



## **MISSION AND VALUES OF COUNCIL**

*"A Sustainable Community that is inclusive, attractive, healthy and pleasant to live in, that uses our land so as to preserve our history and environment, respects the rights and equality of our citizens and manages our future growth wisely."*

# **UNCONFIRMED MINUTES**

**OF THE**

**SPECIAL MEETING OF COUNCIL**

**13 SEPTEMBER 2018**

## **OUR VISION**

***"A thriving and friendly community that recognises our history and embraces cultural diversity and economic opportunity, whilst nurturing our unique natural and built environment."***

## **OUR MISSION**

***"To deliver affordable and quality Local Government services."***

## **CORE VALUES OF THE SHIRE**

***The core values that underpin the achievement of the mission will be based on a strong customer service focus and a positive attitude:***

**Communication**

**Integrity**

**Respect**

**Innovation**

**Transparency**

**Courtesy**

### **DISCLAIMER**

The purpose of Council Meetings is to discuss, and where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting.

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**SHIRE OF BROOME**  
**SPECIAL MEETING OF COUNCIL**  
**THURSDAY 13 SEPTEMBER 2018**  
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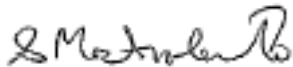
## NOTICE OF MEETING

Dear Council Member,

The next Special Meeting of the Shire of Broome will be held on Thursday, 13 September 2018 in the Council Chambers, Corner Weld and Haas Streets, Broome, commencing at 5:30pm for the purpose of considering:

- SELF-SUPPORTING LOAN APPLICATION: BROOME GOLF CLUB

Regards



S MASTROLEMBO  
**Chief Executive Officer**

13/09/2018

**MINUTES OF THE SPECIAL MEETING OF COUNCIL OF THE SHIRE OF BROOME,  
HELD IN THE COUNCIL CHAMBERS, CORNER WELD AND HAAS STREETS, BROOME,  
ON THURSDAY 13 SEPTEMBER 2018, COMMENCING AT 5:30PM.**

**1. OFFICIAL OPENING**

The Chairman welcomed Councillors, Officers and members of the public and declared the meeting open at 5.32pm.

**2. ATTENDANCE AND APOLOGIES**

Attendance: Cr H Tracey Shire President  
Cr D Male Deputy Shire President  
Cr M Fairborn  
Cr C Marriott  
Cr C Mitchell  
Cr B Rudeforth

Leave of Absence: Cr E Foy (as granted at OMC 30 August 2018)

Apologies: Cr W Fryer

Officers: Mr S Mastrolembo Chief Executive Officer  
Mr J Watt Director Corporate Services  
Ms A Nugent Director Development and Community  
Mr A Graffen Director Infrastructure  
Ms R Piggin Manager Governance  
Ms E Harding Senior Administration & Governance Officer

Public Gallery: Carol Howe Broome Golf Club  
Michael Groenenberg Broome Golf Club  
Billy Minns Broome Golf Club  
Alvin Santiago Shire of Broome

**3. DECLARATIONS OF FINANCIAL INTEREST / IMPARTIALITY**

FINANCIAL INTEREST			
Councillor	Item No	Item	Nature of Interest
Nil			

IMPARTIALITY			
Councillor	Item No	Item	Nature of Interest
Cr C Mitchell	6.3.1	Self Supporting Loan Application: Broome Golf Club	Impartiality – I am a member of the Golf Club

**4. PUBLIC QUESTION TIME**

Nil

Chairperson.....Date.....

**5. MATTERS FOR WHICH THE MEETING MAY BE CLOSED**

The Chief Executive Officer advises that there are matters for discussion on the agenda for which the meeting may be closed, in accordance with section 5.23(2) of the *Local Government Act 1995*.

**COUNCIL RESOLUTION:****Moved: Cr M Fairborn****Seconded: Cr C Marriott**

***That the following Agenda items be considered under 8. Matters Behind Closed Doors, in accordance with section 5.23(2) of the Local Government Act 1995, as specified:***

**6.3.1 SELF-SUPPORTING LOAN APPLICATION: BROOME GOLF CLUB**

***Item 6.3.1 and any attachments are confidential in accordance with Section 5.23(2) of the Local Government Act 1995 section 5.23(2)((e)(ii)) as it contains “a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government”.***

**CARRIED UNANIMOUSLY 6/0**

**6.**

**REPORTS  
OF  
OFFICERS**

# 6.1

## OUR PEOPLE



### ***PRIORITY STATEMENT***

Embracing our cultural diversity and the relationship between our unique heritage and people, we aim to work in partnership with the community to provide relevant, quality services and infrastructure that meet the needs and aspirations of our community and those visiting and doing business in our region.

Supporting and contributing to the well-being and safety of our community is paramount, as is our focus on community engagement and participation.

Council aims to build safe, strong and resilient communities with access to services, infrastructure and opportunities that will result in an increase in active civic participation, a reduction in anti-social behaviour and improved social cohesion.



There are no reports in this section.

# 6.2

## OUR PLACE



### ***PRIORITY STATEMENT***

The Shire of Broome has an abundance of unique natural features, coastal attractions, significant streetscapes, historic precincts and a mix of old and new urban developments.

Our aim is for all communities and settled areas, including the Broome Township, to be a place where the natural environment, on which life depends, is maintained, whilst at the same time the built environment contributes to the economy and a quality lifestyle for all.

Preserving the Shire's natural environment is a critical community outcome. Council will put into place strategies that nurture and improve the Shire's unique environment and biodiversity.

The Shire will work in partnership with the community and other agencies to ensure responsible and accountable management of both the natural and build environments is achieved in the short term and for future generations.

There are no reports in this section.

# 6.3

## OUR PROSPERITY



### ***PRIORITY STATEMENT***

Our region has grown significantly over the past years in terms of population, economy and industry – this will continue! Balancing ecological sustainability with economic growth and retaining the 'look and feel' of Broome and its environs are an ongoing challenge for the region. Encouraging appropriate investment and business development opportunities to ensure a strong, diverse economic base is essential for community prosperity and the success of our future generations.

Focusing on developing clear pathways linking education with employment for our youth and the community at large is essential as we aim to retain our local people and continue to build a skilled and highly motivated workforce.

Business and Industry partnerships must be fostered to ensure sustainable economic growth is achieved, along with the provision of affordable and equitable services and infrastructure. Ensuring development meets community needs and legislative requirements whilst creating close community relationships and enhancing our understanding of local heritage and cultural issues will continue to be a major focus. The built environment must contribute to the economy, long term viability of the region and provide a quality lifestyle for all.

This item is located in these Minutes under Section 8, Matters Behind Closed Doors.

## OUR ORGANISATION



### ***PRIORITY STATEMENT***

Council will strive to create an environment where local governance is delivered in an open and accountable manner; where we provide leadership to the region in such areas as planning and financial management; where the community has the opportunity to contribute to the Council's decision making thereby fostering ownership of strategies and initiatives.

In delivering open, accountable and inclusive governance, we will be ever mindful that we operate within a highly regulated environment that requires a high level of compliance.

Council will strive to be the conduit between the other spheres of government and the community, translating State and Federal law, policy and practice into customer focussed, on ground service delivery that support's Broome's unique lifestyle.

The Region is experiencing significant change with Council dedicated to sound governance, effective leadership and innovation, and high quality services. Building organisational capacity is a priority with a commitment to delivering services to the community in a sustainable, effective and accountable way.

There are no reports in this section.

**7.**

**REPORTS  
OF  
COMMITTEES**



There are no reports in this section.

**8. MATTERS BEHIND CLOSED DOORS****COUNCIL RESOLUTION:****Moved: Cr M Fairborn****Seconded: Cr C Marriott*****That the meeting be closed to the public at 5.34pm*****CARRIED UNANIMOUSLY 6/0****Members of the Public departed the Chambers at 5.34pm**

***This item and any attachments are confidential in accordance with Section 5.23(2) of the Local Government Act 1995 section 5.23(2)((e)(ii)) as it contains "a matter that if disclosed, would reveal information that has a commercial value to a person, where the information is held by, or is about, a person other than the local government".***

**6.3.1 SELF-SUPPORTING LOAN APPLICATION: BROOME GOLF CLUB**

<b>LOCATION/ADDRESS:</b>	Nil
<b>APPLICANT:</b>	Nil
<b>FILE:</b>	FIN003
<b>AUTHOR:</b>	Manager Financial Services
<b>CONTRIBUTOR/S:</b>	Nil
<b>RESPONSIBLE OFFICER:</b>	Director Corporate Services
<b>DISCLOSURE OF INTEREST:</b>	Nil
<b>DATE OF REPORT:</b>	8 August 2018

**SUMMARY:** The Broome Golf Club (BGC) recently received a \$5.1M Building Better Regions Fund (BBRF) grant to upgrade the facilities at the Broome golf course. The Shire of Broome have received a \$1.5M Self Supporting Loan (SSL) application from the BGC to help fund the estimated \$6.8M project.

This report summarises the results of the assessment made on the BGC's eligibility and ability to repay and secure the proposed loan as per the requirements of Council Policy 2.2.8 Self-Supporting Loans.

***Councillor D Male moved a motion with amendments to the officers recommendation.***

**COUNCIL RESOLUTION:****Moved: Cr D Male****Seconded: Cr H Tracey*****That Council:***

- 1. Congratulates the Broome Golf Club on securing a \$5.1M Building Better Regions Fund grant;***
- 2. Requests the Chief Executive Officer to work with the Broome Golf Club to review cashflow projections with a view to minimising the impact of loan servicing obligations on the club;***

3. **Requests the Chief Executive Officer to explore opportunities with the Broome Golf Club for the Shire to provide in-kind support to mitigate project risks and reduce project costs;**
4. **Requests the Broome Golf Club to continue to explore funding opportunities in an effort to further reduce loan obligations, and to provide details of any funding applications that are submitted;**
5. **Approves a contribution of \$250,000 towards the Broome Golf Club clubhouse redevelopment;**
6. **Authorises a budget amendment of \$250,000 from Account 100007900 Building Reserve Bank Mun to Account 101466990 Broome Golf Club Renewal Building Wks;**
7. **Approves the inclusion of a \$1,250,000 self-supporting loan to the Broome Golf Club in the 2019/20 budget.**
8. **In the 2019/20 financial year, authorises the Chief Executive Officer to:**
  - (a) **borrow up to a maximum of \$1,250,000 from Western Australian Treasury Corporation for a maximum period of 15 years; and**
  - (b) **negotiate and finalise a loan agreement with the Broome Golf Club at repayment terms that are the same as the loan obtained from Western Australian Treasury Corporation subject to inclusion of terms to:**
    - (i) **ensure a new lease is finalised by 23 December 2018;**
    - (ii) **link loan draw downs to Building Better Regions Fund grant milestones;**
    - (iii) **redirect any remaining grant funds to the Shire of Broome should the Broome Golf Club default or become insolvent; and**
9. **Requests the Broome Golf Club to provide a copy of the executed funding agreement relating to the \$5.1M Building Better Regions Fund Grant.**

**CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY 6/0**

**REASON: To expedite the finalisation of the golf club lease and provide certainty of tenure.**

#### **Attachments**

1. Analysis of Historical Results of Operations
2. Analysis of Historical Membership Information
3. Analysis of Historical Cash Flows and Financial Position
4. Review of Reasonableness of Business Case Financial Projections
5. Shire-Modified Financial Projections
6. WATC Indicative Interest Pricing
7. \$1.5M Loan Amortisation Schedule
8. BGC Loan Application
9. BGC Certificate of Incorporation
10. BGC Business Case Dec 2017
11. BGC Funding Strategy
12. Construction Cost Estimate

13. BGC Masterplan Images
14. BGC Accommodation Schedule
15. BGC Management Accounts - Period ended 30 June 2018
16. Draft BBRF Round 2 Funding Agreement

**COUNCIL RESOLUTION:****Moved: Cr C Mitchell****Seconded: Cr M Fairborn*****That the Meeting again be open to the public at 5.36pm..*****CARRIED UNANIMOUSLY 6/0**

***The Council Chambers were opened and members of the public gallery returned to the Chambers at 5.37pm. The Chairperson read aloud the resolution passed for the benefit of the members of the Public Gallery.***

**9. MEETING CLOSURE**

There being no further business the Chairman declared the meeting closed at 5.39pm.