

Community Information Night – Wednesday 7/04/2010 7:30pm

Introduction:

Lynda thanked everyone for coming to the night and briefly outlined the format for the evening. She then introduced Drew Carey (Project Manager – Alpine Shire), Pam Nankervis and Tess Lucas (Wooragee Hall), and the committee. She then handed over to Henry Brewer to MC the night.

Henry then proceeded with getting the meeting started by briefly outlining the reason for the meeting, and providing an overview as to the process so far.

Process so Far:

- Fires of February 2009 devastated many communities however our community has remained strong
- Became evident that funding would be needed to get communities affected by the fire back on track again
- Series of 3 Community Recovery Meetings held between July and October 2009 to discuss what people thought they needed to help the community get back on its feet and move forward. (these meetings were not patronised by many people, generally people were still busy with their own properties to attend yet another meeting)
- The 2nd meeting was attended by representatives from VBRRRA. It was at this meeting that an extensive wish list was developed. (Henry relayed his own stories with working with VBRRRA whilst working for GROCON– very funny mob of people to work with)
- Made mention of the Hall Committees Strategic Plan developed in 2007, noting the Notice Board and Water Tank, with things still wanting to be done such as an outdoor entertainment area etc
- Alpine Shire appointed a Project Manager to oversee a number of Projects throughout the shire. First meeting with Drew in December 2009.
- Architects drawings from Sunjoule Designs,
- Drew then started putting together a proposal to be submitted to VBRRRA for funding for the refurbishment of the hall on behalf of the community of Mudgegonga and the Hall Committee.
- Dec-Jan, Drew prepared the proposal (based on the Strategic Plan and the extensive Wish List) for an amount of \$350,000, (not knowing if we would be successful or not) and submitted it on the 7 Jan 2010.
- Feb 2010 notification that we had been successful in receiving \$453,100
- Why the extra money? The breakdown is \$344,000 for the renovations to the hall, an additional \$50,000 to go toward a car park between the CFA and the Hall, and the remainder is for project management, contingencies, administration costs, architects fees, tender process etc.
- March 2010, Hall Committee sought 2 extra committee members
- Organised Community Info night, and 2 Community Input sessions
- The committee is committed to getting it right

Where to From Here:

- 2 Community Input Sessions on the 18th & 19th April where the community can come and have their say as to what they would like to see done to the hall
- Facilitated by Kathy McGowan (Rural Consultant)
- Work to be hopefully commenced in about 2-3 months
- Every tight time frame to have everything done before tender process begins
- \$50,000 for Car Park separated from hall refurbishment because of possible delays with permits etc as we will be dealing with VIC Roads as well as the Shire. Not sure what we will get for the money, the plan is to have both projects work simultaneously hoping for December completion
- Alpine Shire has a major role, they are the responsible body for the project, even though it is being funded by VBRRRA and Regional Development Victoria will be holding the money, the Shire will be the body that we have to deal with directly.

- They will be responsible for the normal formalities such as tender process, and payment of contractors.
- The committee has a major role in the project in that we are a formally elected committee for a 3 year period of a DSE hall on DSE land. The Council does not own the Hall
- The committee will be responsible for the final decisions for the refurbishment of the hall after taking into consideration all the wishes of the community from the 2 community input sessions and any other suggestions received.
- The committee has the responsibility for the upkeep and maintenance of the hall, no ongoing funding support from the Shire or DSE is received. Any funds that are needed for the hall need to be fund raised or grants applied for.
- The committee will endeavour to keep the community informed of the process however there may be a time delay in getting the information out. The information will be on the website www.mudgegonga.vic.au , in the notice board at the hall, and a bulk email will be done to all those people who have provided their email address.

Submission Details:

Henry briefly went through the scope of works that went in with the submission.

- Refurbishment of toilets, to include a disabled toilet
- Upgrade the kitchen to be able to prepare meals
- Removal of existing bar heaters and replace with split systems
- PA – Sound System
- Switch Board
- Floor
- Front Room – storage
- Outdoor entertainment area
- Concrete water tank and pump
- Generator
- Playground equipment
- Fencing
- External cladding
- Asbestos
- Drawings – very flexible
- Time frame
- End date – 31.12.2010
- Need to get a move on, no time to waste
- Good to have a starting point
- Costings that went in with the proposal very broad and loose
- Funding arrangement – as per the contract
- Drew has been very busy with the other projects, however will be able to focus on Mudgegonga Hall very soon

Henry introduced Drew Carey (Project Manager – Alpine Shire)

- Civil Structural Engineer
- Relocated to Bright from Queensland
- Married with young family
- Looked for work late 2009, appointed by Alpine Shire
- Project Manager for a number of projects within the shire
- Ablett Pavilion almost complete, will then concentrate on Rosewhite, St Albans and Mudgegonga Halls
- VBRRR goal posts are constantly changing, Rosewhite Hall proposal submitted however the decision has been put back till late April. Very good to have got Mudgegonga proposal in when it was as funding is limited and may not have received as much money as we have.
- The idea of the project is to upgrade the existing hall to make it more usable for people to be more involved for it to be more sustainable and less maintenance
- Next couple of weeks/months are very important
- Preparation of drawings
- Tender out as per current laws – Council does its stuff

- Evaluate tenders – committee have involvement with this part, can have a say on their preferred tender, however the final decision is with Alpine Shire.
- Recommendation to Council for their July or August meeting – council appoints successful tender
- 12-16 weeks construction period
- End date 31-12-2010
- Very tight time frame

Henry thanked Drew, and reiterated that there is a due process, that the hall is a public building and therefore things need to be done properly, and that in the end we get the best value for money by using the competitive tender process to our advantage. He then invited questions from the floor.

Questions:

Q. How do we prioritise?

A. The committee will make the final decision. The community will have their input at the upcoming sessions. The committee makes informed decision guided by community input – red or green (yes or no) (Kathy McGowan should be able to draw this out at the upcoming community sessions)

Q. What formula has been used for toilets?

A. Additional room/space for Disabled toilet and Baby Change and Shower. No additional toilets at this stage

Q. How much more use will the hall get?

A. See answer above. Need to go home and think about this and bring to the input sessions

Q. Does Hall have to be Secure Place?

A. No. Used more as a recovery place

Q. Have CFA been given the opportunity to discuss toilets etc?

A. Hall is the hub of the community, there was discussion about access to the hall during the fires, hall was open during that time. Further discussion will take place
During the 1968 fires the hall was the control point of activity

Q. Would it be worth costing outside access to toilets?

A. If this is what you want to do, then note it down and come to the meeting to have it included as an item that you want. Tonight is not the place for debating ideas and suggestions.

Q. Will Costings be available for the input sessions?

A. Very difficult – will provide what is available.

Q. Money came as a result of the fires, should CFA be more involved in decision making?

A. CFA have the same opportunity as any other member of the community. Committee members can be contacted by phone. Hall committee can meet with CFA if they wish. CFA are a key stakeholder in the community. At the input sessions, Kathy McGowan could have a CFA focus group.

Henry called for any further comments or impediments. Alex Showers enquired about options for cladding the exterior of the hall, including the removal of the asbestos. He personally likes the appearance of the hall as it is and would be disappointed if it was changed.

A. Some discussion took place as to the options around asbestos, further discussion on asbestos as well as the exterior of the hall to take place (but not at this meeting)

Q. Windows?

A. Yes the issue of keeping or replacing the windows has been and will be discussed.

Q. Maintenance. Will the shire contribute to the upkeep of the hall in regards to maintenance?

A. Nothing indicated from the Shire that they will contribute to the maintenance, they haven't in the past. Discussed not letting the Shire off the hook for funding.

- Q. Any discussions when the Ablett Pavilion tender was released?
- A. Drew explained the tender process. The shire wants to use local trade as much as possible however tender process is advertised in all papers as well as on their website. The St Albans hall project has used local trade contractors.
- Q. Maintenance – Car Park very expensive, what surface – hot mix asphalt or nothing?
- A. Henry agreed. \$50,000 doesn't go very far. Who will be responsible for the maintenance? Not sure.
- Q. Any need for the purchase of extra land?
- A. Not at this stage
- Q. Joint Maintenance with CFA?
- A. Not sure who will be responsible yet. There is more land around the CFA shed. Perhaps CFA will contribute to upkeep.

With no further questions Henry announced a brief interlude for supper, followed by a brief presentation by Tess Lucas and Pam Nankervis from the Wooragee Hall.

Mary Brewer mentioned that she would like to mention the great work the current hall committee was doing to get the money.

Wooragee Hall Presentations:

Wooragee Hall is also on DSE land, however there is a tennis court and primary school next to the hall.

- Community did little to improve the hall over the years, hall was in a very rough state of repair
- 2002 the Indigo Shire took over responsibility of all the community halls in its shire.
- Very little money in the bank and lots of meetings with only 4 people to begin with
- Decided that to get anything done then a committee needed to be formed. Representatives of each of the 6 user groups formed the committee
- Hall much smaller than Mudgegonga
- \$90,000 for Renov of their hall and a little bit more than \$130,000
- Had a Project Manager
- One thing that they found useful was to take advice from user groups for their needs
- The kitchen was always a worry, the more drawers you have the better
- Indigo Shire contributes \$2000 to each of its halls in its shire for ongoing bills and upkeep
- The renovations to the hall took almost 12mths to complete
- One thing they got caught out with was the acoustics to the hall. If at all possible try to get that right
- Have received additional funding since the major renovations
- They charge \$2 per unit per hour for heating when hiring the hall
- User pays and cleans

Pam and Tess concluded by wishing us well with our renovations and to be patient as it takes time to get it right.

With nothing further on the agenda, Lynda thanked everyone for coming out and looked forward to seeing as many people at the community input sessions and hearing their ideas and suggestions.

Meeting closed at 9.15pm