



# **SPECIAL COUNCIL**

## **PUBLIC MINUTES**

**WEDNESDAY 4 APRIL 2018 AT 12.02PM**

**Council Members >>**

The Mayor, Councillor Jenny Hill  
Councillor Russ Cook  
Councillor Verena Coombe  
Councillor Colleen Doyle  
Councillor Ann-Maree Greaney  
Councillor Paul Jacob  
Councillor Mark Molachino  
Councillor Kurt Rehbein  
Councillor Margie Ryder  
Councillor Maurie Soars  
Councillor Les Walker

At this meeting contributions made by members of the public may be recorded by way of audio recording which will be used for the purpose of developing minutes of the meeting and decision making of council. Townsville City Council is bound by the Information Privacy Act 2009 to protect the privacy of personal information.

Under Local Law 1 Section 35(3) a person must not make an audio or video recording of a local government meeting, a standing committee meeting, a special committee meeting or an advisory committee meeting unless the chairperson at the meeting gives consent in writing to the recording of the meeting.

Further information may be found on council's website at [www.townsville.qld.gov.au](http://www.townsville.qld.gov.au).

## Goals and Objectives that identify strategic intent of Townsville City Council >>

### Corporate Plan >>

---

#### Goal 1 - A Prosperous City

Deliver a strong and innovative economy for Townsville with sustainable growth and support for local jobs and businesses.

Objectives that identify our strategic intent:

- 1.1 Support local businesses, major industries, local innovation and employment growth.
- 1.2 Promote our economic and geographic strengths and market Townsville as a vibrant destination for commerce, education, research, tourism, entertainment and lifestyle.
- 1.3 Plan, support, provide and advocate for infrastructure and investment that supports innovation, residential and economic growth.
- 1.4 Maximize opportunities for economic growth by building and maintaining effective partnerships.

#### Goal 2 - A City for People

Enhance people's experience of Townsville as a liveable and vibrant city by providing services that support the growth of an inclusive, knowledgeable, active, safe and healthy community.

Objectives that identify our strategic intent:

- 2.1 Provide services and local infrastructure that meet community expectations, support growth and provide for the needs of our community.
- 2.2 Improve the liveability of Townsville and encourage active and healthy lifestyles by providing accessible public facilities and community infrastructure.
- 2.3 Improve the vibrancy of Townsville by supporting the community's access to, and participation in, a range of artistic, cultural and entertainment activities.
- 2.4 Enhance community knowledge of and access to council services to improve community wellbeing, health and safety.

#### Goal 3 - A Clean and Green City

Create a sustainable future for Townsville through the protection, maintenance and enhancement of our unique, natural and built environment.

Objectives that identify our strategic intent:

- 3.1 Plan, design and deliver sustainable development and support this by actively managing the natural environment and increasing green infrastructure, at both a city, suburb and place level.
- 3.2 Develop and implement long term solutions for the management of water and waste that are socially, financially and environmentally sound.

#### Goal 4 - A Simpler, Faster, Better Council

Transform the Townsville City Council into a simpler, faster and better council that is easy to work with, and for, and gains community trust by being transparent and managing its resources.

Objectives that identify our strategic intent:

- 4.1 Provide customer-focused services that meet the expectations of our community in a dynamic and adaptive manner.
- 4.2 Ensure that council's plans, services, decisions and priorities reflect the needs and expectations of the community.
- 4.3 Be a valued and committed employer who provides a productive, inclusive and respectful environment for staff and the community.
- 4.4 Improve financial sustainability and provide value and accountability to the community for the expenditure of public funds.
- 4.5 Ensure that public funds are expended efficiently and that council expenditure represents value for money whilst supporting the local economy.

#### ACKNOWLEDGEMENT OF COUNTRY

The Townsville City Council would like to acknowledge the Bindal and Gurambilbarra Wulgurukaba peoples as Traditional Owners of the land on which our Council operates. We pay respect to Elders past, present and future and value the traditions, culture and aspirations of the first Australians of this land. We acknowledge and hold in great significance the valuable contribution that Traditional Owners have made and continue to make within the Townsville Community.

# PUBLIC MINUTES

Page

## Officers' Reports

## Confidential Items

- |   |  |      |
|---|--|------|
| 1 | Infrastructure and Operations - Major Projects - Water Security Infrastructure - Stage 1 - Haughton Pipeline Duplication | 9938 |
| 2 | Planning - Townsville Jobs and Investment Package - Liverpool Place - 534 Flinders Street                                | 9939 |
| 3 | Future Cities - Mount Louisa Activation and Acquisition Plan   | 9940 |

<b>REPORT</b>	<b>COUNCIL MEETING</b>
<b>DATE</b>	<b>Wednesday 4 April 2018 at 12.02pm</b>
<b>ITEMS</b>	<b>1 TO 3</b>
<b>PRESENT</b>	The Mayor, Councillor J Hill Councillor R Cook Councillor V Coombe Councillor C Doyle Councillor A Greaney Councillor P Jacob Councillor M Molachino Councillor K Rehbein Councillor M Ryder Councillor M Soars Councillor L Walker

#### **Opening of Meeting**

The Chair, the Mayor, Councillor J Hill opened the meeting at 12.02pm.

#### **Acknowledgement to Country**

The Chair acknowledged the traditional owners of the land, the Gurambilbarra Wulgurukaba and the Bindal people, and paid respect to the elders past, present and future.

#### **Apologies and Leave of Absence**

There were no apologies or leave of absence noted.

#### **Disclosure of Interests**

There were no conflicts of interest or material personal interests declared.

## Officers' Reports

### Confidential Items

**It was MOVED by Councillor R Cook, SECONDED by Councillor V Coombe:**

"that Council RESOLVE to close the meeting in accordance with Sections 275 (e), (d) and (c) of the *Local Government Regulation 2012* which permits the meeting to be closed to the public for business relating to the following:

Section 275 (e) contracts proposed to be made by it (Item 1);  
Section 275 (d) rating concessions (Item 2); and  
Section 275 (c) the local government's budget (Item 3)."

**CARRIED UNANIMOUSLY**

The Council discussed the items.

**It was MOVED by Councillor R Cook, SECONDED by Councillor V Coombe:**

"that Council RESOLVE to open the meeting."

**CARRIED UNANIMOUSLY**

## **1 Infrastructure and Operations - Major Projects - Water Security Infrastructure - Stage 1 - Houghton Pipeline Duplication**

### **Executive Summary**

Council identified the need for an additional 1800mm diameter pipeline and pumps with a capacity of 234ML/Day to deliver raw water from Houghton Pump Station to the Ross River Dam to meet the requirements from the Townsville Water Security Taskforce Interim Report (Attachment 1 of the Report to Council).

Tenders were invited for the supply and delivery of 36.5km of 1800mm diameter (nominal size) pipe and associated fittings for a Schedule of Rates contract.

This report provides a summary of the Pipe Supply Tender Report, Probity Report (Attachment 2 of the Report to Council) and recommendation.

### **Officer's Recommendation**

1. The Pipe Supply Recommendations and Probity Report be deemed confidential documents and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless Council decides otherwise by resolution.
2. Council consider the Pipe Supply Recommendations and Probity Report and award a Preferred Supplier for TCW00258 for the Supply and Delivery of approximately 36.5km of DN1800 diameter pipe and associated fittings to both Iplex Pipelines Australia and Steel Mains based upon the recommendation from the Pipe Supply Tender Report.
3. Council delegate authority to the Chief Executive Officer, or delegate, to negotiate the final terms and conditions of the supply contract including any variations to their tender price during the supply period, and return to Council for recommendation to award on 24 April 2018.

## **Council Decision**

**It was MOVED by Councillor M Molachino, SECONDED by Councillor M Soars:**

"that the officer's recommendation be adopted."

**CARRIED UNANIMOUSLY**

## **2 Planning - Townsville Jobs and Investment Package - Liverpool Place - 534 Flinders Street**

### **Executive Summary**

The Honeycombe's Property Group is investigating the feasibility of a \$25 million office/educational establishment development within their Central development at 534 Flinders Street. The project includes 4800sqm net lettable area targeting government office and education based activities. The development is anticipated to be completed by October 2019.

The Honeycombe's Property Group has requested that this development be considered eligible for concessions equivalent to the current Townsville Jobs and Investment Package.

### **Officer's Recommendation**

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless Council decides otherwise by resolution.
2. That Council approve eligibility under the Townsville Jobs and Investment Package for the office/educational establishment development proposed at 534 Flinders Street.
3. That Council delegate to the Chief Executive Officer approval to determine details, terms and conditions of the approval referred to in point 2 above.

## **Council Decision**

**It was MOVED by Councillor V Coombe, SECONDED by Councillor R Cook:**

- "1. that the officer's recommendation be adopted; and
2. that Council support the request subject to Honeycombe's Property Group submitting a development application by 30 June 2018 and with a Local Industry Participation Plan to the satisfaction of Council."

**CARRIED**

In accordance with Council's Meeting Procedures Policy where Council does not unanimously support an Officer's Recommendation or an alternative resolution Councillors are to have recorded their reasons for doing so.

<b>For</b>	<b>Against</b>
Councillor R Cook	Councillor P Jacob
Councillor V Coombe	Councillor M Molachino
Councillor C Doyle	
Councillor A Greaney	
Councillor K Rehbein	
Councillor M Ryder	
Councillor M Soars	
Councillor L Walker	
The Mayor, Councillor J Hill	
<b>Reasons Against</b>	

Councillor P Jacob advised that he voted against the recommendation for the following reason:

- because it does not adhere to current Council Policy.

Councillor M Molachino advised that he voted against the recommendation for the following reasons:

- he is unable to support the recommendation because he is opposed to making an ad hoc extension of the Jobs and Investment package;
- he believes that any development incentives the Council provides must be tightly targeted, and this recommendation does not do that;
- the criteria for eligibility for the current Jobs and Investment package is clearly defined and targeted to provide incentives to developments that do not simply add to already over-supplied market sectors;
- further and importantly, the current package contains an appropriate end-date. The officer's recommendation is that we make the development incentives available for a project that is beyond that end-date, and which produces development of a type that is already over-supplied; and
- if the Council is to provide further incentives to development in Townsville, then he believes that should only be done as part of a carefully planned package. The planning should specifically consider whether the Council might obtain greater returns by providing incentives to potential occupants of new developments, rather than directly assisting developers in the hope that there will be trickle-down benefits.

### **3 Future Cities - Mount Louisa Activation and Acquisition Plan**

#### **Executive Summary**

This report is prepared in relation to the Mount Louisa Open Space strategy proposed by Council in line with the 2017/2018 Operational Plan.

#### **Officer's Recommendation**

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 (5) of the *Local Government Act 2009* and that the document remain confidential unless council decides otherwise by resolution.
2. The Council note the information supplied in closed session and authorise the Chief Executive Officer to finalise the business case as outlined in the report and return to Council for decision on 24 April 2018.



**Council Decision**

**It was MOVED by Councillor C Doyle, SECONDED by Councillor M Soars:**

"that the officer's recommendation be adopted."

**CARRIED UNANIMOUSLY**

**Close of Meeting**

The Chair, Mayor Councillor J Hill declared the meeting closed at 1.26pm.

**CONFIRMED this TWENTY-FOURTH day of APRIL 2018**

**MAYOR**

**CHIEF EXECUTIVE OFFICER**