

YASS VALLEY MEN'S SHED

NEWSLETTER NO 11 OF 2010



THE MEN'S SHED MESSENGER

NO 9

SUNDAY 3 OCTOBER 2010

PATRON: COUNCILLOR NIC CARMODY, MAYOR OF YASS VALLEY

Dear Men,

 <p>Shed Opening Times</p> <p><u>Tuesday</u> – 11am to 2pm <u>Thursday</u> – 2pm to when the last one leaves <u>Saturday</u> – **Noon** to when the last one leaves (usually between 3 and 4pm)</p> <p>And all other times when you see the door open!</p> <p>Please feel welcome and free to call in!</p>	 <p>Members' Birthdays</p> <p><u>Last two weeks</u></p> <p>None</p> <p><u>Next two weeks</u> – no birthdays!</p> <p>Challenge – find some mates who have birthdays in the next two months and sign them up!! Otherwise this section of the Newsletter is going to be very boring until October.</p>
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Headline News

- Council's offer of the old BP Roadhouse for the Shed's use.** The Council considered our submission at its September meeting. I hear that the Shed's proposal was put to Council with strong support from David Rowe the General Manager (see the full text of his Report to Council at the end of this Newsletter – under the heading "Attachment". A reading of the deliberations of Council from the draft Minutes (see page 38 of this document: <http://www.yass.nsw.gov.au/files/13884/File/22.09.10OrdinaryMinutes.pdf>) contains this text:

RESOLVED that –

- (a) *The old BP premises be upgraded for community usage in consultation with the 'Men's Shed';*
- (b) *Expressions of interest be called from community groups that may wish to utilise facility on a regular basis;*

*(c) A Section 355 Committee be established by Council for the management of the facility;
and*

*(d) An initial funding of \$10,000 be provided from the 2010/11 budget to allow repair
activities to commence.*

The Committee will advise the Men's Shed Membership as and when further information and contact is made by the Council on this matter.

In this context, we have already been approached by a community group in Yass who are keen to help us set up the BP premises for use as a photography studio. Interest in the facility and its potential is building!

- ☑ The **Yass Friendship Group's next visit to the Shed** will occur at 10am on Wednesday 13th of October. Make this a firm commitment in your diaries – you will not believe how good this day is! Come along and enjoy watching the Friendship Group have fun – you will find you are having fun too!

- ☑ The Yass Valley Council held a meeting on Thursday 23 September to discuss **setting up a Community Garden in Yass**. This might dovetail nicely with our own efforts at the Shed – however, I cannot find any information on the outcomes of that meeting (I was in Melbourne so couldn't get to the meeting). If anyone was at the meeting and could give me feedback, I will be happy to pass it on in the next newsletter.

Other News

- ☑ We have received enough interest from members to be able to mount an excursion to Harden in October to **the Men's Shed Gathering Day!!** You will recall that we have received an invitation from the Harden Murrumburrah Men's Shed to attend/send interested members and/or a team to the Men's Shed Gathering Day at Harden Bowling Club starting at 9.30am on Wednesday 27 October 2010. Morning tea/lunch will be provided as well as tea and coffee throughout the day. There will also be a competitions bowls option as well as socialising with other Men's Shed members from the region (invitations have been sent to Cootamundra, Junee, Temora, Grenfell, Canowindra, Cowra, Young, Boorowa, Yass and Harden). In addition, medical staff will be on hand to carry out basic health checks such as blood pressure and BSLs (Blood Sugar Levels?) etc). If any other members would like to add their names call (6226 4485) or email John Woodin (jwoo3@bigpond.com) and get your name on his list – he needs to finalise arrangements soon.

Standing items and reminders

- ☑ John Woodin has invited any members who are interested to assist with the ongoing **maintenance and rehabilitation at Cooma Cottage** to join him and Rick Williams in that worthy activity (contact John on 6226 4485). You might have noticed in the Yass Trib, that the Lions Club is also seeking volunteers for garden refurbishment work. It is a great asset in our town and deserves support.

- ☑ Initial planning for the **next Men's Health night** continues. The subject will be "Depression" and we hope that this next event might be even more successful than the first one (Prostate) at which some 35 people attended. The current state of play is that Beyond Blue has now advised that they can send a speaker to address the meeting on Thursday 10 February 2011. Peter Hurley will now make efforts to get a local medico and coordinate any other interested people who might wish to contribute for that night. This could be very good timing if we can have access to the BP building by then, it will make for a far more capacious and pleasant meeting room for such events.

- ☑ The Garden is showing signs of life and activity again, now that the worst of the cold weather seems to be behind us. I have contacted Warren Hall who has offered to rotary hoe a **new large garden plot** (about the same size (11m x 11m) as the existing series of plots. After last season's most successful start and production in the garden, if you need a good open and sunny space to grow your flowers/veg, come along and reserve yourself a plot (we are even allocating spaces with name tags to identify the gardener(s)). It is a Community Garden, so non-members, women and supervised kids are all most welcome.
- ☑ Anyone borrowing any tools or other items from the Shed is urged to **sign the "Loans Register"** (on the desk near the attendance register) so we know where everything is at all times.
- ☑ The new **change in opening times on Saturdays** seems to be working well. Anyone who wants to open at a time that suits them is more than welcome to have a key and go to the Shed when they wish – talk to Wayne Stuart if this is an attractive option for you.
- ☑ John McClung has mentioned to me that having a copy of the latest Men's Shed Messenger by Friday nights would assist YassFM greatly in organising and broadcasting news about the Shed for the Saturday morning program. I think this is a great idea, So starting next week, I will try to get the Messenger out on Friday afternoons or nights. Stand by.
- ☑ I will be away overseas (a mix of work and play) from Thursday 14 October to Saturday 6 November inclusive. Consequently, next week's Messenger will most likely be the last one until after I return and catch up with the news. Of course, if anyone is interested to take on this small task, I will be happy to hand it over. Otherwise, the best you can hope for is that I find a couple of good jokes for you while I am away! In the meantime, if there are any important announcements or information you would like members to hear, let me know before next Friday and I will do my best.

Project Corner – Provided by Roger Holgate, Workshop Manager

There are a couple of things that we need & a few jobs which could be done at The Shed.

Things we need

- We need a piece of flat mild steel plate - say 150mm x 150mm x 10mm so that I can endeavour to make a face plate for the small wood lathe.
- We need a flat mild steel plate - say 900mm x 900mm x 6mm to make up a small welding bench.
- A small mower would be handy as long as it is a good one.

Jobs on the list

- Small child's rocking horse refurbishment.
- Make up 3 brackets to hold wood turning chisels. (3 brackets to hold 10 chisels each)
- Make up doors for tool cupboards. (we have a plan in mind)
- Make up stay bracket for the door between the 2 shed rooms as it is not lockable.
- Remove & clean out strainer in water tank & possibly clean out gutters. (The latter a young man's job)
- Mow the grass outside the fence beyond the picnic table.
- Internal division walls can be finished off & painted.
- Make up a small welding bench & fit small vice.

And now – the Joke(s) of the week (in an attempt to make you jealous, I am taking my wife to the south of France while we are overseas in October/November. One of the places we will visit is Aix-en-Provence the former stamping grounds of Vincent van Gogh. In my researches for this little diversion, I came across Vincent's family tree and some relatives:

Van Gogh's Family Tree

His dizzy aunt -- Verti Gogh

The brother who ate prunes -- Gotta Gogh

The brother who worked at a convenience store -- Stop N. Gogh

The grandfather from Yugoslavia -- U Gogh

The cousin from Illinois -- Chica Gogh

His magician uncle -- Where Diddy Gogh

His Mexican cousin -- A. Mee Gogh

The Mexican cousin's American half-brother -- Gring Gogh

The nephew who drove a stage coach -- Wells Far Gogh

The constipated uncle -- Cant Gogh

The ballroom dancing aunt -- Tang Gogh

The bird lover uncle -- Flamin Gogh

His nephew psychoanalyst -- E Gogh

The fruit loving cousin -- Man Gogh

An aunt who taught positive thinking -- Way To Gogh

The little bouncy nephew -- Poe Gogh

A sister who loved disco -- Go Gogh

And his niece who travels the country in a van -- Winnie Bay Gogh

Current keyholders are:

John Woodin (President)	6226 4485
Ray Hill (Vice President)	6226 3344
Wayne Stuart (Secretary)	0419 292 022
Reg Moebus (Treasurer)	6227 3247
Roger Holgate (Workshop)	6226 1664
Paul Haslam	6227 4211
David Hale	6226 4227

Allan McGrath Collect a key from Allan (and sign the Register) at Kidz Blitz in Comur Street (return it afterwards)

If anyone has items they would like to see included in the "Messenger", or ideas to improve the newsletter please let me know.

Best regards to all

Wayne Stuart
Secretary
0419 292 022

Attachment

Extract from the Acting General Manager's Report to Yass Valley Council meeting held on 23 September 2010 (see pages 12-14 of this document:

<http://www.yass.nsw.gov.au/files/13777/File/22.9.2010ACTINGGMREPORT.pdf>)

6. Old BP Roadhouse

Reporting Officer – David Rowe FILE: P.08.01.01

PURPOSE OF THE REPORT

Recommending that the Men's Shed be offered the right to occupy and maintain the Old BP roadhouse premises.

REPORT

6.1 Background

The old BP roadhouse on Yass Valley Way is owned by Council. The property operated as a petrol station on 'gasoline alley' until the Yass By-Pass was constructed in 1995. Following the exit of BP the premises has had several tenants but has been vacant for the past couple of years and has fallen into disrepair.

Councillors inspected the property recently and held a view that options should be examined for use of the building.

6.2 Options for Usage

6.2.1 Sell Property

The property is very accessible in regard to transport access and has good exposure to potential passing trade. The drawback in establishing a reasonable return for the property is the existence of fuel tanks on the site. Without quantifying the extent (if any) of contamination of the surrounding soils from possible fuel seepages, the property has very little commercial value. Geotechnical investigations to determine the extent of investigation is estimated to cost \$50,000 to \$70,000.

Selling the property in its current condition is not considered a suitable solution as it highly unlikely to bring a suitable return. It is therefore not considered to be a timely expenditure of funds to carryout geotechnical investigations. It is however acknowledged that investigations will have to be undertaken at some time in the future.

6.2.2 Rental of Property

The property has been advertised for rental and two expressions of interest were received. After reviewing the premises, following the submission of these expressions of interest, both parties declined to make an offer of rental. No other approaches have been received for rental.

6.2.3 Use as a Community Facility

Periodic representations have been made from members of local community groups for facilities that would be available for club meeting venues and social networking groups such as the Friendship Group. Given the proximity of the Men's Shed to the old BP Building (the Men's Shed occupies the shed on the western end of the property), the group was approached with a view to consider as to whether they would be interested in taking on the property as a project for maintenance or renovation. After several meetings with representatives, the Men's Shed has provided a very positive response to assist Council in converting the building into a community facility. A summary of the key points arising from their feedback were:

- The Yass Valley Men's Shed (YVMS) would undertake minor and ongoing maintenance of the facility including street presentation.
- The YVMS are keen to have an ongoing operational role in liaison with Council.
- The improvement strategy would commence by identifying the critical areas for attention and would expand over time.
- Council would need to fund capital expenditure related to the improvements.
- Major works would be identified in liaison with Council and the works would be undertaken by Council or local contractors.
- Works could result in another valuable resource being established and available to the community.

6.3 Property Maintenance and Repair

The current condition of the building is such that immediate repairs are required to roofing and guttering to prevent further damage to the building.

It is suggested that quotations be sought for these building repairs which will require the work of specialist trades people.

6.4 Conclusion

The building provides an opportunity to create an additional community facility that could almost operate as an 'interim community centre'. Community Centres are best located in a relatively central location and it is envisaged that when the 'Council/civic precinct area' is redeveloped this will include areas for community usage. Until that time (at least 5 years) the old BP building offers an interim opportunity.

The Yass Valley Men's Shed have expressed a keen resolve to work with Council to develop and maintain the facility as a 'community building'. This would not only be useful to the YVMS by providing them a valuable project in close proximity to their

headquarters but their proposal to undertake ongoing maintenance would save Council and the community significant costs.

It would appear that there are no advantages to Council at this point to either sell or rent the property and it would be best converted to a building for community use.

BUDGET AND MANAGEMENT PLAN IMPLICATIONS

It is suggested that Council provide \$10,000 in the 2010/2011 Management Plan subject to review at the first quarter. These funds would appear to be available from savings to Workers Compensation Estimates as budgeted.

POLICY/ENVIRONMENTAL/RISK CONSIDERATIONS

Nil

RECOMMENDATION

(a) That the old BP premises be upgraded for community usage in consultation with the 'Men's Shed';

(b) That expressions of interest be called from community groups that may wish to utilise facility on a regular basis;

(c) That a Section 355 Committee be established by Council for the management of the facility; and

(d) That an initial funding of \$10,000 be provided from the 2010/11 budget to allow repair activities to commence.