



**City of
Kalgoorlie
Boulder**

MINUTES

of the SPECIAL Meeting of Council

held at 8.30AM

on

26 FEBRUARY, 2021

at the

Kalgoorlie Town Hall

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1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Deputy Mayor declared the meeting open at 8:30am welcoming the gallery and those present.

2 DISCLAIMER READING

The Deputy Mayor read the disclaimer to those present.

Please note this meeting is being recorded and streamed live on the Council's website in accordance with Council's Recording and Streaming of Council Meetings Policy, which can be viewed on Council's website.

All reasonable care is taken to maintain your privacy; however, as a visitor in the public gallery, your presence may be recorded. By remaining in the public gallery, it is assumed your consent is given if your image is broadcast.

The recommendations contained in this Agenda are Officer's Recommendations only and should not be acted upon until Council has resolved to adopt those recommendations.

The resolutions of Council should be confirmed by perusing the Minutes of the Council Meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Council's decision.

3 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**IN ATTENDANCE:**

Cr Lisa Malicky
Cr Deborah Botica
Cr Laurie Ayers
Cr Gary Brown
Cr Pam Townsend
Cr Nardia Turner
Cr Dave Grills
Cr Terrence Winner
Cr John Matthew

MEMBERS OF STAFF:

Mr John Walker	Chief Executive Officer
Ms Holly Phillips	Chief Of Staff
Ms Michelle Todd	Head of Legal Services

VISITORS:

2

PRESS:

0

APOLOGIES – ELECTED MEMBERS:

Mayor John Bowler

APOLOGIES – MEMBERS OF STAFF:

Nil

LEAVE OF ABSENCE:

Cr Mandy Reidy
Cr Glenn Wilson
Cr Linden Brownley

4 PUBLIC ACCESS AND PUBLIC QUESTION TIME

Public Access

Nil

Public Question Time

Nil

5 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

6 NOTATIONS OF INTEREST

**6.1 INTEREST AFFECTING IMPARTIALITY CITY OF KALGOORLIE–
BOULDER CODE OF CONDUCT**

Nil

6.2 FINANCIAL INTEREST LOCAL GOVERNMENT ACT SECTION 5.60A

Nil

6.3 PROXIMITY INTEREST LOCAL GOVERNMENT ACT SECTION 5.60B

Nil

7 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

**8 URGENT BUSINESS APPROVED BY THE PERSON
PRESIDING OR BY DECISION**

Nil

9 REPORTS OF OFFICERS

9.1 CHIEF EXECUTIVE OFFICER

9.1.1 BASKETBALL STADIUM REDEVELOPMENT

Responsible Officer: John Walker
Chief Executive Officer

Author: John Walker
Chief Executive Officer

Disclosure of Interest: Nil

VOTING REQUIREMENTS

Simple

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

MOVED BY: CR NARDIA TURNER

SECONDED BY: CR GARY BROWN

That Council:

- 1. Agree to make a contribution of \$3 million towards the Kalgoorlie Boulder Basketball Association Basketball Stadium Project;**
- 2. Agree to provide a \$500k self-supporting loan to the Association in addition to the grant and at the same time as the grant to be repaid over a 20 year period at prevailing interest rates;**
- 3. Provide the grant funds from Council's future capital projects reserve fund; and**
- 4. Determine that should the project not begin within 2 years from the 30 June 2021, the matter be brought back to Council for reconsideration.**

**CARRIED
(9/0)**

EXECUTIVE SUMMARY

Nil.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Themes:

- **CONNECTED:** We will be connected to our history, culture and community.
- **CAPABLE:** We will have the resources to contribute to our community and economy.
- **EMPOWERED:** We provide opportunities for genuine engagement with the community to inform the Council's decision-making.

- EMPOWERED: We are utilising diverse points of view to inform decision making and actions taken for the City.
- SAFE: We support families and youth.

BUDGET IMPLICATIONS

No funds have been allocated in the adopted 2020/21 budget.

REPORT

At its meeting on 22 February 2021, Council considered a report from the CEO concerning the request for financial assistance from the Kalgoorlie Boulder Basketball Association for its Basketball Stadium project.

At the meeting the CEO advised that further information had been provided by the Basketball Association and this needed reviewing before any final decision was made.

Councillors debated motions concerning both the request for a \$3 million grant and the further request for a \$500k self-supporting loan. Ultimately a resolution was passed to allow for the matter to lie on the table until a Special Meeting of Council was called and to allow Councillors to view the additional information and for the CEO to review the submissions. It was agreed the Special Meeting should be held on Friday 26 February 2021 at 8:30am.

The information provided by the Association was forwarded to Councillors on Tuesday 23 February. It consisted of:

- An operational management overview
- New plans for the development for both site and building
- Elevations and perspectives
- Powerline clearance
- Site and road adjustments

These have all now been reviewed.

The documentation received is of a good quality and the operational overview is excellent and covers, amongst other things:

- The Association overview, purpose, vision and values
 - Description of its business
 - Operational management model including facility details, management structure, operating hours, attendance expectations, pricing structure, maintenance and asset structure and licences
 - Operational outcomes
 - Design considerations
 - Asset management plan
 - Budget/financial plans
 - Risk management
-

The Basketball Association is a standalone fully constituted body that operates outside Council control. The purpose of us reviewing this detail is not to be judgemental about the content but to satisfy ourselves that the project can be delivered by the Association, that they will remain financial to operate the facility in the long term, that they will be able to repay their debt and that their purpose satisfies our criteria to provide basketball services to the residents of the City.

In all areas the answer to those questions is yes, Basketball needs new facilities. Whilst we may have views on where these facilities are best located and how they may have been delivered in a different way, the reality is we are now at a point where a viable proposal is before us. The proposal has financial backing politically and that support is specifically for the development of this project on this site.

The City is being asked to contribute a grant that is less than 25% of the capital cost. The balance is to be funded through government/s, private sponsorships and from the Association itself. It will not commence without all funds being committed. I believe it is important that the Association itself is seen to be contributing substantially to the project which is why the self-supporting loan of a reasonable amount (\$500k) is supported. Anything less would be disappointing, particularly given the Association has not made savings in the past to contribute to the project in real terms. Indeed the original request from the Association was for a \$1 million loan which whilst appropriate could not, in my view, be easily repaid.

The City is not being asked to support basketball or the Association going forward. We will have no preparation or maintenance costs, no administrative support being required or involvement in any way. That is a commendable outcome by basketball.

It is my view however, that whilst we are not being asked for an ongoing commitment it may be necessary.

The budgets and financial assessments over the first 5 years are, I believe, overly optimistic and I would expect the results to be less favourable than presented unless the Association is able to find new sources of revenue.

Nevertheless that is no reason to not trust the Association to repay a relatively modest loan and Council may see fit to support the sport or Association in other ways in the future.

In summary there is no reason for Council to not support the Association as it has asked. That is for a \$3 million grant and a \$500k self-supporting loan. I see no merit in varying these amounts.

The idea of putting a sunset clause on this offer was raised at the Council meeting. I expect it will take some time for the project to come together, however, it would be prudent for the matter to be revisited by Council in 2 years if it has not begun and I have included that in my recommendation.

STATUTORY IMPLICATIONS

There are no statutory implications resulting from the recommendations of this report.


POLICY IMPLICATIONS

There are no policy implications resulting from the recommendations of this report.

COMMUNITY ENGAGEMENT CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

ATTACHMENTS

OCM Report - 22 February 2021 

KBBA Basketball Stadium Project Operational Management Overview 

KBBA Basketball Stadium Project Drawings and visuals 

10 CONFIDENTIAL ITEMS

Nil

11 CLOSURE

There being no further business, the Deputy Mayor thanked the Councillors and staff for their attendance at the meeting and declared the meeting closed at 8:43am.