

Title Report Showgrounds Management Advisory Committee Meeting Tuesday 18th September 2007

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/16, 5/1/35 & P1323

Date 18 September 2007

Prepared by C.M. Harding, CEO's PERSONAL ASSISTANT

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A copy of the minutes of the Showgrounds Management Advisory Committee Meeting held on Tuesday 18th September 2007.

Officer's Recommendation

That the minutes be received and noted.

Link to Corporate Plan

KRA1 Community Wellbeing – Objective 1.1 Community Amenities and Lifestyle – Strategy 1.1.4 Develop and implement a Master Plan for the redevelopment of the Showgrounds.

Attachments

1. Copy of Minutes

REPORT OF SHOWGROUNDS MANAGEMENT ADVISORY COMMITTEE MEETING
HELD ON TUESDAY 18TH SEPTEMBER 2007
COMMENCING AT 9.05 A.M.

PRESENT: Chairperson, Cr Carl Milford, Crs Warwick Geisel, Carolyn Tillman, Mick Cosgrove, Wambo Shire Council, Messrs Stephen Hegedus, CEO, Blaine Patterson, DCS, Errol Thomas, Don Lucht, Phil Sturgess, Steven Forbes, Cath Harding and Andrew Scovell, GHD

APOLOGIES: Stan Wenham and Gary Briggs

ORDER OF BUSINESS

MINUTES PREVIOUS MEETINGS TUESDAY 14 AUGUST 2007

The Committee received and noted the minutes of the meeting held on Tuesday 14th August 2007.

CARRIED

BUSINESS ARISING FROM THE MINUTES

1. UPDATE ELECTRICITY UPGRADE

- Council representatives have met with Matt Gleeson and held an on-site meeting with Ergon Energy to discuss upgrade
- Ergon confirmed supply point will be existing transformer pole near old shower block
- Will re-route power to existing pole and replace with larger transformer
- Ergon have agreed to conduct electricity upgrade as in kind with lead in time for installation of main overhead power line 7 - 8 weeks
- Option for underground or pad mounted would take 6 - 8 months
- Concerns were raised location existing pole may impede traffic flow on site - suggestion to move pole closer to cattle yards
- KTB's electrician has met on site with Ergon - have ordered boards and held on site meeting with Condamine Electrical

Action: GHD will discuss possible relocation of pole with Ergon Energy.

GENERAL BUSINESS

1. COVERED ARENA PROGRESS REPORT

Mr Andrew Scovell from GHD joined the meeting to provide a progress report on the covered arena project:-

- KTB have provided a complete set of amended structural drawings
- Moved columns to extend to 85m without any overhangs
- Beam sizes increased wider in span - 1800mm deep beams
- Alteration to stretch work area of arena by 10 metres in length - size of arena 70 x 40m
- Need to maintain 2 metre clearance for walkways
- Andrew Scovell reiterated that every change maps through to other people - new plans will have to be re-issued to Building Certifier
- Copy of project schedule tabled with proposed start and finish dates:-
 - Site mobilisation early October
 - Covered arena foundations October
 - Covered arena steelwork supply and erect November

- Covered arena roof sheeting installation November
- Building Certifier commissioned and has full set of drawings and is currently reviewing fire requirements
- GHD has requested Council provide a statement confirming that flammable goods will not be stored in covered arena.

Mr Stephen Hegedus, CEO raised his concerns with extending the arena length as this will expose the spectators to the elements. Mr Hegedus believes arena was designed as a multi-purpose facility and should not focus design on equestrian events, and that it is dangerous to alter plans once the contract has been awarded and commenced.

Recommendation

That it be recommended to Council that the work area of the covered arena be extended from 60 metres to 70 metres in order to secure national events.

CARRIED

2. CAR PARK DESIGN

Mr Steven Forbes, A/Design Manager joined the Meeting to present an overview of the amended design of the proposed car park:-

- Overall dimension 85m x 80m
- Size of car parks 2.6m
- Aisle widths 8.75m
- Total car parks 220 including disabled parks
- Commence site preparation as soon as possible
- Changed from flush kerbing to barrier kerb and channel
- Single entry and exit from Wilkes Street
- No level change to drainage
- Height of car park 1.2 metres to enable car park to drain
- Electrical requirements car park
 - Want to relocate light poles to exterior of car park to allow ease of trenching and construction
 - Lights may have to be extended 2 - 3 metres to shed light
 - May cause light overspill over property boundary

Recommendation

That it be recommended to Council that the light poles be relocated to the exterior of the car park.

CARRIED

Mr Steven Forbes, A/Design Manager and Mr Andrew Scovell retired from the Meeting at 10.25a.m.

INWARDS CORRESPONDENCE

A. DARLING DOWNS BRANCH AUSTRALIAN STOCK HORSE SOCIETY

A letter dated 4 September 2007 advising of an emergency meeting which took place on Monday 3rd September 2007 to discuss a number of concerns with respect to the showgrounds and the infrastructure.

In particular, their main concern was that with only three months to go until the Australian Stock Horse Sale there are no stallion stables and no funds have been allocated to construct any, as external funding source is no longer available.

The Association has also requested Council's consideration in negotiating the fees to be charged for this year's stockhorse sale, requesting that the rent for this facility be charged at the previous year's rate until the completion of the entire facility.

Other concerns raised included:-

- Ring surface is not considered to be safe or an all weather surface
- Outer perimeter fencing of the ring is not stock proof
- Requested copy of fees that would be charged for a non-for-profit organisation to conduct a weekend or a one day training/practice day for local members.

Cr Warwick Geisel advised that he spoken with Bruce Scott who was confident that Council should receive positive news within the next few weeks in relation to the extra \$1.3M funding requested by Council for completion of the project

After general discussion the Committee agreed on the following:-

Cr W Geisel retired from the Meeting at 10.40 a.m.

- Council determined prioritisation of facilities to be constructed and the car park was one of the items identified as it is a requirement of the Building Code to provide car parks
- No funding allocated for building of stables as external funding source is longer available
- Council has requested O'Keefe and Partners approach Elders head office seeking sponsorship
- Negotiations of fees - Council may negotiate fees until completion of entire facility, however not at last year's rate as several improvements have been completed on site making the facility more attractive to a greater variety of user groups - Stock horse sale was deemed as a commercial operation
- Ring surface - advise no further allocation of funds for ring surface
- Outer perimeter of ring fence - investigating options/solutions to address problem
- Copy of fees have been provided
- Formally recognising contribution construction of showgrounds - Council formally acknowledges all organisations for their efforts in supporting the facility - however all work had been offered as in kind with no future benefits being offered or promised
- Limited communication - copy of minutes of the Showgrounds meetings will be placed on Council's web site.

Recommendation

That this letter be received, the contents noted and that Council forward a suitable reply advising Council's position in relation to the matters raised.

CARRIED

B. DALBY CAMP DRAFT CLUB INC

An email dated 5th September 2007 seeking Council's consideration in waiving the fees for camping and stables stalls for their camp drafts to be held on 8th September 2008 and April 2009. The organisation believes that if they are made to charge camping fees people will simply not attend the camp draft.

Recommendation

That this letter be received, the contents noted and that Council advised it cannot accede to the request.

CARRIED

CLOSURE: The meeting concluded at 10.55 a.m.

NEXT MEETING As required.

Submitted to the Ordinary Meeting of Council held this second day of October 2007.

18 September 2007

(Sgd.)Cr C P Milford
CHAIRPERSON