



## **SHIRE OF BODDINGTON**

*'The Council and Staff of the Shire of Boddington, in partnership with the community, are committed to operating effectively and efficiently to provide quality lifestyle opportunities that encourage population growth and development'*

### **SUMMARY MINUTES**

**For the**

### **ORDINARY MEETING OF COUNCIL**

**held at**

**5PM, TUESDAY 20<sup>TH</sup> NOVEMBER 2012**

**at the**

**Boddington Old School Gallery- Boddington Community Resource Centre  
at Bannister Road Boddington**

## **DISCLAIMER**

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## 1. DECLARATION OF OPENING:

The Shire President, Cr Allert declared the meeting open at 5:05pm.

## 2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:

### 2.1.1 Attendance

Cr JR Allert	President
Cr DN Veitch	Deputy President
Cr PR Carrotts	
Cr EK Hoek	
Cr GJ Day	
Cr J Goodgame	
Cr N Crilly	
Mr G Sherry	Chief Executive Officer
Mrs C Martin	Director of Corporate Services
Mr P Haas	Principal Environmental Health Officer/Building Surveyor
Mr S Thompson	Planning Consultant
Mr T Pearson	Director Special Projects
Mrs Anthea Patten	Manager Community Services
Ms T Bryant	Executive Assistant

### **VISITORS:**

Ms T Collins  
Mr K Noonan  
Mrs E Noonan  
Mr K van der Merwe  
Mr G Reynolds  
Mr M Barrett  
Mr A James  
Mr J Brodaloka  
Mrs C Crilly

### 2.1.2 Apologies

Nil

### 2.1.3 Leave of Absence

#### OFFICER'S RECOMMENDATION – 6.1.1

**Council Resolution**                      159/12                      **Moved**                      **Cr Veitch**

**That Council grant Leave of Absence to Cr Goodgame from Saturday 9<sup>th</sup> March 2013 to Thursday 20<sup>th</sup> June 2013.**

**Seconded**                      **Cr Carrotts**                      **Carried**                      **7/0**

### **3. DISCLOSURE OF FINANCIAL INTEREST:**

Cr Hoek declared a Financial Interest in Item 8.1.2 in that she is an employee of the Boddington Community Resource Centre.

Cr Hoek declared a Financial Interest in Item 8.6.5 in that she is an owner in partnership of land.

Cr Hoek declared a Financial Interest in Item 8.7.2 in that she is an employee of the Boddington Community Resource Centre.

Cr Goodgame declared an Financial Interest in Item 8.1.2 in that she is a casual employee of the Boddington Community Resource Centre.

Cr Goodgame declared an Interest Affecting Impartiality in Item 8.6.5 in that she submitted a fire exemption letter on behalf of Mrs Chinnery.

Cr Carrotts declared a Financial Interest in Item 8.6.1 in that his wife is a Real Estate Agent involved with housing listed.

### **4. PUBLIC QUESTION TIME:**

#### **4.1.1 Purchasing of Staff Housing**

Mrs Collins asked how Council came to the conclusion of purchasing the property at 72A Hotham Avenue Boddington.

The Shire President took the question on notice.

#### **4.1.2 Sealing of Twin Bridges Place**

Mrs Crilly wanted to know when Council was going to seal Twin Bridges Place. Mrs Crilly believes that the dust from the gravel road makes it totally unsafe and unfit for people to drive on.

The Chief Executive Officer Mr Sherry advised that Council had commenced its road construction program and would complete Twin Bridges Place this financial year. The Chief Executive Officer that Council considered safety on all roads in the Shire of Boddington to be important and continued to maintain all Shire Roads.

### **5. PETITIONS/DEPUTATIONS/PRESENTATIONS/ SUBMISSIONS:**

#### **5.1.1 Newmont Boddington Gold Presentation**

Council was addressed by Mr Tony Esplin, General Manager Operations, on the broader business update on Newmont Boddington Gold's performance over financial year 2012 and other topical issues.

Newmont Boddington Gold remains the second largest gold deposit in a secure, safe, triple A rated country in the world. Newmont Boddington Gold has a comparatively long mine life with reserves for 30 years of mining.

The operation performance of the mine in 2012 remains strong. In 2012 Newmont Boddington Gold expects to:

- Mine 87 Million tonnes of ore
- To produce 725-750 thousand ounces of gold
- To produce 70-75 million pounds of copper
- Undertake investment of \$125-175 million (USD) in the Boddington operation.

Newmont Boddington Gold's workforce is not anticipated to increase and numbers are unchanged in the ten year mine plan. Staffing levels from earlier in 2012 include

• Male	855	
• Female	163	
• Residential	162	(Currently 199)
• Indigenous	45	(Currently 85)
• Apprentices	12	
• Trainees	17	
• contractors/partners	486	
• Total	1,506	

During 2011 the Newmont Boddington Gold operation:

- Had a Payroll of \$142 million;
- Paid taxes of \$100 million;
- Paid state government royalties of \$37 million;
- Paid third party royalties of \$33 million;
- Provided \$259,000 to local community groups;
- Made land use payments of \$262,000; and
- Contributed over \$1 billion to the Australian economy.

Mr Esplin outlined that the Newmont Boddington Gold Mining Village will stay at a capacity of 2,300, which is larger than originally planned, because of the larger than anticipated workforce, and the capacity provides flexibility in accommodating the large numbers of contract labour required during maintenance shutdown periods. For large shutdowns, Newmont Boddington Gold's village provides accommodation for up to 600 shutdown workers.

**Mr K van der Merwe, Mr G Reynolds, Mr M Barrett, Mr A James, Mr J Brodaloka left Chambers at 5:45pm.**

**Council adjourned their meeting at 5:45pm.**

**Council reconvened their meeting at 6:00pm**

## **6. CONFIRMATION OF MINUTES:**

6.1.1 Ordinary Meeting of Council Held on 16<sup>th</sup> October 2012

OFFICER'S RECOMMENDATION – 6.1.1

Council Resolution                      160/12                      Moved                      Cr Crilly

That the minutes of the Ordinary Meeting of Council held on Tuesday 16<sup>th</sup> October 2012 be confirmed as a true record of proceedings.

Seconded                      Cr Veitch                      Carried                      7/0

## **7. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION:**

Nil

## **8. REPORTS OF OFFICERS AND COMMITTEES:**

### **8.1 PLANNING CONSULTANT:**

8.1.1 Proposed Outbuilding - Lot 67 Hotham Avenue, Boddington

OFFICER'S RECOMMENDATION – 8.1.1

Council Resolution                      161/12                      Moved                      Cr Veitch

That Council approve the Planning Application for an outbuilding at Lot 67 (No. 7) Hotham Avenue, Boddington subject to the following conditions:

1. this approval shall expire if the development hereby approved has not been substantially commenced within a period of two years from the date hereof, or within any extension of that time (requested in writing prior to the approval expiring) that may be granted by Council. Where the Planning Approval has lapsed, no further development is to be carried out;
2. the development hereby approved must be carried out in accordance with the plans and specifications submitted with the application (addressing all conditions) or otherwise amended by the Council and shown on the approved plan and these shall not be altered and/or modified without the prior knowledge and written consent of the Council;
3. the provision of details with the Building Permit as to how stormwater will be addressed for the proposed development to the satisfaction of Shire. The Shire will require that all stormwater from the outbuilding shall be collected, detained and suitably treated on site to the satisfaction of the Shire prior to occupation. The stormwater facilities provided in accordance with this condition shall be permanently maintained in an operative condition to the satisfaction of the Council;





amended by the Council and shown on the approved plan and these shall not be altered and/or modified without the prior knowledge and written consent of the Council;

3. the land being filled and drained to the satisfaction of the Council;
4. the floor level of the building is at least 209.90 metres AHD, as set out in the *Shire of Boddington Floodplain Management Study* (this includes a freeboard of 0.5 metre);
5. the provision of details with the Building Permit as to how stormwater will be addressed for the proposed development to the satisfaction of the Council. The Council will require that all stormwater from the building shall be collected, detained and suitably treated on site to the satisfaction of the Council prior to occupation. The stormwater facilities provided in accordance with this condition shall be permanently maintained in an operative condition to the satisfaction of the Council;
6. the development is to be connected to the reticulated sewerage system prior to occupation;
7. the development is to be connected to the reticulated water system prior to occupation;
8. the identification of safe pedestrian access points between the youth centre and nearby walkways and buildings on the site which are shown on the Building Permit plans; and
9. the boundary between Lots 61 and 155 being modified prior to occupation to ensure the youth centre building does not extend over a lot boundary.

#### Advice

- A) The proponent is advised that this Planning Approval is not a Building Permit.
- B) In relation to Condition 5, stormwater is to be suitably detained on site (e.g. rainwater tanks, soakwells). Subject to final levels, excess stormwater from major storm events is supported to be connected to a Shire stormwater legal point of discharge or if appropriately designed to be discharged into the Hotham River foreshore.
- C) In relation to Condition 9, the realignment of Lots 61 and 155 is supported to address the youth centre building and the existing building. The Council will shortly consider the Boddington Old School and lease arrangements for Reserve 17428 which is expected to clarify matters including preferred lot boundaries.
- D) Appropriate fire fighting measures are to be outlined with the Building Permit.
- E) The Council encourages the relocation and re-use of the existing youth centre building if it is structurally sound and financially feasible. There is separately a need for the Shire to consider and approve the location and use of the building if it is retained in the municipality or to obtain a demolition permit if it is proposed to be demolished.
- F) The proponent is advised that the approved development must comply with all relevant provisions of the *Health Act, 1911* (as amended) and the *Building Code of Australia*.
- G) Part 14 of the *Planning and Development Act 2005* provides the right to apply to the State Administrative Tribunal for review of some planning decisions and you may wish to take professional advice to determine whether or not such a right exists in the present instance.

The *State Administrative Tribunal Rules 2004* require that any such applications for review be lodged with the Tribunal within 28 days of the date on which notice of the decision is given.

Seconded                                      Cr Veitch                                      Carried                                      5/0

Councillors Hoek and Goodgame entered Chambers at 6:07pm.

## **8.2            DIRECTOR SPECIAL PROJECTS:**

8.2.1            SuperTowns Program – Establishment of Hotham/Williams Economic Development Alliance
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OFFICER'S RECOMMENDATION – 8.2.1
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Council Resolution                      163/12                                      Moved                                      Cr Goodgame

That Council:

1.    approves the draft Economic Development Governance Model (at Attachment 8.2.1B) and the formation of an incorporated association, tasked with the oversight of the strategic management of the Hotham/Williams Economic Development Unit;
2.    subject to the approval of the councils of the Shire of Wandering and the Shire of Williams, authorises the Chief Executive Officer to implement the model, including drafting a constitution and commencing to implement the Economic Development Strategy;
3.    appoints Cr Goodgame as the Shire of Boddington representative on the proposed Hotham/Williams Economic Development Alliance and Cr Hoek as the proxy representative to the Hotham/Williams Economic Development Alliance.

Seconded                                      Cr Carrotts                                      Carried                                      7/0

8.2.2            New Administration Centre – Community Consultation Outcomes
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OFFICER'S RECOMMENDATION – 8.2.2
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Council Resolution                      164/12                                      Moved                                      Cr Crilly

That Council:

1.    adopts the concept design at Attachment 8.2.2C for the two-stage upgrade of the existing Council Administration Centre (including Chambers), based on a total budget of \$2,100,000 for stage 1 works and \$879,000 for stage 2 works;
2.    authorises the calling of tenders from architects and builders to undertake the design development, documentation, building license application, construction tendering and contract administration and construction for stages 1 and 2 of the upgrade of the existing Council Administration Centre; and

3. advises the community of this action and that when the building elevations are finalised they will be publicly advertised.

Seconded                                      Cr Goodgame                                      Carried                                      5/2

Cr Day and Cr Carrotts requested that their vote against the motion be recorded.

**8.2.3 Relocation of Shire Depot – Earthworks Tender Outcome**

**OFFICER’S RECOMMENDATION – 8.2.3**

**Council Resolution                      165/12                                      Moved                                      Cr Carrotts**

**That Council :**

- 1 declines to accept any tenders in relation to Tender No1 2012/2013 Construction of retaining walls, earthworks and fencing at the Assay Terrace Depot site, and
- 2 adopt the new construction proposal for the construction of retaining walls.

Seconded                                      Cr Crilly                                      Carried                                      7/0

**8.2.4 Retirement Village – Business Plan, and Village Scheme and Residency Lease**

**OFFICER’S RECOMMENDATION – 8.2.4**

**Council Resolution                      166/12                                      Moved                                      Cr Veitch**

**That Council:**

1. adopts the draft Business Plan at Attachment 8.2.4A, amended to delete the payment of Operating Costs by rental residents, which includes the following significant financial items:
  - a) amount payable by in-going resident of a ‘lease-for-life’ unit (called the ‘fixed loan”):
 

i.	Type 1 unit (2 bedrooms, 1 car)	\$278,000
ii.	Type 2 unit (3 bedrooms, 1 car)	\$285,000
iii.	Type 3 unit (3 bedrooms 2 cars)	\$300,000
iv.	Type 4 unit (3 bedrooms, 2 cars)	\$320,000
  - b) share of capital growth during the term of the lease:
 

i.	Outgoing resident	80%
ii.	Shire	20%
  - c) rent to be charged:
 

i.	Type 1 unit \$250/week
ii.	Type 2 unit \$275/week
iii.	Type 3 unit \$300/week

- d) **Reserve Fund contribution by lessees only (not rentals) of 0.7% of the Outgoing Market Value of the unit for each year of residency;**
  - e) **Deferred Fee contribution by lessees only (not rentals), calculated as 0.25% of the Outgoing Market Value of the unit for each year of residency, up to a maximum of 1% for 4 years or more;**
2. **instructs its solicitor Pagett & Co. to seek the Minister for Lands approval of the two Village Scheme and Residency Leases for the Boddington Retirement Village at lot 165 Forrest Street Boddington; and**
  3. **authorises the President and Chief Executive Officer to execute and seal a Retirement Village Memorial pursuant to section 15 of the Retirement Villages Act 1992, at Attachment 8.2.4B.**

Seconded                                      Cr Hoek                                      Carried                                      7/0

### **8.3                      PRINCIPAL ENVIRONMENTAL HEALTH OFFICER/BUILDING SURVEYOR:**

8.3.1            Town Hall Roof
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OFFICER'S RECOMMENDATION – 8.3.1
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Council Resolution                      167/12                                      Moved                                      Cr Hoek

That Council arranges for the Town Hall roof to be replaced with galvanised roof sheets.

Seconded                                      Cr Goodgame                                      Carried                                      4/3

### **8.4                      MANAGER COMMUNITY SERVICES:**

8.4.1            LOAF - Wandering Boddington Clay Target Club
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OFFICER'S RECOMMENDATION – 8.4.1
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Council Resolution                      168/12                                      Moved                                      Cr Veitch

That Council contributes an amount of \$1,500 from LOAF funds to the Wandering Boddington Clay Target Club for the construction of new club facilities.

Seconded                                      Cr Goodgame                                      Carried                                      7/0

### **8.5                      MANAGER WORKS & SERVICES:**

Nil



**8.6.2 Annual Report 2011/2012**

**OFFICER'S RECOMMENDATION – 8.6.2**

**Council Resolution                      170/12                      Moved                      Cr Veitch**

**That Council:**

- 1. accept the 2011/2012 Management Report included at Attachment 8.6.2B;**
- 2. accept the 2011/2012 Audit Report included at Attachment 8.6.2C;**
- 3. accept the 2011/2012 Annual Report included as separate Attachment 8.6.2D; and**
- 4. hold the Annual Electors Meeting on Tuesday 18<sup>th</sup> December, 2012 at the Gallery, Boddington Community Resource Centre at 7.30pm.**

**Seconded                      Cr Crilly                      Carried                      7/0**

**8.6.3 Reserve 8178 – Power to Lease**

**OFFICER'S RECOMMENDATION – 8.6.3**

**Council Resolution                      171/12                      Moved                      Cr Goodgame**

**That Council request the Regional Development and Lands amend the Management Order over Reserve 8178 to the Shire of Boddington with power to lease for the designated purpose of Racecourse, Recreation and Emergency Services for any term not exceeding 21 years.**

**Seconded                      Cr Crilly                      Carried                      7/0**

**8.6.4 Monthly Financial Statements – August 2012**

**OFFICER'S RECOMMENDATION – 8.6.4**

**Council Resolution                      172/12                      Moved                      Cr Veitch**

**That Council adopt the:**

- 1. monthly financial statements for the period ending August 2012;**
- 2. list of payments for the period ending August 2012; and**
- 3. summary of reconciliations for the period ending August 2012.**

**Seconded                      Cr Goodgame                      Carried                      7/0**

**Cr Hoek declared a Financial Interest in Item 8.6.5 in that she is an owner in partnership of land and left Chambers at 7:38pm.**

**Cr Goodgame declared an Interest Affecting Impartiality in Item 8.6.5 in that she submitted a fire**



Cr Hoek declared a Financial Interest in Item 8.7.2 in that she is an employee of the Boddington Community Resource Centre and left Chambers at 8:12pm.

Cr Goodgame declared an Financial Interest In Item 8.7.2 in that she is a casual employee of the Boddington Communtiy Resource Centre and left Chambers at 8:15pm.

**8.7.2 2012/2013 Council Meeting Schedule Update**

**OFFICER'S RECOMMENDATION – 8.7.2**

**That Council adopt the following Schedule of Council Meetings for 2012/2013:**

Date	Meeting	Time	Venue
Tuesday 18 December 2012	Ordinary Meeting	5:00 PM	Gallery, Boddington Old School
Tuesday 20 November 2012	Annual Electors Meeting	7:30 PM	Gallery, Boddington Old School
Tuesday 15 January 2013	Ordinary Meeting	5:00 PM	Gallery, Boddington Old School
Tuesday 19 February 2013	Ordinary Meeting	5:00 PM	Gallery, Boddington Old School
Tuesday 19 March 2013	Ordinary Meeting	5:00 PM	Gallery, Boddington Old School
Tuesday 16 April 2013	Ordinary Meeting	5:00 PM	Gallery, Boddington Old School
Tuesday 14 May 2013	Ordinary Meeting	5:00 PM	Gallery, Boddington Old School
Tuesday 18 June 2013	Special Meeting to consider Draft Budget	1:00 PM	Gallery, Boddington Old School
Tuesday 18 June 2013	Ordinary Meeting	5:00 PM	Gallery, Boddington Old School

**Council Resolution 175/12 Moved Cr Day**

**That Council adopt the following Schedule of Council Meetings for 2012/2013:**

Date	Meeting	Time	Venue
Tuesday 18 December 2012	Ordinary Meeting	5:00 PM	The Boddington Community Club
Tuesday 18 December 2012	Annual Electors Meeting	7:30 PM	The Boddington Community Club

**Seconded Cr Veitch Carried 5/0**

Council did not resolve the Officer's Recommendation because it was considered that at the Boddington Old School Gallery there are too many distractions and Council would like explore other venues.

Councillors Hoek and Goodgame entered Chambers at 8:18pm.



Cr Hoek left Chambers at 8:20pm.

8.7.3 Policy Amendment

OFFICER'S RECOMMENDATION – 8.7.3

Hoek entered Chambers at 8:21pm.

Council Resolution 176/12 Moved Cr Carrotts

That Council adopt the amended Policy 11.18 Negotiated Vehicle Use, as included at Attachment 8.7.3A.

Seconded Cr Veitch Carried 7/0

8.7.4 Pool Manager Replacement Strategy

OFFICER'S RECOMMENDATION – 8.7.4

Council Resolution 177/12 Moved Cr Veitch

That Council:

1. acknowledge that staff will conduct a short search for a suitable new Pool Manager to commence employment as a full time Pool Manager immediately upon the completion of the current Pool Manager's service;
2. authorise staff to not publically advertise the Pool Manager Vacancy as required by Council Policy 11.18 for this instance only; and
3. acknowledge that, if a suitable new Pool Manager cannot be located nearly immediately, a contractor solution will be implemented for a least the majority of the pool season.

Seconded Cr Day Carried 7/0

9. **ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN:**

Nil

**10. URGENT BUSINESS WITHOUT NOTICE (WITH THE APPROVAL OF THE PRESIDENT OR MEETING):**

10.1.1 Late Item – Approval to Consider

OFFICER’S RECOMMENDATION – 10.1.1

Council Resolution                      178/12                      Moved                      Cr Carrotts

That the Late Agenda Item to Item to approve out of budget funding to permit construction of 300 metres of Quindanning Darkan Road.

Seconded                      Cr Veitch                      Carried                      7/0

Mr Pearson left Chambers at 8:30pm.

10.1.2 Harvey Quindanning Road – Construct and Seal

OFFICER’S RECOMMENDATION – 10.1.2

Council Resolution                      179/12                      Moved                      Cr Day

That Council:

1. accept the quotation of \$12,000 (GST Inclusive) from the Shire of Williams to construct and seal a 300 metre section of the Quindanning Darkan Road north from the southern boundary of the Shire of Boddington; and
2. allocate funding to this project from the funds allocated in Council’s 2012/13 Budget to be transferred to a Special Purposes Reserve.

Seconded                      Cr Veitch                      Carried                      7/0

**11. CLOSURE OF MEETING:**

With no further business to discuss the Shire President, Cr Allert, closed the meeting at 8.46pm.

These minutes were confirmed by the Council as a true and accurate record at the Ordinary Council Meeting held on Tuesday 18<sup>th</sup> December 2012.

.....  
J R ALLERT

President