



Northern Peninsula Area Regional Council

MINUTES OF NPARC ORDINARY MEETING

Notification Date: Tuesday 10th October 2011
Meeting Date: Monday 1st November 2011
Meeting Location: Bamaga Office
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
Director of Corporate Services	Michael Freeman
Secretary	Esme Newman

Welcome and Declare Meeting Open – Mayor

- Apologies
Cr Lui
- Declaration of Conflicts of Interest

Nil

- Declaration of Material Interests

Nil

Cr Elu informed Council that he is no longer a member of the CY Sustainable Future Board and requested that his name be removed from the Member of other Organisation list.

AGENDA

Agenda Item (1) - 9:00am to 9:15am

Minutes of previous Council Meeting 10th October 2011

Matters Arising.

Cr Elu queried the proposed Local Laws presented to the community and to have public 'face to face' meeting with the outcome of that proposal tabled at the January 2012 meeting.

Director of Corporate Services advised that the special meeting on 15th November is to collect information. It is intended that the proposed Local Laws would be presented at the December 2011 or January 2012 Meeting.

Director of Corporate Services highlighted the need for Council to adopt the Annual Financial Report in November 2011. Director advised that Council is currently waiting on the Audit Office to finalise the account.

Resolution:

THAT: Council accept the minutes of the previous Council Meeting 10th October 2011.

Moved: Cr Bond

Seconded: Cr Williams

Vote: 5/0

Date. 01/ 11/ 2011.

Resolution number:

Agenda Item (2) - 9:15am to 9:30am

Chief Executive Officer's Report

CEO presented his report to Council.

1. Community Plan –
2. Evans Bay & Pajinka Leases –

THAT Council, pursuant to the Local Government Act 2009 and the supporting legislation of the Local Government (Finance, Plans and Reporting) Regulation 2010, Local Government (Operations) Regulation 2010, Local Government (Beneficial Enterprises and Business Activities) Regulation 2010 and the Local Government Finance Standard 2005 resolve:

- a) To adopt a Community Plan.

Moved: Cr Aniba

Seconded: Cr Nona

Vote: 5/0

Date. 01/ 11/ 2011.

Resolution Number:

Resolution:

THAT: Council receives the report from the Chief Executive Officer Report.

Moved: Cr Aniba

Seconded: Cr Bond

Vote: 5 /0

Date. 01/ 11/ 2011.

Resolution:

Agenda Item (3) - 9:30am to 9:45am

Director of Corporate Services Report

The Director of Corporate Services presented his report to Council.

1. Job Vacancies/ Filled.

Resolution:

THAT: Council receives and accept the report from the Director Corporate Services.

Moved: Cr Bond

Seconded: Cr Nona

Vote: 5/0

Date. 01/ 11/ 2011

Resolution number:

2. BEL Divestment.

3. Land Matters – Lot 155 & Lot 223

Resolution

THAT Council confirms the following divestment proposal to Bamaga Enterprises Limited:

Commercial Assets Currently Under Operation by BEL

Assets included are Tavern, Resort, Service Station, Bakery, Snack Bar (now known as Dreamtime Centre), Dongaville;

BEL to accept new leases over the above sites. The lease term is for 30 years commencing on signing of necessary documents and the rental is to be based on \$1 per annum. Where leases cannot be entered into due to native title or other issues then an interim licence to occupy will be put in place. Where there are existing leases BEL is required to change to a new lease, this will have the benefit of reducing leasing costs and recommencing the 30 year lease period.

Assets situated on the above sites will have their written down value, as contained in the asset register of NPARC, amortised over 30 years by monthly payments to NPARC. These payments are not subject to interest nor inflation adjustments and will remain the same amount for the whole period.

Payments commence at the commencement of the lease or interim license to occupy, whichever is the earlier.

In regards to Dongaville, BEL to arrange for survey of separate lot to allow for excise of land from Council's Workshop site, this to be at BEL's cost.

In regards to Dongaville, BEL to arrange for the necessary works to allow for the separate metering and billing of electricity for its usage by the Dongaville tenants. This to be at BEL's cost.

All assets and land included in this divestment is on the basis of their current condition and NPARC will not be liable for any future costs.

Any stamp duties or GST or other taxes and levies payable on the transfer of assets will be at the expense of BEL.

Any compensation payments to satisfy native title arrangements will be payable by BEL.

BEL is responsible for obtaining and paying for its own professional advice in regard to these arrangements.

These arrangements are subject to Council receiving the necessary regulatory approvals from the Queensland State Government.

That the divestment will be on the basis of Council's standard divestment documents, which will be substantially the same as the drafts previously provided to BEL.

Moved: Cr Bond

Seconded: Cr Williams

Vote: 5/0

Date. 01/ 11/ 2011

Resolution No:

Resolution – NOT VOTED UPON

THAT Council agrees to recommend to the NPARC Trustees that Lots 155 and 223 be leased to BEL for a 30 year period for the purpose of residential accommodation for BEL employees, provided that a residence is constructed upon the premises within 12 months from the commencement of the lease agreement.

Moved: Cr

Seconded: Cr

Vote:

Date.01/ 11/ 2011

Resolution No:

Agenda Item (4) - 9:45am to 10:00am

Director of Engineering Report

CEO advised that a standard Director of Engineering report is tabled.

1. Auction.

2. CBRC Houses

Resolution:

THAT: Council subject to a close inspection & test of the machine, the DoES recommend the offer from EDI Pty Ltd on the Komatsu WA-100 for \$115,000 +GST as it is a later year model with low hours.

Moved: Cr Nona

Seconded: Cr Aniba

Vote: 5/0

Date. 01/ 11/ 2011

Resolution number

Resolution:

THAT : Council agrees no new Toyota Tarago are expected in Australia until March 2012 and the information supplied by other dealers, the offer from Mareeba Toyota is seen as good value for money and the DoES recommends the purchase of said vehicle.

Moved: Cr Williams

Seconded: Cr Bond
Vote: 5/0
Resolution number

Date. 01/ 11/ 2011

Resolution:

THAT: Council receives the report from the Director of Engineering.

Moved: Cr

Seconded: Cr

Vote: 5/0

Date. 01/ 11/ 2011

Resolution number

Agenda Item (5) – 10:30am to 10:45am

Director of Finance Report

CEO advised that the Director of Finance Report is tabled for Council to note.

Resolution:

THAT: Council receives the report from the Director Finance

Moved: Cr Aniba

Seconded: Cr Williams

Vote 5/0

Date. 01/ 11/ 2011

Resolution number

Agenda Item (6) – 10:45am to 11:00am

Director of Economic Employment Development Unit Report

CEO advised that the Director of Economic Employment Development Unit is tabled for Council to note.

Resolution:

THAT: Council receives the report from the Director of Economic Employment Development.

Moved: Cr Nona

Seconded: Cr Aniba

Vote: 5/0

Date. 01/ 11/ 2011

Resolution number:

Agenda Item (7) – 11:00am to 11.15am

Director of Community Services Report

Resolution:

THAT: Council receives the report from the Director of Community Services Report

Moved: Cr Aniba

Seconded: Cr Bond

Vote: 5/0

Date. 01/ 11/ 2011

Resolution number:

Agenda Item (8) – 11:15am to 11: 30pm

Mail Register

Resolution:

THAT: Council receives the report from the Mail Register.

Moved: Cr Nona

Seconded: Cr Aniba

Vote: 5/0

Date. 01/ 11/ 2011

Resolution number:

Agenda Item (9) – 11:30am to 12:00pm

Other Business

1. Other Business/Matters Outstanding
2. NPARC Newsletter 31

CEO informed Council that Heinz Ross has submitted his resignation from the 21st December 2011 and his position will be advertised.

CEO requested that Council provide an afternoon tea for Mr Ross,

Next Meeting. Cairns - 9th December 2011