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Minutes for the Ordinary Meeting of the Merredin Shire Council held in the Council Chambers, Cnr King/Barrack Streets, Merredin on Tuesday 15 January 2008 at 1.00pm.

ATTENDANCE: Cr KA Hooper – Shire President
Cr RM Crees – Deputy Shire President
Crs S Elliott; P Forbes; M Hayden; A Hooper; M Morris; J Simmonds; JP Townrow; M Young; W Wallace.

Messrs FB Ludovico, Chief Executive Officer; J Mitchell, Manager of Development Services; E Hooper, Manager of Finance and Administration; D Morris, Manager of Community Services and V Green, Personal Assistant.

Senior Sargent Les Evans

1.0 OFFICIAL OPENING

The Presiding Member declared the meeting open at 1.03pm. Debbie Morris, Manager of Community Services and Senior Sargent Les Evans was in attendance.

2.0 PUBLIC QUESTION TIME

Nil

3.0 APOLOGIES AND LEAVE OF ABSENCE

Cr Simmonds has been granted Leave of Absence for the 15 January 2008 Council Meeting.

29305

Moved Cr Elliott

Sec Cr Hayden

That Cr Morris be granted Leave of Absence for Council duties from 26 January 2008 to 18 February 2008.

CARRIED 10/0

4.0 DISCLOSURE OF INTEREST

Cr Elliott declared an Impartiality Interest in Item 10.2.

Cr K Hooper declared an Impartiality Interest in Item 10.7.

Cr Young declared a Proximity Interest in **CMRef29323** in Item 11.7.

5.0 PETITIONS & PRESENTATIONS

Senior Sargent Les Evans addressed Council in relation to the statistics and results of the Merredin Crime Analysis October 2006 to October 2007 Report and the Crime Prevention Plan.

The report identified the main issues affecting the Shire of Merredin which are:

1. Theft
2. Burglaries
3. Drug & Alcohol abuse

It was suggested that Council identify what its role is in relation to crime prevention and that strategies and programs are developed, in consultation with Police and other stakeholders/Government agencies, with the objective of reducing crime within Merredin.

Senior Sargent Les Evans suggested that committees be established to assist with the analysis of the reports, applications for Government funding and the implementation of any strategies and programs.

It was advised that Council would be considering a Community Safety and Crime Prevention Plan at this meeting.

Senior Sargent Les Evans left the meeting at 1.35pm.

6.0 CONFIRMATION OF MINUTES6.1 PREVIOUS COUNCIL MEETING

Confirmation of minutes of Council meeting held on 18 December 2007

29306 Moved Cr Townrow Sec Cr Morris
That the minutes of the meeting of the Council meeting held on 18 December 2007 be confirmed as a true and correct record of proceedings.

CARRIED 10/0

7.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

Nil

8.0 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

Report on Merredin Medical Centre.

9.0 RECEIVAL OF MINUTES OF COMMITTEE MEETINGS HELD SINCE THE PREVIOUS MEETING OF COUNCIL

9.1 Merredin Peak Advisory Committee meeting held on 7 December 2007.
Refer **Attachment 9.1A & 9.1B.**

29307 Moved Cr Townrow Sec Cr Forbes
That the Merredin Shire Council receive the minutes of the Merredin Peak Advisory Committee held on 7 December 2007.

CARRIED 10/0

10.0 COMMUNITY SERVICES

10.1 MANAGER OF COMMUNITY SERVICES REPORT

Reporting Department: Community Services
Reporting Officer: Debbie Morris – Manager, Community Services
Legislation: Local Government Act 1995
File Number:

Background

The following report is provided for Council's information.

Tourism Services

Meetings with the Visitor Centre Manager will be occurring in January 2008 regarding staffing and budgets (both review of 2007/2008 and proposed allocations for 2008/2009).

An updated report was sent to the Wheatbelt Development Commission, outlining that the second milestone had now been completed in accordance with the funding agreement for the Central Wheatbelt Visitor Centre Expansion Project. Wheatbelt Development Commission have acknowledged the report and confirmed the completion of Milestone 2. (January 2007)

Library Services

The position description for the Regional Manager Library Services has been reviewed with input from the State Library of WA. The position will be advertised in the Wheatbelt Mercury on Wednesday 16 January 2008 and in the West Australian on Wednesday 16 January 2008 and Saturday 19 January 2008.

Part time Library Officers, Pam Last and Sonya Smith hours of employment have been extended to ensure the library remains open to the public the same hours as normal.

Sonya Smith's three month probationary review will be conducted on 23 January 2008. Sonya is registered for the Country Library Officer Training course in February 2008.

Some responses to the library survey have been received, which was distributed in the December 2007 Shire newsletter.

MINUTES

Recreation Services

The Merredin Regional Community & Leisure Centre (MRC&LC) administration and Telecentre was closed over the Christmas period. The Grandstand Bar operated normal trading hours.

Manager of Community Services attended the MRC&LC staff meeting on 20 December 2007. Matters discussed were staff rosters, time in lieu and leave over the Christmas period, recycling, general day to day issues and outcomes from the December Council meeting.

Regular meetings and communication occur between the Recreation Centre Manager and Manager of Community Services regarding staff and centre management, budgets and employment conditions.

It has been pleasing to have some positive feedback from businesses and community groups who have held or attended events and activities at the Centre over the past weeks.

The Manager of Community Services and the Recreation Centre Manager met with Mr Rodney Thornton, Be-Active Coordinator on 19 December 2007 to discuss how the position could best service the Merredin community - the direction, management, communication and priorities and how the position could compliment the Physical Activity Coordinator position.

It is with regret that we received Tricia Martin's resignation. Tricia has been employed with the Shire of Merredin in the role of Recreation Centre Manager for only 18 months. In that time Tricia has been responsible for major accomplishments at the MRC&LC. Her involvement with the construction and fit out, development of staffing structures, employment of staff, development of programs, procedures, policies, Business Plan, Physical Activity Plan, completion of numerous funding applications, development of Memorandum of Understandings with numerous sports, opening and managing the centre and dealing with numerous teething problems have all been carried out efficiently and with professionalism.

The Recreation Centre Manager position description will be reviewed and the position advertised in the near future.

Natural Resource Management

The Natural Resource Management Officer's three month probationary review is taking place on 11 January 2008.

A review of current funding applications in the area of Natural Resource Management has been completed –

- Lotterywest Interpretation of Cultural Heritage Grant
Merredin Peak Interpretation Plan \$15,000.00
Acquittal completed December 2007

- Greening Australia Our Patch Funding
Tamma Parkland \$25,000.00
Extension sought for December 2008
- Greening Australia Our Patch Funding
Revegetation Merredin Peak and Aboriginal Lands Trust Reserve
\$4,288.00
Due to acquittal 30 June 2008
- Lotterywest/Department of Sport and Recreation – Trails Grants
Program
Merredin Peak Recreational Trail \$9,531.00
Currently being discussed at the Merredin Peak Advisory Committee
meetings

Community And Economic Development

Mr Jeff Walker concluded casual employment in December 2007.

Mr Walker completed the following tasks:

- Community Christmas Tree 13 December 2007 in conjunction with
Gala Night;
- Website training for Shire staff;
- Funding application to Lotterywest for part funding of a Youth Shelter;
- Shire Newsletter (December 2007);
- Preliminary arrangements for CDO Network meeting in Merredin
(December 2007).

Mrs Erica Carlson has been engaged to organise the Australia Day Breakfast
in Apex Park in conjunction with the Merredin Lions Club.

The Shire has assisted with this event over a number of years, but the
ownership and organising of the event has generally been undertaken by the
Merredin Lions Club.

However, due to negative publicity and feedback in regard to charging
attendees for the breakfast, the Lions Club approached the Shire with a
proposal they believe will benefit both parties and the community. The Lions
Club have asked that the Shire take on the organisation of the event, to which
they have donated \$500.00 to cover the costs. The Lions Club are still
prepared to do the cooking on the day. The breakfast would be free and it
would show the Shire and the Lions Club working together for the
community.

MINUTES

Some of the other Community and Economic Development Project Officer's administrative duties and projects have been undertaken by the Manager of Community Services. There are however, a number of community events and projects proposed for early 2008, which cannot be taken on by this position.

These events include Welcome to Merredin/Thank a Volunteer (27 February 2008), YMCA Bus (February 2008), Notre Dame Medical Students visit (17–20 March 2008), Banners in the Terrace (March 2008), Shire Newsletter (March 2008), Merredin Community Awards/Eric Hind Music Scholarship (April 2008) RFDS event (11–13 April 2008) and Heritage Week (5– 12 April 2008).

Various community members have been approached regarding casual employment for particular events with no success. The Casual Project Officer position will be advertised in the community display board and at Centrelink. RadioWest will also be contacted regarding advertising the casual position.

The Community and Economic Development Project Officer position will be readvertised in the Wheatbelt Mercury and the West Australian on the Wednesday 16 January 2008 and Saturday 19 January 2008.

Cummins Theatre

The Manager of Community Services and the Theatre Manager are reviewing the MOU for both the Merredin Repertory Club and Merredin Music Club with the intention of meeting with both groups in January for the renewal of the agreements.

These meetings will enable input from both organisations to the formation of a Cummins Theatre Advisory Group, along similar lines to the Tourism Advisory Group (TAG) which currently operates with the Central Wheatbelt Visitor Centre unlike the MR&CL Advisory Committee which is a Committee of Council.

It was highlighted in November and December 2007, with the number of events and activities in the Theatre, the need for a Theatre Technician, who could assist the Theatre Manager with the efficient day to day running of the Theatre's technical services. A comprehensive report and relevant position description will be developed and presented to Council for budget consideration.

A cheque for \$1,359.94 was presented to the Shire by the Merredin Repertory Club in January 2008 for the 12.5% commission from the Ma Baker's Tonic production, in line with the MOU.

MINUTES

The Shire of Merredin lodged an application to Lotterywest Regional Audience Development 2005/2006 Grant for the \$15,000.00 for the Cummins Theatre. Lotterywest advised that the application was successful, however a grant in 2004 to the Cummins Theatre Board Inc for \$10,000.00 (Regional Performing Arts Grants – Regional Audience Development) had not been acquitted and therefore further funding would not be forthcoming.

Shire staff met with Mr Peter Carden, the Cummins Theatre accountant at the time, to extract as much documentation available to assist with the grant acquittal. A report was submitted to Lotterywest in September 2007. Lotterywest responded in December 2007 stating *“The information sent for the grant 20041125 was sufficient given the circumstances. However the status of this grant will always remain as Failed Acquittal as it was virtually 2 years late and the report was not comprehensive. However given the Cummins Theatre is now managed by the Shire and the 2005/2006 grant was submitted by the Shire, and recommended for support, I have now actioned for our Finance Department to make the payment of \$15,000.00 for this grant.”* (Sue Rolinson)

The Theatre Manager is aware of the funding and the relevant conditions and is in the process of allocating the funds accordingly.

Manager Of Community ServicesStaff

The Community Services Team monthly meeting dates have been scheduled for 2008. The meetings provide an opportunity to share information, team build, discuss strategic direction, finance/budgets and staff, as well as any issues.

Carrington Way Subdivision

Business Plan advertised, closing on 14 December 2007. No submissions received. A Consultancy Brief Request for Proposal for the Provision of Project Management and Engineering Consultancy Service has been completed and will be advertised in the West Australian on Wednesday 9 January 2008 and Saturday 12 January 2008.

Strategic Plan – Action Plan

Community Services Team providing regular updates to the Action Plan, which is submitted to the BCDC monthly.

Grants

A review of all Shire grants has been conducted and recorded, including successful and pending. This will ensure relevant progress reports and acquittals are completed within the timeframes.

(1) Community Water Grant

An acquittal for the \$50,000.00 Community Water Grant has been audited. The report will be forwarded to the Community Water Grants Programme to finalise the grant.

(2) Community Facilities Grant

An extension has been granted for the \$25,000.00 for the construction of the public toilets – 30 June 2008.

(3) Regional Partnerships

An extension has been granted for the \$660,000.00 for the Merredin Regional Community & Leisure Centre – 31 January 2008.

Other grants have been addressed in their relevant area – Tourism, Natural Resource Management and Cummins Theatre.

Indigenous Stories Project

The Shire of Merredin has donated oral history recordings with transcripts to the Library Board of Western Australia, which were completed as part of Merredin's Indigenous Stories Project in 2007. A Deed of Gift has been completed acknowledging this action.

Meetings/Seminars attended

- Be-Active Coordinator, Recreation Centre Manager - 19 December 2007
- MRC&LC Staff – 20 December 2008
- Senior Staff – 3 January 2008
- CEO, NRMO – Rural Towns-Liquid Assets – 4 January 2008

Reports from individual Community Services areas:

Central Wheatbelt Visitor Centre

Report is **Attachment 10.1A**

Merredin Regional Community & Leisure Centre

Report is **Attachment 10.1B**

Natural Resource Management

Report is **Attachment 10.1C**

Cummins Theatre

Report is **Attachment 10.1D**

Community and Economic Development

Position Vacant

Library Services

Position Vacant

Statutory Implications

Compliance with relevant Acts and Local Laws.

Officer's Recommendation

That Merredin Shire Council receive the Manager of Community Services report for January 2008.

Cr Young left the meeting at 1.52pm.

Cr Young entered the meeting at 1.54pm.

Council discussed options to recruit staff including positive promotion of Council, becoming an Employer of Choice and encouraging Traineeships.

29308

Moved Cr Crees

Sec Cr Wallace

That Merredin Shire Council receive the Manager of Community Services report for January 2008.

CARRIED 10/0

Cr Elliott declared an Impartiality Interest in Item 10.2.

10.2 **PURCHASE OF NEW SOUND EQUIPMENT FOR CUMMINS THEATRE**

Reporting Department: Community Services
Reporting Officer: Debbie Morris – Manager, Community Services
Legislation: Local Government Act 1995
File Number:

Background

The sound equipment at Cummins Theatre is currently limiting the scope of productions possible while utilising in house facilities. The current equipment is only suitable for very basic front of house and speech purposes. Not only is this unacceptable by the standards of the local community who hire the venue, it is deterring external groups and companies from considering Cummins Theatre to stage touring productions.

Previously the Theatre has relied on the services of Phil Skipsey of the Shire of Bruce Rock to facilitate more advanced audio capabilities. This is at a considerable additional cost to the hirer, and many potential clients have complained that this is unreasonable. Professional touring companies are forced to hire sound engineers and equipment from Perth.

As the Theatre is now enjoying increased usage, it is important that adequate equipment and facilities are available in-house to service the needs of hirers. This can be achieved through the purchase of two speakers, two sub-woofers, and accompanying stands and leads to supplement the equipment already available at the theatre.

The equipment required is as follows:

Behringer B215A Powered Speaker x 2 @ \$499.00	\$ 998.00
Proel EX18SP 18" Active Subwoofer x 2 @ \$789.00	\$1,578.00
Assorted leads and cables	\$ 200.00
<u>TOTAL</u>	<u>\$2,776.00</u>

Statutory Implications

Local Government Act 1995.

Section 6.8 Expenditure from municipal fund not included in annual budget.

Absolute majority required.

Financial Implications

In the 2007/2008 budget, Cummins Theatre has been allocated \$30,000.00 for Performance Expenses. This was based on expending \$2,500.00 a month on performances. To date all performances at the theatre have been private hirers and have not incurred funding from the relevant theatre budget allocation.

It is envisaged that there will be sufficient funds available in the current Shire of Merredin 2007/2008 budget allocation – Cummins Theatre Performance Expenses E116014 to allocate \$3,000.00 for the purchase of sound equipment.

Comment:

The purchase of supplementary sound equipment will facilitate ease of use of the theatre by establishing consistent standards, and providing the opportunity to train people locally in the use of the equipment, thus extending the local skills base.

It will also increase the theatre's capacity to generate income, while building upon and extending the services available through our Shire.

Officer's Recommendation

That the Merredin Shire Council endorse purchasing sound equipment for the Cummins Theatre up to a value of \$3,000.00 with funds from the 2007/2008 Cummins Theatre Performance Expense budget allocation E116014.

ABSOLUTE MAJORITY REQUIRED

29309

Moved Cr Morris

Sec Cr Hayden

That the Merredin Shire Council endorse purchasing sound equipment for the Cummins Theatre up to a value of \$3,000.00 with funds from the 2007/2008 Cummins Theatre Performance Expense budget allocation E116014.

**CARRIED 7/3
ABSOLUTE MAJORITY**

10.3 PHYSICAL ACTIVITY PROGRAMS COORDINATOR – EXTENSION OF ROLE

Reporting Department: Community Services
Reporting Officer: Patricia Martin – Manager, Recreation Centre
Legislation: Local Government Act 1995
File Number:

Background

In mid 2006 the Shire of Merredin was informed that the submission of a funding application for the employment of a Physical Activity Programs Coordinator, through the Premiers Physical Activity Taskforce, was successful.

The funding was for 50% of employment costs for the Physical Activity Programs Coordinator for a 12 month period to implement programs and physical activity strategies, within Merredin, through the guidance of the adopted Merredin Physical Activity Plan. The Shire of Merredin contributed the remaining employee costs.

On 2 May 2007, the Shire of Merredin employed Miss Jamie-Lee White as the Physical Activity Programs Coordinator on a twelve month contract. Therefore Miss Whites' current contract ceases on 1 May 2008. In the 2007/2008 Budget an allocation was made to retain the position to the end of the financial year, this includes the annual leave component.

Due to the prolonged timeline of the current funding for this position, the grant acquittal was required prior to the completion on the Physical Activity Programs Coordinator's contract. The acquittal report was submitted to the Premiers Physical Activity Taskforce on 21 December 2007.

An application to extend the funding period of the Physical Activity Programs Coordinator for a further 12 months was submitted to the Premiers Physical Activity Taskforce in September 2007 for consideration. The application was for 50% of the employment costs of this position. The Shire of Merredin has been notified that this funding has been unsuccessful, but it has been strongly recommended to re-apply in the next funding round due in March 2008.

Statutory Implications

Local Government Officers (WA) Award, 1999

Financial Implications*Scenario 1*

Successful funding of 50% of employee costs (salary, superannuation & uniform allowance) over a 12 month period (1 July 2008 – 30 June 2009) through the Premiers Physical Activity Taskforce.

Premiers Physical Activity Taskforce	\$21,782.00
Shire of Merredin	\$21,782.00
TOTAL	\$43,564.00

Scenario 2

Three year extension of Physical Activity Programs Coordinator contract (1 July 2008 – 30 June 2011). Approximate employee costs including salary, superannuation & uniform allowance.

Shire of Merredin - Year 1	\$43,600.00
Shire of Merredin - Year 2	\$44,600.00
Shire of Merredin - Year 3	\$45,600.00

Comment

As indicated in the Shire of Merredin's Strategic Plan (2007-2012), it is considered a core function of the Shire to provide involvement in physical activity coordination and recreation management for the local and surrounding communities.

In determining its strategic direction, the Shire of Merredin has developed objectives to increase its involvement in provision, management and coordination of services to the community, including recreation and physical activity within the region. Excerpts from the Shire of Merredin Strategic Plan are detailed below:

Community:

Objective 5: *Encourage and support community participation.*

Strategy: *Increase and strengthen the volunteer base within the community*

Action 1: *Develop and implement a process to recognise volunteers.*

Action 2: *Coordinate the dissemination of information to community groups, inclusive of training and development opportunities.*

Action 3: *Support and encourage volunteers through a skills register, training and succession planning.*

Objective 6: *Promote and foster a healthy and active community (community wellbeing).*

Strategy: *Support the provision of a range of healthy leisure, recreation, entertainment, cultural and lifestyle opportunities.*

Action: *Provide recreation and leisure facilities and programs to cater for all sectors of the community*

MINUTES

At its June 2007 Ordinary Council meeting the Shire of Merredin adopted the MRC&LC Business Plan. The vision for the MRC&LC is; *“to create a healthy and active community by building strong relationships with key stakeholders and providing quality community, recreation and leisure services for the region.”*

To provide an effective and efficient management approach that is environmentally and economically sound by:

- 1. Working in harmony with the Centre’s key stakeholders*
- 2. Providing a high level of customer service and satisfaction*
- 3. Attracting and developing new and existing markets*
- 4. Investigating and implementing social and industry trends*
- 5. Maintaining a safe and inclusive environment*
- 6. Encouraging and recognising volunteer involvement*

The Shire of Merredin is progressing in its role as key providers of physical activity initiatives. With the MRC&LC commencing operations on 4 August 2007, staff and volunteers aim to effectively implement a variety of physical activity pursuits for a wide target market including, but not limited to;

1. Early Years
2. Junior
3. Adolescent/teen
4. Adults
5. Seniors
6. People with a disability
7. People with linguistic and culturally diverse backgrounds
8. People from a low socio-economic background
9. People striving for elite level in chosen sport

At its February 2007 Ordinary Council meeting, the Shire of Merredin adopted the Merredin Physical Activity Plan (**CMRef28810**) that directed the employment of the Physical Activity Programs Coordinator.

This position, whilst currently effective in implementing sustainable and successful physical activity opportunities for a variety of targeted markets within the community, extends itself to continued implementation of identified and future opportunities in the Shire of Merredin.

MINUTES

Below is a table outlining the Physical Activity Programs Coordinator's position outcomes and strategies:

Outcome (What do you want your project to achieve?)	Strategies (What will you do to achieve your outcome?)	Indicator/ Measure (How will you know if what you have done was successful?)	Data source (Where will you get the information from?)
Increase the number of people in the community participating in the recommended 30 minutes of exercise per day	Actively promote 30 minutes of exercise through social activity programming Distribute and display promotional material around the community Coordination of a core range of physical activity programs held at the Merredin Regional Community and Leisure Centre	Increased participation recorded at the Merredin Regional Community and Leisure Centre and community based programs	Program evaluation records Community survey
Increase physical activity opportunities to people at risk, as identified in the Merredin Physical Activity Plan	Investigate and implement current industry trends in physical activity program coordination Create a safe and friendly environment for participants Work collaboratively with other community service providers to develop a range of innovative and creative participation opportunities	Increased participation and enjoyment by the targeted group Feedback by community service providers including police, schools, community health, disability services	Program evaluation records Community survey Community service providers feedback reports
Increase volunteer participation and sustainability in delivering physical activity programs	Incorporate a volunteer approach to implementing new programs and initiatives Develop a physical activity volunteer retention and attraction scheme, incorporating training, access to current resource material and recognition mechanisms	Increased number of volunteers recruited and retained Provision of a professional service by volunteers Volunteers have greater access to resources and support	Volunteer records list Volunteer survey Merredin Sports Council feedback report
Provide a range of physical activity programs by skilled presenters/instructors/trainers	Conduct a community skills and interests survey, involving the Merredin Sports Council Development of a functional Community Skills Register to be utilised as a resource Distribute the document to appropriate community organisations and service providers	Community input regarding gathering relevant information for the project Service provider and community organisation feedback Increased programs delivered Increased number of skilled presenters/instructors/trainers	Community feedback reports Merredin Sports Council feedback report

Attached is a document outlining the current and completed physical activity programs that the Physical Activity Programs Coordinator has initiated during the first six months of employment. (*Attachment 10.3A – Current & Completed Physical Activity Programs Evaluation*)

Through community consultation and collective MRC&LC staff workshops, a list of potential community physical activity pursuits was derived. Attached is the list of potential activities. (*Attachment 10.3B – Potential Physical Activity Programs*). This information has formed the basis of the 12 month physical activity program list – July 2008 to June 2009. (*Attachment 10.3C – 12 Month Physical Activity Programs List - July 2008 to June 2009*).

Without the continuation of the Physical Activity Programs Coordinator position, a majority of physical activity programs and initiatives indicated in the attached documentation will not be implemented.

It is anticipated that the role of the Physical Activity Programs Coordinator will also be extended to include the implementation of a community sporting volunteer recognition scheme, in consultation with the Merredin Sports Council.

The Shire of Merredin has acknowledged its regional role by agreeing to continue supporting the Be Active Scheme. The role of the Be Active Coordinator in Merredin involves Club and Association development, promotion of physical activity opportunities through the schools and the community, funding enquiries and training.

This compliments the Physical Activity Programs Coordinator's role of developing and implementing a wide range of sustainable physical activity programs and initiatives within Merredin to suit a variety of target markets.

Officer's Recommendation

That the Merredin Shire Council:

1. *Recommends an application for funding be re-developed and submitted to the Premiers Physical Activity Taskforce for 50% of the employee costs of the Physical Activity Programs Coordinator position for a twelve month period in 2008/2009.*
2. *Endorses the allocation of funds towards the employee costs of the Physical Activity Programs Coordinator in the Shire of Merredin 2008/2009 financial year budget as indicated in the funding application, if the application is successful.*
3. *Endorses continuation of the Physical Activity Programs Coordinator position for a 3 years commencing July 2008 if the funding application to the Premiers Physical Activity Taskforce is unsuccessful.*

Moved Cr Morris Sec Cr Young

That the Merredin Shire Council:

1. *Recommends an application for funding be re-developed and submitted to the Premiers Physical Activity Taskforce for 50% of the employee costs of the Physical Activity Programs Coordinator position for a twelve month period in 2008/2009.*
2. *Endorses the allocation of funds towards the employee costs of the Physical Activity Programs Coordinator in the Shire of Merredin 2008/2009 financial year budget as indicated in the funding application, if the application is successful.*
3. *Endorses continuation of the Physical Activity Programs Coordinator position for a 3 years commencing July 2008 if the funding application to the Premiers Physical Activity Taskforce and other funding sources is unsuccessful.*

(5/5)

UNRESOLVED DUE TO AN EQUALITY OF VOTES

The Presiding Person exercised his casting vote.

LOST 5/6

29310

Moved Cr Wallace Sec Cr Young

1. *Recommends an application for funding be re-developed and submitted to the Premiers Physical Activity Taskforce for 50% of the employee costs of the Physical Activity Programs Coordinator position for a twelve month period in 2008/2009.*
2. *Endorses the allocation of funds towards the employee costs of the Physical Activity Programs Coordinator in the Shire of Merredin 2008/2009 financial year budget as indicated in the funding application.*

CARRIED 10/0

REASON: Council is reluctant to commit to a 3 year program.

10.4 **SHIRE OF MERREDIN – COMMUNITY SAFETY AND CRIME
PREVENTION PLAN 2007 - 2010**

Reporting Department: Community Services
Reporting Officer: Debbie Morris – Manager, Community Services
Legislation: Local Government Act 1995
File Number:

Background

The Shire of Merredin entered into a Partnership Agreement in May 2006 with the Government of Western Australia.

The purpose of the agreement was:

1. Acknowledge that the State Government has primary responsibility for law enforcement, policing, community safety and crime prevention.
2. Acknowledge the important role the Shire of Merredin has to play in the area of community safety and crime prevention.
3. Promote the development and implementation of a Community Safety and Crime Prevention Plan for the Shire of Merredin community.
4. Develop effective lines of communication between the State Government and the Shire of Merredin.

Formation of this partnership enabled the Shire of Merredin to access \$12,320.00(incl. GST) funding from the Department of the Premier and Cabinet for the development of the Shire of Merredin Community Safety and Crime Prevention Plan. This funding was received in July 2006.

The Shires of Bruce Rock, Tammin, Westonia, Kellerberrin and Yilgarn also entered into Partnership Agreements with the intention of the six shires (WEROC) working together in a regional planning process.

In December 2006 a Consultant's Brief was prepared and advertised, with expressions of interest closing in February 2007.

Estill & Associates were the successful consultant. Community Focus Group meetings were conducted in June 2007 throughout each Shire as well as Community Safety and Crime Prevention Surveys.

The consultants compiled the relevant information and presented a Draft Community Safety and Crime Prevention Plan 2007 – 2010 was prepared for WEROC, with some information on individual shires.

Draft Community Safety and Crime Prevention Plans were then developed for the individual six participating shires and distributed for feedback in October 2007.

On 17 December 2007, the Shire of Merredin was provided with the final Community Safety and Crime Prevention Plan from Estill & Associates, which had been endorsed by the Office of Crime Prevention. This endorsement was acknowledged by the Office of Crime Prevention on 21 December 2007.

The endorsement by the Office of Crime Prevention enables the Shire of Merredin to access a \$20,000.00 incentive grant to assist with the implementation of identified priorities recommended in the Community Safety and Crime Prevention Plan or other identified priorities determined by the Shire and/or community.

Financial Implications

\$12,320.00 (being \$11,200.00 +GST) received from Office of Crime Prevention July 2006. \$10,000.00 to assist development of the Shire of Merredin community Safety and Crime Prevention Plan plus an annual payment of \$1,200.00 to support the administration of community involvement in crime prevention.

To date the funds have not been expended and Estill & Associates consultation fee have not been paid. This transaction will occur through WEROC and individual Shire's will be invoiced.

Comment

That the Shire of Merredin Community Safety and Crime Prevention Plan 2007 – 2010 be received and accepted by Council to enable access to funding to assist with implementation of identified priorities recommended in the Plan or other identified priorities determined by the Shire and/or community.

(Attachment 10.4A)

Officer's Recommendation

That the Merredin Shire Council receive and accept the Shire of Merredin Community Safety and Crime Prevention Plan 2007 – 2010 developed by Estill & Associates (Attachment 10.4A).

29311

Moved Cr Crees

Sec Cr Townrow

That the Merredin Shire Council receive and accept the Shire of Merredin Community Safety and Crime Prevention Plan 2007 – 2010 developed by Estill & Associates (Attachment 10.4A).

CARRIED 10/0

10.5 **REQUEST FOR REDUCTION OR WAIVING OF CUMMINS
THEATRE HIRE FEES – MERREDIN UNITING CHURCH**

Reporting Department: Community Services
Reporting Officer: Debbie Morris – Manager, Community Services
Legislation: Local Government Act 1995
File Number:

Background

The Shire of Merredin has received a written request (**Attachment 10.5A**) from the Merredin Uniting Church for the reduction or waiving of hire costs for the Cummins Theatre for two fundraising community concerts in support of the Chaplaincy at the Merredin Senior High School.

The two concerts planned are:

8 March 2008 – “Joel Smoker and the Gospel Firebrand’s” - Joel and his band are donating their time to support chaplaincy in Merredin. This will be a cabaret style show with his band performing everything from Negro spirituals to Elvis with extensive audience involvement.

6 September 2008 – “The Hills Symphony Orchestra” - These performers offer their services for free to appropriate causes for 2 – 3 shows each year. The church promotes and runs the concert and billets all the members of the orchestra. A free children’s musical workshop is also proposed.

Ticket prices are kept to an affordable price to families due to the low overheads, with the cost of the theatre hire being the single biggest expense.

Statutory Implications

Local Government Act 1995
 Section 6.12 Power to defer, grant discounts, waive or write off debts
 Absolute majority required

Financial Implications

Shire of Merredin schedule of fees and charges 2007/2008 for Cummins Theatre:

Professional Fees per day	\$660.00
Community Fees per day	\$363.00

Comment

The Chaplaincy at the Merredin Senior High School is highly valued and plays a vital role in the lives and well being of young people in the school community as well as the wider community.

MINUTES

The Shire of Merredin has allocated \$3,000.00 (E086020) and \$150.00 (E041170) in the 2007/2008 budget to the Chaplaincy.

The Shire of Merredin 2007 -2012 Strategic Plan identified:

Community

*Objective – Promote and foster a healthy and active community
(Community Well-Being)*

*Strategy – Support the provision of a range of healthy leisure, recreation,
entertainment, cultural and lifestyle opportunities*

*Action – Increase the social and cultural activities within the Cummins
Theatre*

Although the proposed concerts are beneficial to the community, there are a number of factors that need to be considered –

- current Shire contribution to the Chaplaincy (\$3,150.00)
- costs incurred for use of the venue – cleaning, maintenance/consumables and staff
- the concerts are not free to the community
- previous events organised by the Uniting Church have incurred hire fees
- other community organisations (Merredin Repertory Club and Merredin Music Club) who have signed Memorandum of Understandings with the Shire of Merredin are still required to contribute 12.5% of net profit from activities conducted in the Cummins Theatre

For these reasons, and the caution of setting a precedent for other users of the Theatre to request reduction or waiving of hire fees, it is recommended that the Uniting Church pay the Community Fee of \$363.00 for each concert as per the Shire of Merredin 2007/2008 schedule of fees and charges for the Cummins Theatre.

Officer's Recommendation

That the Shire of Merredin does not grant reduction or waiving of the hire cost of the Cummins Theatre and that the Uniting Church pay the Community Fee of \$363.00 for each concert as per the Shire of Merredin 2007/2008 schedule of fees and charges.

29312

Moved Cr Townrow

Sec Cr Young

That the Shire of Merredin does grant reduction or waiving of the hire cost of the Cummins Theatre and that the Uniting Church pay the Community Fee of \$363.00 for one concert as per the Shire of Merredin 2007/2008 schedule of fees and charges.

**CARRIED 7/3
ABSOLUTE MAJORITY**

REASON: The donation will assist the group in fundraising for the Chaplaincy Service.

10.6 **REQUEST FOR FINANCIAL ASSISTANCE – MERREDIN
CHURCHES FRATERNAL – CUMMINS THEATRE HIRE**

Reporting Department: Finance and Administration
Reporting Officer: Frank Ludovico - Chief Executive Officer
Legislation:
File Number:

Background

On 16 December 2007 the scheduled Carols by Candlelight event usually located on the lawns of the Central Wheatbelt Visitor's Centre were washed out due to thunderstorms and the Chief Executive Officer decided to the Cummins Theatre.

The group is seeking financial assistance for use of the facilities at the Cummins Theatre.

Financial Implications

The cost of the use of the Theatre Tivoli Room is \$363.00.

In Council's 2007/2008 budget at account *E041170* (Public Relations and Donations) Council allowed \$1,000.00 as unspecified donations. To date donations totalling \$668.00 have been made - \$448.00 Red Hat Society (**CMRef29136**), \$70.00 Merredin Senior High School Awards (**CMRef29137**) and \$150.00 Mangowine Concert (**CMRef29139**).

Comment

If the Cummins Theatre had not been made available then this annual event would not have occurred. Councillors will recall that a severe thunderstorm hit Merredin on that day and there was no opportunity to undertake outside activities.

Officer's Recommendation

That Council donate to the Merredin Churches Fraternal \$363.00 for the use of the facilities at the Cummins Theatre Tivoli Room on 16 December 2007.
ABSOLUTE MAJORITY REQUIRED

29313

Moved Cr Townrow

Sec Cr Morris

That Council donate to the Merredin Churches Fraternal \$363.00 for the use of the facilities at the Cummins Theatre Tivoli Room on 16 December 2007.

**CARRIED 9/1
ABSOLUTE MAJORITY**

Cr K Hooper declared an Impartiality Interest in Item 10.7.

10.7 **LIQUOR LICENSE – MERREDIN RECREATION GROUND**

Reporting Department: Finance and Administration
Reporting Officer: Frank Ludovico - Chief Executive Officer
Legislation:
File Number:

Background

The Merredin District Tennis Club requested permission (**Attachment 10.7A**) to apply for an occasional liquor license at the Club premises for 24 February 2008.

The Open Charity Tennis Day is an annual event and traditionally has been a fundraiser for the Royal Flying Doctor Service with donations in the vicinity of \$1,000.00 being made to that organisation.

At the 17 April 2007 Council meeting (**CMRef28895**) Council decided that it would “*not agree to permit the supply, sale or consumption at the Merredin Recreation Ground unless there were exceptional circumstances as determined by the Chief Executive Officer*”.

Comment

I have considered the following points before preparing this Agenda Item:

1. The Tennis Club is physically remote from the Recreation Centre Bar
2. The profit from the tennis day will be used as a donation to the Royal Flying Doctor Service
3. A precedent will be set
4. As the revenue generated across the Recreation Centre Bar becomes income for the Shire of Merredin, the Chief Executive Officer does not have any power to determine whether the profit made from bar sales can be donated to any particular organisation
5. Senior staff are equally divided as to whether permission should be granted

It is my opinion that even though the Tennis Club is remote from the Recreation Centre Bar ordinarily I would not have approved this application. However, fundraising from this event will assist a very important and potentially life saving organisation. It is only on the basis that funds generated from the event will be donated to the Royal Flying Doctor Service that I am prepared to recommend to Council that we approve/support the application for occasional liquor license at the Merredin Districts Tennis Club Open Charity Tennis Day on 24 February 2008.

Officer's Recommendation

That Council approve/support the application for an occasional liquor license for the Merredin Districts Tennis Club for an Open Charity Tennis Day to be held on 24 February 2008.

29314

Moved Cr Forbes

Sec Cr Elliott

That Council approve/support the application for an occasional liquor license for the Merredin Districts Tennis Club for an Open Charity Tennis Day to be held on 24 February 2008 and that the club be informed that support is granted because the funds are going to charity.

CARRIED 8/2

John Mitchell, Manager of Development Services entered the meeting at 3.19pm.

Debbie Morris, Manager of Community Services left the meeting at 3.24pm.

MINUTES**11.0 DEVELOPMENT SERVICES****11.1 BUILDING STATISTICS REPORT – DECEMBER 2007**

Reporting Department: Development Services
Reporting Officer: John Mitchell - Manager, Development Services
Legislation: Building Regulations 1989, Building Code of Australia 2006
File Number:

Background

To provide to Councillors of the Shire of Merredin details of the Building Licences issued by the Building Surveyor for the previous month.

Statutory Implications

Various

Financial Implications

Building fees are levied for Class 1 and Class 10 (residential) buildings at 0.3182% of the construction value of the work.

Building fees are levied for Class 2 – 9 (commercial) buildings at 0.2% of the construction value of the work. In all cases a minimum fee of \$40.00 is levied. In addition a levy is applied by the Builders Registration Board - \$37.00

Applications/Approvals

Building Licence No.	Licence issued to	Address of proposed building, Description of works	Owner of property	Class of Building
BA92-07	D Murfit, PO Box 342 Merredin WA 6415	Lot 990, #5 Jubilee St, Merredin WA 6415	Mark & Louise Barass	10(b)
BA93-07	* preliminary plans received, no fees paid	Lot 979, #122 Barrack Street, Merredin WA 6415	Alex Wilson	5 – Office building
BA94-07	F Clarke , 1 Caw St, Merredin WA 6415	Lot 1013, #1 Caw St, Merredin WA 6415	Chris and Farralee Clarke	10(b)
BA95-07	* awaiting site plan and fence details	Lot 594, #31 Cunningham Street, Merredin WA 6415	B & R McNabb	10(b)
BA96-07	R Endersbee, Lot 13 Bruce Rock Rd, Merredin WA 6415	Lot 13 Bruce Rock Rd, Merredin WA 6415	RJ & CJ Endersbee	10(b)

* - indicates licence not yet issued, hence no name included.

Valuation: \$ 121,900.00
Progressive: \$5,029,627.19

Fees: \$ 260.00
Progressive: \$17,567.78

Comment

BA93-07: No licence has been issued for the proposed works. Preliminary discussions are taking place regarding building design, location and selection of builder.

Council should note that \$5,000,000.00 of construction occurred during the 2007 calendar year.

Officer's Recommendation

That the Merredin Shire Council receive the December 2007 statistics for building licences issued by the Building Surveyor.

29315

Moved Cr Morris

Sec Cr Townrow

That the Merredin Shire Council receive the December 2007 statistics for building licences issued by the Building Surveyor.

CARRIED 10/0

11.2 RECYCLING ACTIVITIES – USED OIL COLLECTION

Reporting Department: Development Services
Reporting Officer: John Mitchell - Manager, Development Services
Legislation:
File Number: WM/3/3

Background

Wren Oil corresponded in September 2007 advising that effective immediately that a charge of 15c/litre +GST of used oil has been placed against the removal of used oil from the collection tanks.

Wren Oil advised:

The Minister acknowledged our recommendation and said it would seem that Government intervention of this kind would not be required if oil collectors were effectively passing on to their customers the cost of shipping used oil to markets.

The Shire of Merredin installed the facilities at the Chandler Road landfill facility with Federal Government grant assistance and has acted as a central collection agency for used oils.

At the Ordinary Meeting held on 18 September 2007 Council considered a report from the Manager of Development Services and resolved (**CMRef29120**):

That Council acknowledge the correspondence of Wren Oil and arrange to get the used oil facilities emptied using funds from the Waste Management Levy at a cost of 16.5c per litre.

That Council voice its objections to the Minister for Environment and the Western Australian Local Government Association for the introduction of the levy.

Correspondence was sent to the Minister for the Environment and a response received which indicates that the fees are 1% of collection costs and the local government will have to pay it (**Attachment 11.2A**).

Statutory Implications

The costs of disposal are estimated at \$1,650.00 per load out. It is likely that \$3,300.00 will be required to continue the project for a further twelve months.

Financial Implications

There has been no budget allocation for the removal of used oil from the facility. Original arrangements were for Wren Oil to service at no cost to Council.

The sites are unmanned and the implementation of a fee may not be a positive reinforcement of the project and will be difficult/impossible to administer.

Comment

Used oil facilities are provided at Muntadgin and Merredin.

The Department of Environment and Conservation are placing obligations on local government to minimise waste to landfills. The Federal Government provided the funds to install the used oil facilities to alleviate illegal disposal and to create a biofuel diversity project.

The alleged comments of the Minister may jeopardise the operations of the used oil facilities. The administration has emailed the Western Australian Local Government Association for comment.

The existing facilities are nearly full and will require emptying. It is estimated that there is 10,000l of used oil between the two facilities.

There are several options:

1. Accept the fee proposal and budget by absolute majority to take funds from the Waste Management Reserve to fund the used oil collection program
2. Empty the existing facilities and close the program. Wren Oil will provide a service direct to farmers where more than 1,000l are stored. This will ensure that the producer of the waste has extended liability for the product
3. Introduce the levy at the delivery sites which are manned and close the Muntadgin facility with the relocation to the Chandler Road site

The service is provided to assist locals recover and recycle products. The decision of the Minister does not assist local government.

Any objections to the introduction of the levy should be addressed to the Department of Environment.

Officer's Recommendation

1. *That Council advise the Federal Minister for the Environment that the used oil facilities located at Muntadgin and Merredin will be closed from the 30 June 2008 and that the service will not be provided until the WA Department of Environment waives the collection tracking fees applicable as a sign of the Governments commitment to zero waste.*
2. *That the issue be referred to WE-ROC for comment.*

29316

Moved Cr Townrow Sec Cr A Hooper

1. *That Council advise the Federal Minister for the Environment that the used oil facilities located at Muntadgin and Merredin will be closed from the 30 June 2008 and that the service will not be provided until the WA Department of Environment waives the collection tracking fees applicable as a sign of the Governments commitment to zero waste.*

2. *That the issue be referred to WE-ROC for comment.*

CARRIED 9/0

Cr A Hooper left the meeting at 3.28pm.

11.3 TOWN PLANNING SCHEME – DRAFT HOMESTEAD POLICY

Reporting Department: Development Services
Reporting Officer: John Mitchell - Manager, Development Services
Legislation: Shire of Merredin Town Planning Scheme No. 1
File Number: LUP/5/1

Background

At the Business and Community Development Committee Meeting held on 6 June 2007 the Committee resolved for the Administration to progress a Homestead Policy to permit the subdivision of existing dwellings from farms.

At the Ordinary Meeting of Council held on 20 November 2007 Council resolved (**CMRef29220**) *That the draft Homestead Policy be advertised for a period of 60 days and be brought back to Council at the completion of the advertising period.*

There were no submissions received relating to the Homestead Policy. The draft policy is contained in **Attachment 11.3A**.

Statutory Implications

The Shire of Merredin Town Planning Scheme No.1 does not contain a specific section permitting the establishment of policies for the operation of the Town Planning Scheme. There is however no legal impediment to formulating a policy for the implementation of the scheme text. The provisions of the Planning and Development Act 2005 permit the formulation of a policy.

The proposed Local Planning Scheme No.3 will include a section that specifically permits the Local Government to prepare policies.

The policy advertisement was placed in the Wheatbelt Mercury on 28 November 2007.

Financial Implications

Advertising costs of \$500.00 will be incurred. No budget for the advertising has been provided, however there are funds of \$2,500.00 (*E106285*) for advertising the Local Planning Strategy which has now been completed and further advertising is limited to an adoption advertisement with a value of approximately \$750.00.

Comment

The proposed policy supports subdivision of farming land providing: -

1. Both lots created have street existing frontage
2. The lot containing the dwelling retains the power and water infrastructure
3. A refuse collection service must be provided by the dwelling to the satisfaction of the Environmental Health Officer
4. Homestead Lot sizes of between 4 and 10 hectares are acceptable
5. No dwelling has already been subdivided from the location

Since the consideration of the draft policy the Administration has been involved in four applications to subdivide a homestead from the farm.

Officer's Recommendation

That the Town Planning Scheme Policy No. 1 – Homesteads be adopted by the Shire of Merredin.

Cr A Hooper entered the meeting at 3.33pm.

29317

Moved Cr Townrow

Sec Cr Morris

That the Town Planning Scheme Policy No. 1 – Homesteads be adopted by the Shire of Merredin.

CARRIED 10/0

11.4 **TOWN PLANNING SCHEME NO.1 – APPLICATION OF MINIMUM HOUSING STANDARDS POLICY AND PROPOSED NEW HOUSING POLICY**

Reporting Department: Development Services
Reporting Officer: John Mitchell - Manager, Development Services
Legislation: Planning & Development Act 2005, Shire of Merredin Town Planning Scheme No.1
File Number: LUP/5/1

Background

At the 18 September 2007 meeting Council considered an item to withdraw the Policy 9.10 relating to minimum housing standards as it is unenforceable within the current Town Planning Scheme No.1.

Sections of the 18 September 2007 report are reiterated for information to enable new Councillors to be aware of the reasons why the proposed policy is to be considered.

At that meeting Council resolved (**CMRef29123 & CMRef29124**):

1. *That Policy 9.10 – Approval of Transportable Houses and Kit Home Applications is rescinded.*
2. *That the proposed local planning scheme No.3 includes the requirement for dwellings to obtain planning consent.*
3. *That a minimum standard for dwellings policy be prepared by the administration for consideration by Council.*

A draft policy is contained in **Attachment 11.4A**.

Statutory Implications

Quote from 18 September 2007 Agenda report:

The Shire of Merredin Town Planning Scheme No. 1, Part 6 – Finance and Administration, clause 6.1.3(e) states that it is not necessary for a person to make application for planning consent in respect of the erection of a dwelling house upon a lot upon which no other dwelling house has been or is in the course of being erected if the use of the lot for the purposes of a dwelling house is permitted by the scheme.

Whilst Clause 6.1.3 exempts a dwelling from planning requirements the Building Surveyor is required by law to ignore the applicable town planning policies.

Therefore in any application to erect the first house on a residential, semi rural, stable zone, rural residential or farming lot, the provisions of the Scheme do not always apply. Council cannot currently control the minimum standard of housing within the townsites.

The policy proposed is to be commenced upon approval of the proposed Local Planning Scheme No.3. The draft scheme is due to be presented to Council at the April 2008 meeting.

Financial Implications

The policy will be advertised with the proposed Local Planning Scheme No. 3 when approval is received from the Western Australian Planning Commission.

Comment

The policy restricts the application of minimum standards to the townsites within the Shire of Merredin.

The policy permits the Building Surveyor/Planner to approve transportable dwellings and slab on ground standard housing through delegated authority.

It is stressed that any application to establish a donga or container type dwelling received before the approval of the Local Planning Scheme No. 3 is EXEMPT from compliance with the Shire of Merredin Town Planning Scheme No.1. The Building Surveyor can only assess the structure against the requirements of the Building Code of Australia.

Officer's Recommendation

That the Local Planning Scheme Policy No. 2 – Moveable Buildings be advertised in conjunction with the public submission period for the proposed Local Planning Scheme No. 3.

29318

Moved Cr Townrow

Sec Cr Forbes

That the Local Planning Scheme Policy No. 2 – Moveable Buildings be advertised in conjunction with the public submission period for the proposed Local Planning Scheme No. 3.

CARRIED 10/0

11.5 UPDATE OF CAPITAL PROGRAM - BUILDING

Reporting Department:	Development Services
Reporting Officer:	John Mitchell - Manager, Development Services
Legislation:	Building Regulations 1989
File Number:	Various

Background

An update on the progress of the building construction program is provided for Council information.

Statutory Implications

All construction is subject to the provisions of the Building Regulations 1989, Building Code of Australia 2007 and the Local Government (Miscellaneous Provisions) Act 1960.

Financial Implications

All items have been budgeted for and estimates indicate the constructions will remain within the budgets set.

Comment

1. Throssell Street, Playgroup – Quotations have been received from B Gearing and J Goedhart to complete the works required. The Quotation from J Goedhart has been accepted (\$14,500.00)
2. 51 French Avenue – Re-roof – Quotations from B Gearing, Cepi and Drakeford, and J Goedhart. Quotation from B Gearing accepted at \$17,500.00, Budget was \$15,000.00, note that sub timbers and edgings require replacement which added to the cost
3. Mary Street dwelling – sand pad constructed and old septic system removed from site. Works regarding the compaction and floor slab should commence on 14 January 2008
4. Visitors Centre – the engineered works are complete including the new entry and area enlarging and the floor has been retiled. The painting is due to commence by 21 January 2008
5. Cummins Theatre – the kitchen upgrade is almost complete. The walls have been tiled and the ceiling replaced. A complete service of the gas equipment has been ordered. The painting of the area will commence on 14 – 16 January 2008
6. Ablution Block (new) – Council has selected the site for the placement of the block. The layout has been decided and costings of trades are currently being confirmed
7. Hines Hill Fire Shed – the land has been vested in Council, the sand pad is down and the concrete pad has been ordered through B Gearing. Western Power has been requested to provide 3 phase power to the site. A fire hydrant has been installed and water meter and supply has been provided. The shed construction should be complete by February 2008. The main delays have been the release of the land and MRWA annexation of the south western portion of the land

8. Railway Museum – The required works of replacement gutters and sub floor timber replacement have been approved by the Heritage Council of WA. Works will commence shortly
9. Ablution Block Upgrade – Apex Park – the design is nearing completion and costings for the project are being obtained

The following major maintenance items have been attended to:

1. 44 Jackson Way – replacement of front patio and repainting of dwelling – complete
2. 20 Priestly Street – works complete
3. 5 Dobson Avenue – required maintenance works complete
4. Caretakers Dwelling – Bates St – new patio and fence ordered through Merredin Outdoor Centre
5. Budgeted works at the Senior Citizens Centre are completed

Ongoing issues that are being resolved:

1. Administration air conditioning – components to repair the system have been ordered through Merredin Refrigeration and Gas. The main delay appears to be the fire blocking Kalgoorlie and therefore obviously transport
2. Constant septic blockages at Visitors Centre, Women's Centre and rear of the old administration. The budget for the Women's Centre has been expended already with replacement stove and wages component to clear blockages
3. Roof repairs at Museum and power distribution issues to light circuits

Officer's Recommendation

That the information regarding the update of construction and maintenance program for the 2007/2008 year be received.

29319

Moved Cr Morris

Sec Cr Townrow

That the information regarding the update of construction and maintenance program for the 2007/2008 year be received.

CARRIED 10/0

11.6 DISABILITY ACCESS AND INCLUSION PLAN 2007 - 2012

Reporting Department:	Development Services
Reporting Officer:	John Mitchell - Manager, Development Services
Legislation:	Western Australian Disability Services Act 1993, Disability Services Regulations 2004
File Number:	G/17/18 & DBC/3/Disability Access

Background

It is a requirement of the Disability Services Act that each local government prepare and implement a Disability Access and Inclusion Plan (DAIP) and submit the plan to the Disability Services Commission by 31 July 2007.

A draft DAIP was prepared (**Attachment 11.6A**) and advertised in accordance with the Disability Services Act 1993. The advert was placed in the Merredin Wheatbelt Mercury on 5 September 2007. No submissions were received.

At the 21 August 2007 meeting Council resolved (**CMRef29077**):
That the draft 2007 – 2012 Disability Access and Inclusion Plan be advertised for public comment, a copy be sent to the local coordinator for comment and that the matter be referred to Council at the completion of the advertising period.

Statutory Implications

The provisions of the Disability Services Act 1993 are applicable.

Financial Implications

The costs of advertising were incurred.

Comment

The draft plan was prepared by the Manager of Development Services with limited input from other departments.

The draft plan is in accordance with direction provided by the Disability Services Commission. A copy has been supplied to the local Area Coordinator- Mrs Janice Fox.

If the plan is considered suitable, Council should resolve to adopt the plan.

Officer's Recommendation

That the 2007 – 2012 Disability Access and Inclusion Plan be adopted.

29320

Moved Cr Townrow

Sec Cr Morris

That the 2007 – 2012 Disability Access and Inclusion Plan be adopted.

CARRIED 10/0

**11.7 PROPOSED ABLUTION BLOCK – LOT 1503, RESERVE 10359
BARRACK STREET, MERREDIN – COSTINGS & LOCATION**

Reporting Department: Development Services
Reporting Officer: John Mitchell - Manager, Development Services
Legislation: Not Applicable
File Number:

Background

At the December 2007 meeting Council resolved (**CMRef29287**):
That the proposed location of the ablution block being ten metres west of the visitor centre and within an existing garden bed as shown in the attached photograph.

The Visitors Centre Manager has corresponded (**Attachment 11.7A**) and suggested that the better location is immediately adjacent to the visitors centre in the garden bed containing existing plants and the waste disposal system.

Statutory Implications

The proposed location and construction of the ablution block is compliant with the Building Code of Australia 2007 and the Building Regulations 1989. The suggested location is also compliant.

Financial Implications

There are no additional budget implications from the change of location.

Comment

The matter is brought back to Council as a resolution to construct the building was made by Council at the December 2007 meeting.

The new suggested location of the new ablution block is west of the Visitors Centre and within an existing garden bed which contains vegetation. The Manager Development Services did not select the area as it contained mature plants.

Council has previously approved the design of the ablution block.

Officer's Recommendation

1. *That Council resolution CMRef29287 "That the proposed location of the ablution block being ten metres west of the visitor centre and within an existing garden bed as shown in the attached photograph" be rescinded.*
ABSOLUTE MAJORITY REQUIRED
2. *That the location of the ablution block be immediately adjacent to the visitors centre and adjacent to the existing septic tank system, behind the community wall.*

29321 Cr Morris, Cr Townrow, Cr Wallace and Cr Young indicated their support for the rescission motion.

Moved Cr Morris Sec Cr Townrow
That Council resolution CMRef29287 "That the proposed location of the ablution block being ten metres west of the visitor centre and within an existing garden bed as shown in the attached photograph" be rescinded.

In the course of debate Cr Young realised she had a Proximity Interest in the subsequent and consequential motion. Cr Young declared a Proximity Interest and left the meeting at 3.42pm.

**CARRIED 9/0
ABSOLUTE MAJORITY**

29322 Moved Cr Townrow Sec Cr Morris
That the location of the ablution block be immediately adjacent to the visitors centre and adjacent to the existing septic tank system, behind the community wall.

CARRIED 9/0

12.0 ENGINEERING SERVICES

12.1 MANAGER OF ENGINEERING SERVICES – MONTHLY REPORT

Reporting Department: Engineering
Reporting Officer: James Garrett – Manager, Engineering Services
Legislation: Local Government Act 1995
File Number:

Background

The monthly report on operations is detailed below for Council information.

Comment

The Manager of Engineering Services will be on annual leave from Friday 28 December 2007 returning on Monday January 28, 2008.

A verbal report for Council information was presented at the meeting.

It was reported that:

1. Dam 1 was at 75% capacity
2. Dam 2 was below 50% capacity
3. The stormwater drain on the northern side of Great Eastern Highway was being cleared out
4. Road patching was occurring on Totadgin Hall Road
5. School bus routes were being graded.

Officer's Recommendation

That the Merredin Shire Council receive the Manager of Engineering Services report for January 2008.

29323

Moved Cr Townrow

Sec Cr Wallace

That the Merredin Shire Council receive the Manager of Engineering Services report for January 2008.

CARRIED 9/0

John Mitchell, Manager of Development Services left the meeting at 3.54pm.

29325 Moved Cr Townrow Sec Cr Elliott
That Council adjourn for afternoon tea at 3.55pm. **CARRIED 9/0**

29325 Moved Cr Crees Sec Cr Morris
That Council reconvene after afternoon tea at 4.09pm. **CARRIED 9/0**

Emma Hooper, Manager of Finance & Administration entered the meeting at 4.09pm.

Cr Young entered the meeting at 4.10pm.

13.0 FINANCE AND ADMINISTRATION

13.1 MONTHLY FINANCE REPORT

Reporting Department: Finance and Administration
Reporting Officer: Emma Hooper – Manager, Finance & Administration
Legislation: Local Government Act 1995
File Number:

Background

Each month attached to the Agenda (**Attachment 13.1A**) is the Monthly Financial Report prepared for Council.

Officer's Recommendation

That the Merredin Shire Council receive the Monthly Finance Report for December 2007.

29326

Moved Cr Morris

Sec Cr Crees

That the Merredin Shire Council receive the Monthly Finance Report for December 2007.

CARRIED 10/0

13.2 LIST OF ACCOUNTS PAID

Reporting Department: Finance and Administration
Reporting Officer: Emma Hooper – Manager, Finance & Administration
Legislation: Local Government Act & Financial Management Regulations
File Number:

Background

A list of accounts paid during the month under delegated authority is presented to Council each month. Refer to **Attachment 13.2A**.

Statutory Implications

Local Government Act and Financial Management Regulations.

Financial Implications

All liabilities settled have been in accordance with the Annual Budget provisions.

Officer's Recommendation

That the Merredin Shire Council receive the schedule of accounts as listed, covering cheques as numbered and totalling \$245,818.13 and amounts directly debited from Councils Municipal Fund Bank Account BSB No. 066-518 Account No. 000 000 10 totalling \$61,950.91 and outstanding creditors totalling \$352,765.07.

29327

Moved Cr A Hooper Sec Cr Hayden

That the Merredin Shire Council receive the schedule of accounts as listed, covering cheques as numbered and totalling \$245,818.13 and amounts directly debited from Councils Municipal Fund Bank Account BSB No. 066-518 Account No. 000 000 10 totalling \$61,950.91 and outstanding creditors totalling \$352,765.07.

CARRIED 10/0

13.3 DEBT WRITE-OFFS

Reporting Department: Finance and Administration
Reporting Officer: Emma Hooper – Manager, Finance & Administration
Legislation: Local Government Act & Financial Management Regulations
File Number: FM/8/2

Background

The debts listed below have been through our normal debt recovery process with no result in payment.

Downer EDI Works have a number of long outstanding invoices dating back to February 2002 totalling \$33,805.66. Staff have searched archived information in order to retrieve support for these invoices. For the accounts listed below, no support could be located. All other amounts have been supported and liaison with Downer EDI Works Management and Accounts staff is now occurring regarding payment of these accounts.

Statutory Implications

S 6.12 (1) (c) of Local Government Act 1995 ‘Power to defer, grant discounts, waive or write off debts’.

Absolute Majority Required.

Financial Implications

The net effect of the debt write-off is explained in the body of the report.

Comment

Below is the list of unrecoverable debts outstanding:

DC51 Downer EDI Works	\$ 504.35
	\$ 4,276.36

No support for invoices. Raised February 2004 & May 2002 respectively.

Officer’s Recommendation

That the Merredin Shire Council write off the debts as listed and totalling \$4,780.71.

ABSOLUTE MAJORITY REQUIRED

29328

Moved Cr Townrow

Sec Cr Elliott

That the Merredin Shire Council write off the debts as listed and totalling \$4,780.71.

**CARRIED 10/0
ABSOLUTE MAJORITY**

Emma Hooper, Manager of Finance & Administration left the meeting at 4.17pm.

13.4 CHIEF EXECUTIVE OFFICER'S REPORT

Reporting Department: Administration
Reporting Officer: Frank Ludovico - Chief Executive Officer
Legislation: Local Government Act 1995
File Number:

The Chief Executive Officer's report for January 2008 is presented below:

The Action Sheet detailing progress of previous Council resolutions from March 2004 onwards is **Attachment 13.4A**.

Staffing

Megan Romanelli has been promoted to the position of Payroll/Rates Clerk due to the promotion of Jess Irving to Bar Manager at the Recreation Centre. Robyn Ogilvie has been appointed to the Customer Service Officer at the front counter.

We have been unable to fill the part time Records Management Officer and will be advertising shortly again to fill this position.

Also not being filled at this stage is the Community and Economic Development Project Officer (CEDPO), once again, we will be advertising in January to recruit an Officer for this position.

Vacancies in some of these positions mean that some Council programs are unable to occur. In the case of the CEDPO position casual or contract staff are being recruited to manage particular functions such as Australia Day, Community Awards, Welcome to Merredin etc.

Wheatbelt Drainage Council

Council has received an invitation to attend workshops to discuss the Wheatbelt Drainage Council in Merredin on Thursday 21 February 2008. A copy of the invitation is attached (**Attachment 13.4B**).

Council made a submission regarding the Government's for Wheatbelt Drainage resulting from its June 2007 (**CMRef28998**) meeting and it would be appropriate for Councillors and staff to attend this briefing session to ascertain the policy framework for inland (wheatbelt) drainage.

Parliamentary Inquiry into Water Licensing and Services

Attached to this item (**Attachment 13.4C**) is a copy of the submission I prepared for the Economics and Industry Standing Committee on Water Licensing and Services. It is presented for Council information.

MINUTESSecond International Salinity Forum – Adelaide 31 March 2008 to 3 April 2008

For Council information I wish to advise that the A-line East/Shire of Merredin/Department of Agriculture and Food Water Initiative, i.e. the use of saline water from Merredin in the construction of Great Eastern Highway project, has been submitted to the second International Salinity Forum to be held in Adelaide on 31 March 2008 to 3 April 2008.

An abstract has been prepared which details the benefits, costs etc of the project for presentation to the forum. It has not been determined whether this paper will be presented to the audience.

The positive is that we may receive international recognition for this work. Secondly and more importantly that the actual work of quantifying the data which we can use for business or other development has been largely done.

A draft of the abstract is attached for Council information (**Attachment 13.4D**)

Chief Executive Officer Review

For Councillors information the format for the Chief Executive Officer review will be Consultant Anne Lake will meet with Councillors at 1.00pm on Monday 18 February 2008 to perform the review.

The Chief Executive Officer will then have an opportunity to comment and a final document presented to Council at its 19 February 2008 meeting.

Avon Midland Zone Conference

The Avon Midland Zone of the Western Australian Local Government Association is conducting a wheatbelt only conference on Thursday 7 February 2008 (for dinner only) and Friday 8 February 2008.

The conference details have been circulated to Councillors.

It would be appreciated if Council could advise staff if it intends to send delegates to the Conference.

Officer's Recommendation

That Council receive the Chief Executive Officer's Report for January 2008.

Cr K Hooper and the Chief Executive Officer indicated they would attend.

Cr Wallace left the meeting at 4.27pm.

29329

Moved Cr A Hooper

Sec Cr Townrow

That Council receive the Chief Executive Officer's Report for January 2008.

CARRIED 9/0

13.5 REVIEW OF COUNCIL POLICIES

Reporting Department: Administration
Reporting Officer: Frank Ludovico - Chief Executive Officer
Legislation:
File Number:

Background

During the long service leave of the Chief Executive Officer, consultant Geoff Parslow reviewed Council Policies.

Council's current manual of adopted policies contains around 88 policies separated into 10 sections. Section 1 – Members of Council contains policies that were adopted on 21 September 2004 (with 1 reviewed on 18 October 2005).

The majority of policies in Sections 2 to 10 however were adopted on 5 September 2000, being over 7 years ago. Some policies (8) have been adopted more recently.

It is proposed to review the policies in Sections 2 to 10 that were adopted on 5 September 2000 in terms of current appropriateness, legislative compliance, terminology etc.

Comment

Appended to this report (**Attachment 13.5A**) is a review of the policies adopted on 5 September 2000 as follows:

- Section 2 – Council Staff
- Section 3 – Administration Finance & Borrowing
- Section 4 – Law, Order & Public Safety

The reviewed policies are shown in their original format with proposed deletions and additions highlighted.

Sections 5-10 inclusive are currently undergoing review by managers and will be presented to Council for adoption/amendment in due course.

Officer's Recommendation

That following review Council adopt the attached policies (as amended) in accordance with Attachment 13.5A:

- *Section 2 – Council Staff*
- *Section 3 – Administration Finance & Borrowing*
 1. *Section 4 – Law, Order & Public Safety*

Cr A Hooper left the meeting at 4.52pm.

Cr A Hooper entered the meeting at 4.55pm.

29330

Moved Cr A Hooper Sec Cr Townrow

1. *That Council adopt the following policies as amended (Attachment 13.5A):*
 - *2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 2.11, 2.13, 2.14, 2.16, 2.17*
 - *3.1, 3.4, 3.5, 3.6, 3.8, 3.9, 3.12, 3.16, 3.17, 3.18, 3.19, 3.20*
 - *4.2, 4.3*
2. *That Council delegate to the Chief Executive Officer the following items shown as Policies 2.1, 3.7 and 4.1.*

**CARRIED 9/0
ABSOLUTE MAJORITY**

13.6 SPECIAL ELECTORS MEETING – HELD ON 13 DECEMBER 2007

Reporting Department: Administration
Reporting Officer: Frank Ludovico - Chief Executive Officer
Legislation:
File Number:

Background

As result of Council's resolution at its October 2007 meeting (**CMRef29189**) an Electors Meeting was held on 13 December 2007 to discuss "Matters raised in relation to objections received to the 2007/2008 Budget".

The minutes of the meeting are attached (**Attachment 13.6A**).

Statutory Implications

Under Section 5.3 of the Local Government Act 1995 all decisions made at an Electors Meeting are to be considered at the next Ordinary meeting of Council.

If at the meeting of Council a Local Government makes a decision in response to a decision made at an Electors Meeting the reason for the decision are to be recorded in the minutes of the Council meeting.

Comment

The resolution of the Electors Meeting as recorded by staff is:

Moved Dave Keamy

Sec Ron Morton

That Council set an Unimproved Value rate in the dollar for properties inside the town boundary lower than the Unimproved Value rate in the dollar for properties outside the town boundary.

CARRIED

I consider that Council has four options to consider when dealing with this resolution.

Differential Rates

Council could reintroduce a differential rating system that allows Council to adopt a different rate in the dollar for different types of land.

In accordance with Section 6.33 of the Local Government Act 1995 a Local Government may impose differential general rates according to one or a combination of the following characteristics:

1. The purpose for which the land is zoned under a Town Planning Scheme in force under the Town Planning and Development Act 1928
2. The predominant purpose for which the land is held or used as determined by the Local Government
3. Whether or not the land is vacant

MINUTES

Council did impose differential rates up to the 2005/2006 Budget. It decided at its April 2006 meeting (**CMRef28417**) to cease using that system of rating for the 2006/2007 financial year.

At that time the administrative efficiencies (differential rates are required to be advertised for a month seeking public comment before Council finally adopts the budget), equity (one land use had different differential rates because it was sited in different zonings) and the financial effects (reduce residential rating and increased rates in the hotel/shop/tourist zone) were considered to outweigh the benefits of differential rating.

Under Section 6.36 of the Local Government Act 1995 before Council can impose a differential rate it is required to advertise its intention to do so indicating "the objects of, and the reasons for, each proposed rate".

Previously in 1998/1999 Council indicated the "*object of imposing an urban farmland rate is to ensure that farming properties within the townsite boundaries are not disadvantaged through higher values applied to such land*".

In 2005/2006 the general farming rate in the dollar was 2.05 cents in the dollar valuation and for urban farmland it was 1.745 cents in the dollar valuation which is approximately a 15% discount on the general farming rate.

Concessions

Under Section 6.47 of the Local Government Act 1995 Council is able to grant a concession in relation to rates.

Regulation 69A of the Finance Regulations indicate differential rate cannot be charged on land owned by an absentee owner.

Council need to have some regard as to the basis on which the concession is provided. Any policy that is developed needs to ensure equity, probity and consistency.

For example a Council could determine that if rates increases are greater than a certain percentage then that percentage can be capped at a certain increase - what percentage does Council determine, is it varied every year, what capping percentage should be put in place, what about properties that have rate decreases?

This would be administratively complicated. It would require a number of calculations and there maybe a need to test every assessment affected in the Budget. Formal Departmental advice would be required to ascertain if this scheme is possible and what disclosure requirements are needed.

MINUTES

The “Process for Changing Valuation Method” is:

1. Identify land use changes that may affect potential use
2. Reviewing the predominant use
3. Consult affected parties
4. Changing method of valuation (Ministerial Approval Section 6.28 Local Government Act 1995)

(Source: LG Operational Guideline No. 2 “Changing Methods of Valuation of Land”)

Institute Gross Rental Values for all Land within the Townsite

There will be an expense in obtaining these valuations and it may take some time however I understand that the Valuer General is keen to determine these issues and indicative valuations can be provided relatively quickly.

Please note that the change in valuation method may not have a significant effect on the rates these properties pay, however it is my view that the change of valuation system will clearly indicate to these owners that they reside within the townsite and the particular zonings of their property provide for a different potential for the land.

Maintain the Status Quo

Under this option Council recognises there is an issue and that a small percentage of the rate base has been adversely affected by the changes in valuation. This valuation only occurs every 5 years so, in the light of the current market for real estate a significant valuation changes could have been expected. Council has a requirement for a certain amount of income and the basis for collecting this income from properties is valuations so a higher valuation is going to attract more rates.

Conclusion

It is inappropriate to do nothing as it is a significant issue and Council need to address the situation.

The application of concessions will create a significant workload and I believe it will be difficult to create a policy that ensures equity, probity, consistency and efficiency.

Differential rating is a possibility however this will add a timeline to the budgetary process and in April 2006 Council determined to not continue with this system of rating. The presumption has been that urban farmland rates should be lower, however given the development potential for this land the differential may actually impose a premium in order to encourage the owners to develop the land to its zoning potential.

Altering the valuation method from Unimproved Value to Gross Rental Value recognises the development potential for the properties within the townsite, it is consistent with the valuation methodology already used within the townsite and gives the owners a clear message that this land is different to farm land.

Implementing Gross Rental Valuations will require modelling to identify the impact of this change and going through the formal process of changing valuation methods.

I appreciate Council providing me with guidance on how it wishes to proceed in this matter.

Officer's Recommendation

That Council:

1. *Receive the minutes of the Special Electors meeting held on 13 December 2007*
2. *Request the Chief Executive Officer to obtain indicative Gross Rental Valuations for all properties within the townsite that are currently valued Unimproved and undertake a modelling exercise on the effect of this change in valuation.*

The Chief Executive Officer advised Council that the cost of obtaining Gross Rental Value valuations for these properties was approximately \$1,500.00.

29331

Moved Cr A Hooper

Sec Cr Forbes

That Council:

1. *Receive the minutes of the Special Electors meeting held on 13 December 2007*
2. *Request the Chief Executive Officer to obtain indicative Gross Rental Valuations for all properties within the townsite that are currently valued Unimproved and undertake a modelling exercise on the effect of this change in valuation.*

CARRIED 9/0

13.7 COMMUNITY INPUT INTO 2008/2009 FEDERAL BUDGET

Reporting Department: Finance and Administration
Reporting Officer: Frank Ludovico - Chief Executive Officer
Legislation:
File Number:

Background

Council has received the press release from the new Treasurer calling for community input into the 2008/2009 Federal Budget, a copy is attached (**Attachment 13.7A**).

Comment

I believe it would be worthwhile to make a submission calling for:

1. Tackling the rising salinity in the wheatbelt by providing funding to extract the water so that it may be added to the Merredin-Goldfields water pipeline
2. The retention of road funding by the Roads to Recovery project
3. Funding for the retention of railway services in the eastern wheatbelt
4. Funding to improve hospital services in regional and remote Western Australia by allowing Medicare income to be earned by country and regional hospitals

Officer's Recommendation

That Council identify issues it wishes to be considered in the 2008/2009 Federal Budget.

29332

Moved Cr Young Sec Cr Forbes

That Council wish the following issues be considered in the 2008/2009 Federal Budget:

- 1. Funding to reduce Headworks charges***
- 2. The acceptance of the responsibility for the provision of Medical Practitioners in Rural and Regional Areas***
- 3. Incentives to attract and retain staff***
- 4. Increase funding from the Local Government Grants Commission (including the need for special additional funding for Regional Centres)***
- 5. Salinity***

CARRIED 9/0

14.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

15.0 QUESTIONS BY MEMBERS FOR WHICH DUE NOTICE HAS BEEN GIVEN

Vanessa Green, Personal Assistant, left the meeting at 5.20pm.

Vanessa Green, Personal Assistant, entered the meeting at 5.30pm.

16.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

16.1 TENDER 5-07/08; SALE OF LOT 18, 19-21 PRIESTLY STREET, MERREDIN

Reporting Department: Development Services
Reporting Officer: John Mitchell, Manager – Development Services
Legislation: Local Government Act 1995 – 3.58(2)(b),
Functions & General Regulations
File Number: P2826

Background

Council resolved (**CMRef29065A**) within the 2007/2008 budget to expect an income from the sale of the dwelling of \$120,000.00. The dwelling was originally offered for sale by private treaty to M & S Weston at the October 2007 meeting (**CMRef29172**) for \$150,000.00. Subsequent to this the sale lapsed. As a result the Administration readvertised the sale in the Merredin Mercury as a tender with a closing date of Friday 11 January 2008.

Statutory Implications

The provisions of Section 3.58(2)(b) of the Local Government Act are applicable.

Financial Implications

Page 54 of the 2007/2008 budget (Transfers to Reserves) indicates that Council expected an income of \$120,000.00 against the property (*E163060*).

The recent sale of Lot 201 Bates Street, Merredin provided an income of \$100,000.00 inclusive of GST. The sale of 21 Priestly at \$161,000.00 means that the expected income from the two properties has been achieved.

Comment

The provisions of the Local Government Act 1995 have been met.

The Manager of Development Services showed four persons through the dwelling. Other Managers showed prospective purchasers through the dwelling.

The building was valued by Elders Real Estate on 17 October 2007 at \$150,000.00.

Officer's Recommendation

That the tender from Mr Gavin John Allen & Nola Margaret Allen for the purchase of Lot 18, House No 21 Priestly Street (Tender 5 – 07/08) for the sum of \$161,000.00 be accepted.

29334

Moved Cr Morris

Sec Cr A Hooper

That the tender from Mr Gavin John Allen & Nola Margaret Allen for the purchase of Lot 18, House No 21 Priestly Street (Tender 5 – 07/08) for the sum of \$161,000.00 be accepted.

CARRIED 9/0

17.0 MATTERS BEHIND CLOSED DOORS**29335**

Moved Cr Young

Sec Cr Elliott

*That Council move behind closed doors at 5.30pm to discuss a staffing matter.***CARRIED 9/0****29336**

Moved Cr Townrow

Sec Cr Elliott

*That Council come out from behind closed doors at 5.44pm.***CARRIED 9/0**18.0 CLOSURE

There being no further business the Presiding Member declared the meeting closed at 5.45pm.