



UNCONFIRMED

Special Council Meeting Minutes

Date: 21 December 2017

The Shire of Moora Vision and Mission Statement

Vision

Our vision is that:

Shire of Moora - a vibrant, affordable Regional Centre with a growing, caring community.

Mission

Our mission is:

To provide the leadership, services and infrastructure that will meet the needs of the community and surrounds.

SHIRE OF MOORA
MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS, MOORA
21 DECEMBER 2017

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* Separate Attachments
Item 3 2016/17 Draft Annual Report
Item 4 Schedule of tenders received

I. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

I.1 DECLARATION OF OPENING

The Shire President declared the meeting open at 5.32pm.

I.2 DISCLAIMER READING

No responsibility whatsoever is implied or accepted by the Shire of Moora for any act, omission or statement or intimation occurring during this meeting.

It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council's decision, which will be provided within fourteen (14) days of this meeting.

2. ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

ATTENDANCE

KM Seymour	-	Presiding Member / President
LC House	-	Councillor / Deputy President
TG Humphry	-	Councillor
DV Clydesdale-Gebert	-	Councillor
El Hamilton	-	Councillor
PJ Bellamy	-	Councillor
TL Lefroy	-	Councillor

AJ Leeson	-	Chief Executive Officer
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APOLOGIES

PF Nixon	-	Councillor
JM Thomas	-	Councillor

3. ADOPTION OF THE 2016/17 ANNUAL REPORT

COUNCIL RESOLUTION

157/17 Moved Cr House, seconded Cr Lefroy that Council adopt the 2016/17 Annual Report with the inclusion of;

- *Shire Presidents Report*
- *Chief Executive Officer's Report*
- *Deputy Chief Executive Officer's Report*
- *2016/2017 Report on the Strategic Community Plan*
- *Financial Report for the Period Ended 30 June 2017*
- *Independent Audit Report for the Period Ended 30 June 2017.*

CARRIED by ABSOLUTE MAJORITY 7/0

4. **TENDER No. 08/2017 CENTRAL MIDLANDS HYDROTHERAPY POOL AND DENTAL CENTRE**

FILE REFERENCE: CC/MFAI-HYD I

REPORT DATE: 20 December 2017

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Alan Leeson, Chief Executive Officer

ATTACHMENTS: Schedule of tenders received

PURPOSE OF REPORT:

Council calls tenders in accordance with the requirements of the Local Government Act and Regulations for the value of services over \$150,000. The purpose of this report is to consider tenders received for the construction of a new Hydrotherapy and Dental Centre (CMHPDC) proposed to be constructed on Lot 394 Dandaragan Street, Moora, on land owned by the Moora Frail Aged Lodge. Four tenders in total were received.

BACKGROUND

Tenders closed on the 18th December 2017. The author met with Mr Andrew Tulloch of Tulloch Construction and Mr Steve Mason, CEO of Central Midlands Construction on 20 December 2017 to appraise the four tenders received from;

1. ACORP Construction
2. Buildon Construction
3. Macfield Construction
4. Safeway Building and Renovation

A breakdown of the four tenders received is attached to the report under separate cover.

COMMENT

Funding of this project comes from three sources. The budgeted cost of the project is \$1,800,000 (GST exclusive). The source funds breakdown of this project in Councils 2017/2018 budget is as detailed below;

Country Local Government Fund -Regional Component (R4R)	\$ 580,000
National Stronger Regions Fund	\$ 900,000
Shire of Moora Municipal Funds	\$ 320,000

POLICY REQUIREMENTS:

Please refer to attached Purchasing Policy

LEGISLATIVE REQUIREMENTS:

Local Government Act 1995

STRATEGIC IMPLICATIONS:

The CMHPDC is stage 2 of the “Moora Vision for Aged Care Centre of Excellence” developed and passed in August 2010 by the Shire of Moora. This document is attached and identifies the Shire of Moora’s vision to develop the existing Moora Health Precinct, which includes the Moora Hospital, Moora Health Centre and Allied Health Services into a regionally focussed health precinct that offers facilities otherwise unavailable except in the cities of Perth or Geraldton.

Stage one of this vision document was to extend the Moora Frail Aged Lodge by increasing bed numbers by 6 making 15 beds available to the regional community, this project was professionally managed by the Shire of Moora and has provided an increase in availability of beds and healthcare access to the region. Stage one of this project commenced in 2010 and was completed and officially opened in December 2014.

The townsite of Moora is recognised as a regional centre in Western Australia, delivering regional products and services to people from throughout the Central Midlands Region from as far north as Three Springs, east to Buntine, Wongan Hills and Dalwallinu and west to Jurien Bay and Lancelin. Moora is well serviced with 5 banks; agricultural products and services including agronomy, fertiliser and machinery; grocery shopping; fashion outlets; personal grooming; cafes and health services.

Health services are traditionally supplied by the state government through facilities such as the Moora Hospital and its associated allied health services as well as the Moora, Lancelin and Jurien Bay Health Centres with GP services. There is also an emerging health and wellbeing industry in the region with suppliers including private clinics / classes that supply physiotherapy, chiropractic, remedial massage, yoga and relaxation massage services.

With the expansion of the private health industry the Shire of Moora is looking to support local economic development and assist with community health and wellbeing by investing into new regional hydrotherapy and dental space. This will allow the local businesses the opportunity to treat their clients from around the Central Midlands Region with a full suite of facilities available to improve recovery for patients, whilst also offering modern dental space.

The development of a hydrotherapy pool is identified in the “Vision for Aged Care Centre of Excellence” as stage 2 and will allow people from the Central Midlands Region to access rehabilitation locally using these qualified health service providers, rather than having to travel long distances to Perth or Geraldton to access these services, thus minimising disadvantage to regional people.

The Shire of Moora has chosen a hydrotherapy pool as a form of investment because hydrotherapy is accepted as an integral part of most rehabilitation programmes. It may be the only form of treatment being offered, or it may form part of an overall plan that also includes land-based therapies.

SUSTAINABILITY IMPLICATIONS:

- **Environment**
There are no known significant environmental implications associated with this proposal.
- **Economic**
Refer to attached Economic Impact Study
- **Social**
The project will in effect “complete” the Moora Health Precinct with the addition of hydrotherapy.

FINANCIAL IMPLICATIONS:

As per the aforementioned, Council budgeted \$1,800,000 (GST Exclusive) for the project. The lowest tender received is from Buildon Construction at an overall price of \$2,062,418 leaving a budgetary project shortfall of \$262,418 at this point, notwithstanding a contingency for other variations.

With envisaged the project to commence in January/February 2018, the project will roll over two financial years being 2017/2018 and 2018/2019. It is recommended Council accept the tender from Buildon Construction with any project shortfall to be committed in 2018/2019.

The author recommends that Council budget for a further contribution of \$350,000 - \$400,000 in the 2018/2019 financial year towards the project of which part is a contracted commitment if the tender from Buildon Construction is accepted being \$262,418. The balance of would be expended on project management, roads, kerbing and parking.

Given the complexity of the project the author will also be seeking qualified assistance in relation to project establishment and construction supervision, in particular, when all in-ground works are being done.

Therefore, based on the recommended tender to be accepted, the overall project cost when finished is estimated to be in the vicinity of \$2,195,000 to \$2,245,000 plus in-kind earth works (sand cartage). This is subject to minor variations which are likely to occur with a project of this complexity. Council will be kept well updated and informed as the project rolls out.

SUMMARY

Thorough reference checks have been carried out in relation to the preferred tenderer. All reference checks were very positive and Buildon Construction were well reputed when reference checks were undertaken.

VOTING REQUIREMENTS

Absolute Majority Required

COUNCIL RESOLUTION

158/17 Moved Cr Humphry, seconded Cr Bellamy that Council accept the tender from Buildon Construction for Tender number RFT 08/2017 being for the construction of the Central Midlands Hydrotherapy Pool and Dental Centre, Lot 394 Dandaragan Street, Moora at a cost of \$2,062,418 (GST exclusive) to be constructed and funded over the 2017/2018 and 2018/2019 financial years (2017/2018 Budget \$1,800,000) and (2018/2019 \$262,418).

CARRIED by ABSOLUTE MAJORITY 7/0

5. GOVERNANCE REVIEW PROGRAM – DEPARTMENT OF LOCAL GOVERNMENT**COUNCIL RESOLUTION**

159/17 Moved Cr Bellamy, seconded Cr Hamilton that the Shire of Moora participate in the Department of Local Government/Australian Institute Company of Directors “Governance Review Program” in 2018.

CARRIED 7/0

6. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL

The Shire President introduced the matter of the Moora Residential College Closure as an item of urgent business for Councils consideration.

COUNCIL RESOLUTION

160/17 Moved Cr Humphry, seconded Cr Lefroy that Council introduce the matter of the Moora Residential College Closure as an urgent item of business.

CARRIED 7/0

6.1 MOORA RESIDENTIAL COLLEGE CLOSURE

COUNCIL RESOLUTION

161/17 Moved Cr Lefroy, seconded Cr Clydesdale-Gebert that the Shire of Moora Engage Hunter Communications to develop a Communications Strategy in relation to the pending closure of the Moora Residential College, Northam Residential College and Schools of the Air (SOTA) at a cost of \$9,500 plus GST; further that Councils 2017/2018 budget be amended accordingly.

CARRIED by ABSOLUTE MAJORITY 7/0

7. CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 5.50pm.

CONFIRMED

PRESIDING MEMBER