
Shire of Perenjori
MINUTES
Ordinary Council Meeting

Held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on
16th August 2012, commencing at 1.30pm

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12081 PRELIMINARIES

12081.1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

Cr Chris King officially opened the meeting at 1.30pm.

12081.2 OPENING PRAYER

Cr King led council in the opening prayer.

12081.3 DISCLAIMER READING

12081.4 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:

Cr Chris King
Cr Laurie Butler
Cr Graeme Reid
Cr Rodney Desmond
Cr Jenny Hirsch
Cr John Cunningham
Cr Lisa Smith
Cr Harold Wass
Cr Peter Waterhouse
Kevin O'Connor – Acting Chief Executive Officer
Doug Stead – Deputy Chief Executive Officer
Kimberley Wheeler – Executive Assistant
Trevor Brandy – Environmental Health Officer

Apologies:

Nil

12081.5 PUBLIC QUESTION TIME

Nil

12081.6 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

12081.7 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.

Nil

12081.8 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

12081.9 CONFIRMATION OF MINUTES

Minutes of Ordinary Council meeting held 19th July 2012 are attached.

COUNCIL RESOLUTION

Moved: Cr RP Desmond

Seconded: Cr JR Cunningham

That the minutes of Ordinary Council meeting held on the 19th July 2012 are seen as a true and accurate record.

Carried: 8/0

12081.10 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

The swearing in of new Councillor Peter Waterhouse was witnessed by Shire President Cr Chris King.

12081.11 MATTERS FOR WHICH MEETING MAY GO BEHIND CLOSED DOORS

- Discussion regarding Administration Staff Salary Pool.
- Confidential Item 12086.5.1 Appointment of CEO.

12082 FINANCE

12082.1 MONTHLY STATEMENT OF FINANCIAL ACTIVITY

APPLICANT:	DEPUTY CEO
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	GYPSIE DOUGLAS– SENIOR FINANCE OFFICER
RESPONSIBLE OFFICER	DOUG STEAD - DCEO
REPORT DATE:	9TH AUGUST 2012
ATTACHMENTS	JULY FINANCIAL ACTIVITY REPORTS

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 July 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
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Officers Recommendation:

1. Statement of Financial Activity

That the Statement of Financial Activity for the period ended 31st July 2012 including report on variances be accepted as presented.

2. Finance Report

That the Finance Report for the period ended 31st July 2012 be accepted as presented.

3. Acquisition of Assets

That the Acquisition of Assets Report for the period ended 31st July 2012 with a balance of \$2,035,316.00 as presented be received.

4. Reserves Report

That the Reserves Report for the period ended 31st July 2012 with a balance of \$926,324.00 as presented be received.

5. Net Current Assets

That the Net Current Assets report for the period ended 31st July 2012 with a balance of \$1,614,553.00 as presented be received.

6. Bank Reconciliation's

That the balances of the Municipal Fund of \$1,569,157.58 and the Trust Fund of \$42,210.37 as at 31st July 2012 as presented be received.

7. Sundry Creditors Report

That the Sundry Creditors Report for the period ended 31st July 2012 with a balance of \$364,958.16 as presented be received.

8. Sundry Debtors Report

That the Sundry Debtors Report for the period ended 31st July 2012 with a balance of \$504,863.75 as presented be received.

9. Accounts for Payment

That the Accounts paid from the Municipal Account consisting of Cheque Numbers 18332 -18348 and EFT Numbers 3754 -3823 for \$506,103.83 and the Trust Account consisting of EFT Number 3824 for \$100.00 for the period ended 31st July 2012 as presented be accepted.

10. Rates Outstanding

That the Rates Outstanding Report for the period ended 31st July 2012 as presented be received.

COUNCIL RESOLUTION

Moved: Cr RP Desmond

Seconded: Cr JH Hirsch

That items 1-10 of the financial activity report be seen as a true and accurate record.

Carried: 9/0

12082.2 FINANCIAL MANAGEMENT REVIEW

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: KEVIN O'CONNOR –ACTING CEO
RESPONSIBLE OFFICER: KEVIN O'CONNOR ACTING CEO
REPORT DATE:
ATTACHMENTS: Financial Management Review

Executive Summary:

The purpose of this reports it to provide Council with the results of the Financial Management Review (FMR).

Applicants Submission:

In March, 2012 Mid West Regional Council, on behalf of Council, performed an independent Financial Management Review for the period 1 July 2011 to 29th February, 2012.

Their findings and associated report are issued as a separate document.

Background:

Under the Local Government (Financial Management) Regulation 5 (2) (c) there is a requirement that once in every four year period the Chief Executive Officer is to undertake a FMR of the appropriateness and effectiveness of Councils financial management systems and procedures with the outcome of the review to be reported to Council.

Statutory Environment:

Local Government (Financial Management) Regulations 1996, Regulation 5 (2) (c).

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

The review of our financial management systems and procedure is an extremely important "health check" that enables the staff to not only ensure financial compliance issues are addressed but highlights any potential serious risks that may have an adverse impact on the financial resources of the Shire.

Consultation:

Nil.

Comment:

The attached report identifies the objects, scope, limitations and areas examined in the course of the Review.

Whilst there are several areas where Councils systems and procedures can be improved, it was reported that generally the systems and procedures being followed are of a good standard.

All staff have taken on board the comments and recommendations and are implementing changes to improve work processes. New procedures, policies and delegation of authority will be adopted to meet all statutory and best practice requirements.

The FMR was a very thorough review of our financial systems and processes. The reviewer has stated that a very conservative approach was taken when preparing the Risk Rating Matrix to highlight the worst case scenarios.

Our Auditors have critiqued the FMR report and were very impressed with the level of detail covered and reported in the review.

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council receives the Financial Management Review for 2012 and notes the recommendations outlined in the Review.

COUNCIL RESOLUTION

Moved: Cr RP Desmond

Seconded: Cr JH Hirsch

That Council receives the Financial Management Review for 2012 and notes the recommendations outlined in the Review.

That the body of the document be presented to the Finance committee with the status and Action Report, including Responsible Officer, due date and completion date on a monthly basis.

Carried: 9/0

Note – Council resolution changed to reflect Committee Recommendation.

12083 HEALTH BUILDING & PLANNING

12083.1 APPLICATION TO REPLACE COMMUNICATIONS TOWER

APPLICANT:	SHIRE OF PERENJORI
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	Trevor Brandy - EHO
RESPONSIBLE OFFICER	Trevor Brandy - EHO
REPORT DATE:	01 August 2012
ATTACHMENTS	Site Elevation

Executive Summary:

Council is in receipt of an application to replace and extend the height of the existing communications tower on lot 341 Russell Street, Perenjori. Due to the sensitivity of the area being predominantly residential it was decided to advertise the application in accordance with the Scheme provisions.

The advertisement was published in a local newspaper circulation within the district and at the close of submissions no correspondence was received.

Applicants Submission:**Background:**

Sources have indicated the current height of the existing tower is inadequate to efficiently serve the purposes of the proponent, Mt Gibson Mining

Statutory Environment:

Shire of Perenjori Town Planning Scheme No2

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Councils Town planning Scheme N02 is designed around the Model Scheme Text that gives Council discretionary powers to approve this type of application if it feels a need for it.

Consultation:

Nil

Comment:

The Town Planning Scheme zoning tables recognises the use as a "A" use giving Council the discretionary power to approve subject to the advertising requirement outlined in clause 9.4.

Voting Requirements:

Simple Majority

Officers Recommendation:

That pursuant to the Shire of Perenjori Town Planning Scheme No2, Future Engineering & Communication Pty Ltd is granted approval to extend the height of the new tower to 20 meters

COUNCIL RESOLUTION

Moved: Cr GK Reid

Seconded: Cr RP Desmond

That pursuant to the Shire of Perenjori Town Planning Scheme No2, Future Engineering & Communication Pty Ltd is granted approval to extend the height of the new tower to 20 meters.

Carried: 9/0

12083.2 ADVERTISING SIGNAGE

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: KEVIN O'CONNOR –ACTING CEO

RESPONSIBLE OFFICER KEVIN O'CONNOR ACTING CEO

REPORT DATE:

ATTACHMENTS Plans and Schedule 5

Executive Summary:

The purpose of this reports it to seek Council approval for planning consent as detailed in Schedule 5 of TPS No 2.

Applicants Submission:

The application is from Paramount Australia who is seeking permission to install an advertising sign on Lot 51 Mullewa-Wubin Road in Maya Townsite. The advertising would vary in content depending who wanted to advertise at that location.

Background:

Paramount has entered into an agreement with the landowner to erect one advertising sign comprising a double sided sign atop 2 poles. The sign has a clearance of 2m and has dimensions of 8m and 2m . From what I have been able to find out, Paramount make the signs then market the advertising space to their existing clients or try and attract new ones.

Statutory Environment:

Shire of Perenjori Town Planning No 2.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil.

Consultation:

Main Roads Geraldton is aware of similar applications in the Mid West and will need to approve the location before the sign can be erected

Comment:

The landowner has given permission for the planning consent to be lodged with Council. It would be appropriate to include some conditions on the approval so as to try and provide the Council with some controls over the content of the advertising material

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council approve the Application for Planning Consent from Paramount Australia for the erection of an advertising sign on Lot 51 Mullewa-Wubin Road Maya Townsite, subject to the following conditions:

1. Main Roads WA providing the Council with written approval as to the location of the sign
2. That any advertising deemed inappropriate by the Council is removed within 48 hours
3. That the Shire receives a copy of the sign graphics before any new advertising is displayed and allowed 5 working days to comment if necessary.
4. That the Shire be given the opportunity to display community based messages on the
5. That the necessary building approvals, engineering certificates and fees are submitted for approval by Shire staff

COUNCIL RESOLUTION

Moved: Cr JH Hirsch

Seconded: Cr GK Reid

That Council approve the Application for Planning Consent from Paramount Australia for the erection of an advertising sign on Lot 51 Mullewa-Wubin Road Maya Townsite, subject to the following conditions:

- 1. Main Roads WA providing the Council with written approval as to the location of the sign**
- 2. That shire staff inspect the site prior to approval**
- 3. That any advertising deemed inappropriate by the Council is removed within 48 hours**
- 4. That the Shire receives a copy of the sign graphics before any new advertising is displayed and allowed 5 working days to comment if necessary.**
- 5. That the Shire be given the opportunity to display community based messages on the**
- 6. That the necessary building approvals, engineering certificates and fees are submitted for approval by Shire staff**

Carried: 8/1

1.49 Trevor Brandy addressed council regarding a Shed and Bailer

Cr King requested an item be put forward at the next Ordinary Council meeting.

1.50pm Cr Butler left the Chambers

1.54pm Cr Butler returned to the Chambers

1.57pm Trevor Brandy left the Meeting

12084 PLANT & WORKS

Cr Chris King requested that the Plant and Works committee meet before the next Ordinary Council and return to a monthly meeting routine.

12085 GOVERNANCE**12085.1 WARD REVIEW**

APPLICANT:	SHIRE OF PERENJORI
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	KEVIN O'CONNOR –ACTING CEO
RESPONSIBLE OFFICER	KEVIN O'CONNOR ACTING CEO
REPORT DATE:	14 JUNE 2012
ATTACHMENTS	Nil

Executive Summary:

The Council is requested to formally initiate a Ward and Representation Review

Applicants Submission:

The Local Government Advisory Board has requested that the Shire complete its eight year review of its wards and representation.

Background:

Local Governments are required to review ward boundaries every 8 years, or on the request of the Advisory Board. The Shire of Perenjori last reviewed its Wards in 2002. The review was due in 2010, but was overshadowed at that time by the failed Billeranga amalgamation proposal.

Statutory Environment:

Clause 6(1) of Schedule 2.2 of the Local Government Act 1995.

Clause 6(3) of Schedule 2.2 of the Local Government Act 1995.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Ward Boundaries and Councillor Representation can have a significant impact on how a Council is perceived to represent the interests of the residents of the Shire and how effective it is in providing leadership and guidance to the community.

Consultation:

Local Public Notice is required advising that a review is to be carried out. The Notice must also advise that submissions may be made by a date at least 6 weeks from the first Notice.

Comment:

The review process involves a number of steps:

- The council resolves to undertake the review;
- Public submission period opens;
- Information provided to the community for discussion;
- Public submission period closes;
- The Council considers all submissions and relevant factors and makes a decision;
- The Council submits a report to the Local Government Advisory Board (the Board) for its consideration; and
- (If a change is proposed) The Board submits a recommendation to the Minister for Local Government (the Minister).

Should the Council require any changes to be implemented in time for the 2013 ordinary elections; the required documentation will need to be submitted to the Board by the 31st December 2012.

Should Council resolve to undertake a review, the Discussion Paper and maps would be made available to residents during the public notice period.

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council undertakes a review of its Wards and Representation and gives local public notice that a review is to be carried out and that submission can be made within six weeks of the first notice.

COUNCIL RESOLUTION

Moved: Cr JR Cunningham

Seconded: Cr HC Wass

That Council undertakes a review of its Wards and Representation and gives local public notice that a review is to be carried out and that submission can be made within six weeks of the first notice.

That the following amendments be made to the discussion paper:

- a) **Option 2 – Existing Wards with boundary adjustments to be amended by changing Caron/Latham to the Latham/Maya Ward with two elected members and the description of Maya Ward changing to Caron/Bunjil, also with two elected members.**
- b) **Option 3 – Two wards, nine councillors to be deleted**
- c) **Option 4 – Two wards, seven councillors to be deleted.**

Carried: 9/0

2.16pm

MOTION

Moved: Cr JH Hirsch

Seconded: Cr GK Reid

That council move behind closed doors to discuss Admin Staff Salaries

Carried: 9/0

MOTION

Moved: Cr LC Butler

Seconded: Cr JR Cunningham

That:

- Admin staff salary pool to be set at \$372000 (inclusive of Housing Benefits) for 2012/2013
- Council instruct the incoming CEO to review all Administrative Staff positions and that salary structure processes reflect responsibilities, qualifications and experience

Carried: 9/0

Moved: Cr JH Hirsch

Seconded: Cr GK Reid

That council return to full council from behind closed doors.

Carried: 9/0

12085.2 2012-13 BUDGET DELIBERATIONS

APPLICANT:	SHIRE OF PERENJORI
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	KEVIN O'CONNOR ACTING – CEO
RESPONSIBLE OFFICER	KEVIN O'CONNOR – CEO
REPORT DATE:	10 AUGUST 2012
ATTACHMENTS	DRAFT BUDGET

Executive Summary:

A Draft 2012-13 Budget is attached for Councils consideration.

Applicants Submission:**Surplus**

The 2011/12 Surplus estimate is \$1,662,288. This included the advance payment from Financial Assistance Grants of \$828,788. The unspent Country Local Government Fund grants have now been shown in 2011/12 and 2012/13 Reserve Funds

The projected 2012/13 Surplus is estimated to be \$60,673

The surplus is limited by the requirements of the *Local Government Act* s6.34 which limits the surplus to 10% of rate collections – the maximum surplus we can budget for is \$238,500

Rates Revenue

There has been a substantial increase in GRV valuations for the Shire of Perenjori which will affect the rate in the dollar for the 2012/13 budget.

In accordance with the requirements of the Local Government Act 1995 the Shire advertised its proposed Differential Rates for 2012/13. Subsequent to the adoption of the differential rates Landgate advised of a substantial revaluation of GRV property in the Shire of Perenjori.

In response to the advertisement Karara lodged a submission by email suggesting (correctly) that the combination of the proposed GRV rate in the dollar and the revaluation would result in its GRV rates almost doubling. The same would be true for residential and commercial properties throughout the Shire.

Council, when it adopts its budget may adopt a lower rate than that advertised so long as the budget documents include an explanation, and advertise the changed rate.

Valuations changes are as follows:

Type	% Increase	Aggregate Values	% of Total
Residential	88.59 %	\$797,852	9.06%
Commercial	88.00 %	\$7,916,908	89.96 %
Industrial	11.76 %	\$45,340	0.52 %
Vacant Land	82.02 %	\$38,225	0.43%
Misc	100 %	\$2,600	0.03%

The 3 Karara accommodation villages are collectively valued at \$7,761,000. This means all other commercial properties have a total GRV of \$155,908

If Council continues its previous approach of applying the same rate in the dollar to all categories of GRV a rate of 7.2000 cents in the dollar would result in collection of virtually no change in non-mining GRV, and a 15% increase in mining GRV..

The Rating model shown in the draft Budget papers uses the new values with a reduced GRV rate from 12.0854(11/12) to 7.5000 cents in the dollar. This has the effect of increasing the Mining GRV revenue by approx. 17.2% or \$85,294 and the other GRV Residential/Commercial/ Industrial revenue by approx. 22.5% or \$14,331.

The major increase this year is in the Mining UV revenue with a 22% change to 30.0000 cents in the dollar however, this is well in line with the other local governments within the region.

Rates Discounts

Council is asked to consider changing its position on the provision of discounts on the payment of current rates. The existing arrangement provides a discount of 10% on all current rates paid within 35 days from the date of issue, this is a common arrangement amongst local governments. Council also provides a discount of 5% on all current rates paid between the day following the first due date and close of business on the 13th January.

If Council was to dispense with the additional 5% discount the net effect would be an increase in budget revenue of approx. \$20,000, Alternatively Council could choose to have only one discount amount of 5% for the 35 days, this would be an increase in budget revenue of approx. \$80,000.

For comparison purposes the Rates Discount provided by some neighbouring Shire is shown below:

- Morawa 5% (35days)
- Mingenew 0%
- Three Springs 7% (35days)
- Dalwallinu 5% (35days)

The budget provides for Rates revenue to increase from \$2,201,584 to \$2,471,401 This includes a 4.5% U V Rural General rate rise.

Financial Assistance Grants (FAGS) – General Purpose

FAGS grants are Federal Grants to Local Government delivered via a State based Local Government Grants Commission. Funding is distributed in two components, the first of which is General purpose funding.

General Purpose funding which is delivered by a complex series of calculations based around “horizontal equalisation” to ensure that small local governments retain the capacity to deliver services.

The methodology is under review and this year’s allocation will be based on the new formula. At the Northern Country Zone Conference the Grants Commission revealed that Perenjori can expect the maximum 15% increase for each of the next 3 years.

For the third year in succession part of the grant has been paid in advance before the end of the previous financial year. For this year the advance will be 50% of the allocation based on the previous formula. Based on this information the expected General Purpose grant is as follows.

	2010-11	2011-12	2012-13	Difference
FAGS Grant	\$715,928	\$741,460	\$855,391	15.00%
Advance Paid	\$178,982	\$185,365	\$391,172	
Balance	\$536,946	\$556,095	\$464,219	

Financial Assistance Grants (FAGS) – Untied Road Grant

Untied Road Grants are provided based on the asset preservation model. The information provided by Local Governments to Main Roads through the Roman’s Road Database is collated by the Grants Commission. The funding required to maintain that asset base is calculated and Local Governments receive a share based on their proportion of the asset base. The Perenjori asset base now includes the upgraded Wanarra and Mungada Roads. For the third year in succession 25% of the grant has been paid in advance before the end of the previous financial year.

	2010-11	2011-12	2012-13	Difference
Untied Road Grant	\$657,604	\$743,648	\$800,352	8.00%
Advance Paid	\$164,401	\$185,912	\$437,616	
Balance	\$493,203	\$557,736	\$362,736	

Significant Projects

Significant projects proposed in the coming year include:

- i. Investment in the renewal of sporting facilities including Sports Cubs and Bowling.
- ii. Tourism and Culture infrastructure including Museum, ArtBelt and Streetscape projects.
- iii. One new staff houses

- iv. Flat Pack Mining housing for lease to Karara
- v. Installation of new ablution block at the Caravan Park
- vi. Caron Dam roofing (subject to grant funding)
- vii. Latham Ambulance/Fire Station shed
- viii. Stage 1 of the old depot redevelopment
- ix. Perenjori Early Childhood Centre (subject to grant funding)
- x. Latham Mobile phone tower (subject to grant funding)

Roads Program

The roads program for 12/13 totals \$2.7m and includes:

- Regional Rd Group funding of \$737,727
- Roads to Recovery funding of \$363,163
- Black Spot funding of \$108,000
- Council funds of \$1,507,541

This brings the total cost of the program for 2012/13 to \$2,716,431, details of the program are provided in the draft budget papers.

Plant Replacement Program

Plant replacement is in accordance with the 10 year plan and includes:

- Replacement of Skid Steer Loader (Reserve funds)
- Replacement of Western Star (lease arrangement)
- Replacement of Admin Light vehicles
- New tri-axle Water Tanker
- Replacement of Mitsubishi Triton ute
- New Community Bus (subject to grant funding)

Fees and Charges

- Following a review of the schedule, the increases for 2012/13 range from 0 to 10%

Debentures

The Budget does not include any new loans

Mid West Regional Council

The Regional Council has now adopted their 2012/13 Budget, the only new service that members Councils have endorsed, is the provision of Engineering and Technical Services. The cost for this is minimal, as we already include a figure for contracting out these services. The financial support and training services are on going and are provided to non-member Councils on a fee for service basis.

Mid West Chamber of Commerce and Industry

The provision of Procurement Officer Services has now been included in the Draft Budget for an annual contribution of \$15,000. The new contract for a three year service has again been reviewed in discussion with the Shire of Morawa and if both

Councils support the service, annual performance targets will be negotiated with the MWCCI so that the value of this service to our Shires business community can be measured.

Background:

The draft budget has been developed by the administration to reflect decisions taken by Council, our strategic priorities and the efficient and effective management of our assets.

Statutory Environment:

Local Government Act 1995 S6.2 sets out the requirement for an annual budget as follows:

6.2. Local government to prepare annual budget

- (1) During the period from 1 June in a financial year to 31 August in the next financial year, or such extended time as the Minister allows, each local government is to prepare and adopt*, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the 30 June next following that 31 August.
** Absolute majority required.*
- (2) In the preparation of the annual budget the local government is to have regard to the contents of the plan for the future of the district made in accordance with section 5.56 and to prepare a detailed estimate for the current year of —
 - (a) the expenditure by the local government;
 - (b) the revenue and income, independent of general rates, of the local government; and
 - (c) the amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.
- (3) For the purposes of subsections (2)(a) and (b) all expenditure, revenue and income of the local government is to be taken into account unless otherwise prescribed.
- (4) The annual budget is to incorporate —
 - (a) particulars of the estimated expenditure proposed to be incurred by the local government;
 - (b) detailed information relating to the rates and service charges which will apply to land within the district including —
 - (i) the amount it is estimated will be yielded by the general rate; and
 - (ii) the rate of interest (if any) to be charged by the local government on unpaid rates and service charges;
 - (c) the fees and charges proposed to be imposed by the local government;
 - (d) the particulars of borrowings and other financial accommodation proposed to be entered into by the local

- government;
- (e) details of the amounts to be set aside in, or used from, reserve accounts and of the purpose for which they are to be set aside or used;
 - (f) particulars of proposed land transactions and trading undertakings (as those terms are defined in and for the purpose of section 3.59) of the local government; and
 - (g) such other matters as are prescribed.

(5) Regulations may provide for —

- (a) the form of the annual budget;
- (b) the contents of the annual budget; and
- (c) the information to be contained in or to accompany the annual budget.

Policy Implications:

Nil

Financial Implications:

The annual budget is the instrument by which all activities of the local government are authorised.

Strategic Implications:

The budget reflects decisions taken by Council through its strategic plan and during the year.

Consultation:

Advertising of the proposed Differential Rates

Comment:

The Rates proposed are in line with Council's advertised intention in April 2012, apart from the GRV, which has been reduced to offset the impacts of the recent valuation changes.

Rubbish Charges remain the same as last year at \$200.00 per service

Instalment arrangements and discounts are in line with previous years.

Council Meeting Fees have been increased. Comparison with the limits set in regulation are as follows:

Recipient	Meeting	Maximum	Minimum	Perenjori
Councillor	Council	\$140.00	\$60.00	\$140.00
President	Council	\$280.00	\$120.00	\$280.00
President or Councillor	Committee	\$70.00	\$30.00	\$70.00

Voting Requirements:

Absolute Majority

Officers Recommendation:

1. RATES

That Council adopts the following Rate and Rubbish Charges for the Shire of Perenjori for the year ending 30 June 2013.

DIFFERENTIAL GENERAL RATES:

Unimproved Value – Rural	1.6684	cents in the dollar
Unimproved Value – Mining	30.0000	cents in the dollar
Gross Rental Value - Mining	7.50000	cents in the dollar
Gross Rental Value - Townsite	7.50000	cents in the dollar

MINIMUM RATES:

Rural – UV	\$195.00	per assessment
Mining - UV	\$370.00	per assessment
Perenjori Townsite – GRV	\$195.00	per assessment
Latham Townsite – GRV	\$115.00	per assessment
Other Townsite – GRV	\$ 60.00	per assessment
Mining - GRV	\$195.00	per assessment

RUBBISH CHARGES:

Domestic	\$200.00/bin
Commercial	\$200.00/bin
Pensioners – Domestic bin	\$100.00/bin

2. PAYMENT OF RATES

That Council adopts the following payment dates for the payment of rates.

Option 1 – Payment in full by a single instalment within 35 days from date of issue.

Option 2 – Payment by four equal instalments. The first instalment 35 days from the date of issue of the rates notice and that instalments 2, 3 and 4 become due not less than 60 days following the previous instalment.

3. DISCOUNT

That a discount of 10% be given on all current rates paid within 35 days from date of issue.

That a discount of 5% be given on all current rates paid between the day following the first due date and close of business on 11th January 2013.

4. FEES AND CHARGES

That the schedule of fees and charges as set out in the budget for the year ended 30 June 2013 be adopted.

5. MEETING FEES AND ALLOWANCES

That fees, expenses and allowances be paid to each Councillor as follows:

President	\$280	full Council meetings
	\$70	Committee meetings
Councillors	\$140	full Council meetings
	\$70	Committee meetings
Travelling 1600cc and under	\$0.61	cents per kilometre
Travelling 1600cc to 2600cc	\$0.711	cents per kilometre
Travelling Over 2600cc	\$0.815	cents per kilometre
Communication Allowance	\$400	per annum
Info Technology Allowance	\$100	per annum

6. ADOPTION OF MATERIAL VARIANCE

That, for the purpose of monthly financial reporting, a percentage of 10% or \$5,000, whichever is greater, be adopted by Council, for highlighting material variances in the 2012/ 2013 financial year.

7. ADOPTION OF BUDGET

That the Annual Budget for the Shire of Perenjori for the year ending 30 June 2013 comprising of Income Statement, Operating Statement, Statement of Cashflows, Rate Setting statement and associated notes be adopted.

COUNCIL RESOLUTION**1. RATES**

Moved: Cr JH Hirsch

Seconded: Cr GK Reid

That Council adopts the following Rate and Rubbish Charges for the Shire of Perenjori for the year ending 30 June 2013.

DIFFERENTIAL GENERAL RATES:

Unimproved Value – Rural	1.6860	cents in the dollar
Unimproved Value – Mining	30.0000	cents in the dollar
Gross Rental Value - Mining	6.7210	cents in the dollar
Gross Rental Value - Townsite	6.7210	cents in the dollar

MINIMUM RATES:

Rural – UV	\$220.00	per assessment
Mining - UV	\$370.00	per assessment
Perenjori Townsite – GRV	\$220.00	per assessment
Latham Townsite – GRV	\$115.00	per assessment
Other Townsite – GRV	\$ 60.00	per assessment

RUBBISH CHARGES:

Domestic	\$200.00/bin
Commercial	\$200.00/bin
Pensioners – Domestic bin	\$100.00/bin

Carried: 9/0

2. PAYMENT OF RATES

Moved: Cr LC Butler

Seconded: Cr PJ Waterhouse

That Council adopts the following payment dates for the payment of rates.

Option 1 – Payment in full by a single instalment within 35 days from date of issue.

Option 2 – Payment by four equal instalments. The first instalment 35 days from the date of issue of the rates notice and that instalments 2, 3 and 4 become due not less than 60 days following the previous instalment.

Carried: 9/0

3. DISCOUNT

Moved: Cr LJ Smith

Seconded: Cr GK Reid

That a discount of 10% be given on all current rates paid within 35 days from date of issue.

That a discount of 5% be given on all current rates paid between the day following the first due date and close of business on 11th January 2013.

Carried: 9/0

4. FEES AND CHARGES

Moved: Cr GK Reid

Seconded: Cr JR Cunningham

That the schedule of fees and charges as set out in the budget for the year ended 30 June 2013 be adopted.

Carried: 9/0

5. MEETING FEES AND ALLOWANCES

Moved: Cr JR Cunningham

Seconded: Cr HC Wass

That fees, expenses and allowances be paid to each Councillor as follows:

President	\$280	full Council meetings
	\$70	Committee meetings
Councillors	\$140	full Council meetings
	\$70	Committee meetings
Travelling 1600cc and under	\$0.61	cents per kilometre
Travelling 1600cc to 2600cc	\$0.711	cents per kilometre
Travelling Over 2600cc	\$0.815	cents per kilometre
Communication Allowance	\$400	per annum
Info Technology Allowance	\$100	per annum

Carried: 9/0

6. **ADOPTION OF MATERIAL VARIANCE**

Moved: Cr JH Hirsch

Seconded: Cr JR Cunningham

That, for the purpose of monthly financial reporting, a percentage of 10% or \$5,000, whichever is greater, be adopted by Council, for highlighting material variances in the 2012/ 2013 financial year.

Carried: 9/0

7. **ADOPTION OF BUDGET**

Moved: Cr CR King

Seconded: Cr JR Cunningham

That the Annual Budget for the Shire of Perenjori for the year ending 30 June 2013 comprising of Income Statement, Operating Statement, Statement of Cashflows, Rate Setting statement and associated notes be adopted.

Carried: 9/0

3.07pm Cr King adjourned the Council Meeting.

3.21pm Council Meeting resumed

12086 OTHER BUSINESS

12086.1 INFORMATION BULLETIN – TABLED IN THE COUNCIL CHAMBERS

- WALGA Info Page – Retail Trading Hours
- WALGA Local Government News Issue 30.12, 29.12, 28.12
- WALGA Western Councillor – Issue 60
- Map CBH Operations Review and Approval

12086.2 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN

12086.3 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

12086.4 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

MOTION

Moved: Cr JH Hirsch

Seconded: Cr HC Wass

That item 12086.4.1 Tender for Caravan Park Ablution Block be accepted as Urgent Business.

Carried: 9/0

12086.4.1 TENDER FOR CARAVAN PARK ABLUTION BLOCK

APPLICANT:	SHIRE OF PERENJORI
FILE:	0
DISCLOSURE OF INTEREST:	0
AUTHOR:	KEVIN O'CONNOR – CEO
RESPONSIBLE OFFICER	KEVIN O'CONNOR – CEO
REPORT DATE:	
ATTACHMENTS	TENDER SPECIFICATION
	TENDER SUBMISSIONS

Executive Summary:

Tender closed for the construction of the Caravan Park Ablution Block on 10 August 2012. The proposals have been assessed against the criteria for compliance, quality and value for money.

Applicants Submission:

At close of tenders 3 submissions had been submitted as follows:

- Fortress Home Building Construction Ltd: \$ 198,312 ex GST.
- Famlonga Building Contractors; \$347,373 ex GST.
- Modular Construction Services; \$576,027 ex GST.

It is proposed that the successful tenderer be awarded a fixed priced contract using the Australian Building Industry Contract ABIC SW-2008 endorsed by the Australian Institute of Architects.

Background:

The proposed new ablution block is intended to increase the capacity of the existing ablution facilities and provide a more modern standard that will require less maintenance.

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.

Local Government Act 1995 and Functions and General Regulations Part 4

Policy Implications:

Nil

Financial Implications:

Council's draft budget (2012/13) has an amount of \$200,000 for this project. There is also a CLGF Local (2010/11) allocation of \$47,749 available if required. The cheapest conforming tender is \$198,201 from Fortress Home Building Construction.

Strategic Implications:

Good quality transit accommodation is an important feature and attraction for tourist and short term worker opportunities.

Consultation:

Nil

Comment:

Council may be aware of Fortress Homes, as they were engaged to construct two houses for the Shire in the new subdivision. The tender submitted is for a prefabricated, 90 mm panel construction of 130 m² including veranda. This equates to a m² rate of \$1525, compared with Famlonga of \$2900 m² and Modular of \$3620 m².

Council has the option of not accepting any tenders or accepting the most advantageous tender. At this stage, subject to certain conditions, Fortress Home Building Construction is the most advantageous tender and is recommended for acceptance.

Voting Requirements:

Absolute Majority

Officers Recommendation:

That Council accept the tender price of \$198,312 from Fortress Home Building Construction for the new Caravan Park Ablution Block subject to:

1. Receiving a full specification list and plans that meet the Shires requirements.
2. The Shires EHO being satisfied that the an adequate effluent disposal system can be provided on site

COUNCIL RESOLUTION

Moved: Cr GK Reid

Seconded: Cr HC Wass

That Council accept the tender price of \$198,312 plus GST from Fortress Home Building Construction for the new Caravan Park Ablution Block subject to:

1. Receiving a full specification list and plans that meet the Shires requirements.
2. The Shires EHO being satisfied that the an adequate effluent disposal system can be provided on site

Carried: 9/0

12086.5 MATTERS BEHIND CLOSED DOORS

MOTION

Moved: Cr JR Cunningham

Seconded: Cr LC Butler

That council move behind closed doors for item 12086.5.1 Appointment of CEO

Carried: 9/0

12086.5.1 CONFIDENTIAL ITEM APPOINTMENT OF CEO

APPLICANT: SHIRE OF PERENJORI
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: KEVIN O'CONNOR –ACTING CEO
RESPONSIBLE OFFICER: KEVIN O'CONNOR ACTING CEO
REPORT DATE: 14 JUNE 2012
CONFIDENTIAL ITEM; Sect. 5.23 of the Local Government Act 1995
ATTACHMENTS; Confidential

COUNCIL RESOLUTION

Moved: Cr HC Wass

Seconded: Cr JR Cunningham

That Council appoint Allison Mills to the position of Chief Executive Officer in accordance with the terms and conditions of the employment contract.

Carried: 9/0

MOTION

Moved: Cr GK Reid

Seconded: Cr PJ Waterhouse

That Council resume full council meeting out of closed doors.

Carried: 9/0

12086.6 DATE OF NEXT MEETING / MEETINGS

The next Ordinary Council Meeting will be held on the 20th September 2012

12086.7 CLOSURE

With no further business the Ordinary Council Meeting was closed by Cr Chris King at 4.18pm.

I certify that this copy of the Minutes is a true and correct record of the meeting held 16th August 2012

Signed: _____

Presiding Elected Member

Date: _____