

Attachment 1 - BITS Golf Irrigation System Past Resolutions

Meeting Date	Report Purpose and Resolution
17 July 2012	<p>Report seeking endorsement for a consultation proposal for the Boyne Tannum Country Club site; and to determine tenure requests for Boyne Tannum Golf Club Inc</p> <p><i>Resolution G/5.3.3:</i></p> <ol style="list-style-type: none"> 1. Council endorse the draft position on the Boyne Tannum Country Club site for the purposes of community consultation only: <ol style="list-style-type: none"> (a) The proposal to develop the existing Boyne Tannum Country Club as a mixed density residential and resort development not be pursued in its entirety and instead the area remain predominantly an open space and recreation area. (b) AFL/Cricket remains as is and be offered standard lease tenure. (c) Lawn bowls remain as is and be offered standard lease tenure. (d) Council offer standard lease tenure to Golf and seek to cease its commitment to operations and maintenance of the course at the earliest opportunity. (e) The section of the BITS site east of Jacaranda Drive (Lot 10 on SP171136) be marketed for sale with its existing development approval applicable. (f) Subject to suitable funding being secured (including from the proceeds of the sale of Lot 10 above), Council proceed to develop Stage 1 of Boyne Tannum Sports Park consistent with the draft Master Plan. (g) Soccer, little athletics and hockey be invited to relocate to new facilities at Boyne Tannum Sports Park and/or explore joint usage with existing tenants of Dennis Park. 2. Council endorse the general approach to consultation on this subject as proposed in this report, with results to be reported back to Council. 3. Boyne Tannum Golf Club be advised that: <ol style="list-style-type: none"> (a) Council is prepared to offer it a standard 10 year lease over the following areas: <ol style="list-style-type: none"> i. Existing clubhouse ii. Existing 13 hole golf course iii. Additional land to accommodate a 5-hole expansion of the course (as indicated in orange on the attached plan) (b) Council is prepared to repair the clubhouse roof only and that any other repairs/upgrades to the kitchen and other parts of the building will be the sole responsibility of the club. (c) The existing plant and equipment (excluding loose tools) and the maintenance shed area will be included in the lease and transferred as assets to the club. (d) If the lease is signed on or before 1 January 2013, Council will provide or fund: <ol style="list-style-type: none"> i. Major course renovations for the 2013 calendar year (est cost \$26,000); ii. Up to two (2) weeks training in golf course maintenance by a qualified green keeper; and

	<ul style="list-style-type: none"> iii. Provision of relevant training/certification of up to eight (8) volunteers (e.g. WHS White Card, First Aid, Chemical handling/use) (e) The Club will be expected to assume responsibility for the agreement currently held with Avid Golf Pty Ltd for operation of the Pro Shop. (f) Should the club prefer not to accept the offer of a lease over the clubhouse and golf course as proposed, Council may choose to test the market for alternative managers of the facility.
7 June 2016	<p>Report to seek Council's position on funding the proposal to upgrade the Boyne Island Tannum Sands (BITS) Golf Club irrigation system.</p> <p>Resolution G/16/2815</p> <ol style="list-style-type: none"> 1. The Boyne Island/Tannum Sands Golf Club Inc. be advised that: <ol style="list-style-type: none"> (a) Council has recently invested in substantial upgrades to the existing, treated effluent irrigation system and, therefore, has no plans to commit further capital to establishing a parallel, potable water irrigation system to service the same sporting facilities. (b) However, Council is prepared to consider a one-off investment to replace the existing irrigation reticulation (i.e. pipes and sprinklers) at an estimated cost of \$370,000) subject to the following conditions: <ol style="list-style-type: none"> i. The club agreeing to make a contribution of not less than 20% (consistent with other Council sporting capital funding programs) of the actual capital cost on payment terms to be negotiated. ii. The club acknowledging Council's statutory obligation to invite tenders for a purchase of the quantum anticipated. iii. The club accepting all ownership responsibility, management and maintenance of any upgraded irrigation reticulation system, subject to Council providing suitable training to club personnel. iv. The club accepting the finite volume of treated effluent available from the Council system. v. The club acknowledging that responsibility for any supplementary water source additional to that provided via Council's treated effluent system rests entirely with the club. vi. The club consenting to a termination/renewal of its current lease to better reflect the conditions outlined above. vii. Consistent with advice provided to the club personnel on 7 May 2013, Council has no forecast plans to further invest in expansion of the Boyne Island/Tannum Sands Golf Club facility, including additional holes. 2. The Chief Executive Officer be authorised to conclude negotiations with the club (generally in line with the terms outlined above) and execute any requisite agreements to give effect to agreement reached. 3. Subject to such agreement being reached, requisite capital budget requests be made for 2016/17, noting the anticipated reduction in operating costs outlined in the report.

<p>20 December 2016</p>	<p>Report to seek Council’s position on funding the upgrade of the Boyne Island Tannum Sands (BITS) Golf Club irrigation system.</p> <p>Resolution G/16/2943</p> <ol style="list-style-type: none"> 1. That Boyne Island Tannum Sands Golf Club Inc be advised that, in the interests of reaching agreement, Council is prepared to increase its earlier (13 June 2016) offer of a one-off investment (estimated to be in the order of \$460,000) to upgrade/replace the existing irrigation system at Boyne Island Tannum Sands Golf Course and no longer require a financial contribution from the club. 2. This increased offer to the club remains subject to the following conditions: <ol style="list-style-type: none"> i. All other conditions (with the exception of the financial contribution) from Council’s June 2016 offer being accepted. ii. The club agreeing to work collaboratively with Council and other clubs accessing the irrigation system to ensure that no undue disadvantage is created for one or other club as part of this proposal. iii. Council reserving its rights to not proceed with the project unless a satisfactory and affordable tender can be accepted. iv. The club consider restoring usage rights (revenue raising opportunities) of the licenced clubhouse for other BITS sporting clubs (AFL, cricket and soccer) <p>Officers provide a further report on the cost and timing of transitioning the balance of BITS sporting clubs to ownership and maintenance of irrigation systems currently contemplated for 2018/19.</p>
<p>Email – 25 September 2017</p>	<p>Email summarising discussions arising from delegation with BITS Golf on 25/09/2017 – offer was subject to the discussions being taken back to Council “for a formal determination”. Officers seeking confirmation from BITS Golf committee regarding the proposal. The proposal varies from the previous Council resolution DSI 3878355.</p> <p>Extract from Email (Proposed terms)</p> <p>Clint,</p> <p>Thanks for your time earlier today to meet with Councillors and discuss the latest position with respect to the BITS Golf Club irrigation system. Please also pass on our thanks to Duncan Adams, John Anderson and John Britton for their attendance and input also.</p> <p>Regrettably, as Council's next guests followed almost immediately after your deputation there was limited opportunity to further consider the matter prior to me reporting back to Council formally.</p> <p>However, if I was to take a stab at where the discussions landed, I might summarise things as follows:</p> <ol style="list-style-type: none"> 1. In the interests of reaching agreement, Council increase its earlier (13 December 2016) offer of a one-off investment (up to \$500,000) to upgrade/replace the existing irrigation system at the golf club subject to the club accepting full responsibility for ownership and maintenance of the replacement system, subject to the following conditions: <ol style="list-style-type: none"> (a) The club making a genuine effort to secure grant funding for up to 20% (or \$100,000) of the project before 30 June 2018. Council might accept a lesser amount, but would want to see a genuine effort made before committing solely ratepayer funds to the project.

- (b) Environmental/soil testing (est. \$13,000/annum for BITS Golf Club) would continue to be provided by Council until the expiry of the lease extension on 31 December 2022.
 - (c) Council will meet electricity costs for 12 months following commissioning of the new system (to establish a baseline cost figure/pattern) after which Council will recover electricity costs (with calculation criteria agreed from the outset - eg. 65% of total BITS consumption etc.) from the club - until such time as the electricity is separately metered and/or can be satisfactorily charged directly to the club.
 - (d) All other conditions of the June 2016 and 13 December 2016 offers being accepted, viz:
 - (i) The club agreeing to work collaboratively with Council and other clubs accessing the irrigation system to ensure that no undue disadvantage is created for one or other club as part of this proposal.
 - (ii) Council reserving its rights to not proceed with the project unless a satisfactory tender and affordable funding solution can be agreed between the parties.
 - (iii) The club restoring usage opportunities of the licenced clubhouse for other BITS sporting clubs.
 - (e) The club acknowledging that, in any event, all assistance currently offered by Council will cease following expiry of the next lease extension on 31 December 2022.
2. Council wants to get BITS Golf Club maintaining the facility without assistance at the earliest opportunity - and BITS Golf Club agrees, but needs some assistance in the immediate term (as above).
 3. Rightly or wrongly, there remains some hesitation amongst Councillors about the precedent that might be set (or inequity caused) by providing further assistance/concessions to BITS Golf Club. Moreover, there remains some unease about the club's long-term future if it cannot contribute to reasonable running costs of the current golf business.

It would be appreciated if you could discuss my take on today's meeting (above) with your committee and let me know if the club is prepared to proceed on this basis? I will then be in a position to report to Council for a formal determination. Thanks again for your attendance today and for your continued co-operation in bringing this matter to a conclusion.

16 April 2019	<p>To allow Council to consider the replacement of the Irrigation System within freehold land at Jacaranda Drive, Boyne Island (Lease B on SP253030 in Lot 1 on SP150256 and Lease E o SP253030 in Lot 3 on SP150256) currently leased to Boyne Island Tannum Sands Golf Club Inc.</p> <p>Resolution G/19/3739 That Council:</p> <ol style="list-style-type: none"> 1. Resolves not to contribute to the cost of replacing the Irrigation System within land leased by Boyne Island Tannum Sands Golf Club Inc described as Lease B on SP 253030 in Lot 1 on SP 150256 and Lease E on SP 253030 in Lot 3 on SP 150256. 2. Authorise the Chief Executive Officer to negotiate and effect the renewal of the Lease for Boyne Island Tannum Sands Golf Club Inc on the same terms as the current lease for a term expiring on 31 December 2022. 3. Continues to operate and maintain the existing Irrigation System in accordance with the terms of the Lease to the earlier of: <ol style="list-style-type: none"> (a) the expiry of the lease; or (b) the irreparable failure of the Irrigation System. 4. Officers investigate the most appropriate use of the land.
17 December 2019	<p>A deputation was provided by Boyne Island Tannum Sands Golf Club Inc to discuss the situation of the irrigation system and the future of the tenure of the BITS Golf Club.</p> <p>Resolution G/19/4020 That officers prepare a report to be tabled to Council by 18 February 2020 regarding the Deputation.</p>
18 February 2020	<p>To provide Council with information relating to the issues raised in the Boyne Island Tannum Sands Golf Club Inc deputation on 17 December 2019.</p> <p>Resolution G/20/4097 That Council re-offer the 20 December 2016 resolution (G/16/2943) to the club for re-consideration.</p>
21 July 2021	<p>To seek Council's direction regarding soil remediation and renewal works in order to continue irrigating effluent at the BITS Golf Club.</p> <p>Resolution G/20/4270 That Council provide the Boyne Island Tannum Sands Golf Club Inc (BITS Golf) with a copy of the Irrigation and Soil Assessment Detailed Report for Boyne Island Tannum Sands Golf Club and that officers seek feedback from the BITS Golf Club Executive.</p>