OPERATIONAL SERVICES COMMITTEE

Meeting held in the Conference Room, Operational Services Area, Level One of Civic Centre, 10

Watson Terrace, Mount Gambier, on Tuesday 14th July 2015 at 7.30 a.m.

MINUTES

PRESENT: Cr I Von Stanke (Presiding Member)

Mayor A Lee, Crs P Richardson and F Morello

APOLOGIES: Cr Von Stanke moved the apology received from Crs D Mutton and

C Greco be accepted.

Cr Morello seconded <u>Carried</u>

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton

Engineering Manager, Daryl Morgan

Administration Officer - Operational Services, Sarah Moretti

COUNCIL MEMBERS

AS OBSERVERS: Nil

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.

MINUTES: Cr Richardson moved the minutes of the previous meeting held on

Tuesday, 9th June 2015 be taken as read and confirmed.

Cr Morello seconded <u>Carried</u>

QUESTIONS: (a) With Notice - nil submitted.

(b) Without Notice - nil received.

1. <u>COMMITTEES</u> - Internal - Operational Services Committee - re Projects to be undertaken by the Operational Services Department, Engineering Division, during month - Ref. AF11/866

The Presiding Member reported the following works are to be undertaken/are currently being undertaken by the Operational Services Department, Engineering Division, during the month:

Commenced Tasks % Completed

•	Railway Lands Paving Works	75%
•	Road Reconstruction Program (various roads)	99%
•	Caroline Landfill Cell 1 & 2 capping	on hold
•	Dog Park development	95%
•	Lake Terrace East road reconstruction	5%

Completed Tasks

- Wireless Road East construction and widening
- Buronga Avenue carpark construction
- North Terrace concrete footpath construction

Cr Von Stanke moved the report be received.

Mayor Lee seconded <u>Carried</u>

2. <u>PROPERTY MANAGEMENT</u> - Council Property - Vansittart Park Playground - Request for Fencing - Letter from L Hadeler - Ref. AF11/1576

Goal:

Building Communities

Strategic Objective:

- (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met
- (ii) Encourage the development of community facilities and infrastructure, community events and active and safe community spaces through direct support, seeking funding, facilitation etc

The Presiding Member reported:

- (a) Council, at its meeting of 16th June 2015 resolved:
 - "(a) The report be received;
 - (b) The matter lay on the table pending further advice on the design of an appropriate carpark.";

Cr Von Stanke moved it be recommended:

- (b) The report be received;
- (c) the matter be lifted from the table to enable further discussion.

Cr Morello seconded <u>Carried</u>

The Presiding Member reported:

- (a) In accordance with part (b) of Council's resolution of 16th June 2015 a possible carpark design has been prepared and was provided for Member's perusal;
- (b) As previously advised there are two (2) options available to fencing the area (plan was attached to the agenda);
 - Option 1 fence the playground in a north south direction and include an access gate in the north end of the fenced carpark area (estimated cost \$11,340 plus GST); or
 - Option 2 simply extend the existing fence along the driveway into the oval to intersect with the entry gate, thus prohibiting any vehicles parking adjacent to the playground (estimated cost of \$3,120 plus GST).
- (c) Option 2 is the preferred alternative as it completely removes cars from the children's area (cars can park either on the road area or on Wehl Street North). Having manoeuvring vehicles in close proximity to children presents unnecessary risks to children.

Cr Von Stanke moved it be recommended:

- (a) The report be received;
- (b) Council take no further action on this matter.

Cr Morello seconded <u>Carried</u>

3. <u>PROPERTY MANAGEMENT</u> – Maintenance of Council Properties - Ref. AF11/1528, AF11/1501, AF11/1499, AF11/1511, AF11/1534, AF11/1510, AF11/1525, AF11/1541

Goal:

Building Communities

Strategic Objective:

- (i) Encourage the development of community facilities and infrastructure, community events, and active and safe community spaces through direct support, seeking funding, facilitation etc
- (ii) The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans

The Presiding Member reported:

- (a) For many years Council has had in place maintenance painting contracts with Programmed Property Services (PPS) for the maintenance painting of specified Council buildings for periods up to five (5) years;
- (b) under these contracts the buildings will typically be painted once in the life of the contract and each year the building will be cleaned and all deteriorated paint work "touched up". The total costs of the works are amortised over the contract period and priced in equal instalments over the specified contract period;
- (c) this approach saves the financial "shock" of one off painting contracts and ensures the presentation of the buildings is maintained at a high level;
- (d) buildings that are subject to this approach include all City Centre public toilets, exterior of the Old Town Hall, Institute and Riddoch Gallery and until recently the exterior of the Civic Centre and Public Library;
- (e) pricing has now been obtained for a new series of contracts and on this occasion a second organisation that offers amortisation over time has been sourced and has provided pricing;
- (f) this approach to building maintenance effectively precludes local contractors biding on the works because of the amortisation factor. This type of long term procurement sits outside the current procurement policy and is therefore presented to Council for its consideration;
- (g) the following schedule summarises all the pricing (and applicable buildings) that have been obtained from two reputable organisations, for seven (7) year contracts.

LOCATION	PPS	HIGGINS	BUDGET 14/15	BUDGET 15/16	NOTES
Buildings requiring service above 3 metres					
Main Corner (External & Internal)	\$7,051.00	\$2,534.00	\$15,000.00	\$15,000.00	Higgins service to 3m only
Riddoch Art Gallery (External only)	\$6,082.00	\$4,511.00			Higgins service to 3m only

Institute Building (External only)	\$5,293.00	\$6,809.00			Higgins service to 3m only
Old Town Hall External only)	\$7,369.00	\$7,182.00	\$4,500.00	\$4,500.00	Higgins service to 3m only
City Hall (External & Internal)	\$5,728.00	\$3,755.00	\$6,000.00	\$6,000.00	Higgins service to 3m only
Library (External & Internal)	\$5,207.00	\$2,891.00	\$11,000.00	\$11,000.00	PPS price includes repainting Library hardwood floor - Higgins will not do this task and services to 3m only
Civic Centre (Internal only)	\$3,891.00	\$2,536.00	\$5,000.00	\$5,000.00	PPS 36hrs per annum can be used as we wish, or transferred to a different site. Higgins 24hrs per annum must be used in one block, and services to 3m only
Buildings <u>not</u> requiring	service above 3	metres			,
Lady Nelson (External & Internal)	\$3,288.00	\$4,170.00		\$9,500.00	
Lady Nelson Roof	-	\$3,089.00			Not part of specification - recommendation from Higgins
Public Toilets (External & Internal)	\$5,562.00	\$7,516.00		\$4,300.00	
Totals	\$49,471.00	\$44,993.00	\$41,500.00	\$55,300.00	A/c 6940.1900 (Sundry Property Maintenance) includes allocation for contract painting services

Additional Notes:

- 1. PPS Programmed Property Services Every second year PPS will dust, wash, cobweb, touch up paint etc. of entire building
- 2. Higgins Coatings Pty Ltd After initial repaint Higgins will not touch above 3m for duration of contract
- 3. Prices -per annum
- 4. Contract 7 years
 - (h) PPS have indicated a willingness to engage some local subcontractors to assist with the works;
 - (i) Higgins have a height restriction of three (3) metres and this is a problem for many of Councils buildings. The PPS quotation includes recoating the timber floor in the library.

Cr Von Stanke moved it be recommended:

(a) The report be received;

(b) Council accept the quotation of Programmed Property Service for the seven (7) year painting maintenance program as outlined in this report (noting that the public toilet quotation will not commence until the conclusion of the current contract in 2016).

Mayor Lee seconded

Carried

4. <u>PROPERTY MANAGEMENT</u> - Mount Gambier Aquatic Centre - Proposed Entrance Fees 2015/2016 - Ref. AF11/1451

Goal:

Building Communities

Strategic Objective:

- (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met
- (ii) Encourage the development of community facilities and infrastructure, community events, and active and safe community spaces through direct support, seeking funding, facilitation etc

Goal:

Community Well-Being

Strategic Objective:

(i) Advocate for the health needs of the community by encouraging partnerships in the provision of affordable and viable facilities and infrastructure

The Presiding Member reported:

- (a) Innovative Leisure Management (Managers of the Mount Gambier Aquatic Centre) have submitted their proposed entrance fees for the 2015/2016 year (the fees have generally increased in line with the CPI);
- (b) a copy of the proposed schedule of Admission Fees and Charges was attached to the agenda.

Cr Von Stanke moved it be recommended:

- (a) The report be received;
- (b) Council accept the Proposed Admission Fees and Charges submitted by Innovative Leisure Management for the 2015/2016 swimming season as attached to this report.

Cr Morello seconded <u>Carried</u>

5. <u>PROPERTY MANAGEMENT</u> - Naming of Former Hospital Site - Community Consultation- Ref. AF15/327

Goal: Building Communities

Strategic Objective:

(i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified

needs of the community are met

Pursuant to Division 3 - Conflict of Interest, Section 74 Part 4 of the Local Government Act 1999, Cr Von Stanke (Presiding Member) disclosed an interest in Item 5 (due to being a relative of a nominated name) however the Member sought the benefit of

Section 74(4a)(c) and (6) of the said Act, as the interest was only in respect of a non pecuniary interest, as defined.

The Presiding Member reported:

(c) Council, at its meeting of 24th April 2015 resolved:

"the Former Hospital Sub-Committee recommend that Council initiate a 2 stage consultation process to formally name the area;

- Stage 1 (seek suggestions for a name from the wider community
- Stage 2 (Council select its preferred names from the suggestions received from Stage 1 and these names be placed on further consultation for the community to select the final name)";
- (d) Council has now undertaken the first round of consultation and has received 111 suggestions (some are duplicates);
- (e) A complete list of all suggestions was attached to this item, together with explanation documentation from those submissions that provided this additional information.
- (f) In line with Council's resolution of 24th April 2015, Council should now decide the final names to go forward to the second phase of consultation.

Cr Von Stanke moved it be recommended:

- (c) The report be received;
- (d) Council now proceed to the second phase of public consultation with the following names:
 - Elizabeth Knight Reserve
 - Molly Ogden Park
 - The Old Hospital Reserve
 - Nurses Park
 - 'Hospital Hill' in Boandik
- (e) Council await a final report summarising the votes lodged for each of the final names.

Cr Morello seconded <u>Carried</u>

6. <u>TRAFFIC MANAGEMENT</u> - Regulating - Bay Road Taxi Stand - Letter from Lake City Taxis - Ref. AF11/1853

Goal: Building Communities

Strategic Objective: (i) The identified needs of the community are met, through

implementing Long Term Asset Management Plans and

Infrastructure Plans

The Presiding Member reported:

(a) Council is in receipt of a letter (was attached to the agenda) from Lake City Taxis requesting the taxi bays on Bay Road be reinstated to four taxi bays;

- (b) at its meeting held on 27th January 2015 Council resolved to reduce the four taxi bays to two taxi bays, following a request from the Department of Planning, Transport and Infrastructure (DPTI), due to the proposed bicycle lane installation;
- (c) by memo dated 9th February 2015 Members were advised that DPTI had since resolved not to proceed with the installation of bicycle lanes on Bay Road and proposed that the parking alterations already adopted by Council for Bay Road be retained;
- (d) one of the "discoveries" leading to the decision to reduce the Bay Road Taxi Stand to two spaces (and thereby creating two additional public car parks) was that the majority of taxi trips are generated by requests rather than "walk ups", hence the location of the taxi rank is not as critical these days as in years gone by. The times when "walk ups" may be common is the early morning to cater for night club patrons at this time four bays are available for taxi's;
- (e) taxi's having to reverse into a parking spot is no different to private vehicles doing it and it is a very common occurrence in the City Centre.

Cr Von Stanke moved it be recommended:

- (a) The report be received;
- (b) Council respectfully decline the request to reinstate two taxi Bays on Bay Road.

Cr Richardson seconded

Carried

7. <u>COMMITTEES</u> - Mount Gambier Cemetery Trust (Section 41) Committee - Minutes of Meeting held 5th November 2014 - Ref. AF11/1371

Goal: Governance

Strategic Objective: (i) Demonstrate innovative and responsible organisational governance

governance

Cr Von Stanke moved it be recommended:

- (a) Minutes of the Mount Gambier Cemetery Trust Committee meeting held on Friday, 5th June 2015 be received;
- (b) the following recommendations (number 1 to 5) of the Mount Gambier Cemetery Trust (Section 41) Committee be adopted by Council:

1. TRUST REPRESENTATIVES

- the report be received;
- Mr Tony Bolton be appointed by the membership of the Trust to continue as Community Representative.

2. INCOME AND EXPENDITURE AS AT 31ST MAY 2015

the financial statement as at 31st May 2015 be received.

3. MOUNT GAMBIER CREMATORIUM

- the report be received;
- the Trust not proceed with the installation of a secondary exit at the crematorium.

4. SCALE OF FEES

- the report be received;
- the City of Mount Gambier be requested, pursuant to the provisions of Section 188 of the Local Government Act 1999, to approve the following fees for Carinya Gardens Cemetery, such fees to apply from 1st July 2015:

CARINYA GARDENS CEMETERY

BURIALS	Current Fee	2015/16 Fee
NOTE: In this Schedule -	inc GST	inc GST
"single depth" means a depth of 1.67 metres		
"double depth" means a depth of 2.13 metres		
"triple depth" means a depth of 3.05 metres		
Single Depth Burial	1550	1600
Double Depth Burial	1600	1650
Triple Depth Burial	1700	1750
Exhumation - when authorised	2300	2300
Oversize coffins and caskets	Nil	Nil
NOTE: A surcharge of \$150 will apply if notification of an		
oversize coffin or casket is received after the grave has		
been excavated		
Children under twelve (12) years of age in Children's	550	600
Garden		

BURIAL LEASES	Current Fee	2015/16 Fee
Lease fees are payable in addition to Burial Fees All burial leases for a period of seventy five (75) years from date lease is issued.	inc GST	inc GST
All burial sites, excluding family allotments and children's gardens (Boronia & Willow)	1850	1900
Children's Burial Gardens (Willow Garden & Boronia Garden)	750	800
Family allotments 3.66 metres x 3.66 metres	7400	7600

CREMATION	Current	2015/16
	inc GST	Fee
Basic Cremation Fee (Monday to Friday)		inc GST
Adults	930	970
Children under twelve (12) years of age	460	480
Infant under two (2) year of age	250	260
Infants under one year of age (if undertaken on day when other cremations are taking place – otherwise fee to be as per Infant under two (2) years of age)	Nil	Nil
Witnessing charging of coffin in to cremator: No Chapel Service - Additional Chapel Service	125 Nil	125 Nil

OTHER CHARGES	Current Fee inc GST	2015/16 Fee inc GST
Use of Chapel - 9.00 a.m. to 3.30 p.m. (excluding weekends & public holidays)	270	280

Saturday Fee - Extra	590	600
Sundays and Public Holidays - Extra	900	940
Monday to Friday (bookings 3.00 p.m. or after) - Extra	410	410
Delivery of cremated remains, including administration, postage and packaging:		
In Australia	135	135
Overseas - to be advised		
Cremated Remains interred in existing grave	420	435
Removal or transfer of memorialised cremated remains	155	155
Brass Flower Vase	36	40
Works on Memorial Plaques – Licence	36	40

 the City of Mount Gambier be requested, pursuant to the provisions of Section 188 of the Local Government Act 1999, to approve the following fees for the burial section (Section J) of the Lake Terrace Cemetery, such fees to apply from 1st July 2015:

LAKE TERRACE CEMETERY SECTION J

BURIALS	Current Fee	2015/16 Fee
NOTE: In this Schedule -	inc GST	inc GST
"single depth" means a depth of 1.67 metres		
"double depth" means a depth of 2.13 metres		
"triple depth" means a depth of 3.05 metres		
Single Depth Burial	1550	1600
Double Depth Burial	1600	1650
Triple Depth Burial	1700	1750
Exhumation - when authorised	2300	2300
Oversize coffins and caskets	Nil	Nil
NOTE: A surcharge of \$150 plus GST will apply if		
notification of an oversize coffin or casket is received after		
the grave has been excavated		

BURIAL LEASES Lease fees are payable in addition to Burial Fees All burial leases for a period of fifty (50) years from date lease is issued.	Current Fee inc GST	2015/16 Fee inc GST
Lease fee for all burial sites	1850	1900

OTHER CHARGES	Current	2015/16
	Fee	Fee
	inc GST	inc GST
Saturday Fee - Extra	590	600
Sundays and Public Holidays - Extra	900	940
Monday to Friday (bookings 3.30 p.m. or after) - Extra	410	410
Cremated Remains interred in existing grave	420	435
Monument Licence Fee:		
Single	410	420
Double	620	640
Each Additional Inscription	60	80

• the City of Mount Gambier be requested, pursuant to the provisions of Section 188 of the Local Government Act 1999, to approve the

following fees for the vault section (Section H) of the Lake Terrace Cemetery, such fees to apply from 1st July 2015:

LAKE TERRACE CEMETERY SECTION H

VAULTS	Current	2015/16
Each vault can accommodate two interments	Fee	Fee
Lease fees are payable in addition to Burial Fees	inc GST	inc GST
All burial leases for a period of fifty (50) years from date		
lease is issued.		
Concrete Vault Lease	11500	11600
Opening of Vault:		
First opening without headstone	500	550
First opening with headstone	800	850
Second opening without headstone	500	550
Second opening with headstone	800	850

OTHER CHARGES	Current	2015/16
	Fee	Fee
	inc GST	inc GST
Saturday Fee - Extra	590	600
Sundays and Public Holidays - Extra	900	900
Monday to Friday (bookings 3.00 p.m. or after) – Extra	410	410
Monument Licence Fee:		
Single	410	420
Double	620	640
Each Additional Inscription	60	80
Extensions for an additional five (5) years for leases to the concrete		
burial vaults be made available after five (5) years of the original lease		
has expired, on payment of a prescribed fee as determined by the Trust.		
Note fees may change if installation of further concrete vaults	s occurs.	

 the City of Mount Gambier be requested, pursuant to the provisions of Section 188 of the Local Government Act 1999, to approve the following fees for the interment of cremated remains and installation of bronze memorial plaques, such fees to apply from 1st July 2015:

GRANITE MEMORIALS

WATERFALL AREA – GARDENS 1,2 & 3

ITEM	Current Fee inc GST	2015/16 Fee inc GST
Licence Fee (25 years)	880	900
Plaque 6 Lines	480	505
Lasting Memories Plaque	1,200	1,300
Life's Memories Plaque	1,300	1,365
2 nd Interment Reservation	440	450

Cross Area, Boronia Garden

ITEM	Current Fee inc GST	2015/16 Fee inc GST
Licence Fee (25 years)	620	650

Plaque 6 Lines	480	505
Lasting Memories Plaque	1,200	1,300
Life's Memories Plaque	1,300	1,365
2 nd Interment Reservation	310	325

Rotunda Memorial

ITEM	Current Fee inc GST	2015/16 Fee inc GST
Licence Fee (25 years)	880	900
Plaque 6 Lines	480	505
Lasting Memories Plaque	1,200	1,300
Life's Memories Plaque	1,300	1,365
2 nd Interment Reservation	440	450

PLINTH MEMORIALS

WATERFALL AREA – GARDEN 1

ITEM	Current Fee inc GST	2015/16 Fee inc GST
Licence Fee (25 years)	690	700
Plaque 6 Lines	400	420
2 nd Interment Reservation	345	350

CROSS AREA, ROSE GARDENS 1,2,3 & 4

ITEM	Current Fee inc GST	2015/16 Fee inc GST
Licence Fee (25 years)	580	600
Plaque 6 Lines	400	420
2 nd Interment Reservation	290	300

NICHE WALL MEMORIALS

RUSTIC (GRANITE) WALL

ITEM	Current Fee inc GST	2015/16 Fee inc GST
Licence Fee (25 years)	460	480
Single Plaque 6 Lines	390	410
Dual Conversion Plaque	600	630
Detachable Plate	260	275

BLOCK WALL

ITEM	Current Fee inc GST	2015/16 Fee inc GST
Licence Fee (25 years)	400	420
Single Plaque 6 Lines	370	390

BURIAL AREA

BURIAL LAWNS

ITEM	Current Fee inc GST	2015/16 Fee inc GST
Single Plaque 6 Lines		
(including 2 brass vases)	630	680
Single Plaque 6 Lines	580	610
Dual Conversion Plaque	750	790
Detachable Plate	275	290
Family Allotment Plaque		

including Granite	590	620
Family Allotment	350	370
Nameplate		
Lasting Memories Plaque		
includes 3 photos and a		
maximum of 75 letters	1,600	1700
Life's Memories Plaque	1,550	1630

MISCELLANEOUS

ITEM	Current Fee inc GST	2015/16 Fee inc GST
Memorial Seat Plaque	370	390
Extra Lines on Plaques	30	35
Plaque Cleaner	30	30
Plaque Refurbishment		
- Single Plaque	140	150
- Dual Conversion Plaque	140	175
Photograph 5x7cm		
- 'True to Life'	325	340
- Ceramic	95	100
Standard Emblem	70	75
Additional Proof	40	50

5. **NEXT MEETING**

• the next meeting of the Trust be held on Friday, 7th August 2015 at 12.15 p.m.

Cr Morello seconded Carried

8. <u>GOVERNANCE</u> - Council Development Assessment Panel - Minutes of Meeting held 18th June 2015 - Ref. AF14/354

Goal: Governance

Strategic Objective: (i) Demonstrate innovative and responsible organisational

governance

Cr Von Stanke moved it be recommended:

- (a) Minutes of the Council Development Assessment Panel meeting held on Thursday, 18th June 2015 be received;
- (b) the decisions made by the Council Development Assessment Panel be noted.

Cr Richardson seconded

Carried

9. <u>COMMITTEES</u> - Environmental Sustainability Sub-Committee - Minutes of Meeting held 2nd June 2015 - Ref. AF12/377

Goal: Governance

Strategic Objective: (i) Demonstrate innovative and responsible organisational governance

Cr Von Stanke moved to be recommended:

(a) The minutes of the Environmental Sustainability Sub-Committee held on Tuesday, 7th July 2015 be received;

(b) the following recommendations (number 1 to 3) of the Environmental Sustainability Sub-Committee be adopted by Council:

1. 2015 CARPATHON EVENT

- The report be received;
- Council approve the closure of the Valley Lake to powered water craft on Sunday, 1st November 2015 from 9:00 a.m. to 3:00 p.m.

2. NATURAL STEP SESSION DEBRIEF

- The report be received;
- Council provide a further seminar with Dr Steb Fisher for a day session on the Natural Step Framework. Council extend an invitation to District Council of Grant to attend;
- following the seminar referenced in (b), Council refer the City Development Futures Paper to Dr Steb Fisher and request that he provide comments to Council from a Natural Step perspective.

3. REPORTS FOR INFORMATION

- The report be received;
- item (a) as above be received and noted for information.

Cr Morello seconded <u>Carried</u>

10. <u>OPERATIONAL SERVICES REPORT NO. 14/2015</u> - Health Management - Project Management - Development of Regional Public Health Plan - Ref. AF13/209

Goal: Community Well-Being

Strategic Objective: (i) Advocate for the heath needs of the community by

encouraging partnerships in the provision of affordable and

viable facilities and infrastructure.

Cr Von Stanke moved it be recommended:

- (a) Operational Services Report No. 14/2015 be received;
- (b) Council adopt the draft City of Mount Gambier Regional Public Health Plans 2015-2020 as the final document.

Cr Morello seconded Carried

MOTIONS WITHOUT NOTICE - Nil

CONFIRMED THIS	DAY OF	2015.
PRESIDING MEMBER		