



1 August 2017

Dear Councillor,

Your attendance is requested at an Extraordinary Council Meeting of the Blayney Shire Council to be held in the Chambers, Blayney Shire Community Centre on Tuesday, 8 August 2017 at 6.00pm for consideration of the following business -

- (1) Acknowledgement of Country
- (2) Recording of Meeting Statement
- (3) Apologies for non-attendance
- (4) Disclosures of Interest
- (5) Public Forum
- (6) Mayoral Minute
- (7) Notices of Motion
- (8) Reports of Staff
  - (a) Executive Services
- (9) Delegates Reports
- (10) Questions from Councillors
- (11) Closed Meeting

Yours faithfully

Rebecca Ryan  
**General Manager**

## Meeting Calendar 2017

### August

<b>Time</b>	<b>Date</b>	<b>Meeting</b>	<b>Location</b>
5.00pm	3 August 2017	Cemetery Forum	Community Centre
5.45pm	3 August 2017	Access Committee Meeting	Community Centre
6.00pm	3 August 2017	Sports Council Meeting	Community Centre
2.30pm	4 August 2017	Upper Macquarie County Council	Council Chambers, Kelso
6.00pm	7 August 2017	Cultural Centre Working Group Meeting	Community Centre
6.00 pm	14 August 2017	Council Meeting	Community Centre
4.00pm	15 August 2017	Local Emergency Management Meeting	Community Centre
10.00am	18 August 2017	Traffic Committee Meeting	Depot Training Room

### September

<b>Time</b>	<b>Date</b>	<b>Meeting</b>	<b>Location</b>
2.30pm	15 September 2017	Upper Macquarie County Council	Council Chambers, Kelso
6.00 pm	25 September 2017	TBC Council Meeting	Community Centre

**INDEX OF REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING**  
**HELD ON TUESDAY 8 AUGUST 2017**

**EXECUTIVE SERVICES ..... 1**  
01) Inala Units Sale Tender ..... 1

**01) INALA UNITS SALE TENDER**

**Department:** Executive Services

**Author:** General Manager

**CSP Link:** 5.1 A diverse and sustainable population in our communities and villages.

**File No:** PM.TN.10

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**Recommendation:**

For Council Consideration

**Reason for Report:**

For Council to determine an outcome for the Selective Tender 8/2017 for Sale of 10 Residential Units at 33 Park Street, Millthorpe (Inala Units).

**Report:**

Following a selective tender process, at the July meeting Council entered into negotiations with preferred tenderer, Housing Plus, with the intention for a Sale Contract and price to be agreed upon for the sale of Inala Units (**Resolution No 1707/011**).

The result of these negotiations undertaken by the General Manager are summarised for Council information under separate cover in a confidential attachment. Whilst there is a need for this final outcome to be made public, until Council has approved the agreed Sale Contract price and/or conditions of sale; these negotiations have remained confidential under Section 10A (2) (di) of the Local Government Act (1993).

Unless a particular item of the sale negotiation is questioned or demands further assessment there is no requirement for Council to move into closed committee.

The Working Group with Council have presented Council's proposal to the Millthorpe Village Committee and engaged with Millthorpe residents and wider community to share the proposed sale. The decision by Council in July generated significant interest and widespread coverage by regional radio, TV and newspaper publications. A community meeting is being held on Monday 7 August in Millthorpe to discuss the intended sale of Inala Units to Housing Plus by Council.

Housing Plus with the Inala Working Group and Council staff coordinated 2 separate information sessions for Inala residents. This informal meeting provided an opportunity for tenants to meet the Housing Plus team, ask questions and discuss the various logistical and practical issues such as local tenancy policy, tenants advisory group, a transition plan and proposed garden and solar energy project.

The opportunity for a comprehensive analysis and assessment of the housing needs in the Blayney Shire and Millthorpe in particular, along with the connections to social and additional community services for residents is going to be a very positive outcome.

The Millthorpe Village Committee and Inala Working Group member representatives will provide a report with the outcome of the community consultation to Council at the meeting.

**Issues:**

The proposed sale of Inala Units has been openly discussed since last November, the intention for sale resolved by Council and a Working Group formed in December 2016. Working Group Meetings have been held and minutes presented to Council since February 2017 with the public Expression of Interest and Selective Tender process completed and considered by Council at the July 2017 meeting.

This Extraordinary Council Meeting was scheduled to ensure any Council decision made in regards to this matter was consistent with the caretaker provisions, as a result of the upcoming Council elections.

Council enters the caretaker role from Friday 11 August until the elections on Saturday 9 September.

Council may not enter a contract that involves the expenditure or receipt of an amount equal to or greater than \$150,000 during the caretaker period.

A Council resolution approving a Sale Contract and affixing the Council Seal is deemed as 'entering a contract'.

Further it was Council's view at the previous meeting that this decision should be made by the current Council.

**Budget Implications:**

The independent valuation undertaken in October 2015 for this property by Ralph Toyer and Associates provided an estimate based on the encumbrance of Note 2 land use as a retirement village removed.

Council resolved to remove this encumbrance in July 2016; which was implemented following the final tenant under the Retirement Villages Act moving to an aged care facility in June 2016. This encumbrance was finalised in December 2016. A copy of this report was provided to Councillors in confidential report attachments to the December 2016 and July 2017 meetings.

Council has budgeted a profit on sale of asset of \$370,000 for the sale of Inala Units in the 2017/18 Operational Plan. Based on the negotiated sale price it is now anticipated that Council will yield a \$322,000 profit on sale, falling short of the initial estimate by \$48,000.

Overall Council's operating surplus is forecast to decrease by approximately \$40,000 as the Inala Budget in 2017/18 was forecast for a net \$8,618 loss on an accrual basis and Council will no longer generate income or incur expenditure from this activity.

An amount of Restricted Cash was held for the Inala Units as at 30 June 2017 for \$96,143 (unaudited). This will be available for Council to reallocate or return to unrestricted cash upon finalisation of the financial statements.

Rates and charges of around \$6,700 per annum will no longer be paid by Council and would be generated from Housing Plus. A pro-rata adjustment will be made for 2017/18 effective from the sale date.

**Enclosures (following report)**

Nil

**Attachments (separate document)**

1 Proposal for Sale Contract

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*This matter is considered to be confidential under Section 10A(2) (c) of the Local Government Act, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*