Shire of Perenjori

MINUTES

Ordinary Council Meeting

Held in the Shire of Perenjori Council Chambers, Fowler Street, Perenjori on 22nd June 2012, commencing at 1.30pm

Table of Contents

12061  PRELIMINARIES .......................................................................................................................... 3
12061.1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS ........ 3
12061.2 OPENING PRAYER .............................................................................................................. 3
12061.3 DISCLAIMER READING ...................................................................................................... 3
12061.4 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE .......... 3
12061.5 PUBLIC QUESTION TIME .................................................................................................. 3
12061.6 PETITIONS / DEPUTATIONS / PRESENTATIONS ....................................................... 3
12061.7 NOTATIONS OF INTEREST .............................................................................................. 3
12061.8 APPLICATIONS FOR LEAVE OF ABSENCE ................................................................. 3
12061.9 CONFIRMATION OF MINUTES .......................................................................................... 4
12061.10 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION .... 4
12061.11 MATTERS FOR WHICH MEETING MAY GO BEHIND CLOSED DOORS ....... 4

12062  FINANCE ................................................................................................................................ 5
12062.1 MONTHLY STATEMENT OF FINANCIAL ACTIVITY .................................................... 5

12063  HEALTH BUILDING & PLANNING ...................................................................................... 7

12064  PLANT & WORKS .................................................................................................................... 8
12064.1 PROPOSED 10 YEAR ROAD PROGRAM ........................................................................... 8
12064.2 PROPOSED PLANT REPLACEMENT PROGRAM .......................................................... 10
12064.3 MECHANIC’S PLANT REPORT .......................................................................................... 12

12065  GOVERNANCE ....................................................................................................................... 13
12065.1 AFAC CONFERENCE ......................................................................................................... 13
12065.2 DIFFERENTIAL RATES FOR 2012-13 .......................................................................... 17
12065.3 PERENJORI EARLY CHILDHOOD CENTRE ................................................................. 23
12065.4 MWRC STRATEGIC PLAN LAUNCH ............................................................................ 25
12065.5 ANNUAL DELEGATIONS REGISTER REVIEW ......................................................... 28
12065.6 WILD DOG CONTROL .................................................................................................... 30
12065.7 URANIUM EXPLORATION ............................................................................................... 32
12065.8 WORKFORCE DEVELOPMENT PLAN ........................................................................... 39
12065.9 2011/12 DRAFT BUDGET ................................................................................................. 43
12065.10 RECRUITMENT OF NEW CEO ...................................................................................... 49

12066  OTHER BUSINESS .................................................................................................................. 52
12066.1 INFORMATION BULLETIN – TABLED IN THE COUNCIL CHAMBERS ........ 52
12066.2 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN.......................... 52
12066.3 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN .. 52
12066.4 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION53
12066.4.1 OPTIONS FOR OLDER HOUSES ............................................................... 53
12066.4.2 TENDER FOR SECOND FLAT PACKED HOUSE ....................................... 59
12066.5 MATTERS BEHIND CLOSED DOORS .......................................................... 62
12066.6 DATE OF NEXT MEETING / MEETINGS ...................................................... 62
12066.7 CLOSURE................................................................................................. 62
12061 PRELIMINARIES

12061.1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS
Cr King officially opened the meeting at 1.42pm.

12061.2 OPENING PRAYER
Cr Desmond led council in the opening prayer.

12061.3 DISCLAIMER READING

12061.4 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:
Cr Chris King
Cr Graeme Reid
Cr Lisa Smith
Cr Rodney Desmond
Cr John Cunningham
Cr Jenny Hirsch
Stan Scott – CEO
Doug Stead – DCEO
Kim Wheeler - EA

Apologies:
Cr Laurie Butler
Cr Harold Wass

12061.5 PUBLIC QUESTION TIME

12061.6 PETITIONS / DEPUTATIONS / PRESENTATIONS

12061.7 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.

12061.8 APPLICATIONS FOR LEAVE OF ABSENCE
Shire of Perenjori
Ordinary Meeting
MINUTES
22nd June 2012

12061.9 CONFIRMATION OF MINUTES

Minutes of Ordinary Council meeting held 17\textsuperscript{th} May 2012 are attached.

COUNCIL RESOLUTION
Moved: Cr RP Desmond
Seconded: Cr GK Reid
That the minutes of Ordinary Council meeting held on the 17\textsuperscript{th} May 2012 be seen as a true an accurate record.
Carried: 6/0

12061.10 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

12061.11 MATTERS FOR WHICH MEETING MAY GO BEHIND CLOSED DOORS
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

Officers Recommendation:

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

2. Finance Report
   That the Finance Report for the period ended 31st May 2012 be accepted as presented.
3. Acquisition of Assets
That the Acquisition of Assets Report for the period ended 31st May 2012 with a balance of $1,981,335.00 as presented be received.

4. Reserves Report
That the Reserves Report for the period ended 31st May 2012 with a balance of $939,279.00 as presented be received.

5. Net Current Assets
That the Net Current Assets report for the period ended 31st May 2012 with a balance of $1,266,249.00 as presented be received.

6. Bank Reconciliation's
That the balances of the Municipal Fund of $862,843.94 and the Trust Fund of $42,240.37 as at 31st May 2012 as presented be received.

7. Sundry Creditors Report
That the Sundry Creditors Report for the period ended 31st May 2012 with a balance of $123,557.59 as presented be received.

8. Sundry Debtors Report
That the Sundry Debtors Report for the period ended 31st May 2012 with a balance of $368,694.40 as presented be received.

9. Accounts for Payment
That the Accounts paid from the Municipal Account consisting of Cheque Numbers 18262 - 18296 and EFT Numbers 3562 - 3652 for $813,367.77 and the Trust Account consisting of EFT Number 3593 for $100.00 for the period ended 31st May 2012 as presented be accepted.

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

COUNCIL RESOLUTION
Moved: Cr RP Desmond Seconded: Cr LM Smith
That the items 1-10 of the Financial Activity Reports be seen as a true and accurate record.
Carried: 6/0
Executive Summary:
A 10 year road program has been put together to project Council’s expenditure on its road network over the coming years. A large portion of the proposed works have been highlighted through the Renewal program (infrastructure), put together by Morrison Lowe.

Applicants Submission:
The draft road works programs for the next 10 years have been put together as part of the Forward Capital Works Plans that Council has to put forward. Morris & Lowe have put together some projections and along with local knowledge the program has been drawn up.

There are several projects through RRG funding that have been put together, but in some years there are none as nearly all RRG roads have been brought up to date in the early years. There are also no Blackspot projects apart from 1012/13, but these can be included at a later date when some suitable projects come up.

The task required is to decide how much we intend to spend on roads each year and then fill in the rest of the programs to suit. Each yearly program would need to be visited every year to adjust and finalise but we would have a good idea for the next several years as to where we would be working and what we would be doing.

Background:
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:
Strategic Implications:
Consultation: Nil
Comment: Nil
Voting Requirements:
Simple Majority
Officers Recommendation:
That the Plant & Works Committee finalise the Proposed 10 year road program and present to Council for discussion and adoption.

COMMITTEE RECOMMENDATION
Moved: Cr GK Reid  Seconded: Cr HC Wass
That the General Road and Bitumen Road Maintenance budget be increased by $100,000 subject to budgeting constraints to increase Council funding to $1,453,541 for the 2012-13 financial year.

Carried: 6/0

1.59pm Cr Smith left the chambers

COUNCIL RESOLUTION
Moved: Cr GK Reid  Seconded: Cr JR Cunningham
That the General Road and Bitumen Road Maintenance budget be increased by $100,000 to increase Council funding to $1,453,541 for the 2012-13 financial year.

Carried: 5/0
12064.2 PROPOSED PLANT REPLACEMENT PROGRAM

APPLICANT: KEN MARKHAM – WORKS SUPERVISOR
FILE: 0
DISCLOSURE OF INTEREST: 0
AUTHOR: KEN MARKHAM – WORKS SUPERVISOR
RESPONSIBLE OFFICER: KEN MARKHAM – WORKS SUPERVISOR
REPORT DATE: 30TH MAY 2012
ATTACHMENTS: 10YR PLANT REPLACEMENT PROGRAM

Executive Summary:
Each year the 10 year Plant Replacement Program is bought up to date and presented for budget consideration.

Applicants Submission:
The proposed 10yr Plant Replacement Program has been bought up to date and the 2012/13 budget put together.
The Western Star Prime mover, Skid Steer and water tanker are proposed for replacement. The idea with the water tanker is to keep the existing one and purchase a new one outright. We have a need for water on road works and the benefit of keeping the old trailer outweighs the income we would get for selling it.

Background:
Plant is but up for replacement to allow it to be turned over at the optimum replacement time as adopted by Council through the review carried out by Uniqco International in 2007.
Some plant needs to be moved a year or two to allow for budget constraints, but by the end of the first 10 years of the Whole of Life cost recovery for plant and machinery, all equipment would be self supported if utilised to its projected annual usage.

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:
Strategic Implications:
Consultation: Nil
Comment: Nil
Voting Requirements:
Simple Majority

Officers Recommendation:
That the Plant Replacement program be accepted as presented.
COMMITTEE RECOMMENDATION

Moved: Cr HC Wass  
Seconded: Cr LC Butler

That the Mitsubishi Triton PJ 1567 be put to the 2012-13 budget to be traded on a new tip ute with the current gardeners vehicle going to the caravan park and the new vehicle to the gardener.

Carried: 6/0

2.04pm Cr Smith returned to the Chambers

COUNCIL RESOLUTION

Moved: Cr GK Reid  
Seconded: Cr JR Cunningham

That the Mitsubishi Triton PJ 1567 be put to the 2012-13 budget to be traded on a new tip ute with the current gardeners vehicle going to the caravan park and the new vehicle to the gardener.

Carried: 5/1
12064.3  MECHANIC’S PLANT REPORT

**APPLICANT:** KEN MARKHAM – WORKS SUPERVISOR
**FILE:** 0
**DISCLOSURE OF INTEREST:** 0
**AUTHOR:** JAMIE BRACK - MECHANIC
**RESPONSIBLE OFFICER** KEN MARKHAM – WORKS SUPERVISOR
**REPORT DATE:** 30TH MAY 2012
**ATTACHMENTS** SPREADSHEET OF PLANT

**Executive Summary:**
Attached is a plant report by the Shire’s mechanic Mr Jamie Brack, which lists the Council’s fleet with an update of year, km/hrs and repairs carried out.

**Applicants Submission:**

**Background:**

**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:**

**Strategic Implications:**

**Consultation:**

**Comment:** Nil

**Voting Requirements:** Nil

**Officers Recommendation:**
For information
Executive Summary:
FESA has offered to match Local Government funding for attendance at the AFAC Conference in Perth in August.

Applicants Submission:
The Australasian Fire and Emergency Services Council (AFAC) and Bushfire Cooperative Research Centre (CRC) are holding their national conference in Perth in August. To encourage participation by volunteers FESA will match Local Government funding for the event. For every place funded by Local Government, FESA will fund a place for a volunteer.

Background:
The conference is held in a different State each year.

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:
A full conference registration ($940), conference dinner for registrant and partner ($260), travel ($570) and accommodation ($800) would cost around $2,570 all up.

Strategic Implications:
Conference registration would reward a volunteer.

Consultation:
Nil

Comment:
Council has previously supported volunteer attendance at one day conferences.
Voting Requirements:
Absolute Majority

Officers Recommendation:
That Council fund one full conference registration, with conference dinner travel and accommodation.

COUNCIL RESOLUTION
Moved: Cr JH Hirsch Seconded: Cr RP Desmond
That Council fund one full conference registration, with conference dinner travel and accommodation.

Carried: 6/0
To: Chief Executive Officer

Organisation: Sire of Perenjori

Reference: 05-024-02-0020

Subject: Australasian Fire & Emergency Services Authorities Council (AFAC)/Bushfire Cooperative Research Centre (CRC) Conference 2012

Date: 28 May 2012

Priority: Medium

IN BRIEF

Operational Area: CEO, Chief Bushfire Control Officer, Ranger Services, SES Units

Key Issues:
- AFAC Conference offers Local Government Bush Fire Brigade (BFB) volunteer firefighters and State Emergency Service volunteers a valuable learning experience.
- FESA will again sponsor the attendance of the 2011 volunteer award winners.
- FESA have also offered to partner with Local Governments on a one for one sponsorship.

Action Required: Fill in the attached form and provide with a copy of your registration receipt to FESA Forum and Events Coordinator Johanna Garnett (below) to take up the one for one sponsorship offer.

Background

AFAC and the Bushfire CRC have again joined together to present Australia's peak emergency management conference offering our BFB volunteer firefighters and SES volunteers the opportunity to mix with colleagues from around Australia and the globe. This is the nation's largest and most important emergency services and public safety conference.

This year Perth has the privilege to host the conference and this provides the unique opportunity to send a strong contingent of WA emergency services personnel. The theme for 2012 is Diverse Country, Common Ground, and reflects the diversity across the country that underpins the mutual challenges faced in preventing, preparing, responding to and recovering from emergencies and disasters.

The 2012 conference will be held at the Perth Convention and Exhibition Centre from Tuesday 28 August to Friday 31 August 2012. The format across the four days includes a research forum, a two day conference program and a professional development day.

This conference provides Local Government with a valuable opportunity to reward our BFB volunteer firefighters and SES volunteers for the magnificent job they do around the clock protecting WA local communities. It will also enable them to work together in the development of the strategic direction of emergency management in WA, with colleagues from across the sector.

FESA Offer of Support to Local Government Volunteers

- FESA is encouraging all Local Governments with an emergency management focus to send delegates to this important conference.
- FESA has kindly offered to match Local Government support for their fire and emergency service volunteers.
- For every volunteer sponsored by their Local Government, FESA will match the offer and support another BFB or SES volunteer (up to a total of 100 volunteers). FESA will also cover the travel and accommodation costs for the sponsored volunteer.
- There are three options for attendance - the two day conference, the research forum or professional development day. FESA will match the registration type for the sponsored volunteer, only one type can be chosen. (See below for registration types.)
- This offer from FESA is valid until 22 June 2012.
- FESA will reimburse Local Government on proof of receipt for registration plus travel and accommodation (where applicable).

For further information please contact

John Lane jlane@walga.asn.au 9213 2074

The Voice of Local Government
Registration type – closes 22 June 2012 (each LG registration matched by FESA up to 100 attendees)

<table>
<thead>
<tr>
<th>Registration Type</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conference registration - 2 days (Wednesday 29 &amp; Thursday 30)</td>
<td>$940.00</td>
</tr>
<tr>
<td>Conference registration - 1 day (Wednesday 29 or Thursday 30)</td>
<td>$665.00</td>
</tr>
<tr>
<td>Research forum only registration (Tuesday 29)</td>
<td>$465.00</td>
</tr>
<tr>
<td>Professional development program – single workshop (Friday 31)</td>
<td>$185.00</td>
</tr>
</tbody>
</table>

Additional (not included – costs to be met by LG or individual)

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conference dinner (Wednesday 29)</td>
<td>$130.00</td>
</tr>
<tr>
<td>Welcome function (Tuesday 29)</td>
<td>$85.00</td>
</tr>
<tr>
<td>Exhibition pass - 2 days (entry to trade exhibition only)</td>
<td>$235.00</td>
</tr>
</tbody>
</table>

Field trips (not included – costs to be met by LG or individual)

<table>
<thead>
<tr>
<th>Destination</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Great Western &amp; Dyandra woodlands (Monday 27)</td>
<td>$450.00</td>
</tr>
<tr>
<td>Kwinana industrial area &amp; Fremantle port (Monday 27)</td>
<td>$100.00</td>
</tr>
<tr>
<td>Mandurah &amp; climate change planning (Monday 27)</td>
<td>$140.00</td>
</tr>
</tbody>
</table>

Key conference information is available from the AFAC Conference website [http://www.afac2012.org/conference](http://www.afac2012.org/conference)

For more information contact FESA Events and Forum Coordinators Johanna Garnett
via email awards@fesa.wa.gov.au or call 9323 9789

For Further information please contact
John Lane jlane@walga.asn.au 9213 2074

The Voice of Local Government
Executive Summary:
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.

Applicants Submission:
In accordance with the requirements of the Local Government Act the Shire advertised its proposed 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 suggestion (correctly) that the combination of the proposed 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:

<table>
<thead>
<tr>
<th>Type</th>
<th>% Increase</th>
<th>Aggregate Values</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>88.59 %</td>
<td>$797,852</td>
<td>9.06%</td>
</tr>
<tr>
<td>Commercial</td>
<td>88.00 %</td>
<td>$7,916,908</td>
<td>89.96 %</td>
</tr>
<tr>
<td>Industrial</td>
<td>11.76 %</td>
<td>$45,340</td>
<td>0.52 %</td>
</tr>
<tr>
<td>Vacant Land</td>
<td>82.02 %</td>
<td>$38,225</td>
<td>0.43%</td>
</tr>
<tr>
<td>Misc</td>
<td>100 %</td>
<td>$2,600</td>
<td>0.03%</td>
</tr>
</tbody>
</table>

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 7.2 cents in the dollar would result in collection of virtually no change in non-mining GRV, and a 15% increase in mining GRV. This would also result in a windfall for industrial ratepayers as they have a far less
significant increase in value, and therefore the actual rate imposed would be less than in the current year. Given Council’s attempts to attract this kind of investment, the lower rate may be appropriate.

Council may choose instead to impose different rates for the two categories. The rates that would produce a similar result to the original modelling are:

- GRV: 7.5 cents in the dollar
- Mining GRV: 6.5 cents in the dollar

Background:

At its April Ordinary meeting Council foreshadowed the following rates for 2012/13

<table>
<thead>
<tr>
<th>Basis for Rating</th>
<th>Current Rate in $</th>
<th>Proposed % Increase</th>
<th>Proposed Rate in $</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Rental Value</td>
<td>12.0854</td>
<td>4.00%</td>
<td>12.569</td>
</tr>
<tr>
<td>Rural Rate – Unimproved Value</td>
<td>1.6042</td>
<td>4.00%</td>
<td>1.668</td>
</tr>
<tr>
<td>Mining Rate – Unimproved Value</td>
<td>24.5422</td>
<td>22.24%</td>
<td>30.00</td>
</tr>
</tbody>
</table>

MINIMUM RATES

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural – UV</td>
<td>$184.00</td>
<td>5.98%</td>
<td>$195.00</td>
</tr>
<tr>
<td>Perenjori Townsite – GRV</td>
<td>$184.00</td>
<td>5.98%</td>
<td>$195.00</td>
</tr>
<tr>
<td>Latham Townsite – GRV</td>
<td>$110.00</td>
<td>4.55%</td>
<td>$115.00</td>
</tr>
<tr>
<td>Other Townsite – GRV</td>
<td>$56.00</td>
<td>7.14%</td>
<td>$60.00</td>
</tr>
<tr>
<td>Mining Tenements</td>
<td>$307.00</td>
<td>20.52%</td>
<td>$370.00</td>
</tr>
</tbody>
</table>

Last year the rate adopted in the budget was different from that advertised. We need to ensure that the rates adopted here by Council are reflected in the budget, or that any differences are advertised.

Statutory Environment:


A local government may impose differential general rates according to zoning under a Town Planning Scheme or according to purpose for which the land is held (as determined by the Local Government). In this case we impose different unimproved value rates on agricultural and mining land use.

Must have Ministerial approval if imposing a differential rate which is more than twice the lowest differential rate imposed by the local government. The proposed mining rate is more than twice the agricultural rate.


Differential minimum payment may be imposed. The proposed minimums for agriculture and mining are different. Ministerial permission is required to impose a lesser minimum on other town sites than is applied in Perenjori because collectively these properties exceed 50% of GRV properties to which a minimum rate is applied.
Section 6.36 Local Government Act 1995. Subsection (1)

Local public notice must be given before imposing differential rates.

- May be published between 1st May and 30th June.
- Must contain
  - Details of each rate or minimum.
  - An invitation for submissions to be made by any elector or a ratepayer (within 21 days of the notice – or can be longer).
  - Any other information as per regulations.
  - Is to advise electors and ratepayers of the time and place where a document describing the objects of and reasons for each rate and minimum may be inspected.

Submissions must be considered before imposing the differential rates.

Policy Implications:

Nil

Financial Implications:

Whichever of the options Council chooses, we need to ensure that the proposed overall quantum of rates is at least maintained.

Strategic Implications:

Council is going through a period of substantial growth through the provision of strategic infrastructure to support growth. As Karara moves from construction to mining the capacity of the associated accommodation villages is likely to decrease with a commensurate decrease in mining GRV rates. This is likely to impact from 2013/14.

Consultation:

The advertising process is the consultation requirement.

Comment:

While there was comment on the increase in mining GRV due to caghanges in valuations, there were no submissions in relation to changes to mining UV rates.

The increase in general rates is based on the general increase in the local government cost index. The mining rates increase is justified on two fronts:

- Mining activity is placing serious upward cost pressures on local wage levels and the cost of contractors; and
- A comparison with nearby shires indicates that we are tacking below the rating trend in the region for mining rates.

Minimum rates have been calculated by applying the general increase and rounding up to the next $5 increment. This is unchanged by the change in valuation.

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council advertise that, due to changes to GRV valuations and following a submission from a ratepayer, it intends to impose differential rates and differential minimum rates as follows:
Shire of Perenjori
Ordinary Meeting
MINUTES
22nd June 2012

Basis for Rating

<table>
<thead>
<tr>
<th>Basis for Rating</th>
<th>Current Rate in $</th>
<th>Proposed Rate in $</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Rental Value</td>
<td>12.0854</td>
<td>7.2000</td>
</tr>
<tr>
<td>Rural Rate – Unimproved Value</td>
<td>1.6042</td>
<td>1.668</td>
</tr>
<tr>
<td>Mining Rate – Unimproved Value</td>
<td>24.5422</td>
<td>30.00</td>
</tr>
</tbody>
</table>

MINIMUM RATES

<table>
<thead>
<tr>
<th>Basis for Rating</th>
<th>Current Rate</th>
<th>Proposed Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural – UV</td>
<td>$184.00</td>
<td>$195.00</td>
</tr>
<tr>
<td>Perenjori Townsite – GRV</td>
<td>$184.00</td>
<td>$195.00</td>
</tr>
<tr>
<td>Latham Townsite – GRV</td>
<td>$110.00</td>
<td>$115.00</td>
</tr>
<tr>
<td>Other Townsite – GRV</td>
<td>$56.00</td>
<td>$60.00</td>
</tr>
<tr>
<td>Mining Tenements</td>
<td>$307.00</td>
<td>$370.00</td>
</tr>
</tbody>
</table>

That Council advertise that the proposed rates supersede the previously advertised rates.

COUNCIL RESOLUTION

Moved: Cr RP Desmond                      Seconded: Cr JH Hirsch
That the item be deferred until the budget meeting.               Carried: 6/0

2.30pm Doug Stead left the Chambers
2.32pm Doug Stead returned to the Chambers
GENERAL VALUATION SUMMARY FOR PERENJORI 2012 (GRV)

The following data and advice should be read in conjunction with the statistical summary at the end of the valuation roll (enclosed).

- Date of Valuation  1st August 2011.
- Date of coming into force  1st July 2012.
- In respect of Gross Rental Values (GRV’s) for the Local Authority of Perenjori, the following statistics are provided for your assistance:

<table>
<thead>
<tr>
<th>% Inc/Dec</th>
<th>Agg. Values</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>86.59% $797,852</td>
<td>9.06%</td>
</tr>
<tr>
<td>Commercial</td>
<td>88.00% $7,916,908</td>
<td>89.96%</td>
</tr>
<tr>
<td>Industrial</td>
<td>11.75% $45,340</td>
<td>0.52%</td>
</tr>
<tr>
<td>Vacant Land+</td>
<td>82.02% $38,225</td>
<td>0.43%</td>
</tr>
<tr>
<td>Misc.</td>
<td>100.00% $2,600</td>
<td>0.03%</td>
</tr>
<tr>
<td>TOTALS</td>
<td>87.19% $8,800,925</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

N.B  The figures above can only be used as an indicative guide to the movement in values between General Valuations.

Please note that the % change in values for ‘Industrial’ is significantly different when compared to the other land use classifications. The use of a ‘differential rate’ or other mechanisms available within the Local Government Act may be appropriate to smooth out these anomalies and provide a more equitable distribution of the rates burden.

Should a ratepayer have a valuation query which your staff cannot answer, it would be of assistance to us if your staff could encourage the ratepayer to discuss the matter with us by telephone or e-mail prior to lodging a formal objection.
For enquires regarding the valuation roll or any other valuation related issues, the following contact list is provided for your assistance.

- Jovanka Vicentic (Senior Valuation Information Officer) 92739466
- Sam Scuderi (District Valuer) 92739448
- Phil Edwards (Regional Valuer-Country Towns South) 92739454

Yours faithfully

Phil Edwards
Regional Valuer-Country Towns South
20th April 2012
Executive Summary:
The Perenjori Early Childhood Centre is the marquee project for the Shire of the coming year. The project has been redefined to reflect input from stakeholders and funding bodies.

Applicants Submission:
The Perenjori Early Childhood Centre concept was initially driven by the demand for child care services. The concept was expanded to include all early childhood services (defined as birth age 8) in a single facility.

The report by Jill Cameron and Associates produced a template for a combined Child Care and Early Childhood Development Centre. It listed the space reasonably required for each of the proposed activities.

This template was provided to Eastman Poletti Sherwood Architects, and concept plans prepared. The first concept plan was costed (on a square metre basis at $3.3 million. This was reviewed and as far as possible duplication was removed. This resulted in a design that was costed at $2.3 million.

The feedback from potential funding bodies on the second design suggested that it was still too expensive for a community of this size.

Subsequent discussion with the Education Department included the offer of access to designs for the Parent and Child Centres to be funded the State Government, and early childhood classroom designs that may be able to be modified to achieve compliance with Child Care licensing requirements. By separating the Child Care from the other facilities will mean that the entire building is not subject to child care licensing and access requirements. The two buildings could be joined by a covered breezeway and remain part of a single facility in the same way that single school consists of multiple buildings.

Background:
Factors that influenced Council’s decision to pursue a broader agenda was informed by:

- The Council of Australian Governments (COAG) in 2009 agreed to streamline the previously fragmented system of early childhood care and education in
Australia and reforms will be introduced progressively in coming years. The underpinning theme of the COAG reforms in early childhood health, education and care is to reduce the fragmented separate systems of provision and improve outcomes for children and their families.

- The Perenjori Primary School is one of the first Independent Public Schools and its own experience with extra investment in Early Childhood Education has been very positive. In effect the better prepared children are the better they perform.

- The Perenjori Playgroup presently operates from a building that is not fit for purpose. It is a former RSL Hall, and much of the construction is asbestos sheeting.

- WA Country Health Service presently employs therapy assistants on a part time basis to provide speech therapy, occupational therapy and physiotherapy to children at the Perenjori Primary School in accordance with programs set by visiting therapists. There is no dedicated space at the primary school for delivering these services.

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 estimated cost under the revised model (still to be confirmed the Quantity Survey) is around $1.8 million, excluding the value of the land.

Strategic Implications:

The centre remains a strategic priority expected to be conformed in the soon to be completed strategic community plan.

Consultation:

There has been extensive consultation with stakeholders and funding bodies.

Comment:

The revised proposal provides a pragmatic approach to achieving Council’s goals and produces an affordable alternative to the original concept.

Voting Requirements:

Simple Majority

Officers Recommendation:

The Council endorses the revised project plan as a basis for negotiating with stakeholders and funding bodies.

COUNCIL RESOLUTION

Moved: Cr JR Cunningham     Seconded: Cr JH Hirsch

The Council endorses the revised project plan as a basis for negotiating with stakeholders and funding bodies.

Carried: 6/0
Executive Summary:
The MWRC Strategic Plan is to be launched on Tuesday 3rd July 2012 at the Three Springs Bowling Club.

Applicants Submission:
The MWRC has been working on its Strategic Community Plan for the last several months using the consultants Blue Zoo. Council will recall the workshop that formed part of the Forum for the February Ordinary Meeting of Council.

Background:
Since the amalgamation with neighbouring Shires did not proceed there has been a renewed focus on regional cooperation.

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 is responsible for 25% of the costs of the MWRC, but also gains benefit from reduced training costs and delivery of Main Roads contracts.

Strategic Implications:
Regional Cooperation is a strategic priority.

Consultation:
Each member Council has been involved and there have been several workshops involving Council delegates.

Comment:
The MWRC is keen for as many elected members as possible to attend the launch of the plan. They will also use the opportunity to farewell the Perenjori CEO.
Voting Requirements:
Simple Majority

Officers Recommendation:
That elected members indicate their availability to attend the launch in Three Springs.
Member Councils are invited to attend the
Presentation and Launch of our

Strategic Community Plan 2012 – 2022
and

Farewell for Stan Scott

Tuesday 3rd July 2012
Three Springs Bowling Club
5.00pm to 7.30pm

Please RSVP by June 20th
To
Nita Jure
accountant@perenjori.wa.gov.au or 08 9921 0524
Executive Summary:
The Shire of Perenjori has power under the Local Government Act, 1995 (Act) to delegate to the Chief Executive Officer the exercise of any of its powers, or discharge of any of its duties under the Act, in order to facilitate and manage the “day to day” operations of the Council.

The Act allows the CEO to delegate any of his/her powers to another employee; such sub-delegations must be done in writing and can be sub-delegated with conditions.

Applicants Submission:
Amendments made were in relation to name changes and staff changes.
The following additional changes have been included:

<table>
<thead>
<tr>
<th>Item</th>
<th>Proposed Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1004 - Liquor, Sale of from Council Property</td>
<td>Sub-delegation to Deputy CEO (In the absence of the CEO)</td>
</tr>
<tr>
<td>1010 - Local Laws Administration</td>
<td>Sub-delegation to Deputy CEO (In the absence of the CEO)</td>
</tr>
<tr>
<td>1014 - Emergency Entry To Land</td>
<td>Sub-delegation to Deputy CEO (In the absence of the CEO)</td>
</tr>
<tr>
<td>1015 - Remove And Impound Goods</td>
<td>Sub-delegation to Deputy CEO (In the absence of the CEO)</td>
</tr>
<tr>
<td>1026 - Freedom Of Information Requests</td>
<td>Sub-delegation to Deputy CEO (In the absence of the CEO)</td>
</tr>
<tr>
<td>2002 - Regulatory Signs, i.e. Stop, Give-Way, Speed, etc.</td>
<td>Sub-delegation to Works Supervisor</td>
</tr>
<tr>
<td>3005 - Donations &amp; Grants</td>
<td>Increase CEO’s delegation from $100 to $200.</td>
</tr>
</tbody>
</table>

Background:
The Local Government Act requires that the Delegations register be reviewed at least once every financial year.
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.

In accordance with Section 5.46(2) of the Local Government Act 1995 delegations made under the Act must be reviewed at least annually by the Delegator (i.e. Council).

Policy Implications: Nil
Financial Implications: Nil
Strategic Implications:
Delegations to the CEO (and subsequent sub-delegations) ensures the “day to day” operations of the Council are streamlined and efficient.

Consultation: Nil
Comment: Nil
Voting Requirements: Absolute Majority.

Section 5.42 of the Act states any decision to amend or revoke a delegation by a local government is to be by an Absolute Majority.

Officers Recommendation:
Council endorse the amended Delegations Register as presented.

COUNCIL RESOLUTION

Moved: Cr RP Desmond Seconded: Cr JR Cunningham
Council endorse the amended Delegations Register as presented with addition of delegations 2003.2 and 2003.3, sub delegation to DCEO and WS with conditions, and 5012 sub delegation to EHO.

Carried: 6/0
### 12065.6 WILD DOG CONTROL

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>SHIRE OF PERENJORI</th>
</tr>
</thead>
<tbody>
<tr>
<td>FILE:</td>
<td>0</td>
</tr>
<tr>
<td>DISCLOSURE OF INTEREST:</td>
<td>0</td>
</tr>
<tr>
<td>AUTHOR:</td>
<td>STAN SCOTT – CEO</td>
</tr>
<tr>
<td>RESPONSIBLE OFFICER</td>
<td>STAN SCOTT – CEO</td>
</tr>
<tr>
<td>REPORT DATE:</td>
<td>14 JUNE 2012</td>
</tr>
<tr>
<td>ATTACHMENTS:</td>
<td>NIL</td>
</tr>
</tbody>
</table>

**Executive Summary:**

There have been recent reports of wild dog attacks in the South East of the Shire. There are opportunities to link in with Wild Dog funding in Dalwallinu and Koorda.

**Applicants Submission:**

Recent wild dog attacks within the Shire of Perenjori are causing concern. Twenty sheep were killed or injured in an attack east of Maya. A wild dog was shot by a framer near Oversby Road two weeks later. There has been a long held view that dog movements were getting closer.

Existing strategies or processes under way include:

**Funded Dogger**

There is a licensed dogger funded for 100 days per year under Royalties for Regions. This program is focussed on the vermin proof fence between Lake Moore and the coast, and the two incidents in Perenjori would be within the scope of the work of this position. This position or coordinated by Russel McPherson in Jibberding.

**Dalwallinu Wild Dog Group**

A group of Dalwallinu farmers have formed a declared species group to tackle wild dogs. One of the strategies off this group is to pay for more dogger days. It costs around $450 per day to employ a dogger. To date they have 52 farmers each of whom has committed $500 for a total of $26,000. They have a funding application pending from DAFWA for $20,000.

An additional 14 farmers from Koorda have committed $7,000, again $500 each.

Perenjori farmers would be welcome to form another group to join with the Dalwallinu group. Each would need to commit $500.

**Background:**

There have been two recent reports of wild dog attacks in the South East of the Shire, east of Maya and along Oversby Road.

**Statutory Environment:**

Traditionally pest control services in pastoral areas have been overseen by Zone Control Authorities (ZCAs) established under the Agriculture and Related Resources
Protection Act 1976 (ARRPA). Under the Biosecurity and Agriculture Management Act 2007 (BAM Act) this role will pass to recognised biosecurity groups (RBGs). These may be existing groups or, if none exist in an area, the formation of new groups will be encouraged so that they may be recognised.

Unlike the Government-chaired ZCAs, RBGs will be self-determining and when declared pest rating commences under the BAM Act they will have access to funds from the Declared Pest Account for pest control in specified areas, tailored to landholders’ needs. Initially, declared pest rates will only be imposed in pastoral areas, so that the existing rating arrangements established under the ARRPA can continue. RBGs’ role might not be confined to pest control, however. They may also oversee natural resource management projects or undertake a role to develop animal and plant based primary industries in their area of operation.

RBGs will report to the Director General of the Department of Agriculture and Food (DAFWA). 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:

Under the proposed arrangements Local Governments provide a facilitation role, not funding.

Strategic Implications:

Wild dogs have gone from being an anticipated threat to a real and present danger.

Consultation:

The information in relation to present developments was provided by the CEO, Shire of Dalwallinu.

Comment:

There is little point in duplicating the work of the Shire of Dalwallinu. Council’s role, at least initially would be to secure pledges from farmers and facilitate their involvement in the larger group.

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council write to farmers seeking indication of support for participating in the Declared Species Group.

COUNCIL RESOLUTION

Moved: Cr GK Reid Seconded: Cr RP Desmond

That Council convene a meeting of farmers seeking indication of support for participating in the Declared Species Group on Friday 6th July 2012 in Latham at 4.00pm.

Carried: 6/0
Executive Summary:

M&M Walter Consulting, on behalf of Enterprise Uranium Pty Ltd has lodged 4 applications for exploration leases that cover parts of the Shire of Perenjori.

Application Submission:

M&M Walter Consulting, on behalf of Enterprise Uranium Pty Ltd has lodged 4 applications for exploration leases that cover parts of the Shire of Perenjori. While mining companies are required to declare to the department what minerals they are exploring for, the name of the mining company does suggest that uranium could be a target.

All exploration activity on private land is subject to stringent requirements and should leases be granted the company will have to adhere to these processes.

Background:

Every month new applications for exploration licenses are lodged, and in most cases are not referred to Council unless there is a sensitive issue in play.

The 200 blocks applied for by the proponent is the maximum allowable.

This item has been on Council Agendas on 2 previous occasions, and on each occasion the item could not be considered because of lack of a quorum.

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:

All mining leases generate rates income.

Strategic Implications:

It is a long way between an exploration lease and a mining project. Council may eventually need to form a view on uranium mining.
Consultation:
The CEO spoke with the consultant who lodged the claims on the miner’s behalf.

Comment:
There is an opportunity to object to the issue of an exploration lease, though it would not necessarily result in a lease not being granted. As Council is aware there is a long and intensive approval process that will be required should the applicant find and prove up a resource and seek to develop that resource into a mine. These processes provide ample opportunity for comment, particularly in relation to environmental issues.

Council may:
- Object to the issue of the exploration leases;
- Do nothing at this stage and await further developments; or
- Commence a consultation process with the community to determine a policy position.

In the CEO’s view issue of exploration licenses is a first step in a very long process, and it would be premature to jump to a policy position without further consultation. If no resource is identified it may be a moot point. The community’s view on uranium mining may be one of the issues canvassed as part of the development of the Community Strategic Plan, but we will need to be careful that it does not dominate wider discussions.

Voting Requirements:
Simple Majority

Officers Recommendation:
1. That Council not object to the issue of the proposed exploration licenses;
2. That Council consult with the community to gauge views on future uranium mining in the Shire of Perenjori.

COUNCIL RESOLUTION
Item to be laid on the table until the next ordinary council meeting due to Cr Smith and Cr Desmond declaration of interests.
Executive Summary:
The Workforce Development Plan brings together the range of strategies Council and the administration have applied to workforce development and is one of the informing strategies set out in the Integrated Planning Framework.

Applicants Submission:
The Shire has been very proactive in adopting positive workforce strategies. This includes:

- Fitness for work policy, including zero tolerance for drugs and alcohol;
- Review of housing rates to increase hourly rates of workers;
- Participation in regional training initiatives such as WELL and the Workforce Development Program.

The Workforce Development Plan includes the following Actions:

<table>
<thead>
<tr>
<th>Action</th>
<th>Heading</th>
<th>Detail</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Review Organisation Structure</td>
<td>Following adoption of the Community Strategic Plan that the Organisation Structure be reviewed to ensure that it is a good strategic fit.</td>
</tr>
<tr>
<td>2</td>
<td>Monitor Wages and Conditions comparisons</td>
<td>Monitor the wages and conditions on offer from mining, contractors and farmers to ensure that Shire conditions remain competitive.</td>
</tr>
<tr>
<td>3</td>
<td>Monitor staff turnover</td>
<td>Our target for staff turnover for full time employees is less than 15% per year.</td>
</tr>
<tr>
<td>4</td>
<td>Conduct Exit Interviews</td>
<td>Each employee who resigns is to be interviewed by a senior staff member to review the reasons for leaving and the Shire's performance as an employer of choice.</td>
</tr>
<tr>
<td>5</td>
<td>Commitment to Training and Development</td>
<td>The shire continues to participate actively in regional training arrangements to develop its workforce.</td>
</tr>
<tr>
<td>Action</td>
<td>Heading</td>
<td>Detail</td>
</tr>
<tr>
<td>--------</td>
<td>----------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>6</td>
<td>Training and Development List</td>
<td>Each September the administration will prepare a list of all training and development activities identified in Individual Development Plans to feed into discussions with MWRC and training providers for the next calendar year.</td>
</tr>
<tr>
<td>7</td>
<td>Identify Perenjori Attractions</td>
<td>Through the Strategic Community Plan and staff consultation identify those features that attract people to live in Perenjori and integrate these features into our marketing.</td>
</tr>
<tr>
<td>8</td>
<td>Traineeships and Apprentices</td>
<td>That each year in September Council identify potential opportunities for trainees and apprentices for the coming year’s recruitment.</td>
</tr>
<tr>
<td>9</td>
<td>Fitness for Work Policy</td>
<td>Maintain zero tolerance for drug and alcohol abuse in the workplace.</td>
</tr>
<tr>
<td>10</td>
<td>Maintain Housing Stock</td>
<td>To ensure that housing stock remains attractive:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Build one new house every second year;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Dispose of houses that are no longer suitable for staff housing;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Inspect every shire residence at least annually; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Invest in housing maintenance including listening to staff requests.</td>
</tr>
<tr>
<td>11</td>
<td>Staff Engagement</td>
<td>The Management team will give priority to positive communication with staff including:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The CEO will meet with outside staff at a toolbox meeting at least once every 6 months;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The administration staff will meet at least once per month;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The senior management team will meet at least once each month;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The organisation will conduct a team building exercise involving the entire staff at least once per year.</td>
</tr>
<tr>
<td>12</td>
<td>Training for managers and Supervisors</td>
<td>The Shire will budget each year for the participation by senior staff in continuing professional development.</td>
</tr>
<tr>
<td>13</td>
<td>Investment in Elected Member Development</td>
<td>The Shire will budget each year for the participation by Elected Members in continuing professional development.</td>
</tr>
</tbody>
</table>

**Background:**
The Workforce Development Plan brings together the range of strategies Council and the administration have applied to workforce development and is one of the informing strategies set out in the Integrated Planning Framework.
The Department of Local Government recently conducted a survey on implementation of the Integrated Planning Framework. The consolidation of Council’s plans into a single document was in response to that review.

The Integrated Planning Framework is represented in the diagram below.

The Advisory Standard for the Workforce Development Plan is as follows:

<table>
<thead>
<tr>
<th>Key Performance Indicator</th>
<th>Requirements</th>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Workforce Plan</strong></td>
<td>(i) Council has a current Workforce Plan.</td>
<td><strong>Standard is not met if all of these requirements are not satisfied.</strong></td>
</tr>
</tbody>
</table>
|                           | (ii) The Workforce Plan identifies the current workforce profile and organisational structure; | **Basic Standard:**  
|                           | (iii) The Workforce Plan identifies gaps between the current profile and the organisational requirements; |  
|                           | (iv) and the Workforce Plan identifies organisational activities to foster and develop workforce |   
|                           | (v) The Workforce Plan is budgeted for in the Corporate Business Plan and Long Term Financial Plan. | **Intermediate Standard to be advised.** |
Statutory Environment:

*Local Government Act 1995* S5.56 sets out the requirement on Local Governments to plan for the future.

*Local Government (Administration) Regulation*, Reg 19 sets out the planning requirements in the integrated planning framework.

Policy Implications:

Nil

Financial Implications:

Strategies in the plan must be funded. The review of the Organisation Structure following completion of the Strategic Community Plan may have cost implications.

Strategic Implications:

The Workforce Development Plan should align with the Strategic Community Plan.

Consultation:

The development of the EBA involved extensive consultation with staff.

Comment:

The Workforce Development Plan should both inform and be informed by the Strategic Community Plan and Corporate Business Plan. As it stands the plan reflects the tactical decisions of Council and the administration, but should be reviewed when the Community Strategic Plan and Corporate Business Plan are completed.

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council adopts the Workforce Development Plan.

3.16pm Cr Smith left the Chambers
3.25pm Cr Smith returned to the Chambers

**COUNCIL RESOLUTION**

Moved: Cr GK Reid  
Seconded: Cr RP Desmond  
That Council adopts the Workforce Development Plan.  
Carried: 6/0
Executive Summary:

The administration has been working to develop a Draft Budget for consideration by Council. The Draft budget should be available in the next 2 weeks, and it is proposed that Council discuss the draft budget so that changes may be prepared for the July Ordinary Meeting.

Applicants Submission:

Each year Council is required to adopt its annual budget by 31 August 2012. The administration prepares a budget based on Council’s priorities and strategies. To be able to work through the budget in detail it is proposed to convene a special meeting to workshop a draft budget. Following the Special Meeting the administration will make the changes required by Council and the budget may be adopted at the July Ordinary Meeting. If further changes are required the budget may be adopted at the August meeting.

REVENUE

Set out below are things we know about our revenue for the coming year.

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.
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.

<table>
<thead>
<tr>
<th></th>
<th>2010-11</th>
<th>2011-12</th>
<th>2012-13</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAGS Grant</td>
<td>$715,928</td>
<td>$741,460</td>
<td>$852,679</td>
<td>15.00%</td>
</tr>
<tr>
<td>Advance Paid</td>
<td>$178,982</td>
<td>$185,365</td>
<td>$391,172</td>
<td></td>
</tr>
<tr>
<td>Balance</td>
<td>$536,946</td>
<td>$556,095</td>
<td>$461,507</td>
<td></td>
</tr>
</tbody>
</table>

Roads to Recovery

Roads to Recovery is a Federal roads program that is now in its third four year funding period. This year’s funding allocation is marginally lower than last year’s. It is a condition of Roads to Recovery funding that Council maintain its own investment in its roads program.

<table>
<thead>
<tr>
<th></th>
<th>2010-11</th>
<th>2011-12</th>
<th>2012-13</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Untied Road Grant</td>
<td>$657,604</td>
<td>$743,648</td>
<td>$875,232</td>
<td>17.69%</td>
</tr>
<tr>
<td>Advance Paid</td>
<td>$164,401</td>
<td>$185,912</td>
<td>$437,616</td>
<td></td>
</tr>
<tr>
<td>Balance</td>
<td>$493,203</td>
<td>$557,736</td>
<td>$437,616</td>
<td></td>
</tr>
</tbody>
</table>

State Direct Road Maintenance Grant

This grant is paid to Local Governments through Main Roads WA again based on the size of the Local Government asset. The grant to be paid for 2012/13 has not been confirmed to budgeting has been based on last year’s grant.

<table>
<thead>
<tr>
<th></th>
<th>2010-11</th>
<th>2011-12</th>
<th>2012-13</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads to Recovery</td>
<td>$364,217</td>
<td>$363,163</td>
<td>$363,163</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

Regional Roads Group

Regional Road Group funding is a competitive funding program where state road funding is distributed through regionally based representative committees that help develop the rules for funding distribution. The main factors that influence funding is
whether the work is preservation or construction (preservation attracts a higher priority) the significance of the road (in a regional hierarchy agreed by the region) and the traffic load on the road.

The distribution formula ensures that each local government will receive a minimum grant. In most of the last few years Perenjori has received only the minimum grant. However last year the grant was larger. This year there will be funding for 3 projects:

- Bunjil Carnamah Road 8 km resal – a carryover of $111,543 from 2011/12
- Bunjil Carnamah Road 12 km resal - $242,587
- Coorow Latham Road recondition, culverts and seal – $243,000

RRG funding is 2 for 1 – the Local Government is required to contribute $1 for every $2 of state funding.

<table>
<thead>
<tr>
<th>Regional Road Group</th>
<th>2010-11</th>
<th>2011-12</th>
<th>2012-13</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$50,820</td>
<td>$185,903</td>
<td>$597,254</td>
</tr>
</tbody>
</table>

**Black Spot Funding**

The Shire has been allocated $108,000 to upgrade the intersection of Perenjori Rothsay and Wubin Mullewa Road.

**Royalties for Regions – Country Local Government Fund – Local**

Country Local Government Fund provides funding directly to local government for investment in infrastructure projects. It must be used for infrastructure, and cannot be used for operational purposes. This year CLGF is split 50/50 between local and regional projects. It is a condition of CLGF that Council has a Forward Capital Works Plan (FCWP). Council recently revised its FCWP.

<table>
<thead>
<tr>
<th>Royalties for Regions CLGF Local</th>
<th>2010-11</th>
<th>2011-12</th>
<th>2012-13</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$429,749</td>
<td>$377,771</td>
<td>377,771</td>
</tr>
</tbody>
</table>

**Royalties for Regions – Country Local Government Fund – Regional**

The Regional Component of CLGF is distributed by agreement within Local Government groupings for regionally significant projects. Perenjori is grouped with its structural reform partners, also the remaining members of the MWRC. Last year’s project were allocated as follows:

- Perenjori Early Childhood Centre  $400,000
- Housing (one house for each of Mingenew, Three Springs and Perenjori $733,111)

The 2012/13 regional project are:

- The North Midlands Solar Thermal Power Project - $1 million
- The balance of the funding will be applied (in order of priority) to:
  - The Depot Hill Bridge;
  - The Perenjori Early Childhood Centre; and
Exploring Wildflower County – Midlands Route.

The allocations to individual Local Governments in the pool are:

<table>
<thead>
<tr>
<th>Local Government</th>
<th>Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mingenew</td>
<td>$283,823</td>
</tr>
<tr>
<td>Morawa</td>
<td>$358,578</td>
</tr>
<tr>
<td>Perenjori</td>
<td>$377,771</td>
</tr>
<tr>
<td>Three Springs</td>
<td>$312,939</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$1,333,111</td>
</tr>
</tbody>
</table>

LotteryWest
The Shire is seeking a grant for the Perenjori Early Childhood Centre.

Rates Revenue
The budgeted rate collection for this financial year is $2,254,833. This is the first time that Council’s rate revenue will exceed $2 Million.

The break up of rates revenue is set out in the relevant schedule, but is summarised below:

<table>
<thead>
<tr>
<th>Category</th>
<th>2010-11</th>
<th>2011-12</th>
<th>2012-13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural UV Rates</td>
<td>$1,288,553</td>
<td>$1,334,540</td>
<td>$1,394,238</td>
</tr>
<tr>
<td>GRV Rates - Townsites</td>
<td>$63,611</td>
<td>$66,839</td>
<td>$67,354</td>
</tr>
<tr>
<td>Mining UV Rates</td>
<td>$422,804</td>
<td>$454,950</td>
<td>$558,515</td>
</tr>
<tr>
<td>Mining GRV Rates</td>
<td>$158,140</td>
<td>$494,730</td>
<td>$570,016</td>
</tr>
<tr>
<td>Payments in Lieu of Rates</td>
<td>$14,344</td>
<td>$12,497</td>
<td>$12,497</td>
</tr>
<tr>
<td>Adjustments (discounts/costs/ESL Int)</td>
<td>-$103,659</td>
<td>-$108,725</td>
<td>-$180,000</td>
</tr>
<tr>
<td>Total Rates</td>
<td>$1,843,793</td>
<td>$2,254,831</td>
<td>$2,422,620</td>
</tr>
</tbody>
</table>

EXPENDITURE

Capital Expenditure

The Draft Budget will include a number of significant projects. Carry in projects from 2011-12 include:

- The caravan park ablution block;
- The second Flat Packed House – tenders closed 12 June 2012;
- Redevelopment of the Shire Depot
- The Perenjori Bowling Green.

Significant new projects in 2012-13 include:

- The Perenjori Early Childhood Centre
Stage 2 of the Depot Redevelopment;
Another new house through the Regional Component of CLGF
The largest Road Program ever attempted.

Under the Main Roads agreement there will be a minimum $2 million spent on Wubin Mullewa Road, and the Shire will be the prime contractor for that project. By the time of the Special Meeting we may know more about the final allocation.

**Operational Expenditure**

Council will again have the opportunity to review operational expenditure line by line.

**Statutory Environment:**
The *Local Government Act 1995* 6.2 sets out the requirement for, and the content of, the Shire’s annual budget.

*Local Government (Financial Management) Regulations 1996, Part 3* sets out further requirements in relation to the form of the annual budget.

**Policy Implications:**
Nil

**Financial Implications:**
The Annual Budget is the primary financial management tool for Council.

**Strategic Implications:**
Councils strategic projects, as identified in the FCWP, will be included in the budget.

**Consultation:**
The budget document gives effect to Council’s decisions and matter of community concern. The iconic project in this year’s budget is the Early Childhood Development Centre which is driven by community demand for particularly child care services.

**Comment:**
Kevin O’Connor commences employment on 2 July and Stan Scott’s last day is on 6 July 2012. This week would be a good opportunity to ensure that there is some continuity in the budget process.

The launch of the MWRC Strategic Plan is scheduled for 5.30 pm on 3 July in Three Springs. Perhaps the afternoon of 3 July may be appropriate so that those Elected members that wish to do so can move on to the later function.

Council is required to adopt its annual budget by 31st August.

**Voting Requirements:**
Simple Majority
Officers Recommendation:
That Council convene a Special Meeting at (time) on (date) to workshop the draft budget.
Executive Summary:
Applications for the advertised CEO Position closed on 29 May 2012.

Applicants Submission:
Applications for the advertised CEO Position closed on 29 May 2012.

It is proposed that Council meet behind closed doors to discuss applications received and next steps in the recruitment process.

Background:
The CEO has accepted an offer from the Shire of Toodyay and has commenced the formal 3 month notice period. The CEO will cease employment on 20 July 2012, but the final two weeks will be annual leave. The last day of work will be 6 July 2012.

At its May Ordinary Meeting Council resolved as follows:

1. That Council confirm the following approach to recruitment of a new CEO:
   - Ms Lydia Hyfield from WALGA Workplace Solutions will be the point of contact for all applications and enquiries;
   - The position be advertised in the West Australian Newspaper on Councils’ account and placed on the workplace solutions website, Councils Website and Government Jobs website;
   - All applications will be supplied to Council for consideration in the shortlisting process;
   - The entire Council will interview candidates on the shortlist;

2. It is further resolved that WALGA Workplace Solutions:
   - Conduct an exit interview with Mr Stan Scott;
   - Convene a half day workshop with the new CEO to develop performance indicators; and
   - That an additional $2,000 above the quoted recruitment proposal be allocated for these tasks.
3. That Council appoint Kevin O’Connor as the temporary CEO to act in the position from 2 July 2012 until a new CEO is appointed.

Statutory Environment:

There are three sections of the *Local Government Act 1995* (the Act) that have direct application to the appointment of a CEO. *Section 5.36 of the Act* requires a local government to employ a “suitably qualified” person to fill the position of CEO. *Section 5.39* contains provisions for the contracts of CEOs. *Section 5.40* requires that all employees are to be selected in accordance with the principles of merit and equity.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

The appointment of a CEO is one of the most important strategic decisions Council will make.

Consultation:

WALGA Workplace solutions attended Monday’s meeting to walk Council through the process of recruiting a new CEO.

Comment:

Nil

Voting Requirements:

Simple Majority

Officers Recommendation:

That Council meet behind closed doors to discuss applications received.

COUNCIL RESOLUTION

Moved: Cr GK Reid Seconded: Cr JR Cunningham

1. That the Shire President be authorised to seek permission from LGA to go outside the current salary band,

2. That a new recruitment agency to be adopted and,

3. That the availability of the temporary CEO be confirmed  

Carried: 6/0
12066 OTHER BUSINESS

12066.1 INFORMATION BULLETIN – TABLED IN THE COUNCIL CHAMBERS

- Thank you card from Heather Young and Dael Sparkman
- WALGA Local Government News Issue No 21.12, 22.12, 23.12
- Info Page – Active Living for All: A Framework for Physical Activity in WA 2012-2016
- Info Page – Cat Act 2011 – Implementation
- MWAC Information Bulletin – May 2012
- Correspondence from Cabinet Secretary – Carbon price opportunities and obligations for landfill managers
- Correspondence from Department of Environment and Conservation – Report on Public Consultation
- Property Australia May 2012
- Property Australia June 2012
- CRC Network News May 2012
- Aged Care Insite June-July 2012
- Budget 2012-13 Regional Australia Local Government Arts and Sport
- 2008-09 Local Government National Report

12066.2 MOTIONS OF WHICH DUE NOTICE HAVE BEEN GIVEN

12066.3 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
12066.4 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

3.37 Cr Hirsch left the Chambers

MOTION
Moved: Cr RP Desmond  Seconded: Cr GK Reid
That items 12066.4.1 and 12066.4.2 be accepted as items of an Urgent matter
Carried: 5/0

3.39 Cr Hirsch returned to the chambers

12066.4.1 OPTIONS FOR OLDER HOUSES

APPLICANT:  SHIRE OF PERENJORI
FILE:  0
DISCLOSURE OF INTEREST:  0
AUTHOR:  STAN SCOTT – CEO
RESPONSIBLE OFFICER  STAN SCOTT – CEO
REPORT DATE:  20 JUNE 2012
ATTACHMENTS

Executive Summary:
The Shire has two houses that will require either extensive work to bring them to a reasonable standard, or could be sold.

Applicants Submission:
Council owns two vacant houses that require extensive work to bring them to a reasonable standard:

Lot 340 (Number 58) Russell Street Perenjori
The block was used as staff housing until it was vacated by Mr Phil Cleaver some months ago. It is a 3 bedroom house and sits on a 1,435 square metre block. The block size was increased when the adjacent Emergency Management block was created next door.

The house requires extensive work to bring it to a standard that would make it fit for long term use as a staff residence. A recent quote from Aldan Constructions revealed the following likely costs:
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restumping</td>
<td>The entire house needs restumping, a task made more difficult by the low floor level</td>
<td>$37,500</td>
</tr>
<tr>
<td>Bathroom</td>
<td>Re-sheeting, complete refit</td>
<td>$18,450</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Complete Refit</td>
<td>$22,000</td>
</tr>
<tr>
<td>Roof</td>
<td>Remove tiles, reinstate frame, reroof with zincamulume</td>
<td>$25,000</td>
</tr>
<tr>
<td>House interior</td>
<td>Patch and re-flush following restumping</td>
<td>$5,500</td>
</tr>
<tr>
<td>Painting</td>
<td>Interior and exterior</td>
<td>$16,500</td>
</tr>
<tr>
<td>Verandas</td>
<td>Replace underfloor frame, decking pasts and rails</td>
<td>$16,000</td>
</tr>
<tr>
<td>Doors and Screens</td>
<td>Replace</td>
<td>$2,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$143,450</strong></td>
</tr>
</tbody>
</table>

Despite the substantial costs involved the block is in a reasonably attractive location opposite the golf course, is a good size and has access from two roads.

There have been numerous requests over several years about whether the house is likely to be sold. This includes an approach from one of the current Shire administrative staff.
Lot 360 (Formerly Lot 60) number 9 Downer Street, Perenjori

This three bedroom older style transportable dwelling has been vacant for some time, and was most recently occupied by squatters that we needed to move on. Council formed a view around 4 years ago to sell the dwelling. Unfortunately it could not be sold as it was on 4,800 square metre block that needed to be subdivided before the house could be sold.

With the shortage of housing in Perenjori, Council made an allocation of $42,500 towards refurbishment of the property. This work has not been undertaken.

The subdivision is now complete and new titles were issued on 30 March 2012 which means that Council does have the option to sell if it chooses.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bathroom</td>
<td>Re-sheeting, complete refit</td>
<td>$18,000</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Complete Refit</td>
<td>$22,000</td>
</tr>
<tr>
<td>Painting</td>
<td>Interior and exterior</td>
<td>$10,000</td>
</tr>
<tr>
<td>Floorcoverings</td>
<td>Floorcoverings throughout</td>
<td>$4,000</td>
</tr>
<tr>
<td>Windows</td>
<td>Vertical Blinds throughout</td>
<td>$2,000</td>
</tr>
<tr>
<td>Doors and Screens</td>
<td>Replace</td>
<td>$2,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$58,000</strong></td>
</tr>
</tbody>
</table>

If this work was completed it would result in a modest 3 bedroom house, suitable for rental accommodation for a single staff member or couple, but would still not be considered premium accommodation.
Background:
Administration staff are preparing the 2012/13 budget and need guidance on the future of these properties.

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 budget estimates do not include landscaping, and do not take account of contingencies such as rewiring, hot water systems, septic tanks and leach drains and any other issues that may emerge in the course of refurbishment.

If we opt to refurbish both houses the likely overall cost would be just over around $210,000.
If we opt to sell both houses we could reasonably expect to receive at least $50,000 each.

**Strategic Implications:**

Housing has been identified as a key strategic priority.

**Consultation:**

A local builder has been consulted in relation to 58 Russell Street.

**Comment:**

Council has in recent years attempted to maintain the standard of staff housing by investing in new houses and disposing of housing that does not meet the required standard. If we used that kind of approach we would dispose of both properties.

Housing activity over the next year is likely to include:

- The two new houses in Hirshauer Street will be completed (only landscaping and finishing touches remain to be completed);
- A new Brick and Iron 4 bedroom 2 bathroom housed will be completed as part of a CLGF Regional;
- The second UWA house will be completed for lease to Karara;
- Two additional houses for lease to Karara to be completed by private investors;
- It appears likely a chalet development at the old drive in site may proceed.

While refurbishment of old houses is cheaper than building new houses, the refurbished houses will still be older houses and will continue to be higher maintenance than newer houses. The quality of housing stock is a significant factor in attracting new staff.

Further there is significant private demand for housing stock and selling Council’s older properties will encourage continued private investment. People buying houses will generally be committing to the town.

**Voting Requirements:**

Absolute Majority

**Officers Recommendation:**

1. That Council sell Lot 340 (Number 58) Russell Street Perenjori by public tender; and
2. That Council sell Lot 360 (Number 9) Downer Street Perenjori by public tender; and
3. That Council budget for receipts of $100,000 from the sale of property to be placed in the Staff Housing Reserve
3.46pm Cr Smith left the Chambers

COUNCIL RESOLUTION

Moved: Cr GK Reid
Seconded: Cr RP Desmond

1. That Council sell Lot 340 (Number 58) Russell Street Perenjori by public tender; and

2. That Council budget to refurbish Lot 360 (Number 9) Downer Street

Carried: 5/0
Executive Summary:
Tender closed for the construction of the second flat packed house on 14 June 2012. Patrick Beale from the UWA School of Architecture has been assessing tender proposals and will provide a report for today's meeting.

Applicants Submission:
At close of tenders 5 submissions had been submitted as follows:

- Component Homes: tender as per drawings and specifications supplied; $662,039 ex GST [$728,242 inc. GST.] Conforming Tender.
- Component Homes: Non Conforming tender based on 90mm sip panels; $544,824 ex GST [$599,396 inc. GST] Non-Conforming Tender.
- Fremantle Engineering/Ernie Zentner: tender as per drawings and specifications; $395,345 ex GST [$434,880 inc. GST] Conforming Tender.

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 second flat packed house is the evolution of the Perenjori Eco-house. The design and specification takes account of the lessons learned from the first house. Karara has agreed to lease this house for 5 years with two 5 year options.

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 notional budget for this project is $390,000 which was agreed some 2 years ago. This may have to be reviewed in light of the tenders. The cheapest conforming tender is $395,000, plus architects fees of $20,000 for a total of $415,000.

The cheapest non-conforming tender would achieve the budget, but approval would depend on the degree of non-conformity.

The project will be funded through $170,000 from the Regional Development Scheme and the balance from a new debenture. The MWDC is keen for the first milestone, the signing of the building contract, to be completed by 30 June 2012.

The final payment for the Eco-House included an agreement from the builder that if an outstanding insurance claim for transit damage to components was successful that the proceeds of the claim would be paid to the Shire of Perenjori. This payment of $20,000 has now been received.

Strategic Implications:
Flat packed housing has become a physical manifestation of Perenjori innovation.

Consultation:
Most feedback on the first house has been positive, though it was very expensive, hence the fixed price contract for the second house.

Comment:
Mr Beale’s report will be available for consideration at the meeting.

Voting Requirements:
Absolute Majority

Officers Recommendation:
That Council authorise the CEO to execute a contract for the construction of a 4 bedroom two bathroom dwelling with ____________________________ for the price of $ ____________________________

That Council allocate $ ______________ in its 2012/13 budget for the completion of this dwelling which will include allowance for the building, a fee of $20,000 to UWA and a contingency of $5,000.
Shire of Perenjori
Ordinary Meeting
MINUTES
22nd June 2012

3.51pm Cr Smith returned to the Chambers
4.09pm Cr Hirsch left the Chambers
4.11pm Cr Hirsch returned to the Chambers

COUNCIL RESOLUTION
Moved: Cr JH Hirsch
Seconded: Cr GK Reid
That Council authorise the CEO to execute a contract for the construction of a 4 bedroom two bathroom dwelling with Fremantle Engineering for the price of $395,345 ex GST with time penalties for non-completion within agreed contract period.

That Council allocate $420,000 in its 2012/13 budget for the completion of this dwelling which will include allowance

Carried: 6/0

4.27pm Council went behind closed doors to discuss item 12065.10 Recruitment of New CEO.
12066.5 MATTERS BEHIND CLOSED DOORS

12066.6 DATE OF NEXT MEETING / MEETINGS

The next Ordinary Council Meeting will be held on the 19\textsuperscript{th} July 2012.

12066.7 CLOSURE

With no further business the Ordinary Council Meeting was closed by Cr Chris King at 4.27pm.

I certify that this copy of the Minutes is a true and correct record of the meeting held 22\textsuperscript{nd} June 2012

Signed: ______________
Presiding Elected Member
Date: ________________