



## Northern Peninsula Area Regional Council

---

### MINUTES OF NPARC ORDINARY MEETING

Notification Date	Tuesday 3 <sup>rd</sup> August 2010
Meeting Date	Monday 6 <sup>th</sup> September 2010
Meeting Location	New Mapoon Chambers
Time	9:00am
Catering	Morning Tea and Lunch will be provided

#### Mayor and Councillors

Cr Joseph Elu	(Mayor)
Cr Gina Nona	(Division 1)
Cr Peter Lui	(Division 2)
Cr Reg Williams	(Division 3)
Cr Michael Bond	(Division 4)
Cr Jeffrey Aniba	(Division 5)

CEO	Stuart Duncan
Deputy CEO	Danny Sebasio
Secretary	Esme Newman

#### Welcome and Declare Meeting Open – Mayor

- Apologies – Nil (Cr. Aniba informed Council that he will have to leave the meeting between 11:00am and lunch)
- Declaration of Conflicts of Interest
- Declaration of Material Interests
- Nil

## **AGENDA**

### **Agenda Item 1 - 9:00am to 9:15am - Minutes of previous Council Meeting 3<sup>rd</sup> August 2010**

#### **Resolution:**

It is resolved that the minutes of the previous NPARC meeting of the Tuesday 3<sup>rd</sup> August 2010 be accepted as true and correct.

Moved: Cr Aniba

Seconded: Cr Williams

Carried: 6/0

Date: 06/09/10

#### **Matters arising**

Cr Bond - asked if the date is still set for the 6<sup>th</sup> October for the Government Champion's Roundtable

CEO – yes

Cr Elu - advised that they may be staying in the NPA for a couple of days.

Cr Bond - asked if they were meeting just with council?

Cr Elu – Confirmed the government champions will meet with the council and queried who else would be attending this Roundtable meeting?

CEO advised that they will meet with those who are stakeholders to the LIPA , and mentioned that council is looking for a 'closed door' session with the government champions, to speak directly to them about the State's lack of commitment to paying for the Councils restructure costs.

CEO – advised that the round table will be held at the Bamaga Resort. CEO will confirm this and get notification to all councillors.

Cr Elu - asked that CEO also establish how many people will be attending the roundtable, and if the venue will have the seating capacity for the expected numbers.

Cr Bond - asked if a meeting could be arranged for the government champions to meet with the New Mapoon community forum.

Cr Elu - mentioned that council would need to see the agenda for the meeting and a run-sheet for the Government Champion's two days visit.

CEO - asked if Deputy CEO could contact Mr Colin Neville regarding the possibility of the government champions meeting with New Mapoon community forum.

DCEO agreed.

Cr Elu - asked if the presentation from the department of Communities – Housing Branch is/has been moved to the next meeting.

CEO - stated that he will discuss some Housing issues in today's agenda item and will seek direction from council.

CEO - also informed council that the Allan Cunneen- the CEO from the Program Office is scheduled to be in NPA on Friday 10<sup>th</sup> September 2010.

Cr Bond - asked about the letter that council had received from Mr Makaku, and asked whether the matter had been resolved.

CEO – Confirmed that from Council's point of view he believed the matter to have been resolved.

Cr Elu - mentioned that a letter was sent to Cape York Land Council. The traditional owners are reported to have asked Mr Makaku to not get involved in local traditional owner matters.

CEO - mentioned that it is a 'wake up' call for Council and any future dealing with Native Title issues, Council needed to "dot the I's and cross the T's in regard to dealing with Native Title matters"

Cr Elu - advised that any further items in 'matters arising' from the last minutes can be discussed later, in general business.

#### **Agenda Item 2 – 9:15am to 10:00am - Chief Executive Officers' Report**

##### **Proposed Boundary Change**

CEO - distributed topographical maps that outlined the new proposed LGA.

CEO - advised council about the new proposed boundary change with regards to the Maps that were received from RPS outlining the current NPARC local government boundary, and the new "proposed" NPARC local government boundary.

The CEO advised that the proposed maps of the new boundaries highlight to Council what its issues are, and identified potential problem areas, such as taking the Southern boundary too far south may create conflicts with neighbouring traditional owner groups, freehold land owners and existing leases.

CEO - advised that our new proposed boundary is a defensible and clear border. The purpose of presenting these maps to council is to get an endorsement from council so letter can be prepared for the neighbouring Shires.

Cr Elu - mentioned that the old map only shows the land boundary, and did not show the sea boundary.

CEO - stated that typically in all local government areas in Australia, the boundary extends to the edge of the reef system and this council has adopted the same approach.

CEO - requested a Council resolution to support the proposed changes to the Local Government Area, and reminded council that part of the reason for the proposed changes came as a request from the Apudthama Land Trust.

Cr Elu – asked about the boundary towards the east coast near the Wuthati area (Shelbourne Bay).

Cr Williams - asked how far down the boundary line was across the east coast.

Cr Elu - mentioned it was just south and below captain Billy's landing.

CEO reminded council that this boundary is looking at the council's local government area, and not the NPARC D.O.G.I.T. CEO told Council that anything happening in the LGA will come to the NPARC for approval, including land use proposals and any building applications.

Cr Williams - informed council that the Wuthati people were also looking for a boundary claim in that area.

CEO - stated that this was also looked at, and the proposed boundary line is north of that claim.

Cr Lui - mentioned that the Wuthati boundary claim was previously south of Shelbourne bay.

Cr Williams - stated that the Wuthati people were looking at shift their boundary, and moving it north.

CEO - highlighted the need to endorse the proposed change, and the need to write to the land trust and discuss this issue. He also recommended that in any future negotiations over any matter arising within the Local Government Area, that the Land Trust is automatically made a party to the negotiations.

Cr Lui - asked if there was any reason for the drop-off in the northern boundary near Mt Adolphus, and whether there was an issue to be addressed.

Cr Aniba - then informed council that the northern boundary line separates the Torres Strait waters from the east coast.

Cr Bond - advised that the northern boundary line goes straight out toward the South ledge reefs.

CEO - will approach RPS and then provide an explanation at the next meeting.

Resolution

Council resolved that the CEO writes to the Torres Shire Council, Cook Shire Council and the Traditional Owners to request their willingness to enter to into negotiation to realign the existing NPARC boundary to the new proposed NPA Local Government boundary line.

Moved: Cr Bond

Seconded: Cr Aniba

Carried. 6/0

Date: 6/09/10

## CDEP

CEO - informed council of the current CDEP workshop that was held in Cairns on 16<sup>th</sup> to 18<sup>th</sup> September 2010.

CEO - provided a report on the record of outcomes where 5 NPA based Council staff travelled to Cairns for a 3 day meeting, and for the council to have an understanding of the issues that were discussed.

CEO - commented that the document is confidential, because there are names of current employees mentioned as examples in the report.

It was agreed at the workshop that there needed to be better monitoring of the employees. CEO highlighted the planning for the removal of the employment guarantee in March 2011; and the huge impact on council and the potentially adverse impact on the community.

CEO – drew council’s attention to ‘page 2 - under discussion’ and advised what the options where available to council with the need to remodel it’s workforce to become a sustainable / affordable workforce.

CEO - will provide the next meeting with a model of our ‘proposed’ core workforce. Currently council pays \$12m per annum in wages and with a sustainable draft model getting it down to about \$4.5m a year with an implementation period of 3 to 5 years.

CEO – informed Council that they had a number of difficult decisions to make concerning the strategy they adopted to reduce workforce numbers to a sustainable level.

CEO –discussed some of the options, including:-

(a) ‘Reliance on natural attrition’

CEO mentioned that council have been applying a policy of non replacement of non-core positions for two years and this had some impact but currently we do not have an accurate figure for council. CEO will have the figures available at the 5<sup>th</sup> October meeting with a plan towards sustainable recovery.

(b) ‘Calls for Voluntary Redundancies, and then rely on natural attrition’.

CEO mentioned that this tends to speed up the process but, however council does not have the money to offer the payout for those voluntary redundancies.

(c) The 3rd option is ‘Limited Spill and Fill’.

CEO mentioned that council would identify the jobs that are in excess to council’s requirements, with Council spilling all related jobs and requiring these staff to compete for the reduced number of positions. Unsuccessful applicants would end up at Centrelinks door.

(d) The 4<sup>th</sup> option ‘is for council to do a Full Scale, Spill and Fill’.

If this happened, all positions below the CEO would be declared vacant (including executives), and everyone would need to compete for their jobs.

CEO mentioned that he did not attend the last day of the discussions but after some detailed discussion with council’s Industrial Relations consultant, he concluded that the “Spill and Fill” options were likely to produce a number of adverse effects, both on the workforce, Council and the community. For example, well skilled employees may choose not to re-apply for their jobs, forcing Council to appoint lesser skilled people.

CEO - recommended to Council that they do not pursue the option of '*Spill and Fill*'. This would very stressful for all of our employees and could potentially leave council with a reduced workforce (in terms of skills) due to trained employees seeking employment elsewhere.

CEO - mentioned that council has no choice but to move to a sustainable workforce but the policy changes by the State and Commonwealth government does not allow sufficient time or funds for the transition away from current practices. He noted that this means spilling an estimated 170 employees to the 'side walk' who will then be without a job. The social outfall will be horrendous.

CEO - informed council, that at the November meeting he will present to council a Plan for Recovery. That plan will be based on comparative audited statements. He expects the plan to require immediate support from both the State and Commonwealth Governments and for that support to continue for at least 3 years beyond the expiry of the Employment guarantee.

He emphasised that the Council is suffering financially from:-

- The removal of CDEP in the form that it applied to the legacy Councils
- The failure of the State to reimburse Council for the "Once Off" costs of amalgamation
- The ongoing State Government – Code of Practice, Employment Guarantee

CEO - advised that this year, based on councils' audited statements, there has been \$4.3m less cash coming into this council. CEO mentioned that \$2m is from the impact of CDEP changes – the remainder is unrecovered costs of amalgamation restructure activities.

Council will need to go back and engage with the Commonwealth under the '*Closing the Gap*' programs and get them and the State Government to agree with council's plan for recovery. Council will then institute a program calling for employment regulation, voluntary redundancies and natural attrition over a period of time.

There are some things that can change quickly. Currently there are 100 employees that are on full time CDEP and they will come off our books and register with Centerlink. This will bring an immediate adjustment in employee numbers but the effect our wage costs will be minimal because they are CDEP only.

Cr Lui – mentioned that coming out of that meeting were two options with 'fill and spill'. There were two categories that were shown:-

- (a) Categories where one group of employees were covered by special purpose grants and recurrent funding as one-off,
- (b) Another group coming out of the general bucket.

Cr Lui asked whether those employees whose wages were coming out of the general bucket were in danger of losing their jobs?

CEO - advised that currently those covered in the general bucket are the more secure positions, because they are coming out of the recurrent grants; as SP grants may or may-not be renewed in the following year.

Council have separated all our other employees which are funded through special purpose grants and they are only funded for so long as we get those special purpose grants. Some of them are reasonably secure such as Roads to Recovery and Animal Management.

The CEO expressed the view that Community Services activities should be 100% covered by specific purpose grants. Some areas such as Arts and RIBs are well funded, but other areas such as Community Policing are a burden on councils untied funds in providing a policing service which is ultimately the responsibility of the QPS, however due to the State Workplace Guarantee, council cannot change the employee arrangement of these officers until March 2011. The core workforce is funded out of the SGFA and Financial Assistance Grant from the federal government.

CEO stated that the future (total) employee numbers will be “in the order of” 140 people that are employed according to the new Council structure. They will be all full time in general purpose funded positions. CEO mentioned that this is currently very much in draft and the whole corporate structure will be presented to council for approval and will be included in CEO’s report for the November 2010 meeting.

Cr Lui - mentioned if the accounting team could investigate revenue strategies. Council have empty offices and workshops that are not fully utilised. Cr Lui asked why Council is not leasing out these empty offices and buildings to private businesses in order to build up council’s revenue on the side, and then use that money to sustain jobs. Currently some offices are open with only one or two staff.

Cr Elu - asked who council’s grants officers are.

CEO mentioned that it is Annette King and her assistant is Hanna Woolcott.

Cr Lui - acknowledged the hard work of the accounting team.

CEO advised that he had an informal meeting with the EEDU who will be investigating all Council assets that we are no longer utilizing such as the Bamaga Historical Centre and the Injinoo Office and provide a detailed report on “lease opportunities”

CEO - mentioned that an example is the Injinoo council office, considerable funds are needed to maintain the office, but it is not fully occupied, and council can offer “workstations” to outside interests.

The Department of Communities housing branch is taking over the management of the NPA tenancy housing program and they may require office space.

CEO mentioned that council needs to investigate better utilisation of the Injinoo youth Centre, council would need to approach the Injinoo Community Forum. CEO - acknowledges that Cr Nona was not present to make comment.

Cr Elu - stated that the Injinoo community get the first right of consideration before any decision is made. Cr Elu advised that accountants are not economists, and that council will need to engage an economist to assist with economic building opportunities.

Cr Bond agreed with Cr Lui and suggested that council conduct a review of all the NPARC buildings including the Cairns Office, to assess whether all these offices are viable.

Cr Bond advised that council needs to have an overall look into utilizing these empty spaces in all buildings.

Cr Bond mentioned that an expression of interest was received from Mr Anton Marinki to run his own business from the previous New Mapoon council workshop; the New Mapoon CDEP

shed is currently empty and is no longer utilized. Cr Bond also mentioned the offer to Mensheds; it is now up to Council speed up the process.

CEO advised that the EEDU will do an investigation on all these assets and provide recommendations to council. Once council endorses a way forward with the leasing of Council assets we can move to pre-prepare lease agreements. The next category of assets would be properties such as the Bamaga historical centre. Council would need to get advice on the lease condition, draft the lease and then offer it to Bamaga Enterprises Ltd who will have the first right of refusal. CEO mentioned that if BEL declines to take it on the terms offered then it will go out for 'open' expression of interest.

Cr Lui - requested clarity on what budget or funds Council was paying for each office as per the NPARC structure, and questioned if the Department of Communities Services budget was paying for the cost of the New Mapoon office.

CEO – confirmed that Community Services was just a portion of the operational costs of the New Mapoon office.

Cr Lui - queried that the Umagico Office is then fully dedicated to the Engineering Services?

CEO - confirmed that the New Mapoon Office also houses Payroll services, so a percentage of asset operational costs are also drawn from the general administration funding.

CEO mentioned that Council needs to lease out vacant office space. The Cairns office is currently leasing office space (a single workstation) to ICV at a lease cost of \$300 a month.

The CEO recommended that when we have sorted out our accounts, that Council look to buying a property in Cairns instead of paying rent. We currently pay a total (including outgoings) \$4,000 a month for the Cairns Office.

Cr Williams expressed that Council would need to speed up the process, there seems to be a repetition of these issues, for instance the Historical Centre not operating for 2 years.

Cr Lui asked if council considered garbage collection charges.

CEO advised that Council has been receiving some payments for garbage collection but has not moved to an NPA wide policy as yet.

CEO - expressed his view that it was difficult to make a decision to levy charges on our community when Council has been waiting for 2 years for the Department of Communities housing branch to explain to us what is happening with the new rent policy which is to be based on a 25% of annualised household income (up to a "top-rate" for a dwelling based on the Coen market rate), and when these rent changes occur, and how it will affect our tenants and families. An urgent study into 'average disposable incomes' in the NPA would be a great tool for Council to have available to it when considering social impacts of policy decisions.

CEO commented that he had seen a media statement made by the Mayor for TSIRC quoting that they would not consider a 'user pays' system enforcing increases in service charges to the members of the community until the 'dust had settled on the proposed Housing tenancy changes.

CEO advised that services charges are in place for the hospital, education, and contractors and the like, and once council has developed a "General Service Charges Policy" based on the Communities ability to pay, it will be rolled out across the NPA



Cr Bond - asked if Council is charging the enterprises / private businesses in the NPA.

CEO advised that they were billed for service charges and fees where also collected from the hire of mini skip bins and the like. The Post Office made a slight profit this year.

Cr. Lui mentioned that one of the issues raised at the recent meeting in Cairns was the re-negotiation of the Certified Agreement and this was depressing given that council will lay off CDEP employees in a couple of months (March 2011) and then reward existing employees with a pay rise.

CEO - advised council that one of the strategies to improve council financial position is two freeze this years re-negotiation of the employee Certified Agreement. the re-negotiation of the NPA Certified Agreement has been deferred and council will write to the AWU to seek there support.

CEO requests an endorsement that Council

1. Council take the high 'moral ground' and that we refuse any *Spill and Fill* process
2. Council submit a *Recovery Plan* for the future and encourage the State and Commonwealth to support the approach that the NPARC is taking and assist to fund it.

Council agreed with option 2 as per CEO Report and as above.

### **Remuneration Tribunal**

CEO requested direction from Council on whether or not they should make a submission to the Remuneration Tribunal before 29<sup>th</sup> October.

It was agreed the CEO to forward a submission.

### **Housing**

CEO requested that Council form a Housing sub-committee to help Council make informed decisions.

Cr Elu informed council regarding the allocation and construction of new houses by the department, and that Council weren't receiving any new houses this financial year but will be renovating 48 houses.

Cr Elu advised that Hopevale Council gave up the management of housing tenancy to the department of communities. The department is now in total control, but the Hopevale Councillors; as elected members will still need to answer to their community.

CEO advised Council that the Community would need to clearly understand that all tenancy management issues have been taken out of its hand by the Department of Communities and that all future rental policy issues affecting Community are the result of Departmental decisions – not Council Decisions.

10.00 am Cr Aniba excused himself from the meeting.

### **Recommendation:**

That Council note and accept the report given by the Chief Executive Officer for the Council Meeting of Monday 6<sup>th</sup> September 2010.

Moved: Cr Lui

Seconded: Cr Aniba

Carried: 6/0

Dated: 06/09/10

**Morning Tea 10:00am – 10:30am**

**Agenda Item 3 – 10:30am to 11:00pm – ICC – Cairns**

Ms Sarah Jane Selwyn made a Presentation about the Western Cape Residential College to Council.

Ms Selwyn stated that the Residential Campus will accommodate up to 120 students from Year 7 -12 and will include separate accommodation facilities for girls and boys. There is will also be 12 x 2 bedroom staff units on site as well as a managers residence.

The Indigenous Land Corporation (ILC) which is a commonwealth statutory authority established to assist Aboriginal and Torres Strait Islanders is currently in process of designing and documenting the Western Cape Residential Campus, and that the ILC will be engaging a principal contractor in an open process. The ILC will also be collating a list of locally based subcontractors to provide to the principal contractor, to maximise local participation in the construction works.

Ms Selwyn stated that an expression of interest will be put out to manage the process and it will also be a tender process. When it comes to the operator the residential campus will be run like any other boarding school as in Cairns or Townsville.

The project involves building the students accommodation, the administration building and staff accommodation, a new car park and extensive landscaping works.

Cr Lui asked about the total cost of this project?

Ms Selwyn mentioned that the Western Cape Residential Campus is part of the Australian Government's Indigenous Boarding Hostels Partnership program, a \$37.48 million commitment to assist in 'Closing the Gap' on Indigenous education. Of this approx \$30 million will go towards this project.

CEO asked what the community were feeling about the project.

Ms Selwyn mentioned that there are only small issues brought up by the NPA communities these included making sure boys and girls were very separate at the facility. The Weipa community has many concerns which is why FaHCSIA are looking at best practise when doing the Selection Criteria for the Operator to help address these concerns. She also mentioned that the Education Queensland school staffs have begun a campaign to run the Residential Campus themselves instead of going out to tender.

Cr Bond raises that the Weipa Community has expressed concern about the social problems that may arise, and that students may run away.

Ms Selwyn highlighted the importance for experienced operators to run the college and one that knows how to handle students.

Recommendation:

That Council note and accept the presentation given by the ICC for the Council Meeting of Monday 6<sup>th</sup> September 2010.

Moved: Cr Williams

Seconded: Cr Bond

Carried: 5/0

Date. 06/09/2010

**Agenda Item 4 – 11:00pm to 11:15pm – Director of Engineering Report**

Cr Elu informed council of a Council Auction which will be held on the 2<sup>nd</sup> October 2010.

Cr Williams asked the CEO why council plant that was selected for the auction still was being used. He believed that would affect the price.

Cr Elu mentioned that the price will stay the same, and the true price will be at the day of auction.

CEO mentioned that he was not aware of “auction listed plant and equipment being used”.

Cr Williams highlighted the some of the issues with the new houses built on Poi Poi Street, near Mosby Creek. Currently there are no grease traps for drainage water running into the creek. Cr Williams mentioned that this was an issue with EPA.

Cr Bond stated that the tall palms that were seen along the Mosby creek have died off. He thought this could have happened because of the run off directly from the workshops.

CEO there is no drainage / catchment to prevent surface water from large rain events entering into Mosby Creek.

CEO mentioned that the current total Management Planning project by council will indentify and proposed solutions for these issues.

**Agenda Item 5 – 11:15pm to 12:00pm – Senior Finance Manager Report**

CEO advised that there was not much to report as the Director of Finance and the Director of Corporate Services were fully engaged with the end of year audit process. The Director of Finance will fly out with the CEO to meet the QAO auditors in Cairns from the 14<sup>th</sup> September to the 31<sup>st</sup> September. CEO thanked the Finance team for a great effort..

CEO informed council that the Finance Manager and the Corporate Services manager will provide a full financial report and a sustainability report for council at the November meeting.

Cr Lui commended the Finance team on their efforts and requested that the finance team map out a plan for council to bring in additional revenue to council.

CEO informed Council that the Auditors will commence here on 20<sup>th</sup> September 2010.

CEO highlighted that council has lost \$80,000 through the liquidation of Regional Pacific Airlines. He was disappointed that it appeared that the airline deliberately took fuel knowing it did have the ability to pay for the fuel.

Recommendation: It is resolved that the Senior Finance Managers Report for the Council Meeting of Monday 6<sup>th</sup> September 2010 be accepted.

Moved: Cr Lui

Seconded: Cr Williams

Carried: 5/0

Dated: 06/09/10

**Lunch 12:00pm – 1:00pm**

**Agenda Item 6 – 1:00pm to 1:15pm - –Director of Enterprise Report**

Cr Bond asked if Mr Wong did resign from NPARC.

CEO confirmed the resignation of Mr. Arthur Wong and that Mr Peter Craven has been given the opportunity to advance his career and to accept a promotion from the manager of the Umagico Store to the Manager of NPARC Enterprises.

CEO noted that there are staffing issues with some of the enterprises and confirmed that Council will need to provide additional assistance to the Jardine Ferry manager.

Cr Williams highlighted the need for coxswains training for additional employees to operate the Jardine Ferry if required.

DCEO mentioned that the Director of Enterprise's in his previous report requested another coxswain training course.

CEO mentioned the situation with the housing at the Jardine River and the need to separate the service station & campground function from the ferry operation.

Cr Lui questioned how far away is the construction of the Jardine River Bridge?

Cr Elu stated that the government is currently broke

CEO mentioned that Main Roads has the funds to design the bridge, but not to build it.

**Agenda Item 7– 1:15pm to 1:30pm - Economic Employment Development Unit Report**

CEO informed council about the impact on the community due to the expected lay off of workers in March 2011, and the current issues relative to Job Service Australia contractors (ITEC and Job Find), a meeting will be arranged between these service providers to improve all service outcomes for school leavers / job seekers.

Cr Lui said they need to provide support, particularly with training and screening people for full time employment opportunities.

**Resolution:**

It was resolved that the Economic Employment Development Unit Report for the Council Meeting of Monday 6<sup>th</sup> September 2010 be accepted.

Moved: Cr Lui

Seconded: Cr Bond

Carried: 5/0

Dated: 06/09/10

**Agenda Item 8 – 1:30pm to 1:45pm – Director of Community Services Report**

CEO informed council of a meeting which took place between himself, Cr Lui and the Coordinator of PCYC.

Cr Lui highlighted that the NPA is currently one of only two places left which use the services of PCYC. All the other PCYC service delivery projects in the other communities have 'collapsed'.

CEO – commented that it remains my view that the sport and recreation funding should have remained with council and I continue to be underwhelmed by the level of benefit that providing the service through PCYC delivers for the community.

CEO - Congratulated Russell Symons, the Council Events team led by Estelle Gebadi and their volunteers for their outstanding contribution to the success of the NPA Show.

CEO stated that the Dan Ropeyarn football carnival is planned to be held on 4-5th November. Council has a standing resolution to contribute \$15,000 towards the event.

Cr Lui asked if there is a fee to hire the Umagico community hall.

CEO mentioned that Director of Community services will work out the rates

Cr Bond highlighted the cost that local basketball teams had to pay to start up a basketball competition.

Cr Williams asked whether the PCYC were still taking children out for the Davis Cup Tennis Program in Cairns.

Cr Lui mentioned that they are going without PCYC's support, however the trip is funded by Tennis Australia, and the attendees have asked Council to donate caps. *Council agreed to provide the Council caps.*

**Agenda Item 9 – 1:45pm – 2:00pm – Mail Register**

**Recommendation:**

It is resolved that council note the inwards and outwards mail register.

Moved: Cr Bond

Seconded: Cr Williams

Carried: 5/0

Dated: 06/09/10

**Agenda Item 10– 2:00pm – 3:00pm -**

A letter was received from Nandy Mabo requesting a lease for the snack bar located within the Injinoo Council compound.

*Council support the application from Nandy Mabo for an initial period of 12 months.*

<b>Afternoon Tea 3.00pm – 3.30pm</b>
--------------------------------------

**Agenda Item 11 – 3:30 pm – 3:45pm**

1. Kerry Young – Cape York Traders Commercial Tenancy Agreement

Cr Elu advised that the lease agreement was negotiated by former Bamaga Island Council with the lease term of 3 years x 3 years x 3 years x 1 year and suggested that the letter is forwarded to the Bamaga Community Forum for their decision.

Cr Williams advised that the agreement with Fabien Blanco had ‘fallen through’ and agreed that the commercial lease with Cape York Traders is appropriate.

CEO requests that council move a motion.

<p>Resolution:</p>
--------------------

<p>Council resolved to note and accept the letter of Kerry Young of Cape York Traders, to approve the remaining Cape York Traders Lease Term agreement until 24<sup>th</sup> January 2018.</p>
--

<p>Moved: Cr Williams</p>
---------------------------

<p>Seconded: Cr Lui</p>
-------------------------

<p>Carried: 6/0</p>
---------------------

<p>Date: 06/09/2010</p>
-------------------------

2. NPARC Newsletter Issue 17

<p>Resolution:</p>
--------------------

<p>That Council note and approve the NPARC News Letter for the Council Meeting on the 6<sup>th</sup> September 2010.</p>
--

<p>Moved: Cr Williams</p>
---------------------------

<p>Seconded: Cr Aniba</p>
---------------------------

<p>Carried: 6/0</p>
---------------------

<p>Date. 06/09/2010</p>
-------------------------

**General Business:**

**New Mapoon – Cr Bond**

Cr Bond asked if the Pending list and table of requests for action can be included into the meeting papers.

Cr Bond mentioned that New Mapoon forum members were not happy with the request by the EEUD manager to relocate the grand stand at their sporting oval to another community. Cr Bond highlighted that these community assets should remain in the community.

CEO advised that any decision made regarding the sporting ovals should go through the Community Services director

Cr Bond requested that the rubbish at campsites along Galloway's beach towards Patterson point be removed.

### **Umagico – Cr Lui**

#### **Urgent demolition work.**

- Cr Lui asked for urgent demolition of the old council buildings. The old Umagico Day care centre was noted to have asbestos but is also infested with rats causing health issues for the neighbouring houses.
- The old Umagico community store building is currently unsafe and kids are playing in that building.
- The old donga accommodation at Kulla Kulla St and next to the Umagico workshop needs demolition.

#### **Old BRACS Building.**

- Cr Lui requested that council relocate the old BRACS office into the Umagico RTC and that council lease out that office space
- Cr Lui advised that the application to Local Government Sports & Rec Qld for funding for lights at the Umagico sports oval closes at 31<sup>st</sup> December.
- CEO will get the information to the Director of Community Services to follow up this funding opportunity.

### **Bamaga – Cr Williams**

#### **Snack Bar lease by Bamaga Enterprises Limited**

BEL is seeking permission from council to change the leasing agreement to allow Bamaga Dreamtime to temporarily occupy the premises for 6 -9 months

CEO will need to look at the head lease

CEO advised Council that the changes made by the former Bamaga Island Council in respect to the Bamaga Enterprises lease agreements has created a major problem for Council as the enterprises were never fully divested and the NPARC continues to financially support these arrangements. I have spoken with Neil Michel of Enmark Business Advisors with regards to progressing an Options Report for Council.

Cr Lui asked if all council's revenue is going into the a single account, and if that money is also used to make up the losses caused by BEL

CEO – All funding shortfalls are addressed by the use of Council Own Funds or Untied Funds.

#### Housing Blocks

CR Williams spoke about Kelvin Lui's vacant housing block. BEL wanted to lease the block to build office building along the main street and then lease it out to agencies.

Cr Elu – advised that the previous Bamaga Island Council passed two resolutions over the same vacant lot. The Bamaga Island Council first passed a resolution for Kelvin Lui to occupy that residential Lot and then later made another resolution for BEL to utilise same Lot.

Cr Elu told Council that the Lot cannot be awarded to BEL because the decision to give that residential lot to Kelvin Lui still stands.

Council will need to rescind its second (incorrect) decision.

Q Build – small maintenance jobs are taking them too long to fix, minor repairs need to be attended to immediately to avoid further damage and a bigger cost?

CEO- suggested that council bring Q Build to the next meeting.

It is noted that Council actually contract to Q-build for much of the work which is done on the houses.

#### Bamaga Basketball courts

Cr Williams reminded council that the Bamaga outdoor basketball courts had been resurfaced in 2009 and were almost completed with only the backboards to be replaced. Cr Williams queried how long it will take for council to finish the job by fitting the basketball hoops.

CEO - I will ensure that the Director of Engineering Services follows the matter up as a top priority.

#### Carpentry Apprentices.

Cr Williams asked why council is not taking in carpentry apprentices given that some school leavers would be interested in that trade?

Cr Lui mentioned that currently all our qualified trade persons are focusing on 'full time' repairs and maintenance activities. At present it would be very difficult to apply a "host trade" approach to mentor these apprentices making it very difficult to complete their second and third year modules.

Cr Lui asked whether council will be engaging local council workers to construct some of the new houses which are to be built in the NPA.

CEO – yes

Cr Elu mentioned that there are also a lot of regulations and changes within the industry and we must remain compliant.

CEO stated that Mr Alan Cunneen from the Program Office will be here on Friday 10<sup>th</sup>, to inspect the 7 vacant sites for immediate housing construction; and to investigate options to make the remaining 25 sites available for housing construction through a bundled ILUA process.



### **Seisia Cr Aniba**

#### **Community Forum**

Cr Aniba asked about the current situation with the new Seisia forum members.

DCEO replied that a letter was sent to the minister with the councillors' recommendation from the appointment of new members.

Cr Aniba informed Council of the Training Plans currently being developed for the NPA Campus.

Cr Elu advised that the LIPA Agreement included a regional skills audit

Cr Bond mentioned that there was a strategic plan previously done by Cr Lui, Robert Bagie and Alex Barker.

Cr Aniba informed council that the Education Council will make a presentation to Council at the next Council ordinary meeting on 5<sup>th</sup> October 2010.

<b>Meeting Close 3.00pm</b>
-----------------------------

**Next Meeting – Tuesday 5<sup>th</sup> October 2010**

<b>Matters Raised by</b>	<b>Date Raised</b>	<b>Matters Raised</b>	<b>Responsibility of</b>	<b>Current Status</b>	<b>Estimated Completion Date</b>
Cr. Nona	16.09.08	The sewage pump station at Injinoo has no holding capacity and will over flow within 4 hours of a power outage	Engineering Services	This requires a major upgrade to the pump station and inlet works. Engineering Service will investigate and provide report	Submitted to the Major Infrastructure Program for investigation (2010)
Cr. Nona	16.09.08	Injinoo lookout where the Army set-up its camp – can we get funds to convert the area into a historic site	Economic Development	Engineering Service to consult with the community & investigate and provide a Budget report	Ongoing
Cr. Nona	19.08.08	Injinoo Parks are need of irrigation systems.	Parks and Gardens / SunWater to assess and report		Ongoing (meeting arranged with the State and Commonwealth as of the 23.11.09)
Cr. Nona	19.08.08	With the high costs of Funerals, can the council consider producing locally made coffins to reduce costs and provide skilled employment	Engineering Service / CEO	Director of engineering to discuss with the NPARC Joinery staff	December 2008, reviewed and ongoing as-of December 2009
Cr. Bond	10.06.08	Can we investigate the housing previously built by the ACAP program (Army) and develop a report on the tasks and resource required to complete the dwellings	Director of Engineering	Engineering staff have investigated and provided the ICC with quote	Ongoing (Quote submitted to the Commonwealth – no funding available at present (23.11.09)
Cr. Lui	10.06.08	Can we provide house “green waste” bulk bags	CEO / Director of Engineering Services	Options Report	Ongoing – User pays for the service

Cr. Williams	07.11.08	Main Roads – Meet with Main Roads to review what is required to become a principle contractor before next wet-season	CEO / Engineering Services	Arrange meeting with Main Roads	Ongoing as of October 2009
Cr. Aniba	07.11.08	Taps at the Seisia Gazebo's, we need to replace the existing taps with tamper proof taps	EHW / Engineering Services		December 2008
Cr. Aniba	07.11.08	Lights at Seisia Wharf are not working and dangerous	Engineering Services	Write to the Department of Transport	December 2008 – waiting on a report to Council from QT due for the December meeting.
Cr. Aniba	07.11.08	Toilets at the Seisia wharf need repairing and maintaining - Seisia Supermarket and IBIS Bamaga need to be monitored as well	EHW / Engineering Services		Ongoing
Cr Williams	April 2009	Toilets at Cemeteries, draft a design to build new toilets			
Cr. Bond	April 2009	Toilet at the Seisia Car park (cleaning and maintenance)	Community Services		
Cr. Lui	September 2009	Central Park Umagico – Basketball court surface needs urgent attention	Engineering Service		
Cr Bond	September 2009	Policy for Cemetery e.g. distance between grave plots (to include marking and register	Engineering Services		
Cr. Aniba	September 2009	Taps on Gazebo's – can the taps at public assets be replaced with tamper proof fittings	Engineering Services		
Cr Aniba	September 2009	Public Toilets – Safety issue (good signage)	Engineering Services		
Cr Aniba	September 2009	Sign at Seisia (burnt one to be removed)	Engineering Services		

Cr Nona	September 2009	Bus Stop – pick-up at the top of the new subdivision (kids are currently walking down the hill)	Engineering / Community Services	<i>New sub-division due in 2010</i>	
---------	----------------	---	----------------------------------	-------------------------------------	--