

REVIEW OF THE YORK RECREATION AND CONVENTION CENTRE – PUBLIC SUBMISSION RECEIVED

No	Name	Representing	Recommendations
1	Gary Lawrence	York Lawn Tennis Club	<i>Preferred Options: Shire Operated or Outsourced Management or a mixture of the two.</i>
2	Deanne Slater	Community	<p><i>Preferred Option: Mixture of Outsourced and Shire Management with;</i></p> <ul style="list-style-type: none"> - <i>Gym contracted to a private operator and procedures around membership, usage and reporting improved.</i> - <i>Meals service contracted to a sporting club</i> - <i>Improved management, marketing and promotion</i> - <i>A review of fees and charges in accordance with a 'user pays' principle</i>
3	William (Bill) Roy	Community	<p><i>Preferred Option: Shire managed with the following considerations;</i></p> <ul style="list-style-type: none"> - <i>Competitive Neutrality</i> - <i>Suggests Centre Manager becomes Promotion Manager to ensure greater usage</i> - <i>Bar Manager to manage booking arrangements</i> - <i>Volunteer bar staff could be considered</i> - <i>Formalise the Forrest Oval Advisory Group with representation from both user groups and the community</i> <p>Recommendations:</p> <ul style="list-style-type: none"> - Full day workshop with Councillors, sporting clubs, interest members of the community, relevant Shire staff - Recommendations from workshop submitted to Council for final decision
4	Tanya Richardson	Community	<p>Recommendations:</p> <ul style="list-style-type: none"> - Shire to maintain YRCC building, assets, insurance etc - Users should pay standard industry fees - Funding (cash and/or in-kind) should be made available to support fundraising and recognised - Close the restaurant and allow the sporting clubs to run their own bar with a lease, MOU and Volunteer Management Plan in place - YRCC is not suitable for conferences and no further resources should be allocated to this
5	Jan Underwood	Community	<p>Recommendations:</p> <ul style="list-style-type: none"> - Close the YRCC for 18-24 months to allow a comprehensive business plan to be developed - Lease the tavern to a private business - Review fees and charges with a 'User Pays' principle - Clubs should consider taking on the operation as a functioning Convention Centre
6	Pat Hooper	York Bowling Club	<p>Recommendations:</p> <ul style="list-style-type: none"> - All facilities at the Forrest Oval Precinct need to be reviewed regarding usage, associated costs and how costs are recouped.

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			<ul style="list-style-type: none"> - Council commitment to the success of the YRCC (advocacy, lobbying, resource allocation) - Broaden the definition of users to include spectators, children and families <p><i>Preferred Options: Shire managed with a Management Group established or Sportsman Association management model (based on the Goomalling model)</i></p>
7	James Plumridge	Community	<p>Recommendations:</p> <ul style="list-style-type: none"> - Close the YRCC for 12-24 months pending the adoption of a detailed business plan with no expenditure by the Shire on upgrade/repair of the facilities during this time - Review fees and charges to ensure a 'user pays' model to ensure minimal ratepayer subsidy <p><i>Preferred Option: Sportsman's Association Model with;</i></p> <ul style="list-style-type: none"> - <i>An incorporated association formed to manage the centre</i> - <i>Shire retaining responsibility for loan repayments and depreciation</i> - <i>Asset renewal to be the responsibility of the users</i> - <i>No market advantage to the association if it decides to continue to operate the tavern and restaurant</i>
8	Arnaud Courtin	York Olive Oil Company	<p>Recommendations:</p> <ul style="list-style-type: none"> - Close the bar and surrender the Liquor Licence - Close the café and auction off all the catering equipment - Make the Manager and Chef redundant - Continue to operate the gym and review membership fees and usage - Make the changeroom facilities available for hire to users with hire fees to cover basic cleaning and maintenance
9	Sheryl Russo	Community	<p>Recommendations:</p> <ul style="list-style-type: none"> - That the community is encouraged to utilise and recognise the potential of the YRCC to become the sporting and social hub of York - Undertake consultation with Councillors, Shire staff, sporting bodies and members of the wider community to determine a clear direction for the YRCC once and for all
10	Nola and Richard Bliss	The York Palace	<p>Recommendations:</p> <ul style="list-style-type: none"> - Any major changes should focus on the level of service to the community - Full restaurant facility is a luxury and raises questions about competition with local business – a more modest model could be drinks and snack food
11	Roma Paton	Community	<p>Recommendations:</p> <ul style="list-style-type: none"> - Ensure a 'User Pays' model is developed to reduce the subsidy by ratepayers - Close the tavern and stop the meal subsidy - Do not demolish the old bowling club building

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			<ul style="list-style-type: none"> - Review the hiring policy and adopt a model similar to the Town Hall and kitchen to allow clubs to hire the bar, kitchen and floor area - Change the name back to Forrest Oval Sport and Recreation Precinct - Relinquish the current liquor licence and allow clubs to apply for a Social Liquor Licence - Non-York residents to pay higher venue hire fees - Review reporting to allow a standalone report <p><i>Preferred Option: Sportsman's Association model if clubs can work together</i></p>
12	Kirrie and Jamie Edis	Community	<p>Recommendations:</p> <ul style="list-style-type: none"> - Establish a 'User Pays' system

Records

From: Gary Lawrance <garylawrance@gmail.com>
Sent: Tuesday, 28 March 2017 3:42 PM
To: Records
Subject: I159507 - CCP.7 - YRCC review discussion paper
Attachments: YRCC Discussion Paper Comments.doc

SynergySoft: I159507 - CCP.7

SHIRE OF YORK	
FILE	INITIALS
OFFICER <i>Suzie</i>	<i>[Signature]</i>
28 MAR 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

York Lawn Tennis Club
PO Box 252 York WA 6302

President Gary Lawrance
Secretary Emma Draper
Treasurer Marian Rae

The Chief Executive Officer
Shire of York
PO Box 22
York WA 6302

26th March 2017

Dear Paul,

RE: Submission YLTC – YRCC Review Discussion Paper

The Committee of the York Lawn Tennis Club (YLTC) met recently to consider the Review of The York Recreation and Convention Centre (YRCC) Discussion Paper.

The YLTC is generally very happy with the current arrangement. The facilities that are available to the YLTC members and the level of service received are very good.

In relation to the future management of the YRCC, the YLTC is not interested in taking on the management of the bar and kitchen facility. If another Club or organization does take over the management, the YLTC would like to see the same level of service offered as present. The members of the YLTC enjoy meals provided on Friday and Sunday nights and the flexibility to provide their own afternoon tea for pennant matches scheduled on Saturday afternoons. With a lot of families as YLTC members, the YRCC is very family friendly. We would hope that this family friendly environment is maintained and the YRCC is continued to be marketed as a community centre.

Of the five management options presented in the discussion paper, option 4.1 Shire Operated, option 4.4 Outsourced Management or option 4.5 Mixture of In-house Management and Outsourcing would be the YLTC preferences.

Please don't hesitate to contact me should you wish to discuss this matter further. The YLTC looks forward to enjoying many more seasons at the YRCC.

Yours sincerely

Gary Lawrance
President
York Lawn Tennis Club

**Review of the York Recreation and Convention Centre
Discussion Paper**

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24 MAR 2017	
7159443	
REFERRED TO COUNCIL	
DATE	INITIALS

PO Box 680
York WA 6302

16th March, 2017

CEO
Mr P Martin
Shire of York PO Box 22
York WA 6302

Attention Mr Paul Martin

Dear Mr Martin

YRCC Discussion Paper

Firstly, I agree that the York Shire retain ownership of the YRCC.

However, I disapprove of the high percentage of ratepayer's monies being used to support the YRCC.

1. 'Many members let friends in to the gym, leave it messy and let their children run wild inside'.

As a result, many people are using the gym without paying membership fees.

I would like to see the gym contracted to a commercial and professional operator.

The procedure for gym membership applications needs to be improved.

-
2. 'Many staff are young, local residents and students – reliability is an issue, which is why the number of staff is high'.

I would like to see a private company run the gym in a more cost efficient way, along with improved financial reporting to the manager of the YRCC.

3. Clubs have 'lost the ability to generate income and have a limited sense of belonging to the YRCC'.

I would like to see the meals service contracted to a sporting club.

Clubs are then able to generate funds.

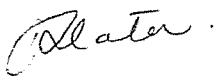
I agree the YRCC could be Shire operated but with a much improved professional form of management and marketing and developing the Centre as a profitable business.

A new scale of fees and charges imposed.

Maybe a 'user pays' principle, marginally subsidised by ratepayers.

If some of my suggestions were accepted then maybe the Shire would have some excess funds to have the drainage problems in Chandos, Bayly and Buckingham Roads attended to.

Yours sincerely



Deanne Slater (Mrs)

Records

From: Bill Roy <billroy5@bigpond.com>
Sent: Friday, 31 March 2017 12:20 PM
To: Records
Subject: I159573 - CCP.7 - Submission - YRCC Review Discussion Paper
Attachments: Submission to Shire on YRCC.docx

Importance: High

SynergySoft: I159573 - CCP.7

SHIRE OF YORK	
FILE	INITIALS
✓ Suzie - EMAILED	
31 MAR 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

Paul Martin
CEO
Shire of York

Dear Paul,

Attached please find my submission in response to the 'Review of the YRCC' discussion paper. I thank you and Tabitha for the time spent with me on Tuesday on this matter. From my point of view it was time well spent and it allowed me to consolidate some ideas and modify others. I trust my submission is some help with the review process.

Regards,

Bill.

Bill Roy
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York 6302
Western Australia
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Submission - YRCC Review Discussion Paper

by

William (Bill) Roy
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 York 6302

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Note: In reading this submission all page number references relate to the 'Review of the York Recreation and Convention Centre' (SY014-02/17 Appendix A) unless otherwise stated.

It is noted that in making a submission members of the community were invited (page 21) to comment on the future use of the YRCC Building. For the purpose of this submission this has been interpreted as commenting on not simply the future use of the building but more importantly how its use may be managed.

In progressing through this submission the key points being made by the writer are found as;

- **highlighted dot points**

Comment on Key Aspects of the Review:

The 'Review' provides an excellent summary of the history surrounding this facility from 2008 to the present during which time considerable improvements were made to the Forrest Oval Complex including the construction of the YRCC building in 2012.

Capital Expenditure:

It is noted that the Capital Expenditure to date has been in excess of \$8m against an initial projection of between \$4m and \$6m. It is good that the funding of this project has been detailed in the Review as there appears to be a good deal of misconception regarding this in the community at large. While the figures included in the Review have been in the public domain for some years it is pleasing to see them documented. From this it is clear that while the total capital outlay is significant the vast majority of it has been paid for as per the summary based on figures found on page 10 under 2.1.2 - Funding Sources.

Source of Funds	% Contribution
Government Grants	41.52
Club contributions	1.64
Shire Municipal and Reserve Funds	30.56
Loan Funds	26.27

As the Shire is responsible for the loan repayments this indicates a total Shire contribution to the project of 56.84% (\$4,650,465) capital plus interest on the loan.

- **This is a significant investment by the local community and it is important to keep it in focus when considering future options for the facilities.**

It is noted that in the early stages of this project it was decided that it should be managed "by the Shire primarily because of the large number of clubs involved and the lack of an umbrella body" (page 3).

Further the business plan projected the use of the facilities by more than the local sports club with a long list of potential users including, individuals and residents of York, the School, Community Groups, Commercial Hirers with potential activities including sport competitions, coaching, training, social events, conferences, and Shire functions.

The revised Master Plan was much grander than what transpired with the suggestion that a facility should be constructed to provide a 250 seat Convention Centre. This would have opened the way for York to attract some mid size conferences with flow on benefits to the whole town and in particular the Hospitality sector. This did not transpire and rather than retreat to a relatively simple clubhouse structure the current facility was contracted.

- **This compromised the project from the beginning as the facility does not provide the opportunity to attract large functions and mid size conferences catering for 2-300 people.**

Taking into account the 'reduced' multifunction use possibilities for the YRCC facility there was still a need to exploit it to its full potential. The Review clearly highlights that with the current management structure it has not been possible to realise this potential.

- **This is of importance in considering future options.**

The Review states more than once that currently the Forrest Oval Advisory Group is "informal".

- **Given the number of stakeholders and what they have to offer, this is difficult to understand. Even if there were no YRCC facility there should surely be a formal Advisory Group for a multiuse facility such as the Forrest Oval Complex.**

The issue of Competitive Neutrality is referred to a good deal in the Review for understandable reason. There are two obvious areas which warrant further consideration/investigation.

1. Uncompetitive Pricing:

- **If it is considered that the facility is attracting more than its fair share of business as a result of 'uncompetitive' pricing then this could readily be tested by putting the prices up and seeing what happens. Some caution would be required with this as it would be questionable in the first instance as to how 'uncompetitive' the current pricing is.**

2. Function Facilities: It offers;

1. A general conference/meeting/dining room;
2. Break out facilities amounting to three within the main 'room' through the use of sliding doors plus a further two through the availability of the committee room and the nearby Pavilion;
3. Food, beverage and bar facilities under the same roof as the meeting room;
4. Adjacent tennis and bowling facility for use during 'time out'.

- **In other words it offers a set of facilities that are not offered on the one site anywhere else in town and thus the issue of 'Competitive Neutrality' would have to be questioned.**

Page 14 provides a summary of the relevant operating costs and returns which are more readily understood by referring to page 11 of the SGL Report found in Appendix 8.

It is clear from Table 9 on page 14 that at the operational level the YRCC generates a surplus of revenue over costs. This in turn helps defray the designated Centre Costs. This is correctly considered to be providing a subsidy to the overall running of the Centre and is after accounting for in excess of \$200K paid out to employees thus creating employment in town. Taking the most recent years 2014/15, 2015/16 and 2016/17 the data indicates the level of this contribution to be of the order of \$50-\$100K.

Table 9 also highlights a deficiency in the accounting as there is no revenue shown for sporting clubs other Bowling and Tennis. Thus Football (Senior and Junior), Cricket, Hockey, Netball (Senior and Junior), Basketball, Badminton and other minor users of the Forest Oval complex are not shown to be contributing any revenue.

It is understood that they do indeed contribute and that this revenue is accounted within a different 'cost' centre.

- **This highlights one of the problems encountered when trying to understand the whole dimension of the management of the Complex and it is suggested that for any future consideration there needs to be a re-working of the Cost Centre accounting for the whole Forrest Oval Complex which includes the YRCC.**

The SWOT analysis on page 15 highlights a number of important issues

The positive outcome of bringing all sports in town with the exception of croquet, equestrian, golf and swimming to the one centre is offset by the lack of ownership this appears to create.

The opportunity for expanding the increasing the value of the facility through greater local community use and through marketing to event organisers is noted.

It is also noted that the overall Forrest Oval Complex will always be reliant on Shire Subsidy as it is correctly identified that provision of sport and recreation facilities is a major function of local government.

It is further noted that there are constraints requiring YRCC staff to be employed under the Shire's EBA.

- **The potential to subsidise the cost of a basic, but expensive service, that being the provision of sport and recreation facilities should be seen as a significant plus for the YRCC and should be exploited to the full.**
- **The employment under the Shire EBA needs to be tested as the workplace involved is total different from that found in the Shire Office and is not shared by the outside staff. It is understood that key staff at the Centre could well continue to be engaged by contract.**

Several key points are noted under the Critical Analysis section of the Review - page 16.

Change of purpose and scaling down in the inception phase appears to have led to uncertainty regarding the purpose of the reconstruction of the Forrest oval Complex.

What is clear is that great efforts were made to bring all sporting clubs within the one complex and thus share a general purpose 'club' facility. What was lost was the attractiveness of the scaled down facility to accommodate large functions, events, conferences. While the YRCC does offer a function facility there are a number of limitations which must be recognised:

1. Size limitation reduce the capacity to attract many events.
 2. Potential clash of venue use when a local club may also have need to use the facility.
 3. Exceptionally poor acoustics.
- **At the time of scaling down a decision should have been taken as to whether it was prudent to continue down the pathway of providing a facility which allowed the use for functions rather than scale down further and simply provide a 'clubhouse' facility.**
 - **This cannot be reversed thus the challenge is to make the maximum use of the current facility.**

Two important points are found in the critical analysis which provide some understanding that the facility is not operating to its full capacity.:

1. During the period under review there have been considerable changes in management and governance within the Shire.
 2. Significant community concern has resulted in a reluctance by Shire Officers to market and promote the YRCC and its uses appropriately and successfully.
- **This latter point is a damning indictment on past performance. How was the 'significant' concern identified and how/why was it formerly used by Shire Officers to lessen the marketing and promotion of the YRCC.**
 - **It can be argued that if full blown promotion both at community level and in the wider market were employed then the 'subsidy' provided by the YRCC to the greater Forrest Oval Complex may well have been considerably greater.**

Consideration of Proposed Management Options:

In considering the attributes of the five options reference should be made to pages 12-17 of the SGL submission (Appendix 8). This section reports on the interviews undertaken with representatives of the various sporting clubs.

1. There appeared to be little interest in clubs getting involved in the management of the YRCC but at the same time two clubs raised significant concern re foregone income as a result of its establishment.
2. There was positive comment regarding co-operation with YRCC management.
3. There was no serious indication made by any club regarding interest in running the facility.

Point 3 is further confirmed on page 19 of the Review where it is indicated that;

1. concerns have been raised about the capacity of clubs to undertake control of the YRCC and the equity arrangements which would be required if it were run under a joint club arrangement/association.
 2. the capacity of any single club in York at present to undertake such a role appears to be limited.
- **For these reasons alone it is easy to dismiss options 4.2 Sportmans Association and 4.3 Lease to a Single Club from further consideration unless there is decision resulting from this review to change the purpose of the facility from its current use to a simple Sports Club Facility.**
 - **If either of these options were to be followed then consideration of the financial implications would assume importance as either would likely lead to the need for the Shire to provide a higher subsidy than it currently does.**

This thus leads to a continuation of the YRCC as a general purpose club/function facility/venue. Options 4.1 Shire Operated, 4.4 Outsourced Management and 4.5 Mixture of In-House Management and Outsourcing all support this albeit under different management structures.

The Review rightly points out that Option 4.4 would require careful consideration of the costs versus the benefits of such an arrangement. Short of a detailed cost benefit analysis it is hard to see how the Shire subsidy would not increase and at the same time there would be some loss of control of the facility. Questions would have to be asked as to whether it would be attractive enough for an outside body to offer the opening hours currently offered by the Shire.

- **Option 4.4 should be rejected.**

Option 4.5 offers retention of Shire control but as with 4.4 serious questions arise around the flexibility of arrangements. The comparisons with the letting out of cafe facilities at aquatic centres is not a fair comparison as the facilities at Forrest Oval are much more diverse in nature, time of use and are more extensive than those normally associated with such facilities.

- **Option 4.5 should be rejected.**

This leaves Option 4.1. On the basis of the available evidence and subject to a detailed cost/benefit analysis it offers the best flexibility and the greatest financial outcome to the Shire.

- **In backing Option 4.1 the following points are offered.**
 - **Care must be taken to ensure the final proposal meets the Shire's Competitive Neutrality requirement.**
 - **In contrast to the proposal in the Review it is suggested that the Centre Manager position be that of Promotion Manager. This role should include and not necessarily be limited to:**
 - **Developing greater use of the facilities resources within the community both directly and in conjunction with the existing clubs.**
 - **Expanding the function use of the facility.**

- **Developing the use of the Oval with obvious flow on benefits to the YRCC by attracting events such as concerts. Such a development would have significant flow on benefits to the hospitality sector of the town.**
 - **It is further suggested that the role of Bar Manager as described in page 18 of the review should be expanded to include managing the booking arrangements for the use of the sporting facilities thus freeing the Promotion Manager from this day to day function.**
 - **The proposal of using club volunteers in lieu of direct employees to serve as wait staff in return for contributions to the clubs involved sounds attractive at first reading but may not be so into the long term due to challenging problems managing rosters.**
- **The proposal to formalise the Forrest Oval Advisory Group should be accepted no matter which option is adopted. Membership of this group should not be restricted to representatives of the sporting clubs but should have members of the public represented.**

In conclusion:

Having spent considerable time in the preparation of this submission it has become apparent to the writer that it is an issue much more complex than the simple future use of a building.

We are dealing with a major piece of infrastructure which plays a pivotal role in the life of the York community. It offers facilities to the youngest through to the oldest and is used by all age groups both in terms of sport and recreation.

The Forrest Oval Complex which among other things incorporates the YRCC facility has brought all sports in town with the exceptions mentioned earlier (croquet, equestrian, golf and swimming) to the one centre where they can mix freely and interact with each other.

This is never more obvious than on a Friday evening when meals are available (as they are on Sunday) at the Centre. Many non participants in sport are seen on these evenings mixing with sports people and enjoying the interaction (depending on the season) with cricketers, footballers, tennis players or bowling enthusiasts.

- **A decision on the future of the YRCC is a decision on the future of a significant part of the infrastructure provided by the Shire of York. With this in mind it is suggested that following the receipt of submissions the following course of action is considered;**
 - **a full day workshop to be convened involving Councillors, Sporting Clubs, interested members of the public together with the necessary Administration Staff with the purpose of going into all aspects of this complex area.**
 - **recommendations would be made by the Workshop to Council for final consideration/determination.**

Records

From: Paul Martin
Sent: Friday, 31 March 2017 8:44 AM
To: Records
Subject: I159565 - CCP.7 - FW: YRCC Review

SynergySoft: I159565 - CCP.7

SHIRE OF YORK	
FILE	INITIALS
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31 MAR 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

Paul Martin
Chief Executive Officer



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From: Tanya Richardson [mailto:tanyaricho@optusnet.com.au]
Sent: Friday, 31 March 2017 8:42 AM
To: Paul Martin <ceo@york.wa.gov.au>
Subject: YRCC Review

Hi Paul,

Apologies for what might seem a lack of effort but I am extremely time poor atm. Here is my submission.

York Recreation and Convention Centre Review

After carefully considering all the information provided in the discussion paper, I am supportive of Governance Option 2.

- The Shire of York should maintain the building, it's assets, insurances etc.
- The sporting and community groups who use the building should pay industry standard fees
- Funding should be made available to support fundraising opportunities but all in kind should be factored into this funding, not over and above
- The Shire should close the bar and restaurant and the clubs can run their own bar with their own staff/volunteers
- There should be a MOU, Lease and comprehensive Volunteer Management Plan in place
- The venue is not suitable for conferences and no further time or money should be spent on this

Kind regards,
Tanya



Records

From: Janice Underwood <janunderwood158@yahoo.com.au>
Sent: Thursday, 30 March 2017 6:11 PM
To: Records
Subject: I159561 - CCP.7 - submission; YRRC.
SynergySoft: I159561 - CCP.7

SHIRE OF YORK	
FILE	INITIALS
OFFICER Suzie	EMALCO
31 MAR 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

To: Shire of York C.E.O. Mr. P. Martin

Re - Submission for Actioning Solutions to the YORK RECREATION and CONVENTION CENTRE

- Review Discussion Paper.

The facility should be closed until such a time, as a fully working BUSINESS PLAN is formulated, in order to turn this into a proper functioning and viable business. In order to undertake this plan, with the application of proper research and development this may take anything up to 18 - 24 months. NO shortcuts. Start to finish, this should be taken with integrity and produce a plan that will develop into an affordable solution.

The TAVERN should be leased out to a private individual/s who would be capable of making use of the facilities provided, to turn this into a money making venture. In this way, the Tavern can provide proper competition to the local business, in a fair and reasonable manner.

USER PAYERS principle, should be the order of the day. Those Sporting Groups who make use of the facilities provided, should be the ones to be paying for the privilege. It is UNFAIR to expect a population of approximately 3,500 people to pay for the few who benefit from facilities provided by the Town of York.

Perhaps those same Sporting Groups might like to create or develop an actual, functioning CONVENTION CENTRE.

If the Sporting Groups find all of this difficult to comprehend, then they should consult their WORKING BUSINESS PLAN.

There are many and varied ways to raise funds, one of which is to increase the numbers of members paying their yearly subscriptions fees. Encourage our local home grown sporting folk, to join the club/s.

It is unfair to expect a population of approximately 3,500 people to cover the costs of a selected few.

Our Rates have increased over the last 3 years, an incredible 16%. This is unacceptable, unreasonable and unfair.

My rates in a small Country Town are double that, of a property owned by a parent in the hills.

The GRATUITY paid to the sitting Shire Councillors should be reduced by 2/3rds. This payment was originally set up to cover costs, such as 'phone calls to Constituents, help with the cost of fuel to get to meetings, and for postage.

I cannot remember the last time I had a 'phone call, received a letter, or heard of a Councillors going out of their way to support a local member of the community, unless it was in one of their chosen sporting clubs! A REDUCTION in these payments should go a little way to correcting the financial mistakes made by the sitting members.

Why should the rest of the population pay to fix your mistakes?

~~The ARROGANCE shown by members of our Local Council to the Population and the mistakes made by~~
them, causing the most dreadful financial imposition on the general population, defies belief.

This is NOT a 'THEM' and 'US' situation. You were elected to work FOR the COMMUNITY, not against them, not to trample them, not to ignore their views, hopes and dreams.

Whether it has happened in the past, or does happen, or not, the inference of ongoing graft and corruption, backhander payments and the like are rife, and this MUST stop.

You are there to uphold principles of TRUST and HONESTY and to work with the people, not against them, to make our lives better, so that as a population, we may thrive and so enhance our TOWN, to become a lively, vibrant and healthy population.

Ms. Jan Underwood
58 Macartney Street,
York 6302 W.A.

March 30, 2017.



York Bowling Club (Inc.)

ABN 44 350 015 052

Forrest Oval Recreation Reserve
South Street
YORK

Email: york.bowls@bigpond.com



PO Box 122
YORK WA 6302

SHIRE OF YORK	
FILE	CCP. 7
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30 MAR 2017	
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over Council
30/3/17.

REVIEW of the YORK RECREATION and CONVENTION CENTRE Submission from the YORK BOWLING CLUB (Inc.)

The York Bowling Club (Inc.) submits the following comments with respect to "Discussion Paper" as provided by the Shire of York staff.

The Bowling Club acknowledges that the Shire is doing "due diligence" by reviewing the purpose and function of the YRCC but questions numerous aspects within the Review that don't appear to be addressed or a glossed over.

SUBMISSION:

The York Bowling Club (YBC) maintains that the following points need to be taken into consideration before further decisions are made;

- The Shire needs to review usage of ALL related infrastructure within the Forrest Oval Complex (FOC) because the YRCC is a part of the whole asset, albeit the majority part.
- Why should the various playing fields, lighting and associated structures, the York EC Hub, the Basketball/Badminton building, the Hockey buildings (assumption is that though used by the Hockey club they are indeed Shire properties) and the "old" Tearooms (red brick building) not be included along with associated costs and how those costs are recouped?
- From financial figures provided within the Review document it would appear that YRCC is the only part of the FOC that is generating revenue and in fact as a 'stand only' premise it covers its costs.
- The Review should have included in the Review is a definition of the term "user/s" and the make-up of these users. For example, are parents watching their children play sport, who buy coffee during the game deemed as users or are they not considered within the parameters of the Review? Are the school children using the FOC during school hour users? What is the age break down of users? A comment in the Review talks about perceptions that the YRC is seen as "family friendly".
- In the future are the same parameters of the Review going to be used to evaluate other key assets within the Shire, for example, the Shire is budgeting a significant amount of money to upgrading the Town Hall? Will the revenue return on that additional investment be subjected to the same scrutiny as a "term for dollars" as the YRCC?
- There is discussion within the Review that relates to the YRCC as a "conference centre". Surely it is apparent that the Shire Council (Councillors) needs to drive this Agenda.
- If the YRCC is to be used as a centre for conferences/events it needs, in any management structure, a Manager of the YRCC with the brief of also attracting the clients and liaising with the town businesses to accommodate these people. This type of event sharing would certainly help eliminate any issues with competitive cost neutrality.

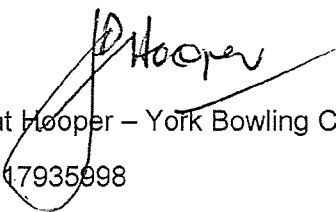
- The YRCC also needs to move more aggressively into using social media. A Facebook page with a strong associated website linked to all organizations within the York community (not just sporting bodies) would ensure a better feeling of ownership by the community
- Finally, there needs to be a strong commitment from Councillors and Council staff to ensure this valuable asset is fully utilised. If the Councillors and staff are planning on developing a strong "Economic Development" policy for the Shire of York they must include the facilities that a modern community demand. Facilities such as high standard recreational facilities with associated meeting and interacting structures are a pre-requisite to attracting a workforce needed to sustain development.

MANAGEMENT OPTION:

The York Bowling Club (Inc.) has considered the Management Options as per the YRCC Review and wishes to inform the Council of the following;

- Option 1 – Shire Managed
 - We would be supportive of a Management group being set up to mirror the Forrest Oval Advisory Group (FOAG) and perhaps having a maximum of two (2) additional non-user delegates plus a Councillor
- Option 2 – Sportsman's Association
 - The YBC would need to see more detail to this proposal, particularly in reference to the management group and their liability. It would also be important to ascertain the "conference role" in such a structure. Perhaps this would be an area where Clubs could be involved as sponsors of the "conference participants" plus assist with providing extra-curricular activities for participants such as tennis, badminton or bowls.
 - **As a result of a Shire assisted visit to visit both Goomalling and Kellerberrin Recreation Centre, as President of the YBC I would advise that I will take to the Committee and members at the AGM on 23rd April, support for investigating fully the proposal to operational structure of the Goomalling Community Club structure.**
 - **It is felt that this particular structure could be a suitable fit for the York Community**
- Option 3 – Lease to a Single Club
 - The YBC is not interested in this proposal
- Option 4 – Outsourced Management
 - Again the YBC does not express interest in this model
- Option 5 – Mix of In-house and Outsourcing
 - Again the YBC sees little that this model can offer the club.

Thank you for the opportunity to submit this submission



Pat Hooper – York Bowling Club (Inc.)

0417935998

Records

From: James Plumridge <bljp@westnet.com.au>
Sent: Friday, 31 March 2017 2:00 PM
To: Records
Subject: I159575 - CCP.7 - Submission - YRCC Review Paper
Attachments: YRCCReviewSubmission300317.docx

SynergySoft: I159575 - CCP.7

SHIRE OF YORK	
FILE	
OFFICER	INITIALS
Suzie	EMPTED
31 MAR 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

Submission document attached.

Kind regards,

James Plumridge



James Plumridge
14 Harriott Street
York WA 6302

0409882908
bjp@westnet.com.au

The Chief Executive Officer
Shire of York
PO Box 22
York WA 6302

30 March 2017

By email to records@york.wa.gov.au

Submission—YRCC Review Discussion Paper

Let me begin by thanking the Shire for providing this opportunity for public comment on options for the future management of the YRCC. In particular, I congratulate the author of the Shire's review discussion paper on having comprehensively canvassed relevant issues and for having summarised important financial information that appears up to now to have been diligently withheld from the public gaze.

As you may know, I have written extensively on my blog *The REAL Voice of York* about a variety of issues pertaining to the origins, history and present situation of the YRCC. While at times I may have been mistaken as to detail, the discussion paper has provided me with no reason to resile from the main thrust of my opinion.

In short, I believe that the project was poorly conceived and designed, incompetently constructed, ineptly managed and from the beginning misrepresented as an enterprise that would result in beneficial outcomes for the York community as a whole but at no serious cost to ratepayers.

Instead, the project has generally benefited only a minority of members of the community, especially those belonging to various sporting clubs, and the degree of that benefit is itself questionable. It is at least arguable that from a social, self-reliance and fundraising standpoint, the clubs (with the possible exception of the Hockey Club, which seems to have done quite well out of the venture) may have been better off in their previous accommodation.

Cost

What is not arguable is that the YRCC has imposed a massive financial impost on ratepayers leading to huge rate hikes over several years that many ratepayers resent and are finding it hard to contend with. It comes as no surprise to learn that as of February 2017 some 66% of current rates (\$1,217,633) remain outstanding, along with 34% (\$622,267) from previous years (see SY029-03-17, March OCM agenda, p.66).

I read somewhere recently that the Wheatbelt is the most socially and economically impoverished region in WA. These are certainly tough times for the people of York, who are required to pay rates of metropolitan dimensions in return for a much inferior level of public amenity than most metropolitan local governments are able to provide.

Analysis of the Shire's discussion paper reveals the great proportion of municipal funds that have been consumed by construction, repair and maintenance of the YRCC. Meanwhile, roads and other projects have been sadly neglected, to the detriment both of residents and visitors to York.

Those developments have occurred despite the involvement of several expensive consultants (six according to the discussion paper, or seven counting the quantity surveyors Ralph Beattie Bosworth, referred to in the 2008 report of the 'leisure consultancy' A Balanced View as authors of a 'concept plan' for the project).

Notwithstanding that involvement, the Shire seems never to have formally adopted a definitive business plan to guide and direct the management of the YRCC, or to have exercised restraint and commonsense in its approach to spending on the project.

Optimism

Regretfully, I cannot share the optimistic view maintained in the discussion paper (p. 15) that the YRCC 'has the potential to become a facility that the whole community can enjoy and be proud of and one that contributes to the economy'.

While I agree—up to a point—that providing sporting and recreation facilities 'is an investment in the health and well-being of a community', I remain unconvinced that this particular 'investment' has contributed much to the physical, social or psychological welfare of more than a small fraction of York's inhabitants, if indeed of those.

On the contrary, I believe it has created anger and division in the community, imposed an unfair financial burden on the majority of ratepayers, and threatened, by including a tavern and restaurant among its facilities, the livelihood of local business people and their employees.

I would venture a guess that the YRCC has played no small part in the decline of York over the past few years from a vibrant tourist attraction focussed mainly on the CBD to its present relatively drab and cheerless condition.

Above all, the discussion paper makes clear that the YRCC operates at a thumping loss, every cent of which is made up from the rates. Health and wellbeing is one thing; systematic impoverishment of our community is quite another.

'Convention Centre'

Significantly, the original master plan for the redevelopment of the Forrest Oval Precinct did not envisage the construction of a convention centre such as now purportedly exists. The idea of having a convention centre was an afterthought, first put forward in a revised master plan cobbled together to meet the funding rules of the Country Local Government Fund. The centre was supposed to seat 250 participants. I think it would have difficulty accommodating fewer than half that number.

The discussion paper indicates that this facility could be 'aggressively' promoted both in the region and Perth as a locus for conferences, seminars and the like (conventions tend to be much bigger affairs).

Perhaps it's worth a try, but Perth is well provided with conference facilities, and our building as it stands is not an ideal conference environment. The acoustics are poor, the air-conditioning problematic, the structure barn-like and uninviting, and the immediate proximity of a bar, while superficially attractive, could well pose an unwelcome distraction to participants and organisers alike.

Perhaps the first two of those objections could be overcome—no doubt at the usual outlandish cost to ratepayers.

The Tavern and Restaurant/Café

A local government should not be operating a facility that takes custom from local business owners, who especially in these straitened times battle to make ends meet and provide employment.

In the absence, as is usually the case these days, of a teeming flow of visitors to York, proprietors of cafés, pubs and restaurants have to rely to a great extent on local trade. A facility like the tavern and restaurant is capable of making a big dent in the viability of their businesses.

This objection is compounded by the astonishing disclosure that ratepayers—including those business owners—are willy-nilly contributing to an operational subsidy that enables the facility in question to serve food and drink at discounted prices. This has been justified on the basis that 'full cost pricing' will drive patrons away, forcing the Shire to increase the amount of the operational

subsidy. I invite the Shire to meditate on the topsy-turvy morality of that arrangement.

By what seems to me a process of creative accounting, the tavern and restaurant have been made in financial reports to show a small but persistent profit. Unless I am greatly mistaken, this happy result is achieved to some extent by ignoring the full cost of employing staff.

At present, the Shire employs a full-time Centre Manager on a scale of \$72,361 to \$78,128 and a part-time Catering Manager on a scale of \$48,000 to \$52,000 (figures taken from the advertisements for those positions, so they may be out of date). I'm told that it also provides the Centre Manager with subsidised accommodation, the cost of which, if that is true, should be factored into the equation. Casual staff are also employed at the facility.

On p.11, the discussion paper recommends that the Centre Manager should cease being responsible for bar management duties, which should then devolve to a new position, that of Bar Manager. That, the paper argues, would leave the Centre Manager free 'to attract bookings and develop programs'. Maybe so, but some might regard such a step as an expensive move in support of a nebulous outcome—a move, moreover, that might reduce the profitability of the bar.

The discussion paper correctly observes (p. 7) that the principle of competitive neutrality applies only to local government businesses 'where annual income exceeds \$200,000'. So far as I can tell, the tavern and restaurant do not generate that level of income, but that is hardly the point, especially given the unfair competitive advantage conferred on the enterprise by the Shire's operating subsidy.

Options

My first thought on contemplating the options presented in the discussion paper was that something was missing. Those are not the only options we should be asked to think about.

For example, we might consider, in the first instance, simply closing down the centre for a year or two pending the adoption of a detailed business plan based on sound principles and acceptable, as determined perhaps by plebiscite, to the whole community. If nothing else, that would take some temporary pressure off the rates. During that period, no money would be spent on upgrading or repairing sporting facilities, unless the sporting clubs themselves were to provide it.

Which brings me to my most important point: that whatever option is finally adopted, it should be governed as far as possible by the principle of 'user pays'. No operational subsidy from the rates, no upgrading of sporting facilities at ratepayers' expense, no Shire funding of centre employees—only basic repair and maintenance of the fabric, and repayment of currently existing loan repayments, to be met from municipal funds. Such an arrangement would best

accord with assurances given to the people of York when the construction of the centre was first broached.

As for the options proposed in the discussion paper, I find it difficult to decide among them because they have not been costed, and information gleaned by the Shire from its visits to other recreation centres has not yet been made available.

Having said that, if I were forced to choose today, I would lean towards Option 2, the Sporting Association option, which effectively hands over responsibility for the centre and its facilities to an incorporated association formed from representatives of the sporting clubs.

I would do so with this proviso, that while the Shire must retain responsibility for loan repayments and depreciation, it should *not* be responsible for 'asset renewal' to the extent of upgrading sporting facilities like tennis courts and bowling greens. Such costs ought to be met from fundraising and where possible state and federal grants, not from the rates.

This arrangement, I believe, would encourage a degree of self-reliance and a proud sense of ownership conducive to the future success of the YRCC.

If the sporting association decides, as would be its right, to continue with the tavern and restaurant, it should do so without any subsidy from the Shire that would give it an unfair competitive advantage over privately owned businesses. The facility would have to survive on its own merits, perhaps with the help of volunteer workers.

In conclusion, I hope nobody will assume that I am hostile in principle to the provision by local governments of sporting and recreation facilities. That is certainly not the case. My argument is simply that ratepayers should always be assured that they are getting value for money, and that has not happened with regard to the YRCC.

In my view, the money spent on the YRCC would have been better spent elsewhere, for example on the swimming pool, on cycle tracks, on the river banks and parks and on pleasant open spaces in various locations where families and their neighbours can play sport casually, run with their dogs and picnic or barbecue with friends.

Those are facilities that almost everyone can enjoy at almost any time without having to be a member of a sporting organisation. If a healthy and vibrant community is what you want—surely it's what we all want—focussing on such facilities would be the best way forward.

James Plumridge

Records

From: York Olive Oil Co <info@yorkoliveoil.com.au>
Sent: Friday, 31 March 2017 1:38 PM
To: Records
Subject: I159574 - CCP.7 - Submission - YRRC Review Discussion Paper
SynergySoft: I159574 - CCP.7

The Chief Executive Officer
Shire of York

1

SHIRE OF YORK	
OFFICER	INITIALS
Suzie	CHALCO
31 MAR 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

Dear Sir,

I have lived with my wife Danielle in York since 1995 and part own and operate the York Olive Oil Co (established 1997 by myself) and the York Ice Cream Company (established 2009).

In my opinion, what is wrong in the way the YRRC operates:

The Shire of York is involved in the sale of alcohol, a product which causes numerous social problems. It is perfectly legal but not ethical to use public monies to subsidise a liquor outlet.

With the Cafe, the Shire of York is in unfair competition with the already struggling food outlets in town. Again, totally inappropriate to use our rates to shore up a loss making Cafe.

The Golden Years are over, there is belt tightening required in the private and public sectors. The number of Conferences, Seminars, etc...paid for by the WA taxpayer will inevitably decline. This Convention facility will forever be a drain on the Shire's finances.

This whole YRRC is a big mess (from a private business owner/operator's perspective) and this is the plan I would implement if I was running the place (and paying the bills using my own money!):

Close the Bar and surrender the Liquor Licence.

Close the Cafe and auction off all the catering equipment.

Make the Manager and Chef redundant, with a generous and appropriate pay off.

Keep the Gym operating, making sure the majority of users are paying a reasonable membership fee (as opposed to free use by SOY employees).

There is no other Gym in York, so subsidising this service is perfectly acceptable.

Keep the Changing Rooms, showers and toilet facilities open to the Sporting Clubs but charge a fee to cover the cost of cleaning and basic maintenance (to be done by contractors).

Sounds drastic but thinking around the edges and half hearted measures will only delay the inevitable. Eventually the bills will have to be paid by all of us and this will be very painful for the less well off (pensioners, unemployed, under employed...).

Concillors, be brave !

Regards,

Arnaud Courtin

York Olive Oil Co
PO Box 688, York, WA 6302
254 Ashworth Road, Daliak, WA 6302

Tel: 08 9641 2200

Mobile: 0429 412 200

info@yorkoliveoil.com.au

www.yorkoliveoil.com.au

Get directions on Google Maps: <http://goo.gl/maps/B6oWR>

Records

From: The Russo's <therussos@westnet.com.au>
Sent: Thursday, 30 March 2017 10:10 AM
To: Records
Subject: I159552 - CCP.7 - Submission- YRCC Review Discussion Paper
Attachments: Submission YCCR.doc

SynergySoft: I159552 - CCP.7

SHIRE OF YORK	
FILE	INITIALS
✓ Suzie - EMAILED	
30 MAR 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

Sheryl Russo
100 Ulster Rd
York
96412298

When the bowling club was at its old site I was a social member of the club and, along with a group of other members, I went most Friday nights to the club. On these evenings we bought a meal, had a drink and took part in fundraising activities. When the bowling Club moved to the YRCC this same group went with it and continues to do so.

A Friday night is quite different now.

We join other community groups and see, depending on the season, tennis players, cricketers, bowlers and football players.

We also see many young people, children on the playground and in and around the facility in a safe environment, and we observe many families enjoying the facility.

Sometimes these families are made up of three generations.

The bar/restaurant is efficiently and professionally run.

Much the same can be observed on a Sunday night.

It is my belief that the YRCC adds to the fabric of community life in York and its use should be actively encouraged and supported. Its worth to the community can not be measured just in dollars and cents.

It is disappointing to rarely see a councillor or administrative staff member use this facility and wonder how they can be involved in the decision making on its future with little knowledge of its day to day operation.

A summer night watching tennis under lights, cricketers training on the oval and children playing happily with families coming together to enjoy a meal may help them see the positiveness of this facility.

Having read the Discussion Paper "Review of the York Recreation and Convention Centre" I agree that for the YRCC to operate at its optimum a clear direction must be determined once and for all. This will take careful consideration and community consultation.

This consultation would ideally involve Council staff and councillors, all sporting bodies and members of the wider community.

I would like the YRCC to be the sporting and social hub of York offering something to the whole community.

Sheryl Russo



THE YORK PALACE
HOTEL & TERRACES

SHIRE OF YORK	
FILE	CCP. 7
OFFICER	INITIALS
✓ Suzie	
21 MAR 2017	
1159402	
REFERRED TO COUNCIL	
DATE	INITIALS

OVER COUNTER
21/3/17

20th March 2017

E-MAILED
22/3/17

To whom it may concern,

The future of the Recreation Centre

It is a pivotal resource in the social and sporting life of York. The history of its cost, design, planning etc are quite irrelevant to –day. It is incumbent on York citizens to make it work, and possibly subsidise it.

The fixed cost associated with the capital structure are principally unchangeable.

The major changes, if any, must concentrate on the level of service required to maintain the resource for the benefit of York citizens.

I think a full restaurant facility is a luxury York cannot afford and does not need. It also raises serious questions about fair competition with York town food outlets.

A more modest model might be a drinks, snack food level of service.

This leads into the provision of functions, conferences, etc. The hire of the centre to outside organisations should be pursued, however open tendering and realistic pricing to provide a level playing field for all York businesses is essential.

In conclusion as a York citizen I endorse the value of the York recreation centre to my community.

I also declare my own special interest as an owner operator of two York businesses involved in functions and food.

Richard and Nola Bliss
145 Avon Terrace
YORK

Records

From: Roma Paton <yorkpatonplace42@gmail.com>
Sent: Tuesday, 21 March 2017 3:23 PM
To: Records
Subject: I159389 - CCP.7 - Re: YRCC Submission
Attachments: SubmissionYRCC ReviewR.Paton.pdf
SynergySoft: I159389 - CCP.7

SHIRE OF YORK	
FILE	INITIALS
✓ Scoble	
21 MAR 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

Good afternoon Susan,

Please find my submission for the Review of the YRCC in PDF format.

Please confirm is you are able to open this file.

Kind regards

Roma

E-MAILED
22/3/17

SUBMISSION FOR
REVIEW OF THE YORK RECREATION
AND
CONVENTION CENTRE.

Submitted by:
Roma Paton
30 Bouverie Road,
York. 6302.

Appendix A - February 2017 Review of the York Recreation and Convention Centre.

Item 1.2.1 lists a Function Venue - for social, **corporate** and community events.
page 5 - The revised Master Plan claims the YRCC would seat 250 people even though the Convention Centre never eventuated.

Shire records prove it is not feasible to seat 250 people in the building in its current form.

Evidence: Minutes of the Special Meeting of council held on 2nd July, 2015 held at the YRCC. Item 2.5 Number of People recorded in Gallery at Commencement of Meeting: There were **approximately 80 people in the Gallery** at the commencement of the meeting.

Note: I attended this meeting arriving prior to the commencement. A number of small tables with chairs were already full as were the rows of chairs. When the meeting commenced, the Tavern was packed with standing room only. This including people standing along the bar area. I stood with people crammed in next to the exit door at the football oval end of the Tavern. Two DLG representatives from Perth were unable to get inside and the door needed to be held open so they, and other members of the public standing on the verandah could hear what was going on.

Page 8

1.5.1

Item 2. Council of the Shire of York is required to provide an annual on going operating subsidy of \$134,285.

Divide the 2017 \$134,285.000 subsidy by current number of Rateable properties ?? gives the actual annual cost per rateable property for the subsidy.

This figure does not include the real costs to the Ratepayers .

The way the Shire's financial reports are set out, it is impossible to locate the annual **full cost and income** figures of Forrest Oval complex and YRCC.

Even using a population figure of 3500 which is higher than the actual current population, the cost for **every man woman and child would be \$38.36 per year.**

A family of four = \$153.44

2 x Aged Pensioners = \$76.72

I do not use the YRCC or the sporting facilities, none of my family members use the YRCC or the sporting facilities and I strongly object to subsidising those who do.

Using the 3500 population figure, collectively our family pays \$191.80 each year for something they don't use.

Suggestion: When calculating the factual numbers of members/people using the sporting facilities, the Shire of York must take into account Members of one club could also be members of other clubs in the Precinct. eg children from one family could be members of four different sporting clubs at the same time, playing Cricket in summer, football in winter or Netball and Tennis.
Ignoring this factor and using total memberships of clubs skews the figures completely.

Subsidised Tavern Food: I am an aged pensioner and struggle to meet my own food bill without being forced to subsidise meals for those eating at the Tavern.

A Balance View (**Page 55**) - last paragraph. The Department of Sport and Recreation **recommends using caution when analysing the organised sport statistics.....**due to the small sample size relative to the total population.
Population growth examples used by the Shire of York are from a higher populated catchment area (metropolitan), with greater access to funding from Ratepayers.

It was irresponsible and not in the best interests of the ratepayers for the Shire of York to disregard the advice from the Department of Sport & Recreation.

The York Swimming Pool has a sign on the wall saying it is a Memorial. The York swimming pool should be maintained and improved, NOT replaced with a new pool. We currently have a 50 meter pool. If a new pool is constructed I understand we will be restricted to a 25 meter pool under the new regulations. Our 50 meter pool provides the opportunity for York to host various carnivals and events.

Item 2.1.2

Municipal Funds -

1. Commissioner Troy declared York did not have the financial capacity to take on the Multi Purpose complex - the first name used by the Shire of York.
- 2 It was formally recorded in the Shire of York OCM Minutes 24th **April 2006** the 'Multi Purpose Centre" at the Forrest Oval Complex was deferred indefinitely by the Council in May 2005, following the tender prices received being far greater than the available budget. The 10th April 2006 Minutes also state "it is unlikely that the Multi Purpose project will be revisited or constructed in the short to medium term".
3. Department of Sport and Recreation (DSR) recommended using caution when analysing the organised sport statistics using due to the small sample size relative to the total population.

Yet, in 2009, less than three years after stating it could not happen, Councillors and

CEO Hooper disregarded the advice from the Department of Sport and Recreation and Commissioner Troy, changed the name of the project from a Multi Purpose Centre and claimed they could proceed with the project, providing ratepayers assurance the project would be fully supported through grants, membership and a user pays policy.

When did the Shire budget improve sufficiently for the project to proceed?

In 2006 SOY Minutes 24th April, the Hockey Club was allocated \$8,000 plus \$5,000 towards the sand pad. This money was allocated specifically on the grounds the Multi Purpose complex was not proceeding.

Disregarding advice provided, particularly the warning from the DSR was shameful and an abuse of their respective powers.

Page 15

Item 3.1 SWOT.

In this particular item, under the heading 'strengths' the name changes from YRCC to the Forrest Oval Sport & Recreation Precinct and back to YRCC.

The community was never consulted or given a choice about the name York Recreation & Convention Centre.

The name was altered to YRCC by the Shire of York purely to access Royalties for Regions funding to build a Convention Centre which we do not have.

As part of the Review process, I respectfully suggest the name York Recreation and Convention Centre be replaced with the name **Forrest Oval Sport & Recreation Precinct be**.

Page 16

3.2 Critical Analysis

The name again changes again from the YRCC to Forrest Oval Sport & Recreation Precinct.

The fact the scaling down has been noted in the analysis document, confirms the building it is not a 'Convention Centre' and can not be considered as a source of revenue for the Shire of York as a Convention Centre.

Page 18

4.0 MANAGEMENT OPTIONS

4.1 - Shire Operated - **Definitely not**. With due respect, not even with the new CEO and Senior staff.

I am fed up with the ongoing saga of the YRCC problems causing a drain on the public purse. From the day it opened there has been problems.

Sewerage backed up in the showers the first time they were used by the Football Club. Sink holes in the Bowling rinks (repaired by volunteers from the Men's Shed).

Tennis courts became a pond when water failed to drain away after heavy rain.

Tennis Court turf requiring full replacement many years prior to the projected 10 year life of the Turf.

Bowling turf has recently buckled.

Acoustics are not conducive for meetings, let alone Conferences.

Background air-condition noise and poor temperature control in the Tavern.

Brick paving path between the tennis courts and the Tavern is an OHS hazard with 'electrics box' right in the middle of this access way. This path should be clear of all obstacles, to allow easy emergency services access such as St. John's should the need arise.

I note further in the document - **page 24 of A Balanced View Leisure Consultancy Services** - the Lawn Tennis Club submission stated they were very happy in its current location (Glebe St) and facilities and would prefer to remain at its present site. They also stated they would prefer lawn courts.

4.2 Sportsman's Association - may work IF the Clubs work together.

User Pay is the only fair way to operate the area.

It is noted this was an option in 2008 - refer page 42 (ABV) Leisure Consultancy Services.

Again, this option was never put to the Ratepayers of York.

FORREST OVAL PRECINCT
SPORT & RECREATION FACILITIES
MASTER PLAN
NOVEMBER 2008

A Balanced View - Leisure Consultancy Services.

Page 4.

Stage 3. Demolish bowling club and greens.

I do not want the Shire of York to demolish the Bowling Club building now or in the future.

Ratepayers money has already been spent on this building to upgrade it for community use. It is currently used by a community parents group and they should continue to have access to this building. The building is an asset.

Page 9 .

The predicted population growth in 2008 was seriously mis-calculated.

In 2017 - just one year short of the term (5-10 years) when the population was predicted to reach 6000 has failed to even reach 4000.

Forrest Oval Precinct Sports & Recreation Business Plan prepared by D. Cabone & Associates in March 2009 and updated in October 2009 with no name change. This Business Plan was presented in March 2009, four months after the ABV which refers to the project as YRCC.

Royalties for Regions Business Case for the YRCC by Darren Long Consulting has no date - how on earth could this have been accepted and paid for by the Shire of York Administration as a valid document **without a date?**

The confusion about this project from day one is not perceived. It was, and still is, very real.

The name changed from a Multi Purpose Centre in 2005, to a Forrest Oval Precinct Sports & Recreation, then to York Recreation and Convention Centre - all in less than four years.

The documents used to implement this project by the Shire of York have done nothing to elevate that confusion.

The options provided by the Shire of York to select from for submissions are not costed, therefore it is unfair to expect Ratepayers to agree with any one of them.

My recommendations:

1. Stop subsidising the YRCC with Ratepayers money.
2. Make all the sporting clubs fully user pays.
3. Close the Tavern.
4. Stop the meal subsidy.
5. Do not demolish the old Bowling club building - it is an asset.
6. Implement the same hiring policy currently used by the Shire of York for the Town Hall and Kitchen.
7. Change the name back to Forrest Oval Sport & Recreation Precinct.
8. Sporting Clubs hire the Bar, Kitchen and floor area from the Shire of York.
9. Relinquish current Liquor Licence. Clubs to apply for a Social Liquor Licence.
10. Non York residents hiring the venue should pay a higher fee.
11. Given the current unfair financial imposition on York Ratepayers, the annual full cost to ratepayers together with ALL income from the facilities be made available in a stand alone easy to read annual report.

Roma Paton
21st March, 2017.

MARCH 13 2017

Shire of York
PO Box 22
York WA 6302

SHIRE OF YORK	
FILE	CCP 7
NUMBER	Suzie
INITIALS	AJ
16 MAR 2017	
115-9303	
REFERRED TO COUNCIL	
DATE	INITIALS

SY014-02/17 review of York Recreation and Convention Centre (YRCC).
SUBMISSION FOR
REVIEW OF THE YORK RECREATION AND CONVENTION CENTRE.

To: Chief Executive Officer Shire of York - Paul Martin,

Please do not spend any more rates money on the York Recreation and Convention Centre (YRCC).

We are not members of any sporting club and we also don't use the tavern, therefore we don't use the change room /toilets/ showers in the new recreation centre/tavern building.

User pays (the clubs that use it) would be a fairer way to run and maintain the York Recreation and Convention Centre.

Thank you,

Kirrie and Jamie Edis .
Po box 242
York WA 6302.

K Edis Jamie Edis

This submission is without prejudice .

