

# Meeting of Council

Thursday 20 October 2022

# MINUTES

## Online Zoom Meeting

**These Minutes were confirmed as a true and correct record of proceedings at a meeting held on 8 December 2022.**

**Signature:** .....  
**Chair**

---

## TABLE OF CONTENTS

MEMBERSHIP .....	4
1. OFFICIAL OPENING .....	6
2. APOLOGIES AND LEAVE OF ABSENCE.....	6
3. DISCLOSURE OF INTERESTS .....	6
4. PUBLIC STATEMENT/QUESTION TIME.....	6
5. ANNOUCEMENTS BY CHAIR (WITHOUT DISCUSSION) .....	6
6. PETITIONS.....	6
7. CONFIRMATION OF MINUTES.....	6
7A BUSINESS ARISING FROM MINUTES .....	6
8. ADMINISTRATION REPORTS AS PRESENTED .....	7
8.1 BUSINESS REPORT – FOR MONTH ENDING 30 SEPTEMBER 2022.....	7
8.2 STATEMENT OF FINANCIAL ACTIVITY FOR AUGUST 2022 .....	7
8.3 STATEMENT OF FINANCIAL ACTIVITY FOR SEPTEMBER 2022 .....	7
8.4 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR AUGUST AND SEPTEMBER 2022.....	7
8.5 PROJECT FINANCIAL REPORT – AUGUST 2022.....	8
8.6 SALES AND SETTLEMENT REPORT – FOR MONTH ENDING 30 SEPTEMBER 2022.....	8
8.7 COUNCIL MEETING SCHEDULE 2023.....	8
9. COMMITTEE REPORTS .....	9
AUDIT AND RISK COMMITTEE (12 OCTOBER 2022).....	9
9.1 REVIEW OF THE AUDITOR’S REPORT FOR FINANCIAL YEAR ENDED .....	9
JUNE 2022.....	9
9.2 TPRC ANNUAL FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED .....	9
30 JUNE 2022.....	9
9.3 REVIEW OF CODE OF CONDUCT FOR ELECTED MEMBERS, COMMITTEE MEMBERS AND CANDIDATES.....	10
9.4 REVIEW OF COMPLAINTS POLICY (OCTOBER 2022) .....	10
9.5 REVIEW OF CREDIT CARD POLICY (OCTOBER 2022) .....	10
9.6 REVIEW OF INVESTMENT POLICY .....	10
10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN .....	10
11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAVE BEEN GIVEN .....	10
12. URGENT BUSINESS APPROVED BY THE CHAIR.....	11
13. GENERAL BUSINESS .....	11

14. DECISION TO MOVE TO CONFIDENTIAL SESSION ..... 11

    14.1 TPRC LANDHOLDING OWNERSHIP ..... 12

    14.2 REVIEW OF DELIVERABLES – DEVELOPMENT MANAGER'S KEY  
        PERFORMANCE INDICATORS ..... 12

    14.3 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE ..... 13

14. FORMAL CLOSURE OF MEETING ..... 13

**MEMBERSHIP**

<b>OWNER COUNCIL</b>	<b>MEMBER</b>	<b>ALTERNATE MEMBER</b>
Town of Cambridge	Cr Alaine Haddon-Casey	
City of Joondalup	Cr John Chester Cr Nige Jones	Cr Russ Fishwick Cr John Raftis
City of Perth	Cr Brent Fleeton	Cr Clyde Bevan
City of Stirling	Cr Tony Krsticevic Cr Suzanne Migdale (DEPUTY CHAIR) Cr Bianca Sandri (CHAIR) Cr Karlo Perkov	Cr David Lagan
Town of Victoria Park	Cr Bronwyn Ife	Cr Claire Anderson
City of Vincent	Cr Ashley Wallace	Cr Jonathan Hallett
City of Wanneroo	Cr Brett Treby Cr Glynis Parker	Cr Linda Aitken Cr Vinh Nguyen

## **PRESENT**

<b>Chair</b>	Cr Bianca Sandri
<b>Councillors</b>	Cr John Chester Cr Brent Fleeton Cr Bronwyn Ife Cr Nige Jones Cr Tony Krsticevic Cr Glynis Parker Cr Karlo Perkov Cr Brett Treby Cr Ashley Wallace
<b>Alternate Members</b>	Nil
<b>Staff</b>	Mr Chris Adams (Chief Executive Officer) Mr Simon O’Sullivan (Manager Project Coordination) Mr Daniel Govus (Senior Governance Officer – City of Stirling)
<b>Apologies Councillors</b>	Cr Suzanne Migdale (DEPUTY CHAIR) Cr Alaine Haddon-Casey
<b>Leave of Absence</b>	Nil
<b>Absent</b>	Nil
<b>Consultants</b>	Mr Noel Ryan (Satterley Property Group) Mr Drew Tomkins (Satterley Property Group) Mr Alan Abel (Satterley Property Group)
<b>Apologies Participant Councils’ Advisers</b>	Mr David MacLennan (City of Vincent) Mr Daniel Simms (City of Wanneroo) Ms Michelle Reynolds (City of Perth) Mr Anthony Vuleta (Town of Victoria Park)
<b>In Attendance Participant Councils’ Advisers</b>	Mr Kelton Hincks (Town of Cambridge) Mr Mat Humfrey (City of Joondalup) Ms Amanda Sheers (City of Stirling)
<b>Members of the Public</b>	Nil
<b>Press</b>	Nil

## 1. OFFICIAL OPENING

The Chair declared the meeting open at 6:01pm.

## 2. APOLOGIES AND LEAVE OF ABSENCE

**Apologies:** Councillor Suzanne Migdale  
Councillor Alaine Haddon-Casey

## 3. DISCLOSURE OF INTERESTS

Nil

## 4. PUBLIC STATEMENT/QUESTION TIME

Nil

## 5. ANNOUCEMENTS BY CHAIR (WITHOUT DISCUSSION)

The Chair welcomed Mr Noel Ryan and Mr Drew Tomkins from Satterley Property Group to their first TPRC meeting.

## 6. PETITIONS

Nil

## 7. CONFIRMATION OF MINUTES

Moved Cr Krsticevic, Seconded Cr Jones.

**That the minutes of the Ordinary Meeting of Council of 18 August 2022 and the minutes of the Special Meeting of Council of 29 September 2022 be CONFIRMED as a true and accurate record of proceedings.**

The Motion was put and declared CARRIED (10/0).

## 7A BUSINESS ARISING FROM MINUTES

Nil

## **8. ADMINISTRATION REPORTS AS PRESENTED**

### **8.1 BUSINESS REPORT – FOR MONTH ENDING 30 SEPTEMBER 2022**

Moved Cr Chester, Seconded Cr Jones.

[The recommendation in the agenda]

**That the Council RECEIVES the Business Report for the month ending 30 September 2022.**

The Motion was put and declared CARRIED (10/0).

### **8.2 STATEMENT OF FINANCIAL ACTIVITY FOR AUGUST 2022**

Moved Cr Jones, Seconded Cr Fleeton.

[The recommendation in the agenda]

**That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 August 2022.**

The Motion was put and declared CARRIED (10/0) by exception resolution.

### **8.3 STATEMENT OF FINANCIAL ACTIVITY FOR SEPTEMBER 2022**

Moved Cr Jones, Seconded Cr Fleeton.

[The recommendation in the agenda]

**That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 30 September 2022.**

The Motion was put and declared CARRIED (10/0) by exception resolution.

### **8.4 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR AUGUST AND SEPTEMBER 2022**

Moved Cr Jones, Seconded Cr Fleeton.

[The recommendation in the agenda]

**That the Council:**

- 1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for August and September 2022:**

**August 2022 - \$1,799,563.74**

**September 2022 - \$3,323,363.50**

**Total Paid - \$5,122,927.24**

**2. APPROVES the CEO Credit Card Statement for August and September 2022.**

The Motion was put and declared CARRIED (10/0) by exception resolution.

**8.5 PROJECT FINANCIAL REPORT – AUGUST 2022**

Moved Cr Jones, Seconded Cr Fleeton.

[The recommendation in the agenda]

**That the Council RECEIVES the Project Financial Report (August 2022) submitted by the Satterley Property Group.**

The Motion was put and declared CARRIED (10/0) by exception resolution.

**8.6 SALES AND SETTLEMENT REPORT – FOR MONTH ENDING 30 SEPTEMBER 2022**

Moved Cr Jones, Seconded Cr Fleeton.

[The recommendation in the agenda]

**That the Council RECEIVES the Sales and Settlement Report for the month ending 30 September 2022.**

The Motion was put and declared CARRIED (10/0) by exception resolution.

**8.7 COUNCIL MEETING SCHEDULE 2023**

Moved Cr Jones, Seconded Cr Fleeton.

[The recommendation in the agenda]

**1. That the schedule of Ordinary Council meetings dates be APPROVED for 2023 as follows:**

- **16 February 2023**
- **20 April 2023**
- **15 June 2023**
- **17 August 2023**
- **19 October 2023**
- **7 December 2023**

**2. That the commencement time for Council meetings be 6.00pm.**



3. That the schedule of Management Committee meetings dates be **APPROVED** for **2023** as follows:
  - 16 March 2023
  - 18 May 2023
  - 20 July 2023
  - 21 September 2023
  - 16 November 2023
4. That the commencement time for Management Committee meetings be 6.00pm.
5. That Council and Management Committee meetings be held electronically.
6. That the schedule of meeting dates be advertised as required by the *Local Government Act 1995*.

The Motion was put and declared CARRIED (10/0) by exception resolution.

## 9. COMMITTEE REPORTS

### AUDIT AND RISK COMMITTEE (12 OCTOBER 2022)

#### 9.1 REVIEW OF THE AUDITOR'S REPORT FOR FINANCIAL YEAR ENDED JUNE 2022

Moved Cr Treby, Seconded Cr Krsticevic.

[The recommendation in the agenda]

**That the Council:**

1. **RECEIVES** the Auditor's Report for the financial year ended 30 June 2022.
2. **NOTES** that the Council's Auditor (Dry Kirkness) met with the Audit and Risk Committee at its meeting of 12 October 2022 to discharge the statutory obligation to meet with the Local Government at least once per annum.

The Motion was put and declared CARRIED (10/0).

#### 9.2 TPRC ANNUAL FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022

Moved Cr Fleton, Seconded Cr Treby.

[The recommendation in the agenda]

**That the Council RECEIVES** the Annual Financial Report for the year ended 30 June 2022 and that it be **INCLUDED** in the Annual Report.

The Motion was put and declared CARRIED (10/0) by exception resolution.

### **9.3 REVIEW OF CODE OF CONDUCT FOR ELECTED MEMBERS, COMMITTEE MEMBERS AND CANDIDATES**

Moved Cr Fleeton, Seconded Cr Treby.

**That the Council APPROVES the Code of Conduct for Elected Members, Committee Members and Candidates (October 2022).**

The Motion was put and declared CARRIED (10/0) by absolute majority.

### **9.4 REVIEW OF COMPLAINTS POLICY (OCTOBER 2022)**

Moved Cr Fleeton, Seconded Cr Treby.

**That the Council APPROVES the Complaints Policy and Procedure (October 2022).**

The Motion was put and declared CARRIED (10/0) by exception resolution.

### **9.5 REVIEW OF CREDIT CARD POLICY (OCTOBER 2022)**

Moved Cr Fleeton, Seconded Cr Treby.

**That the Council APPROVES the Credit Card Policy (October 2022).**

The Motion was put and declared CARRIED (10/0).

### **9.6 REVIEW OF INVESTMENT POLICY**

Moved Cr Fleeton, Seconded Cr Treby.

**That the Council APPROVES the Investment Policy (October 2022).**

The Motion was put and declared CARRIED (10/0).

## **10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

## **11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAVE BEEN GIVEN**

Nil

## 12. URGENT BUSINESS APPROVED BY THE CHAIR

Nil

## 13. GENERAL BUSINESS

Nil

## 14. DECISION TO MOVE TO CONFIDENTIAL SESSION

Moved Cr Fleeton, Seconded Cr Treby.

That

1. Item 14.1 – TPRC LANDHOLDING AND OWNERSHIP be CONSIDERED Behind Closed Doors in accordance with Sections 5.23(2)(d) and (e) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-
  - d) *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting; and*
  - e) *A matter that if disclosed would reveal –*
    - i) *information that has commercial value to a person; or*
    - ii) *information about the business, professional, commercial or financial affairs of a person.*

*Where the information is held by, or is about, a person other than the TPRC (section 5.23(2)(e)).*
2. Item 14.2 – REVIEW OF DELIVERABLES – DEVELOPMENT MANAGER’S KEY PERFORMANCE INDICATORS be CONSIDERED Behind Closed Doors in accordance with Sections 5.23(2)(c) and (e) *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-
  - (c) *A contract entered into, or which may be entered into, by the TPRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c)); and*
  - (e) *A matter that if disclosed would reveal –*
    - i) *information that has commercial value to a person; or*
    - ii) *information about the business, professional, commercial or financial affairs of a person.*
3. Item 14.3 – DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE be CONSIDERED Behind Closed Doors in accordance with Sections 5.23(2)(c) and (e) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:-
  - (c) *A contract entered into, or which may be entered into, by the TPRC and which relates to a matter to be discussed at a meeting (section 5.23(2)(c)); and*
  - (e) *A matter that if disclosed would reveal –*
    - i) *information that has commercial value to a person; or*

**ii) information about the business, professional, commercial or financial affairs of a person.**

The Motion was put and declared CARRIED (10/0).

At 6.18pm the meeting was closed to the public, and all attendees who were not required left the meeting prior to consideration of Item 14.1.

Representatives from Satterley Property Group left the room.

#### **14.1 TPRC LANDHOLDING OWNERSHIP**

Moved Cr Fleeton, Seconded Cr Chester.

**That the Council:**

- 1. PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**
- 2. RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(d) and (e) of the *Local Government Act 1995*.**

Councillor Jones left the meeting at 6.25pm.

The Motion was put and declared CARRIED (9/0).

#### **14.2 REVIEW OF DELIVERABLES – DEVELOPMENT MANAGER'S KEY PERFORMANCE INDICATORS**

Moved Cr Chester, Seconded Cr Treby.

**That the Council:**

- 1. PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**
- 2. RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.**

The Motion was put and declared CARRIED (9/0).

### **14.3 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE**

Moved Cr Treby, Seconded Cr Wallace.

**That the Council:**

- 1. PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.**
- 2. RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act 1995*.**

The Motion was put and declared CARRIED (9/0).

Moved Cr Perkov, Seconded Cr Ife.

**That the meeting be REOPENED to the public.**

The Motion was put and declared CARRIED (9/0).

At 6.33pm the meeting was reopened to the public.

### **14. FORMAL CLOSURE OF MEETING**

The Chair declared the meeting closed at 6.33pm.