



Minutes
of the
Special Meeting of Council
held
Thursday 2 June
2016 at 3.30pm

In
Council Chambers
Honour Avenue, Wyalkatchem

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Agenda of the Special meeting of Council to be held in council chambers, Cnr Honour Avenue and Flint Street, Wyalkatchem on Thursday 2 June 2016 commencing at 3.30pm

1. DECLARATION OF OPENING

1.1 The Shire President declared the Meeting open: 15.40

1.2 The Shire of Wyalkatchem disclaimer was read aloud.

“No responsibility whatsoever is implied or accepted by the Shire of Wyalkatchem for any act, omission or statement or intimation occurring during this meeting. It is strongly advised that persons do not act on what is heard at this Meeting and should only rely on written confirmation of Council’s decisions, which will be provided within ten days of this meeting”.

2.1 Public question time

2.2 Response to previous questions taken on notice

2.3 Declaration of public question time opened: 15.41

2.4 Declaration of public question time closed: 15.41

3.0 Record of attendance, apologies, and approved leave of absence

3.1 Present: Cr Gawley, Cr Holdsworth, Cr Butt, Cr Garner, Cr Jones, Cr Gamble, Cr Davies

3.2 Apologies

3.3 On leave of absence

3.4 Staff: Trevor Webb, Ian McCabe, Claire Trenorden, Rachel Nightingale


3.5 Visitors

3.6 Gallery

3.7 Applications for leave of absence:

- 4.1 Petitions, deputations and presentations**
- 4.2 Petitions**
- 4.3 Deputations**
- 4.4 Presentations**
- 4.5 Confirmation of minutes from previous meeting – not applicable**
- 4.6 Announcements by Presiding person**
- 4.7 Matters for which meeting may be closed**
- 5.0 Confirmation of minutes from previous meeting**
- 6.0 Announcements by presiding person**
- 7.0 Matters for which meeting may be closed**
- 8.3 Officer reports to council**
 - 8.3.1 Corporate Management – Tendering – Tender evaluations – four independent living units: Contract.**

8.3.1 CORPORATE MANAGEMENT – TENDERING – TENDER EVALUATIONS- FOUR INDEPENDENT LIVING UNITS: CONTRACT

FILE REFERENCE:	4.19.9
AUTHOR'S NAME AND POSITION:	Ian McCabe Chief Executive Officer
AUTHOR'S SIGNATURE:	
DATE REPORT WRITTEN:	30 May 2016
DISCLOSURE OF INTEREST:	The author has no financial interest in this matter.
PREVIOUS MEETING REFERENCE:	Decision 3285 ordinary meeting of council 19 May 2016

SUMMARY: That Council resolve the following:

- 1. That the contract to construct four independent living units as specified in tender WY02/16 be awarded to McGrath Homes.**

Appendices:

Commercial contract (confidential item)

Background:

The Wyalkatchem Senior Citizen's Homes Trust Inc. and the Council of the Shire of Wyalkatchem have a Memorandum of Understanding to construct four independent living units for the aged.

The tender process has identified McGrath as the preferred tenderer and Council authorised with decision 3285 the negotiation of a contract to implement this construction. That negotiation included a face to face meeting 25 May 2016 at the office of McGrath with the project architect Michel Greenhalgh and Erika de Lima of MCG Architects Pty Ltd, the CEO Ian McCabe and representatives of McGrath and parent company Onterran.

Agreement was made on most outstanding matters at that meeting with an arrangement to finalise remaining issues by email correspondence by 1 June 2016.

Comment:

The awarding of the construction contract will enable commencement of primary works. It is intended to have practical completion of the project by December 2016.

Council has approved a master development plan for 20 units at the Wilson Street site and this project is stage one of that master development. Forward financial planning will be included in the 2016/17 financial operating plan ('the budget') for delivery of later stages of the master development plan.

The tender response of McGrath was the most price-competitive of those tabled across two rounds of tender. In addition, McGrath has made a strong case for the purchase of local or regional services adding to wealth retention in the district. Further, McGrath have demonstrated a willingness to meet the requirements of Council and stakeholders in negotiation.

In meeting the criteria of the tender, McGrath have demonstrated that they have the capability and capacity to deliver this project within budget and on-time; accordingly, the awarding of the contract to McGrath is recommended.

Consultation:

Mr Michel Greenhalgh MCG Architects Pty Ltd

Ms Erika de Lima MCG Architects Pty Ltd

Mr Ian Ginbey General Manager McGrath Homes

Ms Tanya Glamuzina Group Marketing Officer Onterran

Mr Laurie Foster Business Development Manager Onterran

Mr Peter Wood, Mr Don Eaton, Mr Dale Tyler and Mrs Belinda Jonas, Wyalkatchem Senior Citizen's Homes Trust Inc.

Statutory Environment:

Local Government Act 1995 s.3.57

Local Government (Functions and General) regulations 1996

Policy Implications:

Policy GP2 Purchasing Policy

Financial Implications:

The contract amount is within budgeted amounts.

Strategic Plan/Risk Implications:

The awarding of the contract allows Council to meet objectives identified in the Strategic Community Plan.

There is moderate risk of project failure due to time, budget or resource constraint outside the control of Council.

Council Decision Number: 3292

Cr Jones moved to suspend standing orders, this was seconded by Cr Gamble

Council Decision Number: 3293

Cr Garner moved to resume standing orders, this was seconded by Cr Gamble

Voting Requirements: Absolute Majority

Council Decision Number: 3294

Moved: Cr Garner

Seconded: Cr Gawley

That Council resolve the following:

- 1. That the contract to construct four independent living units as specified in tender WY02/16 be awarded to McGrath Homes.**

Vote: 7/0

- 9. Motions of which previous notice has been given**
- 10. Questions by members of which due notice has been given**
- 11. New business of an urgent nature introduced by the presiding person**
- 12. Matters for which the meeting may be closed**
- 13. Closure of Meeting: 15.50**