



SPECIAL COUNCIL

PUBLIC MINUTES

MONDAY 5 AUGUST 2013 AT 1.30PM

Council Members >>

The Mayor, Councillor Jenny Hill
Councillor Suzanne Blom
Councillor Colleen Doyle
Councillor Gary Eddiehausen APM
Councillor Pat Ernst
Councillor Ray Gartrell
Councillor Jenny Lane
Councillor Anthony Parsons
Councillor Trevor Roberts
Councillor Vern Veitch
Councillor Les Walker

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Goals and Strategies of Townsville City Council >>

Corporate Plan >>

Goal 1 - Economic Sustainability. A robust, diverse and sustainable economy

The outcomes we want to achieve:

A robust, prosperous economy which provides opportunities for business and investment.

- 1.1 Promote investment and assist the development of emergent industries and businesses.
- 1.2 Engage with regional, state and national stakeholders in the creation of a strong and resilient economy.
- 1.3 Increase the city's profile through marketing initiatives, the delivery of festivals and events and support for other community based activities.
- 1.4 Promote the city's distinctive physical character and strong sense of place and identity.

An integrated approach to long term planning which supports a growing city.

- 1.5 Develop an integrated approach to the long term provision of infrastructure.
- 1.6 Undertake city and regional planning to reflect the aspirations of the community and create an attractive place to live, work and visit.

Infrastructure that meets community needs.

- 1.7 Provide and maintain timely and sustainable infrastructure.
- 1.8 Provide asset management practices which reflect the community's expectations regarding service levels and its ability to pay.

Goal 2 - Environmental Sustainability. Our environment is valued, protected and healthy

The outcomes we want to achieve:

Effective management and protection of our natural and built environment through sustainable growth and development.

- 2.1 Provide strategic and integrated planning and policy development to sustain our environment.
 - 2.2 Effective management, protection and conservation of our natural environment.
 - 2.3 Preserve and protect places of natural and heritage significance.
- Demonstrated environmental leadership.**
- 2.4 Develop and implement an Integrated Water Management Strategy.
 - 2.5 Develop and implement innovative waste management and recycling strategies.
 - 2.6 Minimise greenhouse gas emissions from council's infrastructure, operations and services through sustainable energy practices.
 - 2.7 Partner with the community and industry stakeholders to develop and promote environmental protection and sustainability initiatives.
 - 2.8 Develop and implement environmental compliance programs and promote community awareness.

Climatic effects on our community, natural and built environment are minimised.

- 2.9 Mitigate and communicate the risks and effects of climate change.

Goal 3 - Social Sustainability - Enhancement of opportunities for social engagement and wellbeing

The outcomes we want to achieve:

A safe and healthy community.

- 3.1 Improve the safety and well-being of the community through the management of public health risks.
- 3.2 Plan for and provide active and healthy lifestyle opportunities.
- 3.3 Coordinate council's response to natural disasters to minimise the effects on the community.

A cohesive and self reliant community.

- 3.4 Foster the development of the city as a learning community.
- 3.5 Encourage and facilitate the participation and integration of residents into the community.
- 3.6 Strengthen community networks to collaboratively deliver community services.

A community with access to services and facilities.

- 3.7 Plan for community facilities and services to meet the community's current and future needs.
- 3.8 Provide community services and facilities to meet the needs of the community.
- 3.9 Provide community support services to meet the needs of the community.

A creative community.

- 3.10 Facilitate and showcase artistic learning and expression through performances, exhibitions, activities and programs.
- 3.11 Support community participation in cultural activities, programs and events.

Goal 4 - Responsible Governance - Responsible leadership where decisions are made in a considered and transparent manner

The outcomes we want to achieve:

Transparent and accountable local government.

- 4.1 Develop and implement council's Corporate Governance Framework to ensure strategic planning, compliance with all legislation, policies, Codes of Practice and Standards.
- 4.2 Implement robust risk management strategies.
- 4.3 Encourage community participation and ensure that the community is informed and educated about matters that impact their lives.

A competent, productive and contributing workforce.

- 4.4 Foster a culture of employee health, safety and well-being.
- 4.5 Implement human resource strategies to become an employer of choice.
- 4.6 Foster diversity, merit and equity, reward and recognition in the workplace.

Excellence in customer service delivery and organisational management.

- 4.7 Provide responsive and efficient systems to enable the delivery of council services.
- 4.8 Establish and manage long term financial planning to ensure the future sustainability of council.

MINUTES

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REPORT	COUNCIL MEETING
DATE	Monday 5 August 2013 at 1.35pm
ITEMS	1 TO 2
PRESENT	The Mayor, Councillor J Hill, Chair Councillor V Veitch Councillor S Blom Councillor C Doyle Councillor G Eddiehausen APM Councillor R Gartrell Councillor J Lane Councillor A Parsons Councillor T Roberts Councillor L Walker Councillor P Ernst

Opening of Meeting and Announcement of Visitors

The Mayor, Councillor J Hill opened the meeting at 1.35pm.

Apologies and Leave of Absence

There were no apologies or leave of absences.

Confidential Item

It was MOVED by Councillor A Parsons, SECONDED by Councillor V Veitch:

"that council RESOLVE to close the meeting in accordance with Section 275 (e) 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)

CARRIED

Council discussed the item.

It was MOVED by Councillor A Parsons, SECONDED by Councillor V Veitch:

"that council RESOLVE to open the meeting."

CARRIED

Officers Reports

Confidential Items

1 TAFE Purchase

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Chief Executive Officer
Department Planning and Development
Date 1 August 2013

Executive Summary

This report details the outcome of negotiations between the council, the State Government, and representatives of the Youth With A Mission organisation concerning the former Barrier Reef Institute of Technical and Further Education complex on the corner of Stanley and Walker Streets.

Council also considered the verbal comments provided at the meeting by Craig Stack of the CBD Taskforce and Peter Honeycombe of Youth With A Mission.

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 resolve to enter into agreement on terms acceptable to the Chief Executive Officer, with "College of The Nations Limited" (in this report referred to as "YWAM") a subsidiary company of the Youth With A Mission organisation in respect of the former Barrier Reef Institute of Technical and Further Education complex on the corner of Stanley and Walker Streets under which - upon the council becoming the owner of the complex - YWAM will:
 - (a) from the date that the council acquires the land, lease the area occupied by the existing buildings for a term of 40 years with a 30-year option;
 - (b) purchase from the council a new lot being created by excising 4476 square metres of the site from the existing land parcel, being the portion of the land that is presently vacant or used for car parking (*Shown in Attachment 1 as Lot 4*).
 - (c) upon commencement of the lease make an initial payment of \$1.56 Million;
 - (d) on the second anniversary make a payment of approximately \$2.6 Million, plus all accrued interest;
 - (e) from then on, pay interest quarterly on the amount outstanding;
 - (f) on or before the seventh anniversary, pay the balance of the council's outlays (including stamp duty), so that all of the council's costs of acquiring the site are recovered in full.
 - (g) be totally responsible for the renovation of the buildings;
 - (h) be totally responsible for depreciation and maintenance (including heritage maintenance) of the existing buildings.
 - (i) promptly occupy the existing buildings with a mix of education and residential uses associated with YWAM's training and volunteering activities, and maintain that use for at least the first ten years of the lease term;
 - (j) actively seek other occupants for any parts of the complex not required in the short-term by YWAM;
 - (k) develop the new land parcel (the existing car park and vacant land) as soon as resources permit, and retain occupancy of a portion of any new building located on that land; and
 - (l) guarantee to preserve the existing number of car parks located on the new land parcel, in addition to those car parks required for any new development on that land.

3. Subject to entering into an agreement with YWAM that complies with the above resolution, that council resolve to commit to purchase the former Barrier Reef Institute of Technical and Further Education complex on the corner of Stanley and Walker Streets from the State Government for \$5.6 Million plus GST.

Council Decision

It was MOVED by The Mayor, Councillor J Hill, SECONDED by Councillor V Veitch:

"that the officer's recommendation be adopted."

CARRIED UNANIMOUSLY

Confidential Item

It was MOVED by Councillor P Ernst, SECONDED by Councillor G Eddiehausen:

"that council RESOLVE to close the meeting in accordance with Section 275 (e) 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 2)

CARRIED

Council discussed the item.

It was MOVED by Councillor P Ernst, SECONDED by Councillor G Eddiehausen:

"that council RESOLVE to open the meeting."

CARRIED

2 Queensland Rail North Yards

CONFIDENTIAL REPORT TO COUNCIL

Authorised by Chief Executive Officer
Department Planning and Development
Date 1 August 2013

Executive Summary

This report details the outcome of negotiations and investigations concerning the possible acquisition from the State government of the former Queensland Rail North Yards (*the North Yards land*) in Flinders Street.

Council also considered the presentation provided at the meeting by Tony Collins of Ranbury titled 'Former QR Workshops Precinct'.

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 resolve to commit to purchase the North Yards land in Flinders Street, on terms acceptable to the Chief Executive Officer and for the amount of \$20,000 plus GST.
3. That the council resolve that it is in the public interest to invite expressions of interest from developers interested in participating in a development of the North Yards land, because that process will best-equip the council to select a developer or developers, and to masterplan the proposed development, to provide maximum community benefit and financial return.
4. That the council resolve to call for expressions of interest from developers interested in participating in a development of the North Yards land upon its acquisition by the council.

Council Decision

It was MOVED by The Mayor, Councillor J Hill, SECONDED by Councillor L Walker:

"that the officer's recommendation be adopted."

CARRIED

Councillor J Lane dissented from the above decision.

The Mayor, Councillor J Hill thanked the Councillors for the support with these projects. Councillor Hill also thanked Tony Bligh (Legal Officer), Stewart Pentland (Director Planning and Development) and Ray Burton (Chief Executive Officer) as members of the project team established to review and report on these projects.

Close of Meeting

The Chair, Mayor Councillor J Hill declared the meeting closed at 2.48pm.

CONFIRMED this

day of

2013

MAYOR

CHIEF EXECUTIVE OFFICER