing is satisfied. Further, the requirement for public tender where the aggregate value exceeds \$150,000 is complied with.

### **COMMUNITY ENGAGEMENT CONSULTATION**

No community consultation was considered necessary in relation to the recommendations of the report.

## 15.3 GENERAL MANAGER – CITY LIVING

### 15.3.1 KALGOORLIE CBD ECONOMIC TRANSFORMATION

<b>Responsible Officer:</b>	<b>Holly Phillips General Manager City Living</b>
<b>Author:</b>	<b>Holly Phillips General Manager City Living</b>
<b>Disclosure of Interest:</b>	<b>Nil</b>

#### VOTING REQUIREMENTS

Simple

#### OFFICER RECOMMENDATION

That Council:

- **Receive the update on the status of the Financial Assistance Agreement between the State Government and the City for the Kal City Centre Project;**
- **Endorse in entirety the attachments to this report, as submitted to the State Government on 31 January 2019;**
- **Authorise the Chief Executive Officer and the Mayor to sign on behalf of the City, and affix the Common Seal to, any required documentation giving effect to a sound Financial Assistance Agreement between the State Government and the City; and**
- **Approve a contribution of \$8 million towards the Kal City Centre Project from the City's reserve funds over the course of the next three years, with funds to be allocated in a manner consistent with priority development precincts and the intent of the Financial Assistance Agreement.**

#### EXECUTIVE SUMMARY

An update on the actions undertaken to advance the CBD Economic Transformation (Kal City Centre) Project, and resulting strategies to satisfy ministerial requirements, are provided for Council's consideration and endorsement.

#### COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the Community's Guiding Principles to cultivate a strong and vibrant local business environment.

#### BUDGET IMPLICATIONS

A provision of \$8 million is required from the City's reserve funds over the financial years of 2019/20, 2020/21 and 2021/22.

**REPORT**

At the meeting held on 26 November 2018, Council resolved to appoint a sub-committee to advance the CBD Economic Transformation (Kal City Centre) Project during the December and January period.

This included the prioritisation of precincts and urban elements to inform the development of indicative Project costings to resolve ambiguity in the Financial Assistance Agreement (FAA) between the State Government and the City.

The meeting of the appointed sub-committee was held on 17 December 2018 and attended by Mayor Bowler, Councillor Ayers, Councillor Reidy, Councillor Coxon and Councillor O'Donnell, with Councillor Allan Pental attending as an invited guest.

Ahead of the scheduled meeting, Councillor Pental requested to join the sub-committee. As appointment decisions for sub-committees of Council require an absolute majority decision of Council, Cr Pental attended the meeting on a by-invitation basis. The sub-committee recommended a resolution of Council to adopt his nomination, however Cr Pental has since withdrawn his request citing a potential conflict of interest with the Project.

During the meeting, the sub-committee provided input on priority precincts for development. This subsequently enabled staff to develop a preliminary AutoCAD plan and schedule of elements and consequently indicative precinct costings. The costings for the four prioritised precincts (St Barbara's Square, St Barbara's Laneway, Cassidy Common & Link and Hannan Street) totalling \$17.9 million, will require further analysis to restrict Project expenditure to a \$16 million budget. This is comprised of an \$8 million investment by the State and an \$8 million investment by the City.

Additional work was undertaken to draft an Aboriginal Procurement and Employment Plan and conceptual Project Management Structure for the Project as per the requirements outlined by the State. Both elements would typically be informed by a detailed Project design process.

On 9 January 2019, the City's General Manager City Living, Holly Phillips, met with senior staff from the Department of Primary Industries and Regional Development (DPIRD) and the Goldfields Esperance Development Commission (GEDC). The purpose of the meeting was to work through identified issues in the FAA, with the pre-eminent matter being the City's unmitigated financial and procurement risks during detailed design and construction phases of the Project without guaranteed funding by the State.

As an outcome of the meeting, the following agreement was reached:

- DPIRD will not amend the front end clauses in the Operative part of the Agreement given their standardisation and applicability since the inception of the Royalties for Regions Program;

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- The two-phase structure of the FAA in Schedule 4 including a ministerial review period will remain, however, modifications to the milestones and inclusions will occur as follows:
    - Updated milestone dates will be agreed, including post-dated activity for completion of the Reconciliation Action Plan and community engagement for the Project;
    - The detailed design and costings milestone will be moved to become the first deliverable in Phase 2 to address the City's concerns around financial commitment and community expectations, prior to the endorsement of the revised 'Project Plan';
    - The 'Project Plan' referenced through Phase 1 will be changed to 'Detailed Master Plan'. This Master Plan will incorporate details of the revised project including:
      - Concept outlines for infrastructure precincts;
      - Preliminary detailed costings and funding sources inclusive of contingency allowances;
      - Detail on stakeholder consultation and the City's approach to, and intended targets for, Aboriginal Economic Development (AED), aligned with the City's preliminary engagement strategy and Reconciliation Action Plan;
      - Governance strategy for the Project, including the role of the AED Taskforce; and
      - Indicative timeframes and key outcomes to be delivered.
    - A final Aboriginal Participation Strategy (with endorsement by the Taskforce) shall be included Phase 2, post the detailed design milestone and prior to the development of tender documents;
    - Phase 2 project milestones, beyond those referenced above, will be developed by the City with the GEDC, following the endorsement of the Master Plan by DPIRD and the Minister for Regional Development;
    - Leveraged Funding will be revised to reflect project elements directly leveraging the \$8 million State Government contribution. Other elements complementary to, but not directly leveraged against the City's delivery responsibilities on the project, will be removed from both the budget and leverage tables and will be briefly outlined in the project description to align the overall budget closer to the original budget projected in the Hannan St FAA;
    - The City's leveraged contribution will be clarified in terms of 'cash' and 'in-kind' contributions to the project and this will be included in the Agreement. The in-kind contribution will be outlined in the project description and the cash contribution included in the budget and leverage tables; and

- Project communication, promotion and reporting milestones will be agreed in advance between the City, GEDC and DPIRD though not contained in the FAA. It was acknowledged by all parties the current approach to branding has garnered significant community input and any future public relations activity would not detract from that focus.

In summary, the revised approach represents a simplifying of the FAA and a reduction of Project funding risks for the City while satisfying the McGowan Government's expectation its allocated \$8 million in Royalties for Regions funding will be leveraged to drive Aboriginal economic development.

A further meeting of the appointed Kal City Centre sub-committee was held on 23 January 2019 to review documentation to be submitted to the State to facilitate the drafting of the FAA. Endorsement was provided for submission of the tabled documents.

Consequently, the City satisfied all requirements of the State to enable the development of a revised FAA, given its submission of the following documents to DPIRD and GEDC on 31 January 2019:

- Project Master Plan;
- Concept outlines for infrastructure precincts;
- Preliminary detailed costings and funding sources inclusive of contingency allowances;
- Detail on stakeholder consultation and the City's approach to AED; and
- Project Governance Strategy.

Indicative timeframes and key outcomes shall be agreed upon review of the draft FAA.

DPIRD and GEDC are currently reviewing the submitted material and are redrafting the FAA based on the agreed approach and information received. A draft FAA is anticipated by the week commencing 25 February 2019.

It is recognised, while publically referenced for some time, the City is yet to formalise its commitment to the Kal City Centre Project by way of a resolution of Council which is required for the FAA process.

Officers thus recommend Council formally approve a contribution of \$8 million towards the Kal City Centre Project from the City's reserve funds over the course of the next three years, with funds to be allocated in a manner consistent with priority development precincts and the intent of the FAA.

## **STATUTORY IMPLICATIONS**

There are no statutory implications resulting from the recommendations of this report.

**POLICY IMPLICATIONS**

There are no policy implications resulting from the recommendations of this report.

**COMMUNITY ENGAGEMENT CONSULTATION**

Extensive community consultation has been undertaken during phase 1 of the Kal City Centre Project.

**CONFIDENTIAL ATTACHMENTS**

Kal City Centre Final Report (Master Plan)

Kal City Centre Project Management Structure

Kal City Centre Indicative Costings

Kal City Centre Aboriginal Procurement and Employment Plan

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**15.3.2 T010 18/19 - WILLIAM GRUNDT MEMORIAL LIBRARY AND EASTERN GOLDFIELDS COMMUNITY CENTRE RE-ROOFING**

**Responsible Officer:** Holly Phillips  
General Manager City Living

**Author:** Francois Botha  
Projects and Tenders Coordinator

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION**

That Council:

1. Not award Tender T010 18/19 William Grundt Memorial Library and Eastern Goldfields Community Centre re-roofing; and
2. Accept that the project be considered as per the *Local Government (Function and General) Regulations 1996 Part 4 [Provision of Goods and Services], Division 2 [Tenders for providing goods or services (s.3.57)], 11 (2), (c), (i)*.

**EXECUTIVE SUMMARY**

The purpose of this report is for Council to consider the offers received for Tender T010 18/19 William Grundt Memorial Library and Eastern Goldfields Community Centre re-roofing.

The public tender process lead to two (2) submissions being received of which none were considered to be most advantageous due to being 30% over budget.

**COMMUNITY STRATEGIC PLAN LINKS**

This report links to the Strategic Community Plan through the Community's Guiding Principles for Infrastructure.

**BUDGET IMPLICATIONS**

There are no financial implications resulting from the recommendations of this report. A future report will be presented to Council outlining the recommended approach for expenditure for this Capital item.

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**REPORT**

The purpose of this report is for Council to consider the submissions received for Tender T010 18/19 William Grundt Memorial Library and Eastern Goldfields Community Centre re-roofing.

### **Background**

The project comprised the removal of the current tiled roof and replacement with Colourbond Roof Sheeting on the William Grundt Memorial Library & Eastern Goldfields Community Centre located at 13 Roberts Street, Kalgoorlie WA 6430.

Additional Scope of works included decommissioning of the current EVAP system and installation of a new AC / split systems and for the design, supply and installation of a Rooftop Solar Photovoltaic (PV) System at the William Grundt Memorial Library.

Cost estimates for the re-roofing were sourced from qualified Quantity Surveyors in September 2017, with the addition of the cost of relocating both the William Grundt Memorial Library and EGCC for the duration of the project.

### **Tender Assessment**

Tender number T010 18/19 William Grundt Memorial Library and Eastern Goldfields Community Centre re-roofing was issued on 3<sup>rd</sup> November 2018 and closed on 20<sup>th</sup> December 2018. At the close of tender, two (2) submissions had been received from the following Tenderers:

- WACO PTY LTD
- ACORP Construction Pty LTD

Each tender submission has been assessed by a panel comprising of City officers being correct and compliant in line with the City's 'Request for Tender' document.

Given that the project only has a budget of \$615,000 and both bids were approximately 30% over this amount, it is recommended that no tender be accepted and the project be reconsidered as per the *Local Government (Function and General) Regulations 1996* Part 4 [Provision of Goods and Services], Division 2 [Tenders for providing goods or services (s.3.57)], 11 (2), (c), (i).

### **STATUTORY IMPLICATIONS**

Tenders were called in accordance with section 3.57 of the *Local Government Act 1995* and *Local Government (Function and General) Regulations 1996* Part 4, Division 2, Regulation 11 (a) which requires tenders to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, worth more than \$150,000 unless sub-regulation (2) states otherwise.

### **POLICY IMPLICATIONS**

The tender process ensures Policy CORP-AP-001 relating to purchasing is satisfied. Further, the requirement for public tender where the aggregate value exceeds \$150,000 is complied with.

**COMMUNITY ENGAGEMENT CONSULTATION**

No community consultation was considered necessary in relation to the recommendations of the report.

**16 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil.

**17 INFORMATION BULLETIN****17.1 CHIEF EXECUTIVE OFFICER****17.1.1 INFORMATION ITEM 29 JANUARY 2019**

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** Karen Theaker  
Governance Officer

**Disclosure of Interest:** Nil

**VOTING REQUIREMENTS**

Simple

**OFFICER RECOMMENDATION**

**That Council receive the information.**

**EXECUTIVE SUMMARY**

The purpose of this report is to keep Elected Members informed on items for information received by the City.

**COMMUNITY STRATEGIC PLAN LINKS**

This report links to the Strategic Community Plan through the Community's Guiding Principles to demonstrate a transparent and inclusive local government.

**BUDGET IMPLICATIONS**

There are no financial implications resulting from the recommendations of this report.

**REPORT**

The City of Kalgoorlie-Boulder regularly receives and produces information for receipt by the Elected Members.

<b>INFORMATION ITEM:</b>	<b>DATE:</b>
Seal Register	NIL
Facebook Statistics	January 2019
Contract Variations	NIL
Minor Community Grants	January 2019
EGCC Meals Statistics	January 2019
Graffiti Report	January 2019
RoadWise Minutes	December 2018 January 2019
(including attachment: Thank you Certificate – St Barbara's Parade 2018)	
WALGA Quarterly Report	

Letters of Appreciation:

Church of Christ  
Foodbank

### **STATUTORY IMPLICATIONS**

There are no statutory implications resulting from the recommendations of this report.

### **POLICY IMPLICATIONS**

There are no policy implications resulting from the recommendations of this report.

### **COMMUNITY ENGAGEMENT CONSULTATION**

No community consultation was considered necessary in relation to the recommendations of the report.

### **ATTACHMENTS**

Facebook Statistics 

Minor Community Grants 

EGCC Meals Statistics 

Graffiti Report 

Roadwise Minutes - December 2018 

Roadwise Minutes - January 2019 

WALGA Quarterly Report 

Church of Christ - Letter of Appreciation 

Foodbank - Letter of Appreciation 

Thank you Certificate - St Barbara's Parade 2018 

**18 CONFIDENTIAL ITEMS**

Nil.

**19 DATE OF NEXT MEETING**

The next Ordinary Council Meeting will be on Monday 25 February 2019.

**20 CLOSURE**