



NOTICE OF MEETING

Dear Elected Member

The next Ordinary Council Meeting of the Shire of Perenjori will be held on Thursday 19th November 2015 in the Council Chambers, Fowler Street, Perenjori commencing at 7.00 pm.

Ali Mills
Chief Executive Officer
13th November 2015

Shire of Perenjori Ordinary Council Meeting 19th November 2015

Agenda

13th November 2015
Copies forward to:

All Councillors

Cr LC Butler
Cr JR Cunningham
Cr RP Desmond
Cr JM Hirsch
Cr KJ Pohl
Cr GK Reid
Cr LJ Smith
Cr RL Spencer
Cr PJ Waterhouse

Shire of Perenjori

AGENDA

Ordinary Council Meeting

To be held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on the 19th November 2015, to commence at 7.00pm.

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15111 PRELIMINARIES

15111.1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

15111.2 OPENING PRAYER

15111.3 DISCLAIMER READING

15111.4 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

15111.5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

15111.6 PUBLIC QUESTION TIME

15111.7 NOTATIONS OF INTEREST

FINANCIAL INTEREST – LOCAL GOVERNMENT ACT S 5.60A

PROXIMITY INTEREST – LOCAL GOVERNMENT ACT S 5.60B

INTEREST AFFECTING IMPARTIALITY – LOCAL GOVERNMENT - CODE OF CONDUCT.

15111.8 APPLICATIONS FOR LEAVE OF ABSENCE

15111.9 CONFIRMATION OF MINUTES

Minutes from the Ordinary Council Meeting held on the 15th October 2015 are attached.

Council Resolution – Item 15119.9
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That Council accepts the Minutes from the Ordinary Meeting of the 15th October 2015 as a true and correct record of that Meeting.

15111.10 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

15111.11 PETITIONS / DEPUTATIONS / PRESENTATIONS

15112	CORPORATE AND DEVELOPMENT SERVICES
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15112.1	FINANCIAL STATEMENTS – OCTOBER 2015
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APPLICANT:	SHIRE OF PERENJORI
FILE:	ADM 0081
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	DEBBY BARNDON-SFO
RESPONSIBLE OFFICER	PETER MONEY - MCDS
REPORT DATE:	19th NOVEMBER 2015
ATTACHMENTS	MONTHLY FINANCIAL REPORT

Executive Summary

This item recommends the Council accepts the Financial Activity Statement for the period ending 31st October 2015.

Background

Each month officers are required to prepare monthly financial reports, covering prescribed information, and present these to the Council.

Details

Presented is the Financial Activity Statement Report for the period ending 31st October 2015.

The following statements are presented to Council:

- Monthly Summary Information - Charts
- Statement of Financial Activity (Program and Nature& Type) - This provides the budget and actual income and expenditure for operating and non- recurrent as well and the closing surplus to date. (FM Reg 34(1))
- Statement of Capital Acquisitions and Capital Funding
- Net Current (Assets) Funding Position (Note 3). This provides the amount of assets over liabilities within the Balance Sheet. (FM Reg 34 (1)(e))
- Notes to the Financial Statements include:
 - Note 1.- Significant Accounting Policies
 - Note 2. - Explanation of Material Variances
 - Note 3. – Net Current Funding Position
 - Note 4. – Cash & Investments
 - Note 5. – Budget Amendments
 - Note 6. – Receivables
 - Note 7. – Cash Back Reserves
 - Note 8. – Capital Disposals
 - Note 9. – Rating Information
 - Note 10. – Information on Borrowings
 - Note 11. – Grant and Contributions
 - Note 12.- Trust Fund
 - Note 13.- Details of Capital Acquisition

Legal Compliance

Regulation 34 (Financial activity statement report) of the Local Government (Financial Management) Regulations 1996 states –

- (1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail –
 - (a) Annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1) (b) or (c);
 - (b) budget estimates to the end of the month to which the statement relates;
 - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
 - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - (e) the net current assets at the end of the month to which the statement relates.
- (2) Each statement of financial activity is to be accompanied by documents containing –
 - (a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
 - (b) an explanation of each of the material variances referred to in subregulation (1) (d); and (c) such other supporting information as is considered relevant by the local government.
- (3) The information in a statement of financial activity may be shown –
 - (a) according to nature and type classification; or
 - (b) by program; or
 - (c) by business unit
- (4) A statement of financial activity, and the accompanying documents referred to in subregulation 34 (2), are to be –
 - (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
 - (b) recorded in the minutes of the meeting at which it is presented.
- (5) Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.

Section 6.8 of the Local Government Act 1995 (Expenditure from municipal fund not included in annual budget) states –

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure –
 - a. is incurred in a financial year before the adoption of the annual budget by the local government; or
 - b. is authorised in advance by resolution; or
 - c. is authorised in advance by the mayor or president in an emergency.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Area 5: Investing in Councils Leadership

Goal: Strengthen the Shire's position as an innovative, independent local government providing excellence in all areas of governance, management and leadership.

Consultation

Liaison with MCDS, FO, & MIS.

Voting Requirements - Simple Majority

Officer Recommendation – Item 15112.1
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That Council, pursuant to Regulation 34 of the Local Government (Financial Management) Regulations 1996, accepts the Financial Activity Statement Report for the period ending 31st October 2015.

15112.2 ACCOUNTS FOR PAYMENT – OCTOBER 2015
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APPLICANT:	SHIRE OF PERENJORI
FILE:	1306P
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	DEBBY BARNDON – SENIOR FINANCE OFFICER
RESPONSIBLE OFFICER:	PETER MONEY – MCDS
REPORT DATE:	19TH NOVEMBER 2015
ATTACHMENTS:	ACCOUNTS FOR PAYMENT

Executive Summary

This item recommends that the schedule of accounts for payment for the month ending 31st October 2015 be confirmed.

Background

The Schedule of Accounts is presented pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996.

The report identifies payments made from the Municipal and Trust Fund.

Council has delegated to the Chief Executive Officer the authority to make payments from the Municipal and Trust funds in accordance with the Local Government (Financial Management) Regulations 1996.

Under Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, where a local government has delegated to the Chief Executive Officer the exercise of its power to make payments from the Municipal fund or the Trust fund, each payment from the

Municipal fund or the Trust fund is to be noted on a list compiled for each month showing:

- a) The payee's name;
- b) The amount of the payment
- c) The date of the payment; and
- d) Sufficient information to identify the transaction

That list should then be presented at the next Ordinary Meeting of the Council following the preparation of the list, and recorded in the minutes of the meeting at which it is presented.

Legal Compliance

Section 6.10 (d) of the Local Government Act 1995 refers, i.e.-

6.10. financial management regulations

Regulations may provide for —

(d) the general management of, and the authorisation of payments out of —

(i) the municipal fund; and

(ii) the trust fund,

of a local government.

Regulation 13(1), (3) & (4) of the Local Government (Financial Management) Regulations 1996 refers, i.e. -

13. Lists of Accounts

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —

(a) the payee's name;

(b) the amount of the payment;

(c) the date of the payment; and

d) sufficient information to identify the transaction.

(3) A list prepared under subregulation (1) is to be —

(a) presented to the council at the next ordinary meeting of the council after the list is prepared; and

(b) recorded in the minutes of that meeting.

Policy Implications

All accounts paid have been duly incurred and authorised for payment as per approved purchasing and payment procedures.

Financial Implications

Ongoing management of Council funds by providing Council with sufficient information to monitor and review payments made.

Strategic Implications

Area 5: Investing in Councils Leadership

Goal: Strengthen the Shire's position as an innovative, independent local government providing excellence in all areas of governance, management and leadership.

Consultation

Nil

Comment

All accounts paid have been duly incurred and authorised for payment as per approved purchasing and payment procedures.

Voting Requirements – Simple Majority

Officer Recommendation – Item 15112.2	
That Council, pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996 (as amended), confirms the accounts paid for the month ending 31 st October 2015 as attached to and forming part of this report.	
Municipal Account	
EFT	\$ 256,845.69
Direct Debits	\$ 58,660.52
Cheques	\$ 37,938.40
Corporate MasterCard	\$ 3,557.79
Bank Fees	\$ 196.14
Total	\$ 357,198.54
Trust Account - Shire	
EFT	\$ 1,655.00
Cheques	\$ 300.00
Total	\$ 1955.00
Trust Account – Mt Gibson Public Benefit Funds	
EFT	\$ 0.00
Cheques	\$ 0.00
Bank Fees	\$ 0.00

Total	\$ 0.00
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Totaling \$359,153.54 from Municipal and Trust Accounts for the month ending 31st October 2015.

15113 INFRASTRUCTURE SERVICES

15113.1 ROAD MAINTENANCE – OCTOBER 2015
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APPLICANT:	SHIRE OF PERENJORI
FILE:	R123
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	KEN MARKHAM-MANAGER INFRASTRUCTURE SERVICES
RESPONSIBLE OFFICER:	KEN MARKHAM-MANAGER INFRASTRUCTURE SERVICES
REPORT DATE:	19TH NOVEMBER 2015
ATTACHMENTS	MAP

Executive Summary

This item seeks Council acceptance of the road maintenance report for the month of October 2015.

Background

Listed are the roads graded for the months of October 2015:

Lochada Road	Tremlett Road
North Road	Dring Road
Norrish Road	Coorow Maya Road
Metcalfe Road	Avery Road
Camac Road	Benton Road
Caron Road	Maya East Road
Old Perth Road	Warriedar Copper mine Road
Liebe Road	
McDonald Road	
Billeroo Road	

Statutory Environment

Local Government Act 1995 S3.1 – the general function of Local Government is to provide for the good government of people in its district.

Policy Implications

Nil

Financial Implications

As per road maintenance budget

Strategic Implications

Area 1: Infrastructure and Natural Assets – Our Natural and Built Environment

Goal: A Community that develops and lives sustainably in a thriving natural and quality built environment, which meets current and future community needs

Risk Management

The risk of not undertaking road maintenance is that the roads become unsafe and the asset deteriorates.

Consultation

Nil

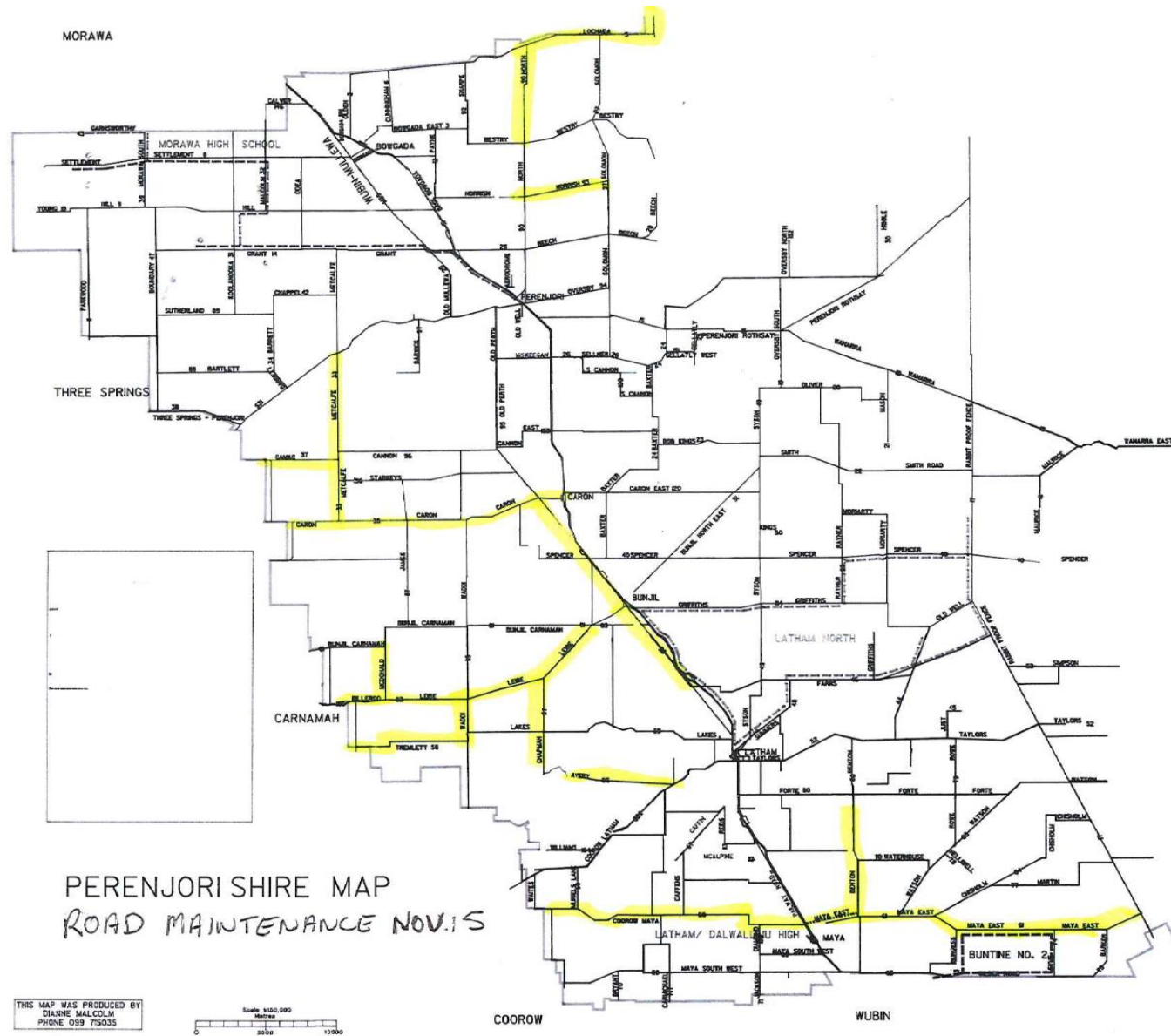
Comment

Roads graded for October have included some works carried out by contractors.

Voting Requirements – Simple Majority

Committee Recommendation – Item 15113.1
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That the road maintenance report for October 2015 be accepted as presented.
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15114 GOVERNANCE**15114.1 LANDCORP REGIONAL DEVELOPMENT ASSISTANCE PROGRAM (RDAP) - APPLICATION**

APPLICANT:	SHIRE OF PERENJORI
FILE:	ADM 0190
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	ALI MILLS - CEO
RESPONSIBLE OFFICER:	ALI MILLS - CEO
REPORT DATE:	19TH NOVEMBER 2015
ATTACHMENTS	APPLICATION

Executive Summary

LandCorp are inviting applications for the Regional Development Assistance Program. It is recommended that the Shire of Perenjori make an application under this program for the development of residential and industrial lots within the Perenjori townsite.

Background

The CEO met with LandCorp representatives, Kylie Coman, Regional Manager Mid-West / Wheatbelt and Robert Fenn, Senior Development Manager at the LandCorp office in Perth to discuss land development opportunities. Robert Fenn attended the Council meeting on 17th September 2015 to present options to Councillor's that would be available through the RDAP. Council indicated from that meeting that it was interested in working with LandCorp to ensure land was developed and made "ready" for any future opportunities.

Future Opportunities Requiring Land

Council has some potential large projects which if realised will impact on our community dramatically, with Council realising the need to be prepared ensuring that housing and industrial land options are available if such projects are realised. These projects include:

- Abengoa Solar Power Project – expected within the next 5 years, with land acquired and Abengoa progressing their ARENA application with the Commonwealth Government
- Karara Expansion and Construction – expected within the next 5 to 10 years
- Mount Gibson Mining and Karara operations continuation – this will be known by mid 2016, and will support the continuation and return of contractors supporting the operations of mining.

RDAP Opportunity

The RDAP seeks to enable development of land where the project may not necessarily be economically viable and presents as cost prohibitive for private developers. The development of land is aimed to stimulate growth in regional areas, with LandCorp promoting the program as being:

".... Available for projects in towns where there are either limited or no active private developers and as a result real land supply needs are not currently being met. LandCorp or other State or Local Government agencies develop land to support regional communities where there is a community benefit even though, due to high servicing costs or low market prices, the development may not be

attractive to the private sector. Residential, commercial, tourism and light industrial development are all eligible for RDAP funding.”

Land identified at this stage includes residential and industrial, with the following Lots identified as being available for development:

- Residential – Lot 56 (freehold)
- Residential – possible various infill lots,
- Industrial – Lot 178 (Crown reserve, Shire of Perenjori)

Diagram 1: Identified Lots



Initial discussions with LandCorp indicated that the Lots identified would qualify for consideration under the RDAP. If an application under this program was successful this would result in LandCorp meeting the subdivision costs, e.g. road construction, power, water, surveying, settlement, fencing with the Shire having some ability to provide in-kind assistance where it had the necessary experience, equipment and capacity.

A copy of the Draft Shire of Perenjori RDAP has been provided as an attachment. The RDAP is open until December 2015 and should Council be supportive of this application then the CEO would lodge the application immediately.

Statutory Environment

Lot 56 is zoned Residential R10, under the Shire of Perenjori’s Town Planning Scheme No. 2.

Lot 178 is zoned Industrial under the Shire of Perenjori’s Town Planning Scheme No.2.

Policy Implications

Nil

Financial Implications

Should the Shire's application under the RDAP be approved then LandCorp would accept the costs involved in the development of the Shires landholding including:

- Creation of sealed roads access;
- Siteworks costs;
- Provision of power to each lot;
- Provision of reticulated water to each lot and headworks charges;
- Land surveying costs;
- Marketing costs, and
- Conveyancing and settlement costs

LandCorp would generally ensure fair market value when determining the pricing of land based on advice from Landgate's valuation services and independent valuers, this valuation may not necessarily reflect or recoup the real cost of the development of the land.

It is proposed that the Shire of Perenjori would cede at no cost to LandCorp, Lot 56 and that it would provide in-kind assistance where it had resources, time and capacity.

Strategic Implications

Area 1: Infrastructure and Natural Assets - Our Natural and Built Environment

Goal: A community that develops and lives sustainably in a thriving natural and quality built environment, which meets current and future community needs.

Area 2: Industry and Business Development – Our Economy

Goal: Fostering and maximising growth across the economy, embracing opportunities for diversifying and strengthening our economic base.

Risk Management

There are no known risks associated with the application itself. If the application is approved the development and potential sale of lots, could provide an oversupply and keep market prices low which could impact on other lots available.

There is a risk of not being prepared for any possible growth or development if the application was not submitted and/or approved. If the major projects progress there could be a risk that industry and developers will look outside of the Shire of Perenjori if suitable land was not available or ready for development within the Shire.

Consultation

Shire of Chapman Valley – Planner
LandCorp

Comment

The RDAP provides a great opportunity for the Shire to ensure both residential and industrial land is available if and when needed.

Voting Requirements – Simple Majority

Officer Recommendation – Item 15114.1

That Council make application to LandCorp's Regional Development Application Program, for the development of residential and industrial land within the Shire of Perenjori.

15115 PROJECT STATUS REPORT

APPLICANT:	SHIRE OF PERENJORI
FILE:	NIL
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	ALI MILLS – CHIEF EXECUTIVE OFFICER
RESPONSIBLE OFFICER	ALI MILLS – CHIEF EXECUTIVE OFFICER
REPORT DATE:	19TH NOVEMBER 2015
ATTACHMENTS	PROJECT STATUS REPORT

Executive Summary

The project status report is provided to Council in order that actionable items are recorded and results reported to council. Although this is information only, the status report is to be accepted by Council and recorded in the minutes to ensure councils are kept informed on the progress of the work undertaken by the Shire of Perenjori.

Background

Nil

Statutory Environment

Local Government Act 1995 S3.1 – the general function of Local Government is to provide for the good government of people in its district.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Area 5: Investing in Councils Capacity – Our Leadership

Goal: Strengthen the Shire's position as an innovative, independent local Government providing excellence in all areas of governance, management and leadership.

Consultation

Staff

Comment

Nil

Officer Recommendation – Item 15115

Council accepts the Project Status Report as presented for the month of October 2015.

15116 STATUS REPORT

APPLICANT:	SHIRE OF PERENJORI
FILE:	NIL
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	ALI MILLS – CHIEF EXECUTIVE OFFICER
RESPONSIBLE OFFICER	ALI MILLS – CHIEF EXECUTIVE OFFICER
REPORT DATE:	19TH NOVEMBER
ATTACHMENTS	STATUS REPORT

Executive Summary

The status report is provided to Council in order that actionable items are recorded and results reported to council. Although this is information only, the status report is to be accepted by Council and recorded in the minutes to ensure councils are kept informed on the progress of the work undertaken by the Shire of Perenjori.

Background

Nil

Statutory Environment

Local Government Act 1995 S3.1 – the general function of Local Government is to provide for the good government of people in its district.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Area 5: Investing in Councils Capacity – Our Leadership

Goal: Strengthen the Shire's position as an innovative, independent local Government providing excellence in all areas of governance, management and leadership.

Consultation

Staff

Comment

Nil

Officer Recommendation – Item 15116

Council accepts the Status Report as presented for the month of October 2015.

15097 OTHER BUSINESS

15117.1 MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

15117.2 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

15117.3 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

15117.4 MATTERS BEHIND CLOSED DOORS

**15117.4.1 CONFIDENTIAL ITEM - TENDER 05/2015 - SUPPLY OF MISCELLANEOUS PLANT/
EQUIPMENT FOR OCCASIONAL HIRE - 1 YEAR PERIOD PANEL CONTRACT**

APPLICANT: SHIRE OF PERENJORI
FILE: ADM 0366
DISCLOSURE OF INTEREST: NIL
AUTHOR: KEN MARKHAM - MANAGER INFRASTRUCTURE SERVICES
RESPONSIBLE OFFICER: ALI MILLS - CHIEF EXECUTIVE OFFICER
REPORT DATE: 19TH NOVEMBER 2015
ATTACHMENTS SPREADSHEET & EVALUATION REPORT

Voting Requirements – Simple Majority

Committee Recommendation – Item 15117.4.1

That Council approves the panel of Tenderer's in no particular order, consisting of Leopold Contracting, Thurkle Dozing, Creedance Contracting, Gilmour Earthmoving, BPH and Bestry Nominees for the Supply of Miscellaneous Plant/ Equipment for Occasional Hire RFT 05/2015 and they be issued works based on their ranking order for each item of plant as required.

15117.4.2 CONFIDENTIAL ITEM – EQUOTES FOR SUPPLY AND DELIVERY OF ONE MULTI TYRE ROLLER

APPLICANT:	SHIRE OF PERENJORI
FILE:	ADM 0366
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	KEN MARKHAM - MANAGER INFRASTRUCTURE SERVICES
RESPONSIBLE OFFICER:	ALI MILLS - CHIEF EXECUTIVE OFFICER
REPORT DATE:	19 TH NOVEMBER 2015
ATTACHMENTS	NIL

Voting Requirements – Simple Majority

Committee Recommendation – Item 15117.4.2

That the Council approves the purchase of the Bomag BW25RH Multi Tyre Roller from Tutt Bryant for a net changeover of \$112,000 ex GST.

15117.4.3 CONFIDENTIAL ITEM - EQUOTES FOR THE SUPPLY AND DELIVERY OF 2 MOTOR GRADERS

APPLICANT:	SHIRE OF PERENJORI
FILE:	ADM 0366
DISCLOSURE OF INTEREST:	NIL
AUTHOR:	KEN MARKHAM - MANAGER INFRASTRUCTURE SERVICES
RESPONSIBLE OFFICER:	ALI MILLS - CHIEF EXECUTIVE OFFICER
REPORT DATE:	19 TH NOVEMBER 2015
ATTACHMENTS	NIL

Committee Recommendation – Item 15117.4.3

That Council:

Simple Majority

1. Approves the preferred supplier of the 2 motor graders being CJD and accepts the trade price offered for Council's current grader offered by CJD,

Absolute Majority

2. Raises a low interest loan for the purchase of one motor grader.

15117.4.4 CONFIDENTIAL ITEM - TENDER FOR THE SUPPLY AND DELIVERY OF ONE COMMUNITY BUS

APPLICANT: SHIRE OF PERENJORI
FILE: ADM 0366
DISCLOSURE OF INTEREST: NIL
AUTHOR: KEN MARKHAM - MANAGER INFRASTRUCTURE SERVICES
RESPONSIBLE OFFICER: ALI MILLS - CHIEF EXECUTIVE OFFICER
REPORT DATE: 19TH NOVEMBER 2015
ATTACHMENTS NIL

Voting Requirements – Simple Majority

Committee Recommendation – Item 15117.4.4

That Council accept the preferred tenderer being Purcher International for the supply & delivery of one 22 seat Fuso Rosa Deluxe Bus with automatic transmission and all options including canvas seat covers.

15117.5 DATE OF NEXT MEETING

The date of the next Council meeting will be held on Thursday 17th December 2015 at 3.00pm.

15117.6 CLOSURE