



SHIRE OF  
**MERREDIN**  
INNOVATING THE WHEATBELT

# MINUTES

## Special Council Meeting

Held in Council Chambers  
Corner King & Barrack Street's, Merredin  
Tuesday 3 October 2017



### Common Acronyms Used in this Document

WEROC	Wheatbelt East Regional Organisation of Councils
GECZ	Great Eastern Country Zone
WALGA	Western Australian Local Government Association
CEACA	Central East Aged Care Alliance
CEO	Chief Executive Officer
DCEO	Deputy CEO
EMDS	Executive Manager of Development Services
EMES	Executive Manager of Engineering Services
EMCS	Executive Manager of Corporate Services
EA	Executive Assistant to CEO
LPS	Local Planning Scheme
LGIS	Local Government Insurance Services
SRP	Strategic Resource Plan
CBP	Corporate Business Plan
CSP	Community Strategic Plan
MRCLC	Merredin Regional Community and Leisure Centre
CWVC	Central Wheatbelt Visitors Centre
MoU	Memorandum of Understanding

Shire of Merredin  
Special Council Meeting  
3 October 2017



**1. Official Opening**

The President welcomed all those in attendance and declared the meeting open at 6.00pm.

**2. Record of Attendance / Apologies and Leave of Absence**

**Councillors:**

Cr KA Hooper	President
Cr RM Crees	Deputy President
Cr BJ Anderson	
Cr LN Boehme	
Cr CA Blakers	From 6.05pm
Cr MA Crisafio	
Cr JP Flockart	
Cr MD Willis	

**Staff:**

C Brown	Acting CEO
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**Members of the Public:** Nil

**Apologies:** Nil

**Approved Leave of Absence:** Nil

**3. Public Question Time**

Nil

**4. Disclosure of Interest**

Nil

Councillor Blakers entered the meeting at 6.05pm.

**5. Officer's Reports – Administration**

**5.1 CEACA Tender T2017133 – Senior's Housing Construction**

## Administration



<b>Responsible Officer:</b>	Greg Powell, CEO
<b>Author:</b>	Greg Powell
<b>Legislation:</b>	<i>Local Government Act 1995; Local Government (Functions and General) Regulations 1996</i>
<b>File Reference:</b>	T2017133; CS/16/20
<b>Disclosure of Interest:</b>	Nil
<b>Attachments:</b>	Confidential and supplied under separate cover

### Purpose of Report



Executive Decision



Legislative Requirement

### Background

Councillors would be aware that the CEACA project is to construct a number of houses in various locations across the central eastern Wheatbelt. The project has achieved funding through Royalties for Regions in two stages totalling approximately \$22 million.

### Comment

Tenders were called through WALGA in late July and closed on 22 August 2017. A total of 8 tenders were received with one being ruled ineligible. The remaining tenders were considered by an evaluation panel and a report issued by the panel through WALGA on 27 September 2017.

A special meeting of the CEACA Committee was held on Friday 29 September 2017 where the evaluation panel report was considered and the recommendation of the panel accepted unanimously.

As the minutes of the CEACA meeting were unavailable at the time this agenda was prepared a copy of the agenda for the meeting containing the adopted recommendation will be forwarded by separate email together with the evaluation panel report.

The resolution of the CEACA Committee is as follows:

**“RESOLUTION: Moved:RickyStorer Seconded:Eileen O’Connell**

**That CEACA adopts the recommendations as contained on page 27 of the Recommendation Report RFT T2017133 Design and Construct CEACA Seniors Housing Project prepared by WALGA’s Procurement Service.**

**CARRIED UNANIMOUSLY”**

It should be noted that the evaluation report is CONFIDENTIAL until contractual arrangements have been finalised.

As the Shire of Merredin is the signatory to the financial assistance agreements and thus the principal for the project Council is required to award the tender hence the need for this meeting.

### Policy Implications

Policy 3.3 – Regional Price Preference Policy and Policy 3.12 – Purchasing Policy applies.

### Statutory Implications

The *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* apply.

### Strategic Implications

#### ➤ Strategic Community Plan

Vision Element: Developing

Strategic Goal: The population and economic base is expanding sustainably

Key Priority: Accommodation

Vision Element: Liveable

Strategic Goal: Merredin has the services, facilities, characteristics and heritage that continue to make Merredin a great place to live and contribute to a liveable region

Key Priority: Health Facilities and Services

#### ➤ Corporate Business Plan

Strategy: SP.D2.2 – Collaborate and facilitate the development of aged accommodation

Action #: 1

Action: Support CEACA Inc in the implementation of identified outcomes outlined in the Verso Report to construct 50 independent living units within Merredin to accommodate seniors

Directorate: Office of the CEO

Timeline: 2017/18; 2018/19

Strategy: SP.L1.2 – Continue to assist with the facilitation of aged care services

Action #: 1

Action: Through CEACA Inc, the Shire will continue to lobby the Federal and State Governments to ensure the necessary services to support aged care are accessible in Merredin

Directorate: Office of the CEO

Timeline: Ongoing

#### Sustainability Implications

##### ➤ Strategic Resource Plan

Nil as the housing asset will belong to CEACA Inc, not the Shire of Merredin.

##### ➤ Workforce Plan

Directorate: Nil

Activity: Nil

Current Staff: Nil

Focus Area: Nil

Strategy Code: Nil

Strategy: Nil

Implications: Nil

#### Risk Implications

The risk to this project is the lack of confirmation from the State Government that the grant funding is still available although agreements are in place and funds have been lodged with Treasury. Work is ongoing to gain clarification on this matter.

Risks associated with the project itself can be mitigated through the contract and other due diligence and insurance arrangements prior to finalising the contract with the successful tenderer.

#### Financial Implications

There are no financial implications for the Shire of Merredin as the project is externally funded.

#### Voting Requirements

Simple Majority

Absolute Majority

**Moved:** Cr Boehme

**Seconded:** Cr Anderson

**82038** 1. That the recommendation contained on page 27 of the evaluation panel report RFT2017133 Design and Construct CEACA Senior Housing Project prepared by WALGA's procurement service and adopted by the CEACA Committee on 29 September 2017 be adopted subject to:

- a. confirmation by the WA State Government that funding provided in accordance with Stage 1 and 2 Royalties for Regions Financial Assistance Agreements is available; and

