Shire of Perenjori

MINUTES

Ordinary Council Meeting

To be held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on
20th November 2008, to commence at 7.30pm.

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8111 PRELIMINARIES

8111.1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS
The Chairman opened the meeting at 7.34pm.

8111.2 OPENING PRAYER
Cr Baxter led Council in the opening prayer.

8111.3 DISCLAIMER READING
Nil

8111.4 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:  Cr B T Baxter  
          C R King  
          Cr J A Bensdorp  
          Cr L C Butler  
          Cr J H Hirsch  
          Cr I F West  
          Cr J R Cunningham  
          Cr G K Reid  
          DCEO     Domenica Curtin  
          CEO      Stan Scott  

Visitors:  Mark Gledhill

Apologies: Cr R A Benton

8111.5 PUBLIC QUESTION TIME
Nil

8111.6 PETITIONS / DEPUTATIONS / PRESENTATIONS

Mr Mark Gledhill representing the Perenjori Sports Club addressed Council on the requirements of substantial building works on the club building and surrounds.

The committee would like to make the club more family friendly.

The initial works scheduled is to remove the Junior Room and replace with a garden entrance, beer garden and play area which is fenced to eliminate the risk of children running into the carpark area. Other works required include the re-roofing of the club, revamping the front area of the bar, upgrading carpets and removal and upgrade of the power surrounding the club. The Committee is aware that Council
has budgeted $22,000 for the sealing of the club car park area but the building work it feels is a higher priority.

The CEO requested the the Club Committee produce a master plan for the Club and improvements required in stages.

The Chairman suggested that a master plan and proposal with quotes be submitted to the December Meeting of Council.

Mr Gledhill left the chambers at 7.51pm.

8111.7 NOTATIONS OF INTEREST

Financial Interest – Local Government Act s 5.60A
Proximity Interest – Local Government Act s 5.60B
Interest Affecting Impartiality – Shire of Perenjori Code of Conduct.
Cr Cunningham – Item 8114.1 – As applicants employer

8111.8 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8111.9 CONFIRMATION OF MINUTES

Minutes of Ordinary meeting of Council held 16th October 2008 are attached.
Moved: Cr King  Seconded: Cr West
That the Minutes of the Ordinary meeting of Council held 16th October 2008 be accepted as a true and correct record.

CARRIED 8/0

8111.10 ANOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

Nil

8111.11 MATTERS FOR WHICH MEETING MAY GO BEHIND CLOSED DOORS

Nil
Executive Summary:
Lanaire Pty Ltd is seeking the Shire’s assistance to conduct field trials to test the efficacy of a chemical mulesing product.

Applicants Submission:
Lanaire is seeking the Shire’s assistance to coordinate field trials to test the feasibility and efficacy of a chemical mulesing product. The product will provide an alternative to surgical mulesing and to clips.

Background:
Australian wools sales have been damaged by a campaign by international animal rights group PETA targeting the practice of mulesing.

The term *in vivo* refers to biological or experimental processes conducted on a living organism.

Statutory Environment:
*Local Government Act 1995* S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

3.60. No capacity to form or acquire control of body corporate.

A local government cannot form or take part in forming, or acquire an interest giving it the control of, an incorporated company or any other body corporate except a regional local government unless it is permitted to do so by regulations.

Policy Implications: Nil

Financial Implications:
Lanaire has offered either $12,000 of 10% of the issued capital of the company as consideration for taking on the trials.

Strategic Implications:
Developing new agricultural technology is consistent with the Shire’s strategic goal of supporting agricultural diversification.
Consultation:
The EDO has been involved in the development of the product. Support will be available from the Department of Agriculture and Murdoch University.

Comment:
Mulesing has emerged as a significant issue over the last couple of years, resulting in significant adverse impact for Australian wool producers. The industry developed alternative of clips has been rejected by PETA.

The proposed chemical mulesing product is intended to retard or eliminate wool growth from the target area with virtually no discomfort to the animal.

Efficacy testing is not usually something that Local Government becomes involved in, but does present the Shire with the opportunity to take a leading role in addressing a significant issue facing wool growers.

Of the two funding options presented by Lanaire, the CEO’s preference would be the equity arrangement, subject to confirmation that the product IP and patent are vested in the company and not the individuals who developed the formula. If the testing is successful and the product is commercialised this could provide a significant long term income stream for the Shire.

Voting Requirements:
Simple Majority

Officers Recommendation:
1. That Council accept Laniare’s offer for the Shire to conduct in vivo trials to test the efficacy and tolerability of the chemical mulesing product;

2. That the Shire accept, subject to confirmation that the IP and patent are owned by Lanaire Pty Ltd, Laniare’s offer of 10% of the issued capital of Lanaire Pty Ltd in lieu of payment for conducting the trials.

Council Resolution:
Moved: Cr West Seconded: Cr Cunningham
That Council accept Laniare’s offer for the Shire to conduct in vivo trials to test the efficacy and tolerability of the chemical mulesing product;

That the Shire accept, subject to confirmation that the IP and patent are owned by Lanaire Pty Ltd, Laniare’s offer of 10% of the issued capital of Lanaire Pty Ltd in lieu of payment for conducting the trials.

CARRIED 8/0
BY ABSOLUTE MAJORITY
Executive Summary:
Update on various economic development matters.

Applicants Submission:
Phil Cleaver is presently overseas and this report has been prepared by the CEO.

Flat Packed Housing
Recent developments include:
- Four bedroom designs have been completed and engineering certification is all but complete on these additional designs;
- Final costings are being prepared so that manufacturing can commence;
- Productive meetings between UWA the EDO and Westaus Group have been held.

Westaus housing
- Westaus have been finalising manufacturing capability in China;
- Met with UWA to discuss commercialising UWA designs. This includes possibility of Westaus delivering UWA 4 bed designs and Westaus acting as registered builder for UWA project.
- Westaus is developing designs for executive residence suitable for Gindalbie;
- Awaiting formal letter of intent from Gindalbie
- Westaus has accepted proposal for demonstration units at caravan park but would like agreement over 5 years instead of 3 so that they can take advantage of depreciation.

Aquaculture
CEO and EDO have met separately and together with Aquahortis to develop project plan;
John Casalo will present at today’s Councillor Forum
CEO to present project plan at December Council meeting
Project plan is based on the following precepts:
• Shire to develop with Aquahortis a 500 kg demonstration plan
• Project to be located in new industrial area
• Shire to supply (and retain ownership of) land and building
• Aquahortis to supply and retain ownership of plant and equipment
• Subsequent stages will include training facility and perhaps an aquaponics facility
• Still need to resolve who is responsible for what in running costs
• Purpose of the plant is to attract investment in large scale facility in Perenjori
• 500 kg plant will be a break even rather than a profit making enterprise.

Economic Development Review
Wendy Newman from Quintessence Consulting will conduct the review. It will involved feedback from CEO, EDO, Shire President and Deputy Shire President. The review will take place in December.

Waste Treatment Facility
The EDO has had discussions with CCP Technology of Taiwan which is seeking to establish a waste recycling pilot plant in WA. Its initial contact was with Murdoch University and SMRC, but this avenue has fallen through as SMRC has other problems.

The proposed plant would process a range of problematic waste streams to produce oil. Inputs can include:
• Waste rubber (include tyre)
• Waste plastics
• Thermo-setting epoxy (potential transformer, current transformer, breaker
• Thermo-setting PE (high voltage cable...)
• IT waste (PCB, Li-on battery, mobile phone, Case...)
• Oil sludge
• Cable (optical fiber, seabed, oily cable)

This project is still in its exploratory stage, but Perenjori is viewed as a possibility because of potential waste streams from mining projects. Technical support would be provided by RISE at Murdoch.

EDO Movements
The EDO is presently in China visiting potential Chinese investors and officials. His trip has generated interest from DOIR and some government ministers. It creates the possibility of direct Chinese investment in Perenjori. The China trip is at no cost to the Shire.

Background:
This report was not circulated with the agenda due to the CEO’s absence due to illness.
Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications: Nil
Financial Implications: Nil

Strategic Implications:
The importance of economic development has been highlighted in recent weeks by the impact of the global financial crisis on mining projects.

Consultation:
The range of highly influential individuals consulted on and supporting Perenjori projects is growing all the time.

Comment: Nil

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council note the economic development report.

Council Resolution:
Moved: Cr West  Seconded: Cr Reid
That Council note the economic development report.

CARRIED 8/0
Executive Summary:
As required by the Local Government Act and Financial Management Regulations a Monthly Statement of Financial Activity is required to be presented to each monthly meeting. This statement is used with Councils adopted 10% variance or $5000 figure which was adopted by Council at its March meeting. A report detailing the variances is also included.

Other Financial statements are also attached as per the Finance Committee preferences.

Statutory Environment: N/A
Policy Implications: N/A
Financial Implications: N/A
Strategic Implications: N/A
Consultation: N/A

UHF Haines Norton

Voting Requirements: Simple Majority

Officers Recommendation:

1. Statement of Financial Activity
That the Statement of Financial Activity for the period ended 31st October 2008 including report on variances be accepted as presented.

2. Finance Report
That the Finance Report for the period ended 31st October 2008 be accepted as presented.
3. Acquisition of Assets
That the Acquisition of Assets Report for the period ended 31st October 2008 with a balance of $431283.59 as presented be received.

4. Reserves Report
That the Reserves Report for the period ended 31st October 2008 with a balance of $1234554.00 as presented be received.

5. Net Current Assets
That the Net Current Assets report for the period ended 31st October 2008 as presented be received.

6. Bank Reconciliation’s
That the balances of the Municipal Fund of $250314.94 and the Trust Fund of $35888.31 as at 31st October 2008 as presented be received.

7. Sundry Creditors Report
That the Sundry Creditors Report for the period ended 31st October 2008 with a balance of $99512.78 as presented be received.

8. Sundry Debtors Report
That the Sundry Debtors Report for the period ended 31st October 2008 with a balance of $47129.89 as presented be received.

9. Accounts for Payment
That the Accounts for payment for the Municipal Account consisting of Cheque Numbers 16652 to 16761 and EFT Numbers 623 to 665 for $577624.22 and the Trust Account consisting of Cheque Number 757, 16712 to 16713 for $300.00 for the period ended 31st October 2008 as presented be accepted.

10. Rates Outstanding
That the Rates Outstanding Report for the period ended 31st October 2008 with an outstanding balance of $485843.00.

Council Resolution:
Moved: Cr King Seconded: Cr Butler
That items 1-9 relating to the Statement of Financial activity for the period ended 31st October 2008 be accepted as presented.

CARRIED 8/0
Cr Cunningham declared an interest in the following item.

Moved: Cr King  Seconded: Cr Hirsch
That Cr Cunningham remain in the Chambers but not be allowed to vote.
CARRIED 7/0

8114.1  APPLICATION FOR PRIVATE RENTAL

APPLICANT: TONY & JESSICA MAY
FILE: 306.10
DISCLOSURE OF INTEREST: NIL
AUTHOR: GARRY AGNEW - MCS_____________________
RESPONSIBLE OFFICER GARRY AGNEW - MCS_______________________
REPORT DATE: 12 NOVEMBER 2008
ATTACHMENTS 8114.1a

Executive Summary:
Council is asked to consider an application to privately rent a Shire owned house.

Comment:
Mr Tony May has resigned from his position as Head Gardener with the Shire to take up a position in private enterprise.

Whist employed by the Shire Tony and his family resided in a Shire owned house at Lot 73 Russell Street.

Under agreement with the CEO, Tony and his family will remain at Lot 73 Russell Street till the end of December 2008 at unsubsidised rental whilst they seek alternative accommodation.

A formal application has now been received from Tony and Jessica May to rent Lot 48 Russell Street.

Lot 48 Russell Street is currently occupied by Rick Brennan – see Attachment 8114.1a.

The only other vacant Shire house is Lot 60 Hesford Street but this house has been allocated to a Shire employee (Ricky Thomas) who intends moving his family in to it during December.

Lot 73 Russell Street which is currently occupied by Tony May and his family is considered to be one of the better quality Shire houses.

Statutory Environment:
Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.
Policy Implications:
Council has resolved previously that any requests for accommodation from non staff is be presented to Council for prior approval.

Financial Implications:
Additional income for housing rental.

Voting Requirements:
Simple Majority

Officers Recommendation:
Submitted for Council direction

Council Resolution:
Moved: Cr King     Seconded: Cr Reid
Tony & Jessica may be advised that private rental of 48 Russell Street or 73 Russell Street is not available and as agreed their tenancy of 73 Russell Street will cease on 5th January 2009.

CARRIED 7/0

Council Resolution:
Moved: Cr Hirsch     Seconded: Cr West
That the tenants in Lot 48 Russell Street be advised to vacate due to staff housing requirements.

CARRIED 8/0
Executive Summary:

The CEO received an application to rent any available shire house from the new Telecentre Co-ordinator and her partner. The only available house was Lot 60 Downer Street, Perenjori which is currently budgeted to be sold as soon as the Downer street block has been subdivided. Councillors were contacted to endorse the Ceo’s action. Eight Councillors were contacted with six agreeable and two non reply’s.

Background

Council has resolved previously to any requests for accommodation from non staff be presented to Council for approval.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:

N/A

Financial Implications:

Additional Income for housing rental. Additional unbudgeted maintenance expenses.

Voting Requirements:

Simple Majority

Comment:

The Telecentre Co-Ordinator position is not attractive to outside persons without housing, which is an essential need that Perenjori is severely lacking.

Officers Recommendation:

That Council endorse the CEO’s action to allow the rental of 60 Downer Street, Perenjori to Romaine Wheeler & James Taege.

Moved: Cr King  Seconded: Cr Bensdorp

That Council endorse the CEO’s action to allow the rental of 60 Downer Street, Perenjori to Romaine Wheeler & James Taege.

CARRIED 8/0
1. KARARA IRON ORE PROJECT.

The Manager Community Services carried out an inspection of the building progress of the Karara Mine Camp (Building Licence No.08/08) on Tuesday 11 November 2008.

Development of the Karara Camp is as planned and close to schedule with completion expected during the first week in December 2008.

2. FOOD ACT 2008.

A new Food Act 2008 (the Act) was assented on the 8 July 2008.

The Act will replace the sections of the Health Act 1911 that currently regulate food: including subsidy legislation made under the Health Act such as the Health (Food Hygiene) Regulations 1993 and some health local laws (i.e. eating house local laws).

The introduction of the Act heralds a significant shift in the management of food in Western Australia and is the key instrument in achieving national consistency as it incorporates the model food provisions agreed to be the Commonwealth, States and Territories in the Food Regulation Agreement of 2000 (since amended in 2002 and July 2008). The Act, through the application of chapters 3 and 4 of the Code (the Food Safety Standards), focuses on the achievement of food safety outcomes that can be applied generally to all food businesses rather than a prescriptive regime that outlines exactly how those outcomes are to be achieved; as is the case in the Health (Food Hygiene) Regulations 1993. This regulatory model will provide food businesses with more flexibility; and will help to encourage food safety innovation and ownership as food businesses are responsible for determining the best way to comply with food safety requirements. Accordingly the role and focus of local governments in food regulation will need to change.

Key Points of the Food Act 2008

- Local government will be the responsible enforcement agency for food businesses operating within a defined district.
- The Department of Health (DoH) will be responsible for certain types of food businesses. This is to be defined in new food regulations which are currently being drafted.
- Local governments will need to develop risk based food safety surveillance and enforcement programs in order to effectively manage the safety and suitability of food sold within its district.
• The Act will allow local government to impose and recover fees and charges under the Local Government Act 1995. This should enable local governments to appropriately resource enforcement of the legislation.
• The offences are vastly different to those which are in the Health Act 1911 and the Act provides for more significant penalties that accurately reflect the seriousness of a failure to provide safe food.
• The Act provides local governments with a number of new enforcement options such as the ability to issue infringement notices, improvement notices and prohibition orders.
• The Act requires food businesses to keep local government enforcement agencies formally informed about the nature of their operations; which will subsequently enable improved monitoring of the safety of Western Australia’s food supply.
• Local governments will be able to appoint Authorised Officers (AO) for the purpose of administering the Act. Local governments will be responsible for ensuring that AO appointed have appropriate skills and knowledge commensurate with their position and as outlined within DoH policy. This responsibility will extend to ensuring that persons such authorised are provided with up to date and relevant professional development opportunities.
• The Act will require enforcement agencies to report to the DoH on the performance of functions under the Act by persons employed or engaged by the agency.
• The Act binds the Crown.

3. PERENJORI POOL.
Statutory pool water samples were obtained and sent for analysis by the Water Examination Laboratory on the 3 November 2008. Results were well within the minimum bacterial guidelines with no Thermophilic Amoeba/Naegleria detected.

The Pool was therefore authorised to open to the public on Monday the 10 November 2008.

4. DUMP POINT SUBSIDY SCHEME

Council is informed that an application has been submitted to the CMCA/KEA Campers Dump Point Subsidy Scheme for the provision of a Dump-Ezy dump point in Perenjori (Perenjori Caravan Park) - see Attachment.

Dump Points are used by the self-contained tourist to dispose of their black and grey water. Self-contained tourism should be encouraged to dispose their black and grey water and hard waste (rubbish) in a responsible manner. A dump station facility in Perenjori will provide appropriate facilities for black and grey water disposal and discourage indiscriminate waste disposal and the ensuring environmental problems.

The dump point will be free of charge and open during normal business hours.
### Executive Summary:
Perenjori Motor Torque are again organising a combined Customer Christmas Party at the Perenjori Pavillion for the 11th December 2008.

### Applicants Submission:
They are requesting Council's support by donating the venue hire, and providing a financial donation to the evening as a local business.

### Background:
The first combined Customer Christmas Party was held last year and was hugely successful.

### Statutory Environment:
Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

### Policy Implications:
Nil

### Financial Implications:
Council has a budget of $6000 for Community Functions. Council contributed $200 last year.

### Voting Requirements:
Simple Majority

### Officers Recommendation:
Council support the Customer Christmas Party on the 11th December 2008 by donating the hire of the Perenjori Pavillion and contributing $250 to the event.

### Council Resolution:
Moved: Cr Hirsch Seconded: Cr Cunningham
Council support the Customer Christmas Party on the 11th December 2008 by donating the hire of the Perenjori Pavillion and contributing $250 to the event.

CARRIED 8/0
Executive Summary:

WALGA has circulated an information page for the accommodation for Local Government Week 2009 which is scheduled for Thursday 6th to Saturday 8th August 2009.

The convention is again to be held at the Perth Convention Centre.

WALGA have also advised that the 2009 Roads and Transport Forum will be held on Wednesday 5th August immediately prior to the Convention at the PCEC.

Applicants Submission:

The following accommodation of which is within walking distance of the PCEC are:

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<tr>
<th>Accommodation</th>
<th>Location</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Somerset (formerly the Chifley)</td>
<td>St Georges Terrace</td>
<td>$175 - 200/night</td>
</tr>
<tr>
<td>Medina Apartments</td>
<td>In front of PCEC</td>
<td>$300 - 375/night</td>
</tr>
<tr>
<td>Mounts Bay Rd Waters Apartments</td>
<td>Irwin Street</td>
<td>$248 – 354/nigh</td>
</tr>
<tr>
<td>Mercure Hotel</td>
<td>Adelaide Terrace</td>
<td>20% discount on best rate</td>
</tr>
<tr>
<td>Novotel Hotel</td>
<td>Mill Street</td>
<td>$275 – 355/night</td>
</tr>
<tr>
<td>Rydges Hotel</td>
<td>Cnr Hay &amp; King St</td>
<td>$219 – 268/night</td>
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Also the following were priced:

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Burswood Holiday Inn</td>
<td>$258 – 287/night</td>
</tr>
<tr>
<td>Burswood Intercontinental</td>
<td>$292 – 332/night</td>
</tr>
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Transport to and from the conference is easily arranged.

Background:

Council previously had stayed at the Holiday Inn at Burswood in previous years when the convention was held at Burswood. This year Councillors stayed at the Medina Apartments which are located in front of the Perth Convention Centre.
Statutory Environment:
Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications:
Nil

Financial Implications:
Council has provision for Local Government Week expenses

Strategic Implications:

Consultation:
WALGA

Comment:
Demands for accommodation are very high so the earlier reservations are made the more likely the preferred hotel is secured.

Voting Requirements:
Simple majority

Officers Recommendation:
Council determine its preferred accommodation option for Local Govt Week 2009.

Council Resolution:
Moved: Cr King Seconded: Cr Hirsch
That Council stay at the Medina Apartments for Local Govt Week 2009.
CARRIED 8/0
Executive Summary:
Moore Catchment Council is seeking nominations for Shire and Community representatives.

Applicants Submission:
The MCC meets every 2 months. Shire and community representatives receive sitting fees.

Background:
Previous representatives have included Cr Reid and the CEO.
The Moore Catchment covers the South West portion of the Perenjori Shire.
Statutory Environment:

*Local Government Act 1995 S3.1* – the general Function of Local Government is to provide for the good government of people in its district.

**Policy Implications:** Nil

**Financial Implications:**

The Shire makes an annual contribution to the MCC.

**Strategic Implications:**

Natural Resource Management is of critical importance to agriculture which remains the mainstay of the local economy.

**Consultation:** Nil

**Comment:**

Ideally the Shire’s representative should have some association with the part of the Shire associated with the Moore Catchment.

**Voting Requirements:**

Simple Majority

**Officers Recommendation:**

That Council nominate a Shire representative for the Moore Catchment Council.

That Council invite interest from residents in and around Latham and Maya as community representative.

**Council Resolution:**

Moved: Cr King  Seconded: Cr Reid

That the Moore Catchment Council be advised that Mr Peter Waterhouse is the Shire representative and that they advertise for a community representative.

CARRIED 8/0
Chief Executive Officer  
Shire of Perenjori  
P.O Box 22  
PERENJORI WA 6620  

To the CEO  

The MOORE CATCHMENT COUNCIL held its AGM on Friday 12th September 2008. It was identified that the Shire of Perenjori currently has vacant shire and community representative positions. A shire and community representative’s role is to attend ordinary general meetings and the AGM. He or she will have full voting rights and will receive sitting fees. We would like to take this opportunity to request nominations for these positions.  

The objects of the MOORE CATCHMENT COUNCIL are to work with the community and natural resource agencies to coordinate integrated land and water management actions within the Moore River Catchment. It is important to MOORE CATCHMENT COUNCIL that the Shire of Perenjori have a shire and community representative in order to maintain a community initiated group that can take a coordinated and cooperative approach to local natural resource management.  

Kind regards  

Helen Watkins  
Administration/Finance Officer  
MOORE CATCHMENT COUNCIL  

24th October 2008
Executive Summary:
The MWRC met on 5 November 2008.

Applicants Submission:
Regional Council Meeting dates and venues for 2009 will be as follows:

<table>
<thead>
<tr>
<th>Date</th>
<th>Venue</th>
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<tbody>
<tr>
<td>4th February</td>
<td>Three Springs</td>
</tr>
<tr>
<td>4th March</td>
<td>Carnamah</td>
</tr>
<tr>
<td>1st April</td>
<td>Coorow</td>
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<td>6th May</td>
<td>Mingenew</td>
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<td>3rd June</td>
<td>Morawa</td>
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<tr>
<td>1st July</td>
<td>Mullewa</td>
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<tr>
<td>5th August</td>
<td>Perenjori</td>
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<tr>
<td>2nd September</td>
<td>Three Springs</td>
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<tr>
<td>7th October</td>
<td>Carnamah</td>
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<tr>
<td>4th November</td>
<td>Leeman</td>
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<tr>
<td>2nd December</td>
<td>Mingenew</td>
</tr>
</tbody>
</table>

Background:
MWRC meetings are held monthly on a rotational basis. The December 2008 meeting will be held in Perenjori.

Statutory Environment:
Local Government (Administration) Regulations Reg 12 require that a local government advertise the date, time and place of its ordinary meetings.

Policy Implications: Nil
Financial Implications: Nil
Strategic Implications: Nil
Consultation: Nil
Comment:
In light of some of the recent issues with the MWRC attendance by elected members as observers when the MWRC meets in Perenjori in December would be useful.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council notes the scheduled meeting dates for the MWRC for 2009
That Elected Members note that the December Ordinary Meeting will be in Perenjori on 3 December 2008, and endeavour to attend if available.

Council Resolution:
Moved: Cr King  Seconded: Cr Hirsch
That Council notes the scheduled meeting dates for the MWRC for 2009
That Elected Members note that the December Ordinary Meeting will be in Perenjori on 3 December 2008, and endeavour to attend if available.
CARRIED 8/0
Executive Summary:
The MWRC met on 5 November 2008. Council meets for a Council Discussion Session (similar to the Shire of Perenjori Forum) prior to the formal meeting to discuss general matters and future issues for consideration by the MWRC.

Applicants Submission:
One of the matters considered by the November discussion was the opportunities for development within the region. Minutes of the CDS included the following:

Future of the MWRC Region: Cr. Baxter stated the main challenge for the MWRC region was to retain people in the community now a lot of the services have been centralised to regional centres.

The following were listed as opportunities which exist within the MWRC:

- Coal at Coolimba
- Mineral sands at Eneabba
- Gas and oil at Dongara
- Water at Dongara, Three Springs, Mingenew, Carnamah, Coorow(horticulture)
- Coal at Mingenew
- Iron ore at Mullewa, Yalgoo, Morawa, Perenjori
- Wheat/ Agriculture in all Shires
- Possibility of lupin processing at Mingenew
- Potential for further processing at Perenjori: Kaolin clay, gypsum
- -power station at Eneabba
  - solar thermal in Perenjori
- Nickel, Tungsten, Molybden at Perenjori
- Health- Mullewa, Morawa, Three Springs
- Communications
- Aquaculture
- Weed control, Flora, Fauna enhancement (Conservation)
There was discussion on how the Mid West could attract services and the population back to the regions. “Royalties to the Regions” was raised as an opportunity to decentralise government services back in to rural areas. Education and professional appointments were considered to hold greater opportunity in the major centres.

The Chairman suggested the list of opportunities as stated above be tabled at each member Council to consider how the wealth of this region can be effectively harnessed to draw services and the population back to rural communities.

It was suggested that the MWRC is to invite Mr. Brendon Grylls, National Party, to discuss the “Royalties for the Regions” package as a possible tool to assist the Mid West to develop and grow.

**Background:**

Our experience in Perenjori has demonstrated that Local Government can influence major projects. By acting as partners and facilitators we can add value to the projects and make worthwhile suggestions that influence the behaviour and decisions of project proponents. One of the strengths of the Perenjori Council is that it is united in a common goal and vision for the future of the Shire.

One of the weaknesses of the MWRC is that it has been largely internally focussed on local government activities. By raising its vision to the wider development of the region, and recognising opportunities on which it can have an influence or gain a benefit, the MWRC may be able to reduce some of parochialism which has held back the MWRC so far.

**Statutory Environment:**

*Local Government Act 1995* S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

**Policy Implications:** Nil

**Financial Implications:** Nil

**Strategic Implications:**

With the exception of the dry season activities, the focus of the MWRC has been internal. A higher level regional development focus could help widen the vision and increase the perceived value of the MWRC.

**Consultation:**

Member Council have been asked to consider the opportunities highlighted by Cr Baxter.

**Comment:**

The CEO and Cr Baxter discussed the opportunities that may be available to Shires by working together on regional development, including the contribution this higher level focus has made to good governance in Perenjori.

History would suggest that referring these matters back to member councils for consideration or comment is the Regional Council equivalent of Parliaments sending legislation to committee. Such initiatives usually sink without a trace.

It is the CEO’s view that the MWRC should itself take leadership on this issue. The Shires of Perenjori and Morawa have demonstrated that it is possible to have significant influence on the development of projects, and that local governments generally have more potential influence than they generally realise. The MWRC should be in a prime position to impact on these issues.
The main issues arising from the MWRC Council discussion session is:

- That the MWRC does not seem to consider that it has a Regional Development mandate;
- That Regional Councillors seem reluctant to act regionally without first seeking permission from member Councils.
- Every time an issue is referred back for comment by member Councils it gives each CEO the opportunity to stamp his views on the initiative, and generally the result is the lowest common denominator amongst the 50 odd elected members in the region.

On a related matter the Shire of Mingenew has raised the issue of recompense for Mr Fitzgerald’s time as acting CEO for the MWRC. Elected members will recall the CEO’s view that it was a furphy that anyone could act as CEO in name only. This seems to be borne out by the latest request.

The MWRC has employed Murray Brown, a local government CEO with many years experience, as a project officer. Why could the MWRC not appoint Mr Brown as CEO and stop pretending that it can manage with an unpaid CEO?

**Voting Requirements:**
Simple Majority

**Officers Recommendation:**

1. That Council advise the MWRC that it considers Regional Development a very important part of its role, and will participate in any planning activity required to help develop this role.

2. That Council Requests that the MWRC consider appointing Murray Brown as Acting CEO to help eliminate the duplication and confusion between roles.

**Council Resolution:**

Moved: Cr King Seconded: Cr Cunningham

1. That Council advise the MWRC that it considers Regional Development a very important part of its role, and will participate in any planning activity required to help develop this role.

2. That Council requests that the MWRC appoint Murray Brown as Acting CEO to help eliminate the duplication and confusion between roles.

CARRIED 8/0
Executive Summary:
The MWRC met on 5 November 2008.

Applicants Submission:
Regional Council Resolutions were as follows:

New Services
That Project Officer, Murray Brown, be authorised to offer to member Shires the completion of their Statutory Compliance Return for 2008 and also the conducting of Grant Writing Workshops in their local communities.

Cash Flow
1. Council authorises the Chief Executive Officer to apply to open and operate a temporary overdraft of up to $50K when this facility is required and sufficient funds are held in term deposit as security.
2. A notation be placed in future budgets advising that Council reserves the right to operate an overdraft facility when required.
3. Council adopt the following Policy to be included in the Mid West Regional Council policy and procedure manual:

   Member Councils are to remit estimated annual contributions in July of each financial year in order to alleviate the requirement for MWRC to operate an overdraft facility.

4. Member Council’s be requested to adopt the following policy for inclusion in individual Policy Procedure Manuals:

   Council is to remit estimated annual contributions to Mid West Regional Council (MWRC) in July of each financial year in order to alleviate the requirement for MWRC to operate an overdraft facility.

Background:

New Services
Mr Brown produced several successful grants for the Shire of Irwin.

Cash Flow
As the Mid West Regional Council relies on contributions from member council’s and grant funding for the main part of its’ operating capital, the receipt in the first month of the financial year of member council’s contributions is critical. At a recent meeting of council, it was requested that a policy be drafted that obliged Council’s to remit their contributions at the start of
the financial year. It was also requested that the costs to establish and maintain an overdraft be investigated in order that this facility can be utilised when needed.

Statutory Environment:

Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications: Nil
Financial Implications: Nil
Strategic Implications:
The provision of immediate practical services helps raise the profile of the MWRC.

Consultation: Nil
A president’s forum was held on 25th September 2008.

Comment:
The CEO has already expressed interest in assistance with the compliance audit and hosting a grants workshop in Perenjori. The latter will be booked early in 2009 to help maximise community participation.

The proposed policy is supported by the CEO.

Voting Requirements:

Simple Majority

Officers Recommendation:

- That Council notes the new services to be offered by the MWRC.
- That Council adopts the following policy:

  Council is to remit estimated annual contributions to Mid West Regional Council (MWRC) in July of each financial year in order to alleviate the requirement for MWRC to operate an overdraft facility.

Council Resolution:

Moved: Cr Baxter  Seconded: Cr Bensdorp

- That Council notes the new services to be offered by the MWRC.
- That Council adopts the following policy:

  Council is to remit estimated annual contributions to Mid West Regional Council (MWRC) in July of each financial year in order to alleviate the requirement for MWRC to operate an overdraft facility.

CARRIED 8/0
Executive Summary:
DPI has now advised the valuation on Lot 178 Perenjori.

Applicants Submission:
Lot 178, the remaining industrial lot in the Perenjori Light Industrial Area was treated as a separate dealing when the Shire offered to purchase the vacant lots. The Taking Order for Lot 178 is with the Minister’s Office for signature. This lot has been valued at $42,500 plus GST.
Background:
In 2007/2008 Council purchased the 8 small industrial lots for $85,000 plus GST. These lots range in size between 0.209 and 0.385 hectare. Lot 178 is 5.342 ha.

Statutory Environment:
Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications: Nil

Financial Implications:
The valuation is valid for 12 months and Council could allocate funds in its 09/10 budget.

Strategic Implications:
A lot of this size would support a significant development and as such would be a valuable strategic acquisition for council.

Consultation:
Council resolved to express interest in this lot at the same time as the other industrial lots.

Comment:
Council has long had a strategy to diversify the local economy. WE have experienced the difficulties with being reliant on agriculture alone, and recent developments with mining proponents have indicated that mining will not be the entire answer.
For Perenjori to attract a major enterprise a suitable site will be essential. A 5 hectare industrial site would be such a site.

Voting Requirements:
Simple majority

Officers Recommendation:
1. That Council allocate funds in its 09/10 budget for the purchase of Lot 178.
2. That the CEO advise DPI of its continued interest in purchasing Lot 178, subject to settlement after 30 June 2009.

Council Resolution:
Moved: Cr King Seconded: Cr Hirsch
That Item 8116.7 be laid on the table.

CARRIED 8/0
5 November 2008

Chief Executive Officer
Perenjori Shire
PO Box 22
PERENJORI WA 6620

SALE OF PERENJORI LOT 178 TO THE SHIRE FOR LIGHT INDUSTRIAL PURPOSES

I refer to previous correspondence on the above matter.

I advise for your notification this Agency has received a valuation for the above lot. The valuation is $42,500.00 plus $4,250.00 GST valid for twelve months to the 15 October 2009.

However, action for the sale of the lot, that is the preparation of the contract will await the completion of the Taking Order. The Taking Order is currently at the Minister’s Office awaiting the Minister’s signature.

Please contact me on the above number if you require any further information on this matter.

Jeanne Baker
for A/Manager Mid-West
State Land Services
8116.8 END OF YEAR – SHIRE CHRISTMAS PARTY

APPLICANT: SHIRE OF PERENJORI
FILE:
DISCLOSURE OF INTEREST: 0
AUTHOR: DOMENICA CURTIN - DEPUTY CEO
RESPONSIBLE OFFICER: DOMENICA CURTIN - DEPUTY CEO
REPORT DATE: 10th November 2008
ATTACHMENTS Nil

Executive Summary:
A date and location is required to be set for the annual Shire Christmas party.

Applicants Submission:
Council is requested to consider likely dates and locations it feels appropriate.
December Council is to be held on Thursday 18th December 2008.

Background:
In previous years the Christmas party has been held the night of Council at the Perenjori Sports Club.

Statutory Environment:
Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications: Nil
Financial Implications: Council has budget allocation for Council functions
Voting Requirements: Simple Majority
Officers Recommendation: Council consider the date of the Shire Xmas Party.

Council Resolution:
Moved: Cr King Seconded: Cr West
That Thursday 18th December 2008 after Council meeting be set for the End of Year Shire Christmas Party.
CARRIED 8/0
Executive Summary:
A consultation meeting was held on 28 October 2008 to consider issues surrounding the proposed new swimming pool for Perenjori.

Applicants Submission:
The Shire President wrote to all community members inviting them to attend the public meeting. Forty one people attended the meeting representing a broad cross section of the community. The CEO delivered a Power Point presentation setting out the decision making process involved in arriving at the present situation.

During and following the presentation members of the community were invited to ask questions or make comment on the proposal. In particular people were asked for a show of hands on key issues including:

- The need for a new pool (almost unanimous support); and
- The preferred location (approximately 80% of attendees supported the site selected by the committee)

Importantly, those present seemed generally supportive of the process, including those with dissenting views on the location.

The Community Sport and Recreation Facilities Fund application was lodged on 31 October 2008.

Background:
The pool location determined by Council based on recommendations from the swimming pool committee is between the hockey field and the main entrance to the Perenjori show grounds. In response to a petition in support of an alternative location Council, at its October Ordinary Meeting, resolved that a further consultation meeting be held on 28 October 2008.

Statutory Environment:
Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications: Nil

Financial Implications:
The swimming pool will be the largest single non road infrastructure project ever taken on by the Shire.
**Strategic Implications:**
The funding application is strengthened by the turnout at the meeting and the broad support for the elements of the project.

**Consultation:**
A previous public meeting to discuss the pool was less well attended.

**Comment:**
While there were a variety of views expressed at the meeting people were generally positive and respectful of other viewpoints.

**Voting Requirements:**
Simple majority

**Officers Recommendation:**
That Council:
Notes the outcome of the public meeting and confirm the Community and Council’s overwhelming support of the project
Acknowledge and endorse the submission of the CSRFF application prior to 31st October 2008.

**Council Resolution:**
Moved: Cr Bensdorp    Seconded: Cr Hirsch
That Council:
Notes the outcome of the public meeting and confirm the Community and Council’s overwhelming support of the project
Acknowledge and endorse the submission of the CSRFF application prior to 31st October 2008.

CARRIED 8/0

**Council Resolution:**
Moved: Cr West    Seconded: Cr King
Alternatives for the construction methods for the replacement of the new pool facility be investigated.

CARRIED 8/0

**Council Resolution:**
Moved: Cr King    Seconded: Cr Hirsch
The CEO apply for funding for the Pool and the Sports Club through the Infrastructure fund.

CARRIED 8/0
8116.10 PERENJORI YOUTH CLUB

APPLICANT: PERENJORI POLICE
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: STAN SCOTT – CEO ________________________
RESPONSIBLE OFFICER STAN SCOTT – CEO ________________________
REPORT DATE: 11 NOVEMBER 2008
ATTACHMENTS NIL

Executive Summary:
Perenjori Police have expressed interest in recommencing a Youth Club in Perenjori.

Applicants Submission:
Randall Moulden, OIC of the Perenjori Police approached the CEO to see if Council would support reopening the Youth Club at the Masonic Lodge.

It is proposed that existing equipment from the former PCYC be used initially and that the Youth Club be based in the meeting room. The main hall is presently used for the fitness group.

Background:
The Morawa Lodge has agreed to gift the Perenjori Masonic Lodge to the Shire of Perenjori. The transfer of title has been delayed because a clause in the constitution of the Grand Lodge of WA gives the power to dispose of property to the Grand Lodge. The transfer cannot proceed without the endorsement of the Grand Lodge.

Notwithstanding the stalled transfer of title, the Shire of Perenjori has a 5 year peppercorn lease with a 5 year option on the premises. The equates to 8 years secure tenure remaining.

Statutory Environment:
Local Government Act 1995 S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications: Nil

Financial Implications:
Council has allocated $7,750 to work on the Masonic Lodge this year. This work would make the ceilings safe and cover minor repairs. Major refurbishment on the Kitchen and ablutions has not been budgeted.

Council has access to a $20,000 grant from the Office of Crime Prevention. The present intention is for this money to be spent on targeted street lighting in potential hot spots for anti-social behaviour. It may be possible to gain permission for this funding to be redirected to a Youth Club.

Strategic Implications:
Activities for young people outside of sport and swimming are lacking in Perenjori and will be an essential part of growing the community.
Consultation:
Nil

Comment:
The interest by the police in developing youth activities is a welcome development and should have the fulsome support of Council.

The Youth Club and the fitness club sharing the same premises should not present any significant issues, particularly if the facility is upgraded. The Fitness Club does not presently have access to the area to be used by the youth club.

There is some existing equipment from the previous PCYC and this may be serviceable, but there would be additional equipment required. There is also a need to refurbish the kitchen and ablution block.

Funding available to assist with the project includes:

- $7,750 allocated to work on the Masonic Lodge in Council’s budget
- $20,000 for a community safety and crime prevention project which may be redirected from targeted street lighting with the agreement of the Office of Crime Prevention
- There may be additional grant funding available to develop the facility.

The current 8 year tenure is sufficient to justify some investment in the facility, and the CEO will follow up with the Grand Lodge to try to secure title.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council:

1. Supports the development of a Youth Club at the Masonic Lodge;
2. Authorises the CEO to seek redirection of the Crime Prevention Project from street lighting to the Youth Club;
3. Authorises the CEO to seek additional funding to support the project.

Council Resolution:
Moved: Cr King Seconded: Cr Bensdorp

That Council:

1. Supports the development of a Youth Club at the Masonic Lodge;
2. Authorises the CEO to seek redirection of the Crime Prevention Project from street lighting to the Youth Club;
3. Authorises the CEO to seek additional funding to support the project.
4. Approach the Arts & Crafts/Telecentre to invite them to put together a youth development program.

CARRIED 8/0
Executive Summary:
Mount Gibson Iron has announced that, subject to Foreign Investment Review Board approval, it will be raising $162.5M in equity finance through its major shareholders APAC and Shougang Holdings. It also announced that Extension Hill was expected to be in production first quarter 2010 (compared to first half 2009 in its annual report for 2009).

Applicants Submission:
The proposed action is subject to shareholder approval, and a general meeting has been scheduled for 29 December 2008.

Assuming the proposed arrangements are approved by shareholders and regulators, the announcement in relation to Extension Hill represents a 9 months delay. Given the challenging development schedule that had been contemplated, the actual delay in some of the preparatory development may be somewhat less.

On 11 November Mount Gibson Iron advised that the remaining appeal against the EPA approval for the road have been dismissed on all grounds by the Minister for the Environment.

Background:
Trading in Mount Gibson Shares reopened on 3 November 2008 after a 7 day suspension.

Statutory Environment:
*Local Government Act 1995* S3.1 – the general Function of Local Government is to provide for the good government of people in its district.

Policy Implications: Nil

Financial Implications:
Council’s financial agreements with Mount Gibson Iron are linked to the trucking commencement date. This means that the first community contribution could be expected around September 2010, and the first infrastructure contribution around March 2011.

Strategic Implications:
The Mt Gibson Road construction is our competitive advantage for the Extension Hill magnetite project.

Consultation:
The CEO met with Mount Gibson Iron on 16 October 2008.
Comment:
The Mount Gibson Iron announcement is reassuring. If the start of infrastructure development is not unduly delayed it may allow development at a less frantic pace providing more opportunity for local content.

Voting Requirements:
Simple Majority

Officers Recommendation:
That Council notes these developments.
Noted.

8117 OTHER BUSINESS
The CEO advised Council that a number of letters from Community groups had been received seeking financial donations. To be considered during budget review process.
Latham Coorow – Roadside Clearing is urgently required
Geraldton Fuel Co – Bulk fuel/High flow pump to be followed up
50km signs to be erected on North Road
All LG Week Banners to be displayed at Perenjori Pavillion
Signs on Payne, Back Bowgada, Cunningham Rd’s have not been erected securely

Council Resolution:
Moved: Cr Hirsch Seconded: Cr Reid
That a letter of appreciation be sent to the Perenjori P&C for a successful Senior Citizens Dinner.

CARRIED 8/0
Council consider a lunch function for the Senior Citizens dinner for 2009 and send personal invitations to Seniors.

8117.1 INFORMATION BULLETIN – TABLED IN THE COUNCIL CHAMBERS

8117.2 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN

8117.3 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
8117.4  URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

8117.4.1  LEASE OF OLD DEPOT SITE

APPLICANT:  MOUNT GIBSON IRON
FILE:  0
DISCLOSURE OF INTEREST:  0
AUTHOR:  STAN SCOTT – CEO  ________________________
RESPONSIBLE OFFICER  STAN SCOTT – CEO  ________________________
REPORT DATE:  17 NOV 08
ATTACHMENTS  NIL

Executive Summary:
Mount Gibson Iron has approached the Shire about leasing the old depot site for storage.

Applicants Submission:
Mount Gibson has deferred much of the development work for the Extension Hill Haematite project. It is looking for premises to store equipment and material for the project. Mount Gibson has offered $15,000 per annum for use of the site on a 12 month lease with a 12 month option.

The lease would not involve exclusive use of the site. One shed would be retained by Yarra Yarra, and we would continue to have access to the fuel bowser.

As part of the arrangement the Shire would provide, on a fee for service basis, assistance unloading trucks.
Background:
See main agenda item.

Statutory Environment:
Local Government Act 1995 S3.58 set out the requirements for disposal of property including lease of land.

Local Government (Functions and General) Regulations 1996 Reg 30 provides exempt dispositions. One exception is lease of land for less than 2 years which does not provide exclusive use by the lessee.

Policy Implications: Nil

Financial Implications:
The lease would generate $15-30,000 in income for the Shire over a period of up to 2 years.

Strategic Implications:
The arrangement would continue our close association with Mount Gibson Iron.

Comment:
Mount Gibson is considering an alternative site at Dalwallinu.
If the site was made available for this purpose it could not be used for the aquaculture project. The CEO would prefer that the aquaculture facility be located on one of the new industrial lots in any event.
Mount Gibson is also examining a site in Dalwallinu.

Voting Requirements: Absolute Majority

Officers Recommendation:
That Council negotiate with Mount Gibson Iron to lease the old depot in the following terms:

- 12 month term with an option to extend for up to an additional 12 months;
- $15,000 annual rental;
- Excludes the Yarra Yarra Shed which is in use;
- Excludes the crib room and office which are used for archival storage;
- Includes provision for access to the yard for use of the fuel bowser;
- To commence in December 2008.

Council Resolution:
Moved: Cr Hirsch Seconded: Cr Cunningham
That Council negotiate with Mount Gibson Iron to lease the old depot in the following terms:

- 12 month term with an option to extend for up to an additional 12 months;
- $15,000 annual rental;
- Excludes the Yarra Yarra Shed which is in use;
Shire of Perenjori
Ordinary Meeting
MINUTES 20th NOVEMBER 2008

- Excludes the crib room and office which are used for archival storage;
- Includes provision for access to the yard for use of the fuel bowser;
- To commence in December 2008.  CARRIED 8/0

8117.5 MATTERS BEHIND CLOSED DOORS

Nil

8117.6 DATE OF NEXT MEETING / MEETINGS

Next meeting is to be held on 18th December 2008.

8117.7 CLOSURE

There being no further business the meeting was closed at 9.36pm

I certify that this copy of the Minutes is a true and correct record of the meeting held 20th November 2008.
Signed: ______________________
Presiding Elected Member
Date: ______________________