



**Plant & Property Committee  
Tuesday  
21<sup>st</sup> September 2010  
(Immediately following Works & Planning Meeting)**

**Members:** Cr M Rutledge  
Cr P Dwyer (Chariman)  
Cr P Fayle  
Cr L Garner  
Cr S McRae  
Cr D Low  
Cr W Sheaffe  
Cr J Treloar

**AGENDA**

1. Ceiling Panels
2. Hay Park Toilets
3. Air Conditioning at the RSL Room
4. Vehicle Replacements
5. Plant Report

A Dwyer  
**GENERAL MANAGER**



21<sup>st</sup> September 2010

**C1. Replacement of Ceiling Panels: Council Chambers**

<b>REPORTING OFFICER</b>	Director Environmental Services
<b>ATTACHMENTS</b>	Nil
<b>FILE NUMBER(S)</b>	

**INTRODUCTION**

The ceiling panels in the Council Chambers appear to be past their use by date, with several panels continually falling from the ceiling due to damaged edges not having the capability of supporting their own weight for extended periods.

**COMMENTARY**

Council's licenced building contractor has sourced acoustic materials to replace the existing ceiling panels, the cost of which is:

Materials:	\$1700
Labour to remove existing and install new:	\$450
Contingency (10%):	\$215
Total:	\$2365

As comparison, a Griffith supplier was contacted to offer a quote for supply of materials, this phone quote was \$1950.00 ex gst (materials only).

The Repairs and Maintenance (R&M) budget is currently 35% expended. It is likely that the replacement of these panels will push the R&M budget over this years estimate.

**RECOMMENDATION**

That Council note the report and give consideration as to the appropriate timing for the replacement of the panels.

**21 September 2010**

**C2 – Hay Park Toilets**

<b>REPORTING OFFICER</b>	Bill Moore – Director of Technical Services
<b>ATTACHMENTS</b>	
<b>FILE NUMBER(S)</b>	

**INTRODUCTION**

The old female toilet block in Hay Park is in need of replacement or major upgrading.

**COMMENTARY**

Councillors will recall that about two years ago the old male toilet block near the Parks Depot shed was demolished due to both structural issues and the substandard amenity it provided.

The nearby female toilet block is in what can only be described as a poor condition aesthetically and, more importantly, difficult to maintain in an acceptable condition. Unfortunately vandalism is becoming more frequent and the plastic cisterns and ceramic bowls are now more of a target.

The frequency of blockages in the system and leakages onto the floor area add to an unacceptable facility that is difficult and expensive to maintain in even a basic manner.

The toilet block has recently been closed pending a decision from Council on its future.

Hay Park is attracting an increasing number of significant events such as to 2010 Christmas Bonanza, the Solo Motorhome get together and the Hay Magpies Legends football game. The existing public toilets at the kiosk and Community Building will not really be adequate to cater for the demand generated by these events.

It has always been envisaged that a new male and female toilet block would be constructed in the vicinity of the current building. Now may be the appropriate time. The cost of a new, modern, toilet block is not at this stage known but would certainly be in the order of \$50,000 to \$100,000 and could be financed by loan funds.

**RECOMMENDATION**

That Council proceed to the design and construction of an appropriate male/female toilet block in Hay Park through loan or other suitable funding.

21<sup>st</sup> September 2010

**C3. Air Conditioning: RSL Room, Hay Library**

<b>REPORTING OFFICER</b>	Director Environmental Services
<b>ATTACHMENTS</b>	Nil
<b>FILE NUMBER(S)</b>	

**INTRODUCTION**

The Package Air Conditioner that services the RSL Room at the Hay Library has generated a significant amount of concern regarding noise emission.

**COMMENTARY**

Discussions with air conditioner specialists and Council's electrical contractor indicate that the noise can be significantly reduced by:

Installation of additional vents in ducts:      \$2134 inc gst (MIA Refrigeration)

Reduction pulley/belt:                              \$300 (B Doyle)

Install 2 reverse cycle split systems:          \$6000 (B Doyle)

Council's electrical contractor has recommended that the installation of the reduction pulley mechanism will significantly reduce the noise issues (both air speed and hammer) with the unit.

An order has been placed with Council's electrical contractor to supply/install the reduction pulley mechanism.

Due to the complexity of the system, investigations are still underway for the changes necessary to install a simple on-off switch and soft start/stop arrangement.

**RECOMMENDATION**

That Council note the report.

## 21 September 2010

### C4 - Replacement of vehicles.

<b>REPORTING OFFICER</b>	Bill Moore – Director of Technical Services
<b>ATTACHMENTS</b>	
<b>FILE NUMBER(S)</b>	

#### INTRODUCTION

The current management plan provides for the replacement of a number of vehicles including one, 2006 model Toyota Camry Altise and one 2008 model Ford Falcon Wagon at an estimated change over cost of \$25,000 for each vehicle.

#### COMMENTARY

One of the replacement vehicles is for the use of the Tourism and Economic Development Manager and is frequently used to transport display and similar equipment while the second vehicle is used by the Works Coordinator and regularly carries bulky survey equipment. Given these uses it was decided to purchase small to mid sized 4 wheel drive replacement vehicles. Such vehicles are also likely to attract higher resale values than either a similar quality sedan or station wagon.

Quotations were sought for replacement vehicles from dealers in Hay, Deniliquin and Griffith. A summary of quotes received follows:

Dealer/vehicle offered	Base Price (\$)	Trade In (\$)		Net Change Over (\$)	
		Toyota	Ford	Toyota	Ford
<b>Griffith Motor Group</b>					
Honda CRV Standard	33,660	10,328	11,621	23,332	22,039
Mitsubishi Outlander LS	33,441	10,328	11,621	23,113	21,820
KIA Sportage SLi	29,131	10,328	11,621	18,803	17,510
<b>Keith Gill Motors</b>					
Ford Territory TX	40,482	11,000	12,000	29,482	28,482
<b>Arandt Nissan</b>					
Nissan T31 X-TRAIL	33,571			33,571	33,571
<b>Lugsdin Toyota</b>					
Mitsubishi Outlander	33,188			33,188	33,188
Toyota Kluger	41,608			41,608	41,608
<b>Dom's Motors</b>					
Subaru Forester X	32,829			32,829	32,829

All the above prices are inclusive of GST.

The existing vehicles were also offered for private sale however only one offer was received being from Mr Vince Lewis for the Toyota Camry and in an amount of \$10,000.

The KIA Sportage offered by Griffith Motor Group is considered a little too small and underpowered for Council's purposes.

Applying Council's Local Purchasing Policy, the best priced new suitable vehicle offer is that of Lugsdin Toyota for a Mitsubishi Outlander.

As neither local dealer is prepared to take either existing vehicle as a trade in, one disposal option is to sell via public auction through one of the auction houses based in Wagga Wagga. The cost of transport, detailing and commission is likely to be between \$500 and \$1,000 per vehicle and given this it would probably be better to accept the offer from Mr Lewis to purchase the Toyota Camry.

#### **RECOMMENDATION**

It is recommended that:

- 1) Two (2) Mitsubishi Outlander 4WD vehicles be purchased from Lugsdin Toyota;
- 2) The offer from Mr Lewis to purchase the Toyota Camry Altise sedan in an amount of \$10,000 be accepted; and
- 3) The Ford Falcon Station Wagon be sold through a commercial auction house.

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Plant Item	Alias	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance	Result	Hours
		-----Expenditure-----			-----Income-----			-----Operating-----				
Fund 1 General Fund												
1101 TOYOTA AURION PRESARA SE	PLANT 7	814.32	0	-814	-1112.40	0	1112	-298.08	0	0		
1201 TOYOTA AURION PRODIGY S	PLANT 6	352.14	0	-352	-1537.80	0	1538	-1185.66	0	0		
1203 FORD FG FALCON XT SEDAN	PLANT 5	434.29	0	-434	0.00	0	0	434.29	0	0		
1204 FALCON WAGON - TECH OFFI	PLANT 4	193.88	0	-194	-126.00	0	126	67.88	0	0		
1301 TOYOTA CAMRY ALTISE - DE	PLANT 35	371.28	0	-371	-833.40	0	833	-462.12	0	0		
1302 NISSAN NAVARA UTILITY -	PLANT 50	1749.85	0	-1750	-242.40	0	242	1507.45	0	0		404
1401 TOYOTA CAMRY ALTISE SEDA	PLANT 34	488.70	0	-489	-570.00	0	570	-81.30	0	0		
1403 TOYOTA CAMRY ALTISE SED	PLANT 40	295.26	0	-295	-1229.40	0	1229	-934.14	0	0		
2101 HOLDEN CREWMAN CREW CAB	PLANT 30	700.14	0	-700	-1742.00	0	1742	-1041.86	0	0		268
2102 FALCON XL UTILITY - WORK	PLANT 33	483.67	0	-484	-624.25	0	624	-140.58	0	0		114
2111 TOYOTA HILUX XCC 4 X4 UT	PLANT 217	1471.71	0	-1472	-2018.25	0	2018	-546.54	0	0		311
2121 HOLDEN RODEO UTILITY - W	PLANT 226	678.77	0	-679	-880.75	0	881	-201.98	0	0		270
2201 FORD COURIER UTILITY - P	PLANT 243	525.19	0	-525	-1903.00	0	1903	-1377.81	0	0		346
2301 FORD TRITON MK UTILITY -	PLANT 228	827.16	0	-827	-1072.50	0	1073	-245.34	0	0		195
3101 VOLVO G940 GRADER	PLANT 103	8836.67	0	-8837	-20637.50	0	20638	-11800.83	0	0		318
3102 VOLVO G940 GRADER	PLANT 104	8536.67	0	-8537	-15193.75	0	15194	-6657.08	0	0		234
3112 CATERPILLAR 428C BACKHOE	PLANT 307	2238.53	0	-2239	-2537.50	0	2538	-298.97	0	0		73
3121 MULTI TYRE ROLLER	PLANT 317	2680.20	0	-2680	-12250.00	0	12250	-9569.80	0	0		350
3201 TIP TRUCK ISUZU 9M3	PLANT 314	913.21	0	-913	-2210.00	0	2210	-1296.79	0	0		55
3202 TIP TRUCK ISUZU 9M3	PLANT 210	1454.20	0	-1454	-2430.00	0	2430	-975.80	0	0		81
3211 MITSUBISHI CANTER TIP TR	PLANT 250	600.46	0	-600	-3025.00	0	3025	-2424.54	0	0		275
3212 MITSUBISHI CANTER TIP TR	PLANT 251	511.87	0	-512	-4081.00	0	4081	-3569.13	0	0		371
3221 MITSUBISHI DUAL CAB TIP	PLANT 201	1346.84	0	-1347	-720.00	0	720	626.84	0	0		36
3301 WATER CART NISSAN UDCW24	PLANT 203	3519.72	0	-3520	0.00	0	0	3519.72	0	0		0
3302 WATER CART VOLVO FM7	PLANT 231	3147.16	0	-3147	-7809.00	0	7809	-4661.84	0	0		206
3303 WATER CART ISUZU FVZ1400	PLANT 211	988.08	0	-988	-3553.00	0	3553	-2564.92	0	0		94
3402 FORD COURIER CREW CAB	PLANT 235	1226.04	0	-1226	-1942.88	0	1943	-716.84	0	0		362
3404 FORD DUAL CAB UTILITY	PLANT 244	1184.82	0	-1185	-2332.00	0	2332	-1147.18	0	0		424
3501 TRACTOR - JOHN DEERE 661	PLANT 304	4696.46	0	-4696	-5080.00	0	5080	-383.54	0	0		254
3502 TRACTOR - NEW HOLLAND T6	PLANT 312	3351.70	0	-3352	-180.00	0	180	3171.70	0	0		4
3503 TRACTOR - ISEKI	PLANT 316	78.49	0	-78	0.00	0	0	78.49	0	0		0
3601 FUEL TRAILER 3500 LITRES	PLANT 501	60.19	0	-60	-699.00	0	699	-638.81	0	0		233
3602 FUEL TRAILER 3500 LITRES	PLANT 503	60.19	0	-60	-627.00	0	627	-566.81	0	0		209
3606 FUEL TRAILER	PLANT 522	49.05	0	-49	0.00	0	0	49.05	0	0		0
3608 GENERAL PURPOSE TRAILER	PLANT 518	45.45	0	-45	0.00	0	0	45.45	0	0		0
3611 HONDA PUMP TRAILER	PLANT 630	35.94	0	-36	0.00	0	0	35.94	0	0		10
3613 TRAILER - MESH	PLANT 533	89.84	0	-90	-30.00	0	30	59.84	0	0		0
3701 AMENITIES VAN	PLANT 401	169.42	0	-169	0.00	0	0	169.42	0	0		0
3702 AMENITIES VAN	PLANT 404	316.23	0	-316	-2330.00	0	2330	-2013.77	0	0		233
3703 PORTABLE TOILETS	PLANT 402	13.51	0	-14	0.00	0	0	13.51	0	0		0
3704 PORTABLE TOILETS	PLANT 403	13.51	0	-14	0.00	0	0	13.51	0	0		0
3801 PAVELINE VOLVO FM7	PLANT 206	4840.10	0	-4840	-5475.00	0	5475	-634.90	0	0		73
3811 FORKLIFT	PLANT 306	424.95	0	-425	0.00	0	0	424.95	0	0		0
3901 HOWARD ROTOSlasher	PLANT 601	35.94	0	-36	0.00	0	0	35.94	0	0		0
3904 DYNAPAC DRAWN VIB ROLLER	PLANT 509	267.51	0	-268	0.00	0	0	267.51	0	0		0
3905 MULTI DRAWN ROLLER	PLANT 514	755.23	0	-755	-42.50	0	43	712.73	0	0		9
3906 MULTI DRAWN ROLLER	PLANT 515	1553.05	0	-1553	-1205.00	0	1205	348.05	0	0		241
3907 AGRIFARM MOWER	PLANT 645	349.96	0	-350	0.00	0	0	349.96	0	0		0
4101 TRACTOR - PARLS & GARDEN	PLANT 311	1130.61	0	-1131	-1020.00	0	1020	110.61	0	0		26
4201 ISEKI MOWER - PARKS & GA	PLANT 325	524.10	0	-524	-2450.00	0	2450	-1925.90	0	0		49
4301 TIP TRUCK - PARKS & GARD	PLANT 224	1388.18	0	-1388	-1244.75	0	1245	143.43	0	0		195
4401 NISSAN AVARA UTILITY - P	PLANT 218	605.86	0	-606	-1680.25	0	1680	-1074.39	0	0		307
4402 FORD COURIER UTILITY - P	PLANT 213	644.50	0	-645	-1815.00	0	1815	-1170.50	0	0		330
4403 FORD COURIER UTILITY - P	PLANT 216	1253.44	0	-1253	-1727.00	0	1727	-473.56	0	0		327
4502 TRAILER - PARKS & GARDEN	PLANT 708	67.43	0	-67	0.00	0	0	67.43	0	0		0

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Plant Item	--Expenditure--		--Income--		--Operating--	
	Actual	Budget	Actual	Budget	Result	Hours
5101 NISSAN NAVARA KING CAB U	1166.53	0	-2285.25	0	-1118.72	416
5102 FORD COURIER UTILITY - W	504.94	0	-665.50	0	-160.56	121
5202 TRAILER - SEWER - WATER	4.06	0	0.00	0	4.06	0
5211 WATER SNORTER PROJCT - W	535.43	0	-135.00	0	400.43	5
5212 WATER SNORTER - WATER &	1.04	0	-25.00	0	-23.96	1
Fund 1 General Fund	73209.20	0	-124090.03	0	-50880.83	7915
Report Totals	73209.20	0	-124090.03	0	-50880.83	7915





# Supplementary Mayoral Minute

## Plant & Property Meeting

### 21<sup>st</sup> September 2010

The Mayor is entitled to put to a meeting without notice any matter or topic that is within the jurisdiction of the Council or of which the Council has official knowledge.

Such a minute takes precedence over all other business on the agenda for the meeting.

The Mayor may move the adoption of the minute without the motion being seconded.

*(Clause 16 of Local Government [Meetings] Regulation 1999)*

21 September 2010

Supplementary 1 - Replacement of HACC vehicles

<b>REPORTING OFFICER</b>	Mark Dowling – Director of Corporate Services
<b>ATTACHMENTS</b>	
<b>FILE NUMBER(S)</b>	

**INTRODUCTION**

Quotations were recently called for the replacement of a HACC transport vehicle and a transport for Health vehicles as listed below.

HACC            2010 Toyota Camry sedan  
TFH             2009 Mitsubishi Lancer sedan

**COMMENTARY**

Quotations were sought for replacement vehicles from dealers in Hay, Deniliquin and Griffith. A summary of quotes received follows:

<b>Dealer/vehicle offered</b>	<b>Base Price (\$)</b>	<b>Trade Price (\$)</b>	<b>Net Price (\$)</b>
<b>HACC VEHICLE</b>			
<b>Lugsdin Toyota</b>			
Toyota Camry Sedan	25,808	No trade offered	25,808
<b>Arandt Nissan</b>			
Nissan Maxima sedan	32,206	17,000	15,026
<b>TRANSPORT FOR HEALTH VEHICLE</b>			
<b>Hay Motors</b>			
Mitsubishi Lancer Sedan	22,448	No trade offered	22,448
<b>Arandt Nissan</b>			
Nissan TI TIIDA	22,701	12,000	10,701
Nissan ST TIIDA	18,806	12,000	6,806

All the above prices are inclusive of GST.

The existing vehicles were also offered for private sale however there were no offers received. The Nissan TIIDA ST sedan does not have climate control which was in the specification so the vehicle to be considered is the top of the range TI. The trade price offered is considered reasonable and it is doubtful that sending the vehicle to auction would realise more than this after the auction and transport costs are deducted. The Nissan is a smaller vehicle but it is likely to be more fuel efficient and is still capable of doing the job although its smaller size may not be ideal for everyone. The Lancer is a large vehicle and slightly cheaper but accepting that would mean that the trade vehicle would need to go to auction. There was \$10,000 allocated in the budget for the vehicle replacement which after the GST rebate is sufficient to meet the purchase costs.

In relation to the HACC vehicle the Toyota Camry is the only viable option however the trade vehicle will need to go to auction.

### **RECOMMENDATION**

It is recommended that:

- 1) That Council accept the offer to supply a Toyota Camry sedan from Lugsdin Toyota;
- 2) The Council accept the offer from Arandt Nissan for Nissan TIIDA TI sedan for the replacement of the Lancer sedan for a net cost of \$10,701 including GST;
- 3) The existing HACC Toyota Camry sedan be sold through a commercial auction house.