

SPECIAL COUNCIL MEETING MINUTES

Minutes of a Special Meeting of the Bunbury City Council held in the Council Chambers, 2-4 Stephen Street, Bunbury on Monday, 12 January 2009.

The meeting was advertised in the *South Western Times* on Thursday, 8 January 2009. Copies of the notice were posted on notice boards in the City's Customer Service Centre, libraries and internet website.

MINUTES 12 January 2009

1. DECLARATION OF OPENING BY THE MAYOR

His Worship the Mayor, Mr David Smith, declared the meeting open at 12.34pm.

2. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

PRESENT

Council Committee Members	
Presiding Member:	His Worship the Mayor, Mr D Smith
Deputy Presiding Member:	Deputy Mayor, Councillor S Craddock
Members:	Councillor J Jones
	Councillor S Rooney
	Councillor B Kelly
	Councillor W Major
	Councillor H Punch
	Councillor N Whittle
	Councillor R Slater
	Councillor M Steck (<i>arrived 12.52pm - item 5.1</i>)
Councillor J Harrop	
Executive Management Team (Non-Voting)	
Chief Executive Officer:	Mr G Trevaskis
Executive Manager City Services:	Mr M Scott
Executive Manager City Life:	Mr D Marzano
A/Executive Manager Corporate Services:	Mr J Beaton
A/Executive Manager City Development:	Mr G Fitzgerald
Council Officers (Non-Voting):	
City Accountant:	Mr D Ransom
Rates Project Officer:	Mr B Ennis
Economic Development Officer:	Mr T Ayers
Administration Officer Corporate Services:	Ms D Ryan

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PRESENT

Others (Non-Voting):	
Members of the Public:	4
Members of the Press:	1

APOLOGIES:

Councillor A Leigh - Leave of Absence (16/12/2008 to 16/3/2009 inclusive)
Councillor D Spencer - Apology

3. PUBLIC QUESTION TIME - AS SPECIFIED UNDER SECTION 5.24 OF THE LOCAL GOVERNMENT ACT 1995

Nil.

4. DISCLOSURES OF INTEREST

Cr Steck disclosed an impartiality interest in Item 5.2 "*Underground Power Project - Withers, Usher and Glen Padden (Second Community Survey Results)*" as she knows the directors of Citigate (a landowner in the survey area) personally.

5. **BUSINESS OF THE MEETING**

5.1 **FINAL LEASE TERMS FOR PORTION NEW LIBRARY BUILDING LOT 512 PARKFIELD STREET - AUSTRALIAN CENTRE FOR DIGITAL INNOVATION ("ACDI")**

File Ref:	A02351
Applicant/Proponent:	VUE DC Pty Ltd Group/ISA Technologies Pty Ltd ("Joint Venture Group")
Author:	John Beaton, Manager Administration & Property Services
Executive:	Ken Weary, Executive Manager Corporate Services

Summary

Lease negotiations have been finalised with VUE DC Pty Ltd Group and ISA Technologies Pty Ltd concerning the proposed Australian Centre for Digital Innovation ("ACDI") to be located within the redeveloped library in Parkfield Street. It is expected that this lease of portion of the City's new *Smart Library* building to a Joint Venture (Telecommunications) Group will support development and use of digital technology in the region through the following services to be provided at the ACDI:

- Special Effects Laboratory
- High performance computing ("HPC") for industry users with large data requirements (e.g, mining, biotechnology, emergency services, etc)
- *Virtual Super Studio* software applications for digital production and animation in the film industry.

The lease area will comprise approximately 439* square metres of the ground floor of the library building and will contain the following components:

Office space/production area:	355 sq.m
Data Centre (excluding airlock)	67 sq.m
Store room	17 sq.m

(*It should be noted that these figures are not final and may be subject to re-calculation following handover of the completed library building to the City in late January 2009.)

A site plan of the ground floor is **attached** at Appendix 1.

It is proposed that Council endorse the negotiated terms and conditions of the lease and authorise the Chief Executive Officer to proceed to finalise the necessary documentation.

Background

Background information concerning the history and service delivery of both companies involved in the Joint Venture Group, details of the joint venture and perceived benefits and outcomes for Bunbury; were provided in a report to the Council on 27 November 2007.

A *Chronology of Council Decisions* to date, is **attached** at Appendix 2. The list culminates in the following decision made at the Council Meeting on 25 November 2008:

"Council Decision 230/08

Council authorises the Chief Executive Officer to continue negotiations with ACDI on the following conditions:

1. *Council will accept responsibility for the maintenance and replacement of the specialised plant and equipment servicing the Data Centre for the first 10 years until the lease is put on a commercial basis and thereafter, the City of Bunbury and ACDI share the maintenance and replacement costs based on rack usage (the subsidised lease fee of \$200 per square metre will revert to a market rental in the 11th year of the lease) on the proviso that a suitable fee for the City's use of the Data Centre for its rack usage can be agreed to i.e., a fee based on direct power usage and a contribution to the Data Centre's air conditioning operating costs.*
2. *No final agreement be agreed to (or entered into) without the approval of Council.*
3. *Council continue to investigate other options for leasing of the Data Centre and adjoining lettable space."*

As stated previously, negotiations are now complete. Details of special conditions negotiated are contained in the Confidential Report that has been circulated to councillors under separate cover.

As the lessees are both proprietary companies, the City's solicitors have prepared draft *Deed of Lease* and *Agreement to Lease* documentation based on the 'standard commercial lease' format. They are awaiting a decision of Council on any special conditions negotiated before the documents can be finalised.

Strategic and/or Regional Outcomes

This proposal can be directly linked to the *City of Bunbury Strategic Plan 2007-2012* Strategic Objective 3.2, "*Have well planned, developed and maintained City Infrastructure to identify and prioritise infrastructure needs*" and Strategic Direction 2.4 which states that the City will "*develop a property strategy that benefits the City's residents, businesses, community and sporting organisations*".

Community Consultation

As previously advised to Council on 18 March 2008, the City advertised its intention to lease a portion of the new library to a joint venture group for the purpose of an ACDI (and advertised a Business Plan outlining the proposal) in the *South Western Times* on 6 December 2007, *The West Australian* on 8 December 2007 and the *Bunbury Mail* on 9 January 2008. Public notices were also displayed on Council's Library Notice Boards, Customer Service Centre and the City's website. The public submission period closed on 31 January 2008 and no objections were received.

Councillor/Officer Consultation

At its meeting on 20 September 2008, the Council authorised its Library Project Control Group to oversee delivery of the new Library/Smart Building project. The Group comprises Mayor D Smith, Cr J Jones and Cr N Whittle together with the Chief Executive Officer, Executive Management representatives and the Regional Librarian.

A number of Councillor Briefings have been held on this subject.

Analysis of Financial and Budget Implications

Leasing of excess floor space at the redeveloped library site will provide a financial return to Council until such time as the space is needed for future library expansion. Funding of the project has been the subject of numerous previous Council Meetings and briefings on this subject.

The annual rental, lessee's contribution to outgoings and the City's contribution to ongoing maintenance/operating costs, were the subject of Council Meetings held 18 March and 25 November 2008 - refer to the *Chronology of Council Decisions* **attached** at Appendix 2.

It should be noted that ultimately, approval of the lease is still subject to the City of Bunbury being successful in obtaining \$200,000 in grant funding from the Federal or State Governments to contribute towards the visual and special effects laboratories that are to form a major component of the ACDI.

Until the lease reverts to a purely commercial footing following expiry of the initial 10-year term, the annual financial return to the City each year is expected to be in the order of \$55,800*. The breakdown is as follows:

Annual Rental Income (based on \$200 p/sq.m x 439 sq.m) \$87,800

Less:

1. Annual Maintenance of Specified Equipment	\$17,000
2. Annual Fee for use of Data Room	<u>\$15,000</u>
	\$55,800

(* This amount will increase over the last 7 years of the initial 10-year term as the rental rate of \$200 p/m² excl. GST is fixed for the first 3 years only. Following this, the rental amount will be subject to annual CPI increases)

After the initial ten (10) year lease term and if the lease options are taken up, the annual rental will be calculated on a full commercial rental plus outgoings.

At the Council Meeting on 18 March 2008 it was agreed that: *"Annual lease rental is to be calculated at \$200.00 (plus GST) per square metre fixed for the first three years to allow establishment of the Digital Innovation Centre, then increased by CPI annually for the remainder of the initial term of 10 years; then, reviewed at market rental at the time of commencement of any renewal option, and; indexed to CPI annually for the balance of each additional term."*

On 17 December 2008, Landgate Valuation Services reviewed the lease rental at \$275 p/sq.m (plus GST) with the Lessee responsible for all outgoings.

Economic, Social, Environmental and Heritage Issues

Establishment of the Australian Centre for Digital Innovation ("ACDI") will provide employment opportunities for local residents in IT and the film production industry.

The ACDI will provide local groups and businesses with access to state of the art technologies (includes super computing or HPC) for simulation and modelling in areas including emergency services and community use of internet video-over-broadband communications and virtual environments.

There are no environmental or heritage issues to consider.

Council Policy Compliance

There is no Council policy in relation to this proposal.

Legislative Compliance

Section 3.58(3) of the Local Government Act 1995 has been complied with concerning the lease of the premises.

A letter has been received from the Department for Planning & Infrastructure (State Land Services) on behalf of the Minister for Lands, that states: *"The intended use is considered to be of a nature that is ancillary or beneficial to the primary use of the site and is consistent with the current zoning of the land. Accordingly, in principle approval under section 75(6) of the Land Administration Act 1997 has been given under delegated authority, subject to a draft lease agreement being presented for consideration by this Department prior to final execution."*

It is proposed that subject to Council adoption of the negotiated terms and conditions, the Chief Executive Officer be authorised to have the necessary draft lease documentation finalised and a copy sent to the Office of the Minister for Lands. The final lease document will need to be formally endorsed by the Minister.

Delegation of Authority

The Chief Executive Officer has the delegated authority to negotiate the terms and conditions of property leases provided the settled terms/conditions are presented to Council for endorsement before documentation is finalised.

It is proposed that subject to adoption of the negotiated terms and conditions by the Council, the Chief Executive Officer proceed with preparation and signing of the necessary lease documentation.

Relevant Precedents

The basis for the lease terms and conditions are in keeping with other commercial lease agreements entered into by the Council. The lease documentation will be prepared by the City's solicitor.

Options

Option 1

Per the recommendation listed in this report.

Option 2

The Chief Executive Officer is authorised to continue negotiations with the proponents for lease of portion of the new library site at Lot 512 Parkfield Street for use as an Australian Centre for Digital Innovation ("ACDI"), on the following basis:

[conditions as stated by the Council]

Option 3

Advise the proponents that the Bunbury City Council does not want to proceed with the lease of portion of the new library site at Lot 512 Parkfield Street for use as an Australian Centre for Digital Innovation ("ACDI")

Conclusion

There is some urgency in this matter as the Council needs to make a decision concerning the negotiated lease terms and conditions before endorsement of the Minister for Lands can be sought. Once the lease documentation has been finalised (containing the Minister's endorsement) the proponents will require a reasonable period of time to fit-out the lease area prior to commencement of the lease term on 1 May 2009.

Recommendation

Based on the negotiated terms and conditions listed in the Confidential Report circulated to councillors, the Bunbury City Council agrees to lease to the Joint Venture Group (VUE DC Group and ISA Technologies Pty Ltd) approximately 439 square metres of ground floor space (comprising office space/production area of 355 sq.m; a Data Centre excluding the airlock of 67 sq.m, and; a store room of 17 sq.m) at the redeveloped library site on Lot 512 Parkfield Street, Bunbury, subject to the following:

1. The lease to commence 1 May 2009 for a term of 10 years with an option to renew for a further two terms of 5 years each.
2. The City's solicitor to finalise the *Deed of Lease* and *Agreement to Lease* documents based on standard commercial leasing conditions amended to include 'special conditions' negotiated between the parties (as listed in the Confidential Report) - a copy of this draft documentation to be sent to the Office of the Minister for Lands for approval prior to signing of lease documentation by the parties.
3. The final fully signed lease documentation is to be endorsed by the Minister for Lands.

AT THE COUNCIL MEETING

The recommendation (as printed) was moved Cr Slater, seconded Cr Craddock.

Cr Steck arrived at the meeting during discussion (12.52pm).

The following points were raised:

- During budget deliberations later in the financial year, the Council will need to consider setting up a special Reserve Fund for specified equipment maintenance and replacement in the ACDI lease area during the term of the lease. (It was noted that the lease rental and outgoings will revert to a full "commercial" basis after the initial 10-year term, should the Lessee initiate its option to renew).
- A concern was raised that at the end of the initial 10-year term the Council could find itself burdened with significant renewal costs and the Lessee could seek Council consent to decrease rental/overhead costs when initiating its option to renew. The Chief Executive Officer advised that the "option to renew" will be on the terms and conditions as have been negotiated to date, and; significant renewal costs would only be an issue once the lease has been in operation for between 10 to 20 years i.e., the air conditioning system may need to be replaced.
- It was confirmed that the commercial (not actual) cost of outgoings is expected to be in the order of \$80-90 per square metre.

- It was confirmed that the \$200,000 grant funding from the State Government has been approved subject to Council (and Ministerial) agreement to proceed with the execution of the lease.
- In response to a query concerning the power consumption per rack, the Mayor confirmed that as the City will initially utilise a small part of the total space it has reserved for rack storage, the City will only be required to pay for its own power for its computer racks plus 1.45 times the power consumption towards the "Data Centre Environment" - the total cost will be capped at \$15,000 per annum for the initial 10-year term.

The Mayor put the motion previously moved Cr Slater, seconded Cr Craddock to the vote and it was adopted to become the following Council Decision:

Council Decision 1/09

Based on the negotiated terms and conditions listed in the Confidential Report circulated to councillors, the Bunbury City Council agrees to lease to the Joint Venture Group (VUE DC Group and ISA Technologies Pty Ltd) approximately 439 square metres of ground floor space (comprising office space/production area of 355 sq.m; a Data Centre excluding the airlock of 67 sq.m, and; a store room of 17 sq.m) at the redeveloped library site on Lot 512 Parkfield Street, Bunbury, subject to the following:

1. *The lease to commence 1 May 2009 for a term of 10 years with an option to renew for a further two terms of 5 years each.*
2. *The City's solicitor to finalise the Deed of Lease and Agreement to Lease documents based on standard commercial leasing conditions amended to include 'special conditions' negotiated between the parties (as listed in the Confidential Report) - a copy of this draft documentation to be sent to the Office of the Minister for Lands for approval prior to signing of lease documentation by the parties.*
3. *The final fully signed lease documentation is to be endorsed by the Minister for Lands.*

CARRIED

10 Votes "For" / 1 Vote "Against"

Cr Steck requested that her vote "against" the Council Decision, be recorded.

**5.2 UNDERGROUND POWER PROJECT - WITHERS, USHER AND GLEN PADDEN
(SECOND COMMUNITY SURVEY RESULTS)**

File Ref:	R00567
Applicant/Proponent:	Office of Energy
Author:	Dom Marzano, Executive Manager City Life and David Ransom, City Accountant
Executive:	Dom Marzano, Executive Manager City Life

Summary

At its meeting on 25 November 2008, the Council resolved as follows:

"The Office of Energy is advised that Council supports undertaking a second community survey to determine whether a majority of property owners within the precinct support the Underground Power Project."

The consulting firm appointed to undertake the second survey per the instructions from Western Power and the Office of Energy, Research Solutions, has delivered its results - a copy has been circulated to members under separate cover. A Council decision is now required on whether or not to proceed with the Withers Underground Power Project before 23 January 2009, in order to meet the Office of Energy Underground Power Project Committee deadline.

Background

The first survey was undertaken in early March 2008. A total of 1,622 properties were surveyed and 210 Department of Housing and Works ("DHW") properties were included in the population of interest. Results were as follows:

Public Submissions Received	Including DHW Properties	Excluding DHW Properties
Response Rate	37.0%	24.0%
Yes	63.7%	43.5%
No	36.3%	56.5%

At its meeting on 13 May 2008, Council resolved to proceed with an Underground Power Project in Withers, as follows:

"Council proceed with the Underground Power Project at Withers with a combination of upfront payments for those who wish to pay upfront and the balance being charged by way of annual instalments over 20 years through a self-supporting loan"

At the time it was noted that if Council does proceed with the project, the following payment options are proposed:

- Option 1: Payment in full within the first year (interest free)
- Option 2: Payment over 3 years (interest free)
- Option 3*: Payment over 5 years for pensioners, seniors' properties and sporting clubs only (interest free)
- Option 4: Payment over 20 years (with interest charged)

(*The above proposed payment options allow pensioners, seniors and sporting clubs to pay interest free over a 5 year period. Should Council agree to this proposal there would be an interest cost to Council of \$41,000. This option has been included as there have been suggestions from councillors that Council make a contribution toward assisting eligible pensioners and seniors should this project proceed.)

All Government properties are required to pay in full in the first year.

Eligible pensioners would be entitled to claim a State Government Rebate or deferment of the payment of rates under the Rates and Charges (Rebates and deferments) Act as Council would be raising a Specified Area Rate under Section 6.37 of the Local Government Act for residential properties within the Underground Power precinct to fund the works, which would benefit residential properties within the precinct.

Rate exempt properties, Local Government properties and commercial properties would be charged a Service Charge under Section 6.38 of the Local Government Act for the cost of providing the prescribed service to those properties within the precinct.

Second Survey Programme

The consultants, Research Solutions, undertook the survey and were provided with background information and standard survey questions from the City of Bunbury under instruction from the Office of Energy and Western Power.

The objectives of the survey were to determine the level of support for underground power in the area and the ability of the property owner to be able to pay for it. The questions were provided by Western Power and are understood to be the same as those used in surveys in other areas of Western Australia to measure the level of support for underground power.

A package containing a letter from the Mayor, detailing information about the costs of providing underground power to the property; a brochure outlining the process and its benefits, accompanied by a map of the area; a list of Frequently Asked Questions and a questionnaire were sent to each ratepayer in the project area - a copy of the package has been circulated to members under separate cover. The information package was mailed out on 1 December 2008. A reminder post-card was sent to those who had not returned their questionnaires by 12 December.

A total of 1,402 questionnaires were sent out to property owners including the DHW which owns 210 properties in the project area. The response rate was 65% of which 5% were from the DHW.

A sample of 1,047 property owners responded to the questionnaire. This comprised:

- 577 owner-occupiers;
- 260 investors / non-resident owners, and
- 210 properties owned by the Department of Housing and Works.

The Department of Housing and Works has 210 properties and supports the Withers/Usher/Glen Padden Underground Power Project. The views of the DHW have been included in this study, with one vote accorded to each of the 210 properties. The overall results are reported including the DHW views; the results are also provided with these views excluded.

Strategic and/or Regional Outcomes

The Withers/Usher/Glen Padden Underground Power Project will benefit property owners and the community by providing improved street appearance, reduced power supply surges; fewer supply interruptions; brighter, safer streetlights, and; a safer public environment.

The 5-year Corporate Financial Plan 2008/2009 – 2012/2013 incorporates the funding of this project and the repayment by the land owners using Section 6.37 “Specified Area Rate” and Section 6.38 “Service Charge” of the Local Government Act 1995.

Community Consultation

All ratepayers within the proposed project area have had the opportunity to respond to the survey.

Councillor/Officer Consultation

All Councillors and Executives are aware of the project.

Analysis of Financial and Budget Implications

The Office of Energy has provided the City with a revised budget (as reported to the Council Meeting on 25 November 2008) as follows:

Details	Previous Budget	New Budget
Total Budget	\$16.00M	\$17.12M
Ratepayer Cost 35%	\$5.60M	\$5.99M
Payment in full within the first year, interest free (Average residential cost)	\$3,262	\$3,413
Payment over 3 years, interest free (Average residential cost)	\$1,087	\$1,137

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Payment over 5 years, interest free (Average cost for pensioner and seniors only)	\$652	\$682
Payment over 20 years with interest charged (Average residential cost)	\$308	\$322
General Rate Increase (20 year option) (Average residential property)	34.8%	36.4%
Average Residential Rate	\$884	\$884
Increased Average Residential Rate	\$1,192	\$1,206

(*Note: The above amounts do not include any Pensioner or Senior Rebates that may be applicable)

Economic, Social, Environmental and Heritage Issues

Economic

Underground power is an attractive feature to home-buyers as it results in less black-outs (due to faults/tree branches) and increases the visual appeal of an area. Accordingly, it would not be unreasonable to anticipate that properties in Withers could increase in value should the project proceed.

Replacement of overhead power grids with underground systems reduces the level of maintenance, repairs and fault-rectification associated with overhead power systems.

Social and Environmental Issues

Underground power is safer, improves security of the power supply and reduces the need for tree pruning. Other benefits include improved visual appeal and a reduction in the death of some native animals known to climb on power poles and electrical wires. Although these benefits would be appealing to many in Withers, property owners will be required to pay for connection to the new underground power grid at a substantial cost and as this precinct contains many lower income households and pensioners, it is likely this cost (whether paid direct by home-owners or absorbed through imposition of rental increases on tenants) could result in undue financial stress on those that can least afford it.

Heritage Issues

There are no known heritage issues to consider.

Council Policy Compliance

Council Policy CEO-6 "Infrastructure Asset Management" applies to the street-lighting upgrade component of the project.

Legislative Compliance

It is intended to use Section 6.37 of the Local Government Act 1995 to impose a Specified Area Rate on residential properties and Section 6.38 of the Local Government Act to impose a Service Charge on all other properties within the project area to meet the cost of supplying underground power.

It is considered the use of Sections 6.37 Specified Area Rate and 6.38 Service Charge of the Local government Act be utilised as there is a benefit to the property owners by the installation of underground power within the project precinct.

Delegation of Authority

The Chief Executive Officer does not have the delegated authority to make a decision on this matter.

Relevant Precedents

Tree Street Underground Power Project

At its meeting on 1 August 2000, the Bunbury City Council decided to discontinue the Underground Power Project proposed for the Tree Street Precinct due to insufficient support for the project from residents. At that time, the precinct contained 2,050 rateable properties. The project was first proposed in 1995 when the total project cost would have been \$8.7(M). Of the total number surveyed only 37% returned the survey form and of these only 16% were in favour of the project.

Spencer Street Underground Power Project

At its meeting on 20 September 2005, the City decided to support a proposal for undergrounding of power on the western side of Blair Street (between Teede and Stirling Streets) and both sides of Spencer Street (between Stirling Street and Beach Road) provided sufficient ratepayer support was obtained.

The project was the subject of an Office of Energy Local Enhancement Project ("LEP") Level 4 application and the City of Bunbury was successful in obtaining Office of Energy support for the Spencer Street portion of the project on the basis that the State Government contributes \$250,000 of the estimated \$1(M) project cost. The balance of \$750,000 is to be provided out of City of Bunbury revenue sources either as a part contribution by the City and ratepayers or as a full-cost recovery cost to affected ratepayers. A preliminary survey of ratepayers proved inconclusive but a detailed survey is still required once options for financial implications and analysis have been prepared.

Options

Option 1

Council proceed with the Withers, Usher and Glen Padden Underground Power Project.

Option 2

Council does not proceed with the Withers, Usher and Glen Padden Underground Power Project.

Conclusion

According to Research Solutions a good survey response was received from property owners in Withers, Usher and Glen Padden with respect to the underground power survey. By including the DHW's views, support is shifted from being evenly divided between those who support the project and those who do not, to majority support for the project.

Research Solutions advise that the support for the project is strongly correlated with a property owner's perceived ability to pay for the power to be put underground. Those who believe they are able to pay for the power to be put underground tend to be supportive of the project and, with the exception of pensioners and seniors who wish to pay over five years, most householders would prefer to pay for the project over three years, interest-free.

Recommendation

For Council consideration.

AT THE COUNCIL MEETING

Cr Steck disclosed an impartiality interest as she knows the Directors of Citigate (a landowner in the survey area) personally. She elected to remain at the meeting to take part in the discussion and the vote on this item.

The Mayor acknowledged that Vince Harding and Tony Moore from Western Power were in attendance in the public gallery.

Option No. 1 (as printed) was moved Cr Major, seconded Cr Craddock. During discussion, the wording was amended by the Mayor with the approval of the mover and seconder. Following some discussion and a review of the results of the second survey by the members of the meeting, the motion was put to the vote and adopted to become the following Council Decision:

Council Decision 2/09

Council wishes to proceed with the Withers, Usher and Glen Padden Underground Power Project - Western Power, the Office of Energy and the Hon. John Castrilli (Member for Bunbury) to be immediately advised of this decision and provided with a copy of the survey results.

CARRIED

10 Votes "For" / 1 Vote "Against"

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A request was made for the votes to be recorded, as follows:

For: Mayor D Smith, and; Crs Craddock, Jones, Rooney, Kelly, Major, Punch,
Whittle, Slater and Harrop

Against: Cr Steck

6. CLOSE OF MEETING

The Mayor declared the meeting closed at 1.52pm.

CONFIRMED this day 10 February 2009 to be a true and correct record of proceedings of the
Special Meeting of the Bunbury City Council held 12 January 2009.

MR DAVID SMITH
MAYOR