



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

AGENDA

Special Council Meeting

To be held in Council Chambers
Corner King & Barrack Street's, Merredin
Tuesday, 31 August 2021
Commencing 6:30pm



Notice of Meeting



Dear President and Councillors,

A Special Meeting of the Council of the Shire of Merredin will be held on Tuesday, 31 August 2021 for the purpose of considering the following matters:

- 2021-22 Differential Rates Adoption.
- 2021-22 Budget Adoption

The format of the meeting will be:

5:30 pm Briefing Session

6:30 pm Special Council Meeting

A handwritten signature in black ink, appearing to read 'Mark Dacombe', written in a cursive style.

Mark Dacombe
Temporary Chief Executive Officer

27 August 2021

DISCLAIMER

PLEASE READ THE FOLLOWING IMPORTANT DISCLAIMER BEFORE PROCEEDING:

Statements or decisions made at this meeting should not be relied or acted on by an applicant or any other person until they have received written notification from the Shire. Notice of all approvals, including planning and building approvals, will be given to applicants in writing. The Shire of Merredin expressly disclaims liability for any loss or damages suffered by a person who relies or acts on statements or decisions made at a Council or Committee meeting before receiving written notification from the Shire.

The advice and information contained herein is given by and to Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to Council giving entire reasons for seeking the advice or information and how it is proposed to be used.

Common Acronyms Used in this Document	
CBP	Corporate Business Plan
CEACA	Central East Accommodation & Care Alliance Inc
CSP	Community Strategic Plan
CWVC	Central Wheatbelt Visitors Centre
DCEO	Deputy Chief Executive Officer
EA	Executive Assistant to CEO
EMCS	Executive Manager of Corporate Services
EMDS	Executive Manager of Development Services
EMES	Executive Manager of Engineering Services
GECZ	Great Eastern Country Zone
LGIS	Local Government Insurance Services
LPS	Local Planning Scheme
MCO	Media and Communications Officer
MoU	Memorandum of Understanding
MRCLC	Merredin Regional Community and Leisure Centre
SRP	Strategic Resource Plan
T/CEO	Temporary Chief Executive Officer
WALGA	Western Australian Local Government Association
WEROC	Wheatbelt East Regional Organisation of Councils



Shire of Merredin Special Council Meeting

Contents

1. Official Opening	5
2. Record of Attendance / Apologies and Leave of Absence	5
3. Public Question Time	5
4. Disclosure of Interest	5
5. Applications of Leave of Absence	5
6. Petitions and Presentations	5
7. Confirmation of Minutes of Previous Meetings	6
8. Announcements by the Person Presiding without discussion	6
9. Matters for which the Meeting may be closed to the public	6
10. Receipt of Minutes of Committee Meetings	6
11. Recommendations from Committee Meetings for Council consideration	6
12. Officer's Report – Development Services	6
13. Officer's Report – Engineering Services	6
14. Officer's Reports – Corporate and Community Services	7
14.1 2021-22 Differential Rates Adoption	7
14.2 2021-22 Budget Adoption	12
15. Officer's Reports – Administration	17
16. Motions of which Previous Notice has been given	17
17. Questions by Members of which Due Notice has been given	17
18. Urgent Business Approved by the Person Presiding of by Decision	17
19. Matters Behind Closed Doors	17
20. Closure	17

Shire of Merredin
Special Council Meeting
Tuesday 31 August 2021



1. Official Opening

2. Record of Attendance / Apologies and Leave of Absence

Councillors:

Cr JR Flockart	President
Cr MD Willis	Deputy President
Cr RA Billing	
Cr LN Boehme	
Cr AR Butler	
Cr RM Manning	
Cr MJ McKenzie	
Cr PR Patroni	
Cr PM Van Der Merwe	

Staff:

M Dacombe	T/CEO
A Prnich	DCEO
G Garside	EMCS
P Zenni	EMDS
K Swinwood	MCO

Members of the Public:

Apologies:

3. Public Question Time

Members of the public may submit questions by emailing ea@merredin.wa.gov.au.

4. Disclosure of Interest

5. Applications of Leave of Absence

6. Petitions and Presentations

Nil

7. Confirmation of Minutes of Previous Meetings

Nil

8. Announcements by the Person Presiding without Discussion

9. Matters for Which the Meeting may be Closed to the Public

Nil

10. Receipt of Minutes of Committee Meetings

Nil

11. Recommendations from Committee Meetings for Council Consideration

Nil

12. Officers' Reports - Development Services

Nil

13. Officers' Reports - Engineering Services

Nil

14. Officers' Reports – Corporate and Community Services

14.1 2021-22 Differential Rates Adoption

<h1>Corporate Services</h1> 	
Responsible Officer:	Geoff Garside, EMCS
Author:	Geoff Garside, EMCS
Legislation:	<i>Local Government Act 1995</i> <i>Local Government (Financial Management) Regulations 1996</i>
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	Attachment 14.1A - Differential Rates Submission

Purpose of Report

Executive Decision

Legislative Requirement

Background

Council resolved at the Special Council Meeting on 27 July 2021, to advertise intention to raise differential rates for the 2021-22 financial year.

CMRef
82772

That Council;

1. Advertises by local public notice for a period of 21 days, in accordance with Section 6.36(1) of the Local Government Act 1995, its intention to levy differential rates and minimum rates in 2021-22 as set out in the Statement of Objects and Reasons for Differential Rates – 2021-22;
2. Authorises the Temporary Chief Executive Officer to invite submissions from electors and ratepayers on the below proposed differential rates and minimum payments for 2021-22:

Unimproved Value	Minimum Rate	Rate in \$
UV1 – Rural	\$1,130.00	0.01963
UV2 – Urban Rural	\$1,130.00	0.03163

UV3 – Mining	\$205.00	0.03743
UV4 – Special Zone Wind Farm & Power Generation	\$1,130.00	0.03743
UV5 – Special Use Airstrip	\$1,130.00	0.03743

3. Notes any public submissions received in response to 1 and 2 above will be presented to Council for consideration prior to adoption of the 2021-22 Budget and the adoption of the 2021-22 Rates.

Comment

A notice seeking submissions to the proposed differential rates for 2021-22 was placed on council's website as required. The closing date for submissions was the 20 August 2021. One submission was received and will be tabled at the meeting.

During finalisation of the draft budget and subsequent rates modelling, it was not necessary to adjust the rate in the dollar in any rate class to conform to Section 6.33 (3) of the *Local Government Act 1995*.

In adopting the recommended model, Ministerial approval is not required as the rates on differential rated properties are not more than double the rates on non-differentially rated properties once the annual increase has been applied.

Policy Implications

Nil

Statutory Implications

Local Government Act 1995

6.33. Differential general rates

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
- (a) the purpose for which the land is zoned, whether or not under a planning scheme as defined in the *Planning and Development Act 2005*; or
 - (b) a purpose for which the land is held or used as determined by the local government; or
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.
- (2) Regulations may —
- (a) specify the characteristics under subsection (1) which a local government is to use; or
 - (b) limit the characteristics under subsection (1) which a local government is permitted to use.
- (3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.

- (4) *If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*
- (5) *A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

6.35. Minimum payment

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
- (a) 50% of the total number of separately rated properties in the district; or*
 - (b) 50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.*
- (4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
- (a) the number of separately rated properties in the district; or*
 - (b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.*
- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*
- (6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*
- (a) to land rated on gross rental value; and*
 - (b) to land rated on unimproved value; and*
 - (c) to each differential rating category where a differential general rate is imposed.*

Strategic Implications

➤ Strategic Community Plan

Theme: 4. Communication and Leadership

Service Area Objective: 4.2. Decision Making
4.2.2. The Shire is progressive while exercising responsible stewardship of its built, natural and financial resources.

Priorities and Strategies N/A
for Change:

➤ Corporate Business Plan

Key Action:

Directorate:

Timeline:

Sustainability Implications

➤ Strategic Resource Plan

Nil

➤ Workforce Plan

Directorate: Nil

Activity: Nil

Current Staff: Nil

Focus Area: Nil

Strategy Code: Nil

Strategy: Nil

Implications: Nil

Risk Implications

Council would be contravening the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996* if this item was not presented to Council.

Financial Implications

Adopting the differential model as detailed below will result in rates revenue in accordance with Council's Strategic Resources Plan incorporating the Long-Term Financial Plan and Asset Management Plan.

Voting Requirements

Simple Majority

Absolute Majority

Officers Recommendation

That Council;

1. Notes the submission received regarding the proposed 2021-22 Differential General Rates and Minimum Payments: and
2. After considering public submission, endorses the 2021-22 Differential General Rates and Minimum Payments as follows, with a view of striking the rates as part of the 2021-22 Budget adoption:

Unimproved Value	Minimum Rate	Rate in \$
UV1 – Rural	\$1,130.00	0.01963
UV2 – Urban Rural	\$1,130.00	0.03163
UV3 – Mining	\$205.00	0.03743
UV4 – Special Zone Wind Farm & Power Generation	\$1,130.00	0.03743
UV5 – Special Use Airstrip	\$1,130.00	0.03743

14.2 2021-22 Budget Adoption

<h1>Corporate Services</h1> 	
Responsible Officer:	Geoff Garside, EMCS
Author:	Geoff Garside, EMCS
Legislation:	<i>Local Government Act 1995</i> <i>Local Government (Financial Management) Regulations 1996</i>
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	Attachment 14.2A – Draft 2021-22 Budget Attachment 14.2B – Draft 2021-22 Budget supporting schedule – Capital Project Listing Attachment 14.2C – Draft 2021-22 Fees & Charges Schedule

Purpose of Report

Executive Decision

Legislative Requirement

Background

The Draft 2021-22 Budget has been compiled based on the principles contained in the Strategic Community Plan, Strategic Resources Plan.

The proposed differential general and minimum rates were approved by Council on 27 July 2021 and advertised for public comment.

Comment

The main features of the draft 2021-22 Budget include:

1. The budget has been prepared with a 1.7% increase in the rate in the \$. This increase applies to all general and differential general rate categories utilising the Gross Rental Valuation (GRV) and the Unimproved Valuation (UV) provided by Landgate.
2. Fees and Charges have been variously increased and are itemised in the draft 2021-22 Budget.
3. Household and Commercial Waste charges have a small increase to offset contractor costs.
4. A capital works budget totalling \$13.31m for investment in infrastructure, land and buildings, plant and equipment is planned. Expenditure on road

infrastructure is included at \$6.06m; and \$5.97m is also included for CBD and Apex Park Upgrade (\$3.51m is to be funded from grants).

5. Proposed Loan Funding of \$900,000 for Housing and a further proposed loan of \$2,139,300 to match potential CBD grant funding is included.

The estimated brought forward balance is \$2,744,000. However, this is unaudited and may change once the annual 2020-21 accounts are finalised. The major influences on the brought-forward balance is the receipt in June 2021 of an advance payment of \$1.27m of the 2021-22 Financial Assistance Grants allocation; and \$0.90m of funds raised in 2020-21 for capital projects carried-forward in 2021-22.

Policy Implications

The draft 2021-22 Budget is based on the principles contained in the Strategic Plans.

Statutory Implications

Section 6.2 of the *Local Government Act 1995* requires that not later than 31 August in each financial year the local government is to prepare and adopt a budget for its municipal fund for the financial year ending on the next following 30 June.

Division 5 and 6 of Part 6 of the *Local Government Act 1995* refers to the setting of budgets and raising of rates and charges. The *Local Government (Financial Management) Regulations 1996* details the form and content of the budget. The draft 2021-22 Budget as presented is considered to meet the statutory requirements.

Strategic Implications

➤ Strategic Community Plan

Theme: 4. Communication and Leadership

Service Area Objective: 4.2. Decision Making
4.2.2. The Shire is progressive while exercising responsible stewardship of its built, natural and financial resources.

Priorities and Strategies for Change: N/A

➤ Corporate Business Plan

Key Action:

Directorate:

Timeline:

Sustainability Implications

➤ Strategic Resource Plan

The draft 2021-22 Budget has been compiled on the principles contained in the Strategic Resource Plan.

➤ Workforce Plan

Directorate: Nil

Activity: Nil
 Current Staff: Nil
 Focus Area: Nil
 Strategy Code: Nil
 Strategy: Nil
 Implications: Nil

Risk Implications

Council would be contravening the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996* if this item was not presented to Council for adoption.

Financial Implications

Specific financial implications are as outlined in the Detail section of this report and as itemised in the draft 2021-22 Budget as contained the attachment 14.2A.

Voting Requirements

Simple Majority Absolute Majority

Officers Recommendation

That Council;

1. Pursuant to the provisions of Section 6.2 of the *Local Government Act 1995* and Part 3 of the *Local Government (Financial Management) Regulations 1996*, Council adopt the 2021-22 Budget as contained in attachments 14.2A and 14.2B, for the Shire of Merredin;
2. Pursuant to Sections 6.32, 6.33, 6.34 and 6.35 of the *Local Government Act 1995* impose the following differential general and minimum rates on Gross Rental and Unimproved Values adopted for the purpose of yielding the deficiency disclosed by the Municipal Fund Budget in the Rate Setting Statement:

a. General Rates

Gross Rental Values	Minimum	Rate in \$
GRV	\$910	0.10796

General Differential Rates:

Unimproved Value	Minimum	Rate in \$
UV1 – Rural	\$1,130.00	0.01963
UV2 – Urban Rural	\$1,130.00	0.03163
UV3 – Mining	\$205.00	0.03743

UV4 - Special Zone Power	\$1,130.00	0.03743
UV5 – Special Use Airstrip	\$1,130.00	0.03743

3. Pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, Council nominate the following due dates for the payment in full by instalments:

Full payment or 1 st Instalment due date	15 October 2021
2 nd Instalment due date	17 December 2021
3 rd Instalment due date	18 February 2022
4 th Instalment due date	22 April 2022

4. Pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 67 of the *Local Government (Financial Management) Regulations 1996* Council adopts an instalment administration charge where the owner has elected to pay rates (and service charges) through an instalment option of \$13 for each instalment after the initial instalment is paid;
5. pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 68 of the *Local Government (Financial Management) Regulations 1996* Council adopts an interest rate of 5.5% where the owner has elected to pay rates (and service charges) through an instalment option;
6. pursuant to Section 6.51(1) and subject to Section 6.51(4) of the *Local Government Act 1995* and Regulation 70 of the *Local Government (Financial Management) Regulations 1996* Council adopts an interest rate of 6.0% for rates (and service charges) and costs of proceedings to recover such charges that remain unpaid after becoming due and payable;
7. pursuant to Section 67 of the *Waste Avoidance and Resources Recovery Act 2007* Council adopts the Schedule of Fees and Charges for the Shire of Merredin removal and/or deposit of domestic and commercial waste included in Attachment 14.2C;
8. pursuant to Section 5.99 of the *Local Government Act 1995* and Regulation 34 of the *Local Government (Administration) Regulations 1996*, Council adopts the following annual fees for payment of elected members in lieu of individual meeting attendance fees:

Shire President	\$8,657
Deputy Shire President	\$8,657
Councillors	\$8,657

9. pursuant to Section 5.98A of the *Local Government Act 1995* and Regulation 33 and 33A of the *Local Government (Administration) Regulations 1996*,

Council adopts the following annual local government allowance to be paid in addition to the annual meeting allowance:

Shire President	\$14,433
Deputy Shire President	\$3,608

10. in accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* and AASB 1031 Materiality the level to be used in the Statement of Financial Activity in 2021-22 for the reporting material variance shall be 10% and \$10,000.

15. Officer's Reports - Administration

16. Motions of which Previous Notice has been given

17. Questions by Members of which Due Notice has been given

18. Urgent Business Approved by the Person Presiding of by Decision

19. Matters Behind Closed Doors

20. Closure

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