



ORDINARY MEETING OF COUNCIL

Held on

Wednesday, 26 February 2025
4:00 PM

at

Armidale Council Chambers

PRESENT: Councillor Sam Coupland, Councillor Kay Endres, Councillor Paul Gaddes, Councillor Eli Imad, Councillor Susan McMichael, Councillor Todd Redwood, Councillor Dorothy Robinson, Councillor Rob Taber and Councillor Bradley Widders.

IN ATTENDANCE: Mr James Roncon (General Manager), Ms Aimee Hutton (Acting Chief Officer Corporate and Community), Mr Darren Schaefer (Acting Chief Officer Assets and Services), Mr Daniel Boyce (Chief Officer Planning and Activation), Mr Alex Manners (Project Director Kempsey Road), Annie Harris (Executive Manager People and Culture), Ms Ann Newsome (Chief Financial Officer), Ms Stacey Drew (Acting Manager Governance) and Ms Melissa Hault (Executive Officer).

MINUTES

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1. CIVIC AFFIRMATION AND ACKNOWLEDGEMENT OF COUNTRY

Cr McMichael delivered the Acknowledgement of Country and Cr Endres delivered the Civic Affirmation.

2. STATEMENT IN RELATION TO LIVE STREAMING OF COUNCIL MEETINGS

The General Manager delivered the statement.

3. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS

Nil.

4. DISCLOSURES OF INTEREST

Name	Item	Nature of Interest	Reason/Intended Action
Clr Widders	12.2	<input type="checkbox"/> Pecuniary <input type="checkbox"/> Non Pecuniary – Significant Conflict <input checked="" type="checkbox"/> Non Pecuniary – Non Significant Conflict	Reason: Employee of NSW Police, New England District Intended action: Remain in the Chamber

5. CONFIRMATION OF MINUTES

5.1 Minutes of Previous Meeting held 11 December 2024

Ref: AINT/2025/02205 (ARC16/0001-9)

RESOLVED

That the Minutes of the Ordinary Council meeting held on 11 December 2024 be taken as read and accepted as a true record of the meeting.

Moved Cr McMichael

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

6. MAYORAL MINUTE

Nil.

7. REPORTS - GENERAL MANAGER'S OFFICE

7.1 Ethical Decision Making and Conflicts of Interest *Ref: AINT/2025/03111 (ARC16/0001-9)*

RESOLVED

That Council note the report.

Moved Cr Gaddes

Seconded Cr Imad

The Motion on being put to the vote was CARRIED unanimously.

7.2 Council Actions Report October 2024 - February 2025

Ref: AINT/2025/02884 (ARC16/0001-9)

RESOLVED

That Council notes the report summarising the actions taken on the resolutions of Council.

Moved Cr Imad

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

7.3 Review of the Community Engagement Strategy 2025-28

Ref: AINT/2025/02539 (ARC18/2591)

RESOLVED

That Council;

- a. Place the Armidale Regional Council Community Engagement Strategy 2025-2028 on Public Exhibition for 28 days from Monday 3 March to Monday 31 March.
- b. Engages with the Armidale region, during the public exhibition period, on their preferred methods of communication for council news and initiatives and include in a refreshed Community Engagement Strategy.
- c. That councillors and staff collaborate on improved digital systems to allow residents to report problems, receive feedback and increase participation in all forms of engagements.

Moved Cr Robinson

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

7.4 Public Exhibition of Work Health and Safety Policy *Ref: AINT/2025/01996 (ARC16/0001-9)*

5/25

RESOLVED

That Council;

- a. Endorse the draft WHS Policy and place it on public exhibition for a period no less than 28 days.
- b. Authorise the adoption of the draft WHS Policy in the event that no submissions are received, and no changes are made to the draft policy.
- c. Review the policy within two years of the date of adoption.

Moved Cr Endres

Seconded Cr Imad

The Motion on being put to the vote was CARRIED unanimously.

8. REPORTS - FINANCE

8.1 Cash and Investment Report 30 November 2024 *Ref: AINT/2024/59710 (ARC17/1711)*

6/25

RESOLVED

That Council note the Cash and Investment Report for November 2024.

Moved Cr Widders

Seconded Cr Gaddes

The Motion on being put to the vote was CARRIED unanimously.

8.2 Cash and Investment Report 31 December 2024 *Ref: AINT/2025/02199 (ARC17/1711)*

7/25

RESOLVED

That Council note the Cash and Investment Report for December 2024.

Moved Cr Widders

Seconded Cr Gaddes

The Motion on being put to the vote was CARRIED unanimously.

8.3 2024-25 Second Quarter Budget Review

Ref: AINT/2025/02324 (ARC17/1711)

8/25

RESOLVED

That Council:

- a. Note the 2024-2025 Second Quarter Budget Review.
- b. Note the proposed revised 2024-2025 operating surplus/ (deficit) budget as per table below:

Fund	Operating Surplus / (Deficit) ('000)	Operating Surplus / (Deficit) ('000)	Operating Surplus / (Deficit) ('000)
	ORIGINAL	QBR 1	QBR2
General	(\$4,335)	(\$4,329)	(\$4,555)
Water	\$1,561	\$1,350	\$1,354
Sewerage	\$3,665	\$3,465	\$3,465
Consolidated Result	\$891	\$486	\$264

- c. Resolve to adopt the amendments in the 2024/25 budget in accordance with the Quarterly Budget Review Statement for the period 1 October to 31 December 2024 tabled in the attachments.

Moved Cr Gaddes

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

8.4 Cash and Investment Report 31 January 2025

Ref: AINT/2025/02705 (ARC17/1711)

9/25

RESOLVED

That Council note the Cash and Investment Report for January 2025.

Moved Cr Widders

Seconded Cr Gaddes

The Motion on being put to the vote was CARRIED unanimously.

9. REPORTS - PLANNING AND ACTIVATION

9.1 Electric Vehicle Charging Policy

Ref: AINT/2024/56795 (ARC24/9328)

10/25

RESOLVED

That Council:

- a. Endorse the draft Electric Vehicle Charging Policy for public exhibition for no less than 28 days.
- b. Receive a further report should any submissions be received as a result of the exhibition period, however, should no submissions be received, endorse the policy be adopted.

Moved Cr Redwood

Seconded Cr McMichael

The Motion on being put to the vote was CARRIED unanimously.

9.2 Outcome of Public Exhibition of Concept Plans for Upgrades to the Old Court House Walkway & Courtyard

Ref: AINT/2025/00568 (ARC24/9403)

11/25

RESOLVED

That Council:

- a. Note the publicly exhibited Concept Design Plans for Upgrades to the Old Court House Walkway & Courtyard, comprising *Option 1 – with arbour* and *Option 2 - with building converted into café/kiosk* in Attachment 1.
- b. Receive and note the submissions contained in the public exhibition summary table in Attachment 2.
- c. Adopt the final Old Court House Walkway & Courtyard plans which combine Options 1 & 2 from the Concept Plans, in Attachment 3.
- d. Allocate \$600,000 of funding from Section 7.12 developer contributions fund to deliver this project.
- e. Note that grant funding of \$300,000 has been applied for under the NSW Government's Caring for State Heritage funding scheme to co-fund the upgrades shown on the concept plans and that the scope of the project will be reviewed by Council if the application is unsuccessful.

Moved Cr Robinson

Seconded Cr Imad

The Motion on being put to the vote was CARRIED unanimously.

9.3 Finalisation of Planning Agreement for Oxley Solar Farm

Ref: AINT/2025/02131 (ARC21/4544)

12/25

RESOLVED

That Council:

- a. Consider the matters raised in the submissions received during the public exhibition period of the draft Planning Agreement.
- b. Following consideration of the public submissions, enter into a Planning Agreement with the proponent of the Oxley Solar Farm development comprising:
 - i. Lump sum payment of monetary contributions of \$2,790,000, indexed annually for CPI, for Community Enhancement.
 - ii. Annual payment of \$139,500 for 20 years, to be indexed annually for CPI, for Community Enhancement.
 - iii. Lump sum payment of monetary contributions of \$240,000 towards the provision of four electric vehicle charging stations.
 - iv. Use best endeavours to purchase solar panels and steel components for the Council at the corporate rates of Oxley Solar Development Pty Ltd.
 - v. Annual sponsorship of Project Zero30 for the amount of \$20,000 for 10 years, indexed annually for CPI, for conservation and enhancement of the natural environment.
- c. Delegate authority to the General Manager to finalise the voluntary planning agreement and to execute all documents required to affect the agreement.
- d. Advise those that made a submission on the draft Planning Agreement of Council's resolution.

Moved Cr Redwood

Seconded Cr Robinson

The Motion on being put to the vote was CARRIED unanimously.

9.4 Public Exhibition of Draft Acceptance and Assessment of Development Applications Policy

Ref: AINT/2025/02203 (ARC21/4893)

13/25

RESOLVED

That Council:

- a) Endorse the Draft Acceptance and Assessment of Development Applications Policy for public exhibition for a period of 28 days.
- b) Receive a further report should any submissions be received during the exhibition period, however, should no submissions be received, the policy be adopted.

Moved Cr Imad

Seconded Cr Gaddes

The Motion on being put to the vote was CARRIED unanimously.

9.5 Insurance monies owing from Armidale Livestock Selling Agents Pty Limited to Armidale Regional Council

Ref: AINT/2025/02320 (ARC23/6054)

14/25

RESOLVED

That Council:

- a. Enforce the sum of \$35,365.00 incl GST being 50% of the insurance payable by ALSA pursuant to the terms of the lease, which is being currently held over, dated 30 August 2018.
- b. Waive the sum of \$35,365.00 incl GST being 50% of the insurance payable.
- c. Note that ALSA continue to hold over under the terms of the Lease dated 30 August 2018 and a new lease be negotiated and executed when the refurbishment works at the Armidale and Guyra facilities are complete.
- d. Delegate authority to the General Manager to execute all documents to give effect to this resolution.

Moved Cr Redwood

Seconded Cr Imad

DIVISION The result being:-

FOR: Crs S Coupland, K Endres, P Gaddes, E Imad, S McMichael, T Redwood, D Robinson and R Taber

AGAINST: Cr B Widders

The Mayor declared the motion CARRIED.

9.6 Planning Agreement for Gara Battery Energy Storage System

Ref: AINT/2025/02959 (ARC24/6678)

15/25

RESOLVED

That Council accept the following general terms of the Planning Agreement proposed by the proponent in relation to the Gara Battery Energy Storage System (Significant Development SSD-71680710):

- a. A lump sum payment of \$1,500,000 (in 2023 dollars and adjusted annually for CPI) on commencement of operation.
- b. A lump sum payment of \$300,000 (in 2023 dollars and adjusted annually for CPI) on commencement of operation for a local project such as a rural fire service shed or other identified by the developer's local community reference panel.
- c. Annual payment of \$625 (in 2023 dollars and adjusted annually for CPI) per MW capacity for 20 years from commencement of operation.
- d. Annual payment of \$850 (in 2023 dollars and adjusted annually for CPI) per MW of capacity from the 21st and subsequent years after the commencement of operation for the development's operational life.

Moved Cr Robinson

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

10. REPORTS - CORPORATE AND COMMUNITY

10.1 Integrated Planning and Reporting - Delivery Program 2022 -2026 and Operational Plan 2024-2025 Progress Report - July to December 2024

Ref: AINT/2025/01999 (ARC24/8009)

16/25

RESOLVED

That Council note the first Operational Plan 2024-2025 Progress Report, based on the period July to December 2024.

Moved Cr Robinson

Seconded Cr Gaddes

The Motion on being put to the vote was CARRIED unanimously.

11. REPORTS - ASSETS AND SERVICES

11.1 Kempsey to Armidale Road Restoration Project (K2A) - Status Report for December 2024 and January 2025 Period

Ref: AINT/2025/02711 (ARC16/0001-9)

17/25

RESOLVED

That Council note the information contained in this report regarding the Kempsey – Armidale Road Restoration Project.

Moved Cr Endres

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

12. NOTICES OF MOTION

12.1 Combating Antisemitism

Ref: AINT/2025/02189 (ARC16/0025-7)

18/25

RESOLVED

That Council resolves to:

1. Acknowledge the increasing hostility and violent attacks against people of the Jewish faith in the wider Australian community and strongly condemns antisemitism.
2. Reaffirm our commitment to combatting antisemitism and all forms of prejudice and racism against minority or ethnic groups in our community.

Moved Cr Imad

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

12.2 Strengthening Law and Order in ARC

Ref: AINT/2025/02225 (ARC16/0025-7)

19/25

RESOLVED

That Council resolves to;

1. Work in conjunction with the Country Mayors Association to lobby the NSW Government to commit to bipartisan support for bail and sentencing laws, and to increase funding for front line policing and diversionary programs such as justice reinvestment in regional NSW more broadly and the New England Police District in particular.
2. Council to hold regular bi-monthly meetings with the local police to receive updates on crime statistics, police actions and other relevant information that may be shared with the community.
3. Task a Key Pillar Working Group with establishing community initiatives such as neighbourhood watch schemes and diversionary programs and effective reporting systems.
4. Explore the cost and appropriateness of improved street lighting and CCTV coverage and surveillance in high-risk areas.

Moved Cr Imad

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

13. COMMITTEE REPORTS

13.1 Traffic Advisory Committee - Minutes of the meeting held 3 December 2024

Ref: AINT/2024/59674 (ARC16/0168-9)

20/25

RESOLVED

That in relation to the Minutes of the Traffic Advisory Committee meeting held on 3 December 2024, that Council:

- a) Note the Minutes of the Traffic Advisory Committee meeting held on 3 December 2024.
- b) Note the temporary road closure of Canambe Street between Dumaresq and Kirkwood Street occurred on 23-26 January 2025, for the Annual Armidale Campdraft.
- c) Note the Guyra Lamb and Potato Festival was held adjacent to the New England Highway from Wednesday 15 January to Sunday 26 January 2025.
- d) Note the requirement of the Road Occupancy Licence for the New England Highway speed limit reduction to 40km/h for the Guyra Lamb and Potato Festival was provided by TfNSW. Note the road closure of Bradley Street, between Ollera Street and McKenzie Street Guyra, occurred on Saturday 25 January 2025 for the Guyra Lamb and Potato Festival car show from 6.30am until 3.30pm.
- e) Note preliminary approval has been provided of the temporary closure of Beardy Street from Dangar to Jessie Street, Armidale, in association with the Ulysses 'Show and Shine' parade from 12pm until 9pm on Thursday 27 March 2025. Further agreement from businesses is to be provided to the committee to gain full endorsement.
- f) Note that TfNSW will be organising a longer term traffic count at the intersection of Barney and Faulkner Street Armidale in consideration of community concerns. A further report to come back to the Committee once data has been collected.

Moved Cr McMichael

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

13.2 Sports Council Committee - Minutes of the meeting held 3 December 2024

Ref: AINT/2024/59783 (ARC16/0330-2)

21/25

RESOLVED

That Council:

- a. Note the Minutes of the Sports Council Committee meeting held on 3 December 2024.
- b. Endorse the committee's decision to support the expenditure of funds remaining from the Moran Oval resurfacing project.
- c. Endorse the committee's decision to support the purchase of trophies for the New England Sports Awards
- d. Note the committee's decision to endorse the 'Sports Council Terms of Reference'
- e. Note the changes to the Sports Council Priority List.

Moved Cr Redwood

Seconded Cr Gaddes

The Motion on being put to the vote was CARRIED unanimously.

13.3 Traffic Advisory Committee - Minutes of the meeting held 4 February 2025

Ref: AINT/2025/02041 (ARC16/0168-9)

22/25

RESOLVED

That in relation to the Traffic Advisory Committee Meeting held 4 February 2025, that Council:

- a) Note the Minutes of the Traffic Advisory Committee meeting held on 4 February 2025.
- b) Note the alterations made to three car parking adjacent to the IT and Regulatory offices to ensure safe access into the offices by making 2 spaces “No Parking” and one space a “Loading Zone”.
- c) Endorse the temporary road closure of Canambe Street between Dumaresq and Kirkwood Street for the Epic Horse Sale and Campdraft 2025 from 6am, Thursday 3 April until 8pm on Saturday 5 April 2025.
- d) Endorse the road closure requested for Bradley Street from Moredun Street to the southern side of the Soldier’s Memorial Hall at 163 Bradley Street for the annual Anzac Day Dawn Service on Friday 25 April 2025 between 5.30 am and 7.00 am, in accordance with the provided traffic guidance scheme.
- e) Endorse the rolling road closures requested for Bradley Street Guyra, from Ollera Street to the southern side of the Soldier’s Memorial Hall at 163 Bradley Street Guyra for the annual Anzac Day March held on Friday, 25 April 2025, between 10.00am and 12.30pm, in accordance with the provided traffic guidance scheme.
- f) That Council endorse the temporary road closures of Faulkner Street from Dumaresq Street to Beardy Street and the connecting intersections with Moore Street, Beardy Street (East Mall) and Rusden Street roundabout, Tingcombe Lane and Faulkner Street at Barney Street from 10am for the 2025 Armidale Anzac Day March and Commemoration Service to be held on Friday 25 April 2025.
- g) That Council endorse the temporary road closure of Canambe Street between Dumaresq and Kirkwood Street for the Armidale & New England Show from 6:30pm Thursday 6 March until 10pm on Sunday 9 March 2025.
- h) Endorse the Special Event Transport Management Plan for the staging of the Tour de Rocks on Thursday 24 April 2025, for the occupation and usage of Armidale Regional Council Local Government Area (LGA) local roads only, approval for the use of local roads within the other LGAs, and of any regional classified roads from TfNSW, and any further recommendations from NSW Police.
- i) Endorse the request for No Stopping Restricted Air Space Signs or appropriate on Saumarez Road to comply with CASA requirements.

Moved Cr McMichael

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

14. QUESTIONS FOR WHICH NOTICE HAS BEEN GIVEN

14.1 Stage One of the Creeklands Masterplan

Ref: AINT/2025/02846 (ARC16/0025-7)

23/25

RESOLVED

That Council note the response to the Questions for which notice has been Given provided to Cr Robinson.

Moved Cr Robinson

Seconded Cr Taber

The Motion on being put to the vote was CARRIED unanimously.

14.2 Tracking progress of Resolutions from previous council terms that have not yet been implemented

Ref: AINT/2025/02867 (ARC16/0025-7)

24/25

RESOLVED

That Council note the response to the Questions for which notice has been Given provided to Cr Robinson.

Moved Cr Robinson

Seconded Cr Widders

The Motion on being put to the vote was CARRIED unanimously.

PROCEDURAL MOTION

25/25

RESOLVED

a) That Council move into closed Session to receive and consider the following items:

- 15.1 Tender Recommendation Curtis Park Expansion. (AINT/2025/01230) - (**General Manager's Note:** *The report considers the tender recommendation for the Curtis Park Expansion project and is deemed confidential under Section 10A(2)(c) of the Local Government Act 1993, as it deals with commercial information of a confidential nature which, if disclosed, confers a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business).*
- 15.2 Lynland Park Water Entitlements. (AINT/2025/02168) - (**General Manager's Note:** *The report considers financial matters and is deemed confidential under Section 10A(2)(c) of the Local Government Act 1993, as it deals with commercial information of a confidential nature which, if disclosed, confers a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business).*
- 15.3 Tender Recommendation Electric Vehicle Infrastructure Supply and Installation - 5 Cinders Lane. (AINT/2025/02105) - (**General Manager's Note:** *The report considers a tender process. and is deemed confidential under Section 10A(2)(c) of the Local Government Act 1993, as it deals with commercial information of a confidential nature which, if disclosed, confers a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business).*

- b) That Council exclude the press and public from the proceedings of the Council in Confidential Session pursuant to Section 10A, subsections 2 & 3 and section 10B of the Local Government Act 1993, on the basis that the items to be considered are of a confidential nature.
- c) That Council make the resolutions made in Confidential Session public as soon as practicable.

Moved Cr McMichael

Seconded Cr Imad

The Motion on being put to the vote was CARRIED unanimously.

Council entered Closed Session at 5:18pm.

Council returned to Open Session at 5:30pm.

RESUMPTION OF MEETING

26/25

RESOLVED

That Council move back into open Session and that the resolutions of the closed Session be made public.

Moved Cr Imad

Seconded Cr McMichael

The Motion on being put to the vote was CARRIED unanimously.

15. CLOSED SESSION

15.1 Tender Recommendation Curtis Park Expansion

Ref: AINT/2025/01230 (ARC24/7033)

27/25

RESOLVED

That Council:

- a. Endorse the award of RFT A2024/85 Curtis Park Expansion, to Growth Civil Landscapes Pty Ltd ABN 35 601 437 003 for the lump sum contract price of \$813,087.66 (inc. GST).
- b. Authorise the General Manager to approve variations to contract A2024/85 in accordance with his delegation within the value of the total project funding and/ or his delegation and to authorise all documents related to the contract.
- c. Approve the allocation of a 20% contingency for the project from the General Fund.
- d. Permit the installation of a mobile café for the park to be rented to a suitable tenant, should a grant of \$140,000 be obtained from the NSW government and subject to a DA being obtained.

Moved Cr McMichael

Seconded Cr Taber

The Motion on being put to the vote was CARRIED unanimously.

15.2 Lynland Park Water Entitlements

Ref: AINT/2025/02168 (ARC20/4447)

28/25

RESOLVED

That Council

- a. Approve the release of funds from the Water Reserve for the purchase of the Water Entitlements.
- b. Delegate authority to the General Manager to negotiate and execute the purchase of all privately owned Water Entitlements

Moved Cr McMichael

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

**15.3 Tender Recommendation Electric Vehicle Infrastructure Supply and Installation
- 5 Cinders Lane**

Ref: AINT/2025/02105 (ARC25/9551)

29/25

RESOLVED

That Council:

- a. Endorse the award of RFT A2025/03 Installation of EV chargers in Council Carpark - 5 Cinders Lane, Armidale, to EVSE Australia Pty Ltd for the lump sum contract price of \$321,463.98 (inc GST).
- b. Authorise the General Manager to sign and execute Contract documentation on behalf of Council.
- c. Authorise the General Manager to approve variations to contract A2025/03 in accordance with his delegation within the value of the total project funding and/or his delegation.
- d. Approve the allocation of a 10% contingency from the General Fund.
- e. Note that \$240,000 in funding will be provided via the Oxley Solar Farm Planning Agreement with the remainder of funding (including contingency) to be provided via General Funds.

Moved Cr Robinson

Seconded Cr Redwood

The Motion on being put to the vote was CARRIED unanimously.

There being no further business the Mayor declared the meeting closed at 5:33pm.