

**MINUTES OF THE FACILITIES COMMITTEE MEETING`
OF THE BALLINA SHIRE COUNCIL
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET, BALLINA,
ON 15/06/16 AT 4.00 PM**

Attendance

Cr Ben Smith (in the Chair), Jeff Johnson, Sharon Cadwallader, Keith Williams, Susan Meehan, Ken Johnston, Paul Worth and David Wright.

Paul Hickey (General Manager), John Truman (Civil Services Group Manager), Andrew Smith (Acting Development and Environmental Health Group Manager), Steve Barnier (Strategic and Community Facilities Group Manager), Matthew Wood (Manager Strategic Planning), Jordan Robinson (Manager Community Facilities and Customer Service), Sara Hayes (Team Leader Community Facilities), Peter Morgan (Manager Finance & Governance), Linda Coulter (Accountant) and Sandra Bailey (Secretary) were in attendance.

There were four people in the gallery at this time.

1. Apologies

Apologies were received from Cr Keith Johnson and Cr Robyn Hordern.

RECOMMENDATION

(Cr Sharon Cadwallader/Cr David Wright)

That such apologies be accepted.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Keith Johnson, Cr Ken Johnston and Cr Robyn Hordern

2. Declarations of Interest

Nil

3. Deputations

- **Eva Ramsey** – spoke in relation to Item 4.1 – Ballina Indoor Sporting and Recreation Facility – Joint Venture.

Cr Ken Johnston arrived at the meeting at 04:01 pm.

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4. Committee Reports

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

A **Motion** was moved by Cr Susan Meehan and seconded by Cr Sharon Cadwallader

That this matter be deferred.

The **Motion** was **LOST**.

FOR VOTE - Cr Sharon Cadwallader, Cr Susan Meehan and Cr Paul Worth
AGAINST VOTE - Cr David Wright, Cr Jeff Johnson, Cr Keith Williams, Cr Ken Johnston and Cr Ben Smith
ABSENT. DID NOT VOTE - Cr Keith Johnson and Cr Robyn Hordern

RECOMMENDATION

(Cr Keith Williams/Cr David Wright)

1. That Council commits to provision of an indoor sporting facility in Ballina on the site of the Ballina High School through a joint venture with the NSW Department of Education.
2. That Council's commitment to the joint venture is based on:
 - provision of a sporting facility generally in accordance with the plans contained in Attachment 1 (comprising of the equivalent of two indoor sporting courts provided by Council and two by the Department of Education).
 - a capital cost for the facility of approximately \$9.35 million to be paid in instalments.
 - a long term lease arrangement of 50 years.
 - the inclusion of a clause where any non-renewal of the lease results in a payout to Council of the asset value.
 - consideration of a commercial kitchen.
 - inclusion of a mezzanine seating level.
3. The Council acknowledges that in committing to this joint venture it is accepting the following risks / conditions:
 - The funding for this project is being sourced, in part, from the Landfill and Resource Management Reserve, which significantly restricts the ability of our waste operations to respond to any changes in legislative and operational arrangements for the next three to four years
 - The funding is based on a grant of \$3 million, with no guarantee that this source of funding will be provided during the construction of the project
 - If the grant funding is not secured, Council accepts that other revenue raising measures such as above the rate pegging limit rate increases may be needed to ensure the long term financial viability of Council

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- The construction of this facility, as a new asset, will place increased pressure on our ability to achieve compliance with the State Government's Fit for the Future Program, as the facility is likely to operate at a significant cost to the community, particularly once the depreciation expense is included
 - That all efforts need to be made to ensure our contribution is limited to the agreed figure to limit any further deterioration in our overall financial position.
4. The General Manager is authorised to complete negotiations with the Department of Education to formalise the joint venture arrangement as well as operational and maintenance agreements to enable delivery of the project. The General Manager is also to report back to Council any matters that are considered to be of such significance by the General Manager, that they require a Council determination.
 5. That Council affix the common seal to the joint venture agreement and associated documentation.
 6. That the detailed design phase include community consultation.
 7. That Council receive a report on options for financing the inclusion of the mezzanine level.

FOR VOTE - Cr David Wright, Cr Jeff Johnson, Cr Sharon Cadwallader, Cr Keith Williams, Cr Ken Johnston and Cr Ben Smith

AGAINST VOTE - Cr Susan Meehan and Cr Paul Worth

ABSENT. DID NOT VOTE - Cr Keith Johnson and Cr Robyn Hordern

4.2 Community Facilities - Use by Disadvantaged Persons

A **Motion** was moved by Cr Sharon Cadwallader and seconded by Cr Susan Meehan

1. That Council notes the contents of this report concerning a review of the trial period for the provision of showering facilities for disadvantaged persons within the Kentwell Community Centre in Ballina and the Lennox Community Centre.
2. That in respect of the Lennox Community Centre, the service be maintained for the time being subject to on-going monitoring.
3. That in respect of the Kentwell Community Centre, the service be maintained for the time being, but discontinued immediately following an alternative facility becoming available in Ballina.

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An **Amendment** was moved by C Keith Williams and seconded by Cr Paul Worth

1. That Council notes the contents of this report concerning a review of the trial period for the provision of showering facilities for disadvantaged persons within the Kentwell Community Centre in Ballina and the Lennox Community Centre.
2. That in respect of the Lennox Community Centre, the service be maintained for the time being subject to on-going monitoring.
3. That in respect of the Kentwell Community Centre, the service be maintained for the time being, but discontinued immediately following an alternative Council facility becoming available in Ballina.
4. That Council reallocates \$20,000 from the estimated savings from the legal budget from 2015/16 to adapt the public amenities at the rear of the Ballina Visitor Information Centre to incorporate a public shower in addition to the existing toilet facilities.

Cr Jeff Johnson left the meeting at 05:13 pm.

The **Amendment** was **LOST**.

FOR VOTE - Cr Keith Williams

AGAINST VOTE - Cr David Wright, Cr Sharon Cadwallader, Cr Susan Meehan, Cr Ken Johnston, Cr Paul Worth and Cr Ben Smith

ABSENT. DID NOT VOTE - Cr Jeff Johnson, Cr Keith Johnson and Cr Robyn Hordern

The **Motion** was **CARRIED**.

FOR VOTE - Cr David Wright, Cr Sharon Cadwallader, Cr Susan Meehan, Cr Ken Johnston, Cr Paul Worth and Cr Ben Smith

AGAINST VOTE - Cr Keith Williams

ABSENT. DID NOT VOTE - Cr Jeff Johnson, Cr Keith Johnson and Cr Robyn Hordern

RECOMMENDATION

(Cr Sharon Cadwallader/Cr Susan Meehan)

1. That Council notes the contents of this report concerning a review of the trial period for the provision of showering facilities for disadvantaged persons within the Kentwell Community Centre in Ballina and the Lennox Community Centre.
2. That in respect of the Lennox Community Centre, the service be maintained for the time being subject to on-going monitoring.
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FOR VOTE - Cr David Wright, Cr Sharon Cadwallader, Cr Susan Meehan, Cr Ken Johnston, Cr Paul Worth and Cr Ben Smith

AGAINST VOTE - Cr Keith Williams

ABSENT. DID NOT VOTE - Cr Jeff Johnson, Cr Keith Johnson and Cr Robyn Hordern

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

RECOMMENDATION

(Cr Sharon Cadwallader/Cr Susan Meehan)

That Council endorses the Lennox Community Centre's proposal to submit an Application for an On-Premises Liquor Licence.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Jeff Johnson, Cr Keith Johnson and Cr Robyn Hordern

4.4 Regional Development (RDA) Northern Rivers - Priority Projects

RECOMMENDATION

(Cr Sharon Cadwallader/Cr David Wright)

1. That Council confirms its priority order of projects for reporting to RDA Northern Rivers is as follows:

Council Sponsored Projects

- a) Ballina Indoor Sports Facility
- b) Hutley Drive
- c) Coastal Recreational Path (Sharpes Beach to Pat Morton)
- d) Southern Foreshore Lake Ainsworth and Lennox Head Surf Club

State Sponsored Projects

- a) Ballina Trawler Harbour
 - b) Ballina Bar Dredging
 - c) North Creek Dredging
 - d) Regatta Avenue Master Plan
2. Airport Boulevard Road is to be included as priority number two for the Council Sponsored Projects (resulting in five priority projects), if funding for this project is not forthcoming as a result of the Federal Election.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Jeff Johnson, Cr Keith Johnson and Cr Robyn Hordern

MEETING CLOSURE

5.33 pm