

11.5 REQUEST FOR ROAD CLOSURE AND SALE - PART ALPINE WAY, KHANCOBAN - ATTACHMENT

3. 20240129 - Khancoban Caravan Park Resolutions from 26 Feb 2015 to 30 July 2015

Attachment 1 - 20240129 - Khancoban Caravan Park Resolutions from 26 Feb 2015 to 30 July

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2. That Council proceed to develop a concept plan for future development of the caravan park, including how the development may be staged, and that Council allocate up to \$10,000 for this purpose.

3. That Council consult with the current lessee on the proposed development plan, and hold some preliminary discussion about their view of a joint venture proposal with KPIs and clearly defined responsibilities and penalty clauses for both parties to be included in an agreement.

4. That detailed discussion with the current lessees not be held until Council has endorsed a development plan and the extent of its contribution.

Tony a'Beckett/Rodney Shaw

13.3 KHANCOBAN CARAVAN PARK**M35/15 RESOLVED:**

That Council receive a supplementary report in relation to this matter.

Rodney Shaw/Sue Fletcher

L.1 KHANCOBAN CARAVAN PARK**M36/15 RESOLVED:**

That Council further investigate the purchase of the Khancoban Caravan Park by:

1. Carrying out a site inspection of the Park
2. Requesting the following additional information from the Administrators:
 - a) A list of inclusions
 - b) Copy of all of the signed Occupation Agreements (leases) of all existing tenants
 - c) List of pre-completion bookings
 - d) Updated financials
3. Provide an estimate of the cost of works required to remove all unsightly/non-compliant fixtures and to bring the appearance of the property to a presentable standard.
4. Schedule an extraordinary meeting in mid March to determine the matter when the above additional information is obtained

Sue Fletcher/Julie Giddings

M37/15 RESOLVED:

Minutes of the Meeting of the Tumbarumba Shire Council held in the Tumbarumba Shire Council Chamber, Bridge Street, Tumbarumba on Thursday 26 February 2015

Mayor

2015

Rodney Shaw/Brent Livermore

At this stage, the time being 9.12am Council went into Committee of the Whole.

1.1 KHANCOBAN CARAVAN PARK

M41/15 RESOLVED:

1. That Council endorse the Mayor and General Manager to make an offer to purchase the Khancoban Caravan Park prior to and at auction if required.
2. That the March Council meeting commence at 10.00am on Thursday 26 March 2015.

Alan Becke/George Martin

M42/15 RESOLVED:

That at this stage, the time being 10.43am Council return to Open Council.

Tony a'Beckett/Brent Livermore

M43/15 RESOLVED:

That the report of the recommendations from the Committee of the Whole meeting be adopted.

Brent Livermore/Julie Giddings

There being no further business to discuss, the meeting closed at 10.44am.

Rodney Shaw/Alan Becke

At this stage, the time being 11.36am Council went into Committee of the Whole.

The meeting adjourned at this point, the time being 11.38am.

The meeting recommenced, the time being 12.06pm.

M63/15 RESOLVED:

That Council bid up to \$400,000 at the auction for the **Khancoban Caravan Park.**

Sue Fletcher/Julie Giddings

Cllr Rodney Shaw asked that his name be recorded against the motion

The meeting adjourned for lunch, the time being 12.19pm.

The meeting reconvened at 12.35pm.

13.1 BELL STREET TUMBARUMBA

M64/15 RESOLVED:

That Council advertise for Expressions of Interest to purchase all or part of Lot 31 DP1204532 (formerly Lot 3) Bell Street.

Alan Becke/Sue Fletcher

Cllr Tony a'Beckett and Cllr Julie Giddings declared a less than significant non pecuniary interest in Item 13.2 as Directors of the Tumbarumba branch of the Bendigo Bank, and stayed in the meeting.

13.2 LOAN FOR KHANCOBAN VISITOR INFORMATION CENTRE

M65/15 RESOLVED:

That Council enter into a loan agreement with the ANZ Bank to borrow an amount of between \$730,000 and \$750,000 depending on final construction costs for the Khancoban Visitor Information Centre, the term of the loan to be 20 years, with monthly repayments, with a fixed interest rate of approximately 4.39%.

That the Mayor and General Manager be authorised to sign and seal all documents necessary to give effect to this resolution.

13.1 TUMBARUMBA CARAVAN PARK WORKER ACCOMMODATION**M86/15 RESOLVED:**

That the Lessees of the Caravan Park be advised that Council has some concerns with the aesthetics of the proposed buildings and the cost of infrastructure establishment

That Council refer the matter to the Building Committee for further consideration in conjunction with the Caravan Park Development Plan and also in consultation with other users of the Showground area.

Rodney Shaw/Alan Becke

13.5 KHANCOBAN CARAVAN PARK**M87/15 RESOLVED:**

1. That the Mayor and General Manager be authorised to sign all necessary documents under Council seal to purchase Lots 1 & 2 DP 850930 for \$400,000 exclusive of GST
2. That the land be classified as operational land
3. That Council advertise for the submission of Expressions of Interest closing in 21 days for:
 - a. the purchase and development of the Khancoban Caravan Park;
 - b. the development of the Khancoban Caravan Park in a joint venture arrangement with Council;
 - c. the lease of the Khancoban Caravan Park;
 - d. a proposal for short term management and operation of the Khancoban Caravan Park.
4. That a further report be prepared for the May Council meeting following closure of the Expressions of Interest.

Alan Becke/Sue Fletcher

Councillor Julie Giddings left the meeting, the time being 5:02 PM.

13.7 CARCOOLA EXTENSION TENDER**M88/15 RESOLVED:**

That Council award the tender for the Carcoola Children Centre extension to Graham Burgun and Son at a contract value of \$134,976.54 inclusive or

13.1 HUME AND HOVELL WALKING TRACK CONTRACT**M21/15 RESOLVED:**

1. That Council endorse the contract with the NSW Department of Trade and Investment/Crown Lands to maintain the Hume and Hovell Walking Track and bring forward into 2014/15 budget, \$45,000 for the purchase of a new 4x4 vehicle to service the contract.
2. That the Director of Environmental Services be congratulated for his work in securing the contract.

Tony a'Beckett/Sue Fletcher

13.2 EXPRESSIONS OF INTEREST - LOT 31 DP1204532, BELL STREET TUMBARUMBA**M22/15 RESOLVED:**

That Council accept an offer for the purchase of Part A (approximately 7591m²) Lot 31 DP1204532 (part of former Lot 3 DP1148834, Bell Street Tumbarumba) for the purchase price of \$220,000 inclusive of GST, subject to:

1. A bank guarantee being supplied for the full purchase price plus anticipated cost of subdivision, prior to drawing up contracts
2. 10% cash deposit on exchange of contract
3. All subdivision costs to be borne by the purchaser

In the event that term 1 is not satisfied within 14 days from date of notification of acceptance of the offer, then Council advertise the property for sale, either by part or whole.

George Martin/Alan Becke

13.3 KHANCOBAN CARAVAN PARK**M23/15 RESOLVED:**

That Council receive the report and consider further information to be provided as described in this preliminary report.

Sue Fletcher/Tony a'Beckett

13.6 KHANCOBAN CARAVAN PARK- SUPPLEMENTARY REPORT**M24/15 RESOLVED:**

Minutes of the Meeting of the Tumbarumba Shire Council held in the Tumbarumba Shire Council Chamber, Bridge Street, Tumbarumba on Thursday 28 May 2015

Mayor

That submissions 4 & 5 be shortlisted for further consideration, and that additional information be sought in relation to:

1. each party's financial viability
2. referee reports

That both parties be given an opportunity to meet Council

That Council staff be authorised to negotiate interim arrangements.

That Council hold an extraordinary meeting on 11 June 2015.

Sue Fletcher/Tony a'Beckett

Councillor Julie Giddings left the meeting, the time being 5:00 PM, having previously declared a pecuniary interest as the owner of the Real Estate Agency that looks after the property.

13.5 112 ALBURY STREET WATER ACCOUNT

M25/15 RESOLVED:

That Council not accede to the request to abandon part of the water account for 112 Albury Street, Tumbarumba.

Rodney Shaw/Brent Livermore

Councillor Julie Giddings returned to the meeting, at 5:05pm.

13.4 TUMBARUMBA CARAVAN PARK - WORKERS ACCOMMODATION

M26/15 RESOLVED:

That Council receive the report and consider further information to be provided as described in this preliminary report.

Sue Fletcher/Alan Becke

13.7 TUMBARUMBA CARAVAN PARK - SUPPLEMENTARY REPORT

M27/15 RESOLVED:

That Council:

1. Advise Costa Farms that it will further consider the workers accommodation proposal subject to:
 - a) a visual inspection of the buildings on site at St George, Queensland,

Minutes of the Meeting of the Tumbarumba Shire Council held in the Tumbarumba Shire Council Chamber, Bridge Street, Tumbarumba on Thursday 28 May 2015

Mayor

5.2 WORKER ACCOMMODATION - TUMBARUMBA CREEK CARAVAN PARK

Item 5.2 is confidential under the Local Government Act 1993 Section 10A 2 (c) as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

5.3 LOT 31 DP1204532, BELL STREET TUMBARUMBA

Item 5.3 is confidential under the Local Government Act 1993 Section 10A 2 (c) as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and Council considers that discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

Julie Giddings/George Martin

At this stage, the time being 2.10pm Council went into Committee of the Whole.

5.1 **KHANCOBAN CARAVAN PARK**

M3/15 RESOLVED:

That Council sell the Khancoban Caravan Park to the Mammone family subject to the following:

1. That the agreed sale price be \$451,000 inclusive of GST
2. That Council to undertake a cleanup of the property after discussion with the Mammone family, and that Council bear half the cost of the cleanup to a maximum of \$15,000, inclusive of GST, charged at Council's internal rate, with the remainder to be billed and payable by the purchaser on transfer.
3. That the contract of sale be substantially the same as the contract Council signed to purchase the property with transfer timeframe to be agreed but within 60 days from contract
4. That the sale be subject to a development agreement containing the following:
 - a. A three year term
 - b. secured by bank guarantee of \$200,000
 - c. requiring substantial completion of the development plan (barring unforeseen circumstances)
 - d. an agreed star rating be achieved before the end of the agreement period
 - e. and that the property not be on-sold before the end of the agreement period without Council agreement, such approval to not be unreasonably withheld.
5. That the Mayor and General Manager be authorised to sign all necessary documents.

Minutes of the Meeting of the Tumbarumba Shire Extraordinary Council held in the Tumbarumba Shire Council Chamber, Bridge Street, Tumbarumba on **Friday 12 June 2015**

Mayor

Council return to Open Council, the time being 4.28pm.

Rodney Shaw/Brent Livermore

M173/15 RESOLVED:

That the report of the recommendations from the Committee of the Whole meeting be adopted.

Alan Becke/Brent Livermore

13.1 WATER ACCOUNT - METER NO. 96B011415

M174/15 RESOLVED:

1. That Council reduce the water account for Meter No. 96B011415 for 2014/2015 period from \$9,492.65 to \$8,492.65 equating to a reduction of \$1,000.00.
2. That Council authorise the Director of Corporate & Community Services to negotiate a suitable agreement for repayment of the amount outstanding.

Rodney Shaw/Julie Giddings

13.2 THE PARADE & BICENTENNIAL PARK GARDENING CONTRACT REVIEW

M175/15 RESOLVED:

1. That Council renew the contract for The Parade & Bicentennial Park gardening for an additional 30 months at the quoted price.
2. That the contract include the garden bed outside the Visitor Information Centre and also the proposed garden bed outside of Hammonds Hardware.

George Martin/Rodney Shaw



13.3 KHANCOBAN CARAVAN PARK

A verbal report was given by the Director of Environmental Services.

13.4 WORKER ACCOMMODATION

M176/15 RESOLVED:

That Council authorise expenditure of up to \$27,000 on preliminary investigations and approvals; and that