



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

MINUTES

Ordinary Council Meeting

Held in Council Chambers
Corner King & Barrack Street's, Merredin
Tuesday 15 May 2018



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Common Acronyms Used in this Document

CBP	Corporate Business Plan
CEACA	Central East Aged Care Alliance
CEO	Chief Executive Officer
CSP	Community Strategic Plan
CWVC	Central Wheatbelt Visitors Centre
DCEO	Deputy CEO
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 & Communications Officer
MoU	Memorandum of Understanding
MRCLC	Merredin Regional Community and Leisure Centre
SRP	Strategic Resource Plan
WALGA	Western Australian Local Government Association
WEROC	Wheatbelt East Regional Organisation of Councils

Shire of Merredin
Ordinary Council Meeting
Tuesday 15 May 2018



1. Official Opening

The President welcomed those in attendance and declared the meeting open at 3.00pm.

2. Record of Attendance / Apologies and Leave of Absence

Councillors:

Cr KA Hooper	President
Cr BJ Anderson	
Cr LN Boehme	
Cr AR Butler	
Cr RM Crees	
Cr JR Flockart	
Cr PR Patroni	

Staff

G Powell	CEO
P Zenni	EMDS (until 3.46pm)
V Green	EA to CEO
M Wallace	MCO (until 4.42pm)

Members of the Public: Senior Sergeant Mark Tobiassen, Merredin Police (until 3.38pm); Mr Chris Brown (from 3.11pm until 3.46pm); Ms Christine Carew-Hopkins (until 4.11pm); Mr Dennis Scadden (until 3.38pm)

Apologies: Cr MA Crisafio

Approved Leave of Absence: Cr MD Willis (CMRef 82132)

3. Public Question Time

Mr Dennis Scadden addressed Council in relation to the Cummins Theatre Manager's recent resignation announcement, questioning what Council could do to ensure the current Manager's services were retained.

The CEO advised the matter is ongoing and the Administration is doing all it can to facilitate suitable working arrangements. However it was noted that ultimately the decision on whether to remain at the Shire, and in Merredin, lies with the staff member and could depend on a number of factors.

Should the position become vacant a recruitment process would be undertaken.

Ms Christine Carew-Hopkins addressed Council in relation to the smashed glass from bottles around the Northside Tavern and queried whether rubbish bins could be placed in the area, further adding that if the bins were unable to be generally accessible, the bottles could not be removed at a later time and smashed on the footpath and road.

The CEO advised that the matter would be investigated.

Both Mr Scadden and Ms Carew-Hopkins wanted to thank and acknowledge staff at the Library and Cummins Theatre for their efforts in making both venues desirable locations with plenty of events and activities being held, adding that both venues were great assets to the town and it was pleasing to see so many people utilising the facilities.

Council welcomed the comments and agreed with the sentiments, thanking Mr Scadden and Ms Carew-Hopkins for making the effort to attend the meeting.

4. Disclosure of Interest

Councillor Anderson declared an Impartiality Interest in Items 12.1, 12.2 and 19.1.

5. Applications for Leave of Absence

Councillor Anderson requested Leave of Absence for the June 2018 meeting.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Boehme

Seconded: Cr Crees

82171 That Councillor Anderson be granted Leave of Absence for the June 2018 meeting.

CARRIED 7/0

6. Petitions and Presentations

Senior Sergeant Mark Tobiassen, Officer in Charge of Merredin Police, addressed Council in relation to the activities of Merredin Police. The main topics of discussion were:

1. there has been a change in the crime rate, which has increased slightly (as of Monday 14 May 2018 the rate was 13.7%, which equates to 43 offences, above same time last year);

3.11pm – C Brown entered the meeting

2. the main offence type is burglary;
3. while the direction of activities is mostly advised from Regional Office, there is discretion to change the focus of activities at a local level;
4. recently met with Aboriginal leaders to reinvigorate the Aboriginal Liaison Unit, as well as other agencies in town to determine ways of addressing the issues each agency is experiencing;
5. working with school students in a project to have a demolition derby car at Kellerberrin speedway;
6. Wheatbelt Youth Council is being developed to help address some of the youth issues in town, and across the Wheatbelt generally;
7. there have been changes in staff at a local level with a lot of new recruits coming on board;
8. domestic violence, mental health and transfers are the main pressures on staff workloads;
9. social media can create community perceptions that aren't necessarily true to those being experienced at the local level;
10. while there are drugs in Merredin on the whole it appears they are not being manufactured here, rather transported into town. Along with domestic violence, drugs is amongst the biggest issues experienced in town;
11. there is no main "hot spot" for criminal activity around town, any incidents are generally random; and
12. the Merredin Liquor Accord has been reinvigorated in recent months, hence premises' obligations at closing time regarding take away alcohol and street drinking will be brought to the Committee's attention, which may assist in addressing the litter/smashed glass issue as mentioned above.

3.38pm – M Tobiassen and D Scadden left the meeting and did not return.

3.38pm – C Carew-Hopkins left the meeting.

7.

Confirmation of Minutes of the Previous Meetings

7.1 Ordinary Council Meeting held on 17 April 2018

Attachment 7.1A

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Patroni

Seconded: Cr Boehme

82172 That the Minutes of the Ordinary Council Meeting held on 17 April 2018 be confirmed as a true and accurate record of proceedings.

CARRIED 7/o

8. Announcements by the Person Presiding without discussion

Nil

9. Matters for which the Meeting may be closed to the public

19.1 Tender T2018155 - 2017/18 Footpath Program – Determination of Tender Submissions

Refer to [Page 42](#) for the resolution of this Item.

10. Receipt of Minutes of Committee Meetings

10.1 GECZ Executive Meeting held on 17 April 2018

[Attachment 10.1A](#)

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Boehme

Seconded: Cr Butler

82173 That the Minutes of the Great Eastern Country Zone Executive Meeting held on 17 April 2018 be received.

CARRIED 7/o

12. Officer's Reports - Development Services

3.39pm - Councillor Anderson declared an Impartiality Interest in this Item 12.1 and left the meeting.

12.1 The Roman Catholic Archbishop of Perth – Consolidation of Land in Merredin

<h2>Development Services</h2>		 SHIRE OF MERREDIN INNOVATING THE WHEATBELT
Responsible Officer:	Peter Zenni, EMDS	
Author:	As above	
Legislation:	<i>Local Government Act 1995; Planning and Development Act 2005; Building Act 2011</i>	
File Reference:	A9559, A9660, A9661	
Disclosure of Interest:	Nil	
Attachments:	Attachment 12.1A - Correspondence and Plans	

Purpose of Report



Executive Decision



Legislative Requirement

Background

Correspondence has been received on behalf of the Roman Catholic Archbishop of Perth (RCAP) seeking support from Council for the proposed consolidation of RCAP owned or managed land in Merredin.

Comment

The land in question consists of the following:

1. Lot 164 on Plan 158907 Certificate of Title Vol. 1084 Fol. 911;
2. Lot 711 on Plan 157910 Certificate of Title Vol. 1078 Fol. 763;
3. Lot 525 on Plan 150234 Crown Land Title Vol. 3139 Fol. 159; and
4. Lot 686 on Plan 157916 (Crown Reserve 20586).

Lot 164 and Lot 711 are owned freehold. Lot 525 is subject of a Crown Lease for a term of 999 years. Lot 686 is a Crown Reserve without a management order and held for the purpose of a Church – Roman Catholic.

As part of the proposed land consolidation RCAP is seeking support from Council for the unconditional freehold acquisition of Lots 525 and 686.

The whole of the land in question is currently zoned “Public Purposes – Civic and Cultural” under the Shire of Merredin Local Planning Scheme No. 6. There does not appear to be any planning related concerns with respect to the proposed land acquisition and consolidation.

However, an inspection of aerial photos forming part of the Shire of Merredin database reveals that there appears to be several buildings which currently cross over property boundaries (between Lots 525 and 686, as well as between Lots 686 and 711). As such consideration should be given to the amalgamation of the relevant lots (once all lots have been acquired as freehold titles) to address any building encroachment issues as well as enabling any future development of the land.

Policy Implications

Nil

Statutory Implications

Compliance with the *Building Act 2011*.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Economic Development

➤ Corporate Business Plan

Strategy: SP.D1.3 – Promote new commercial and industrial development through appropriate zoning of land, provision of suitable infrastructure and efficient and effective business approval processes.
Action #: Nil
Action: Nil
Directorate: Development Services
Timeline: Ongoing

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

Nil

Financial Implications

Nil as the land is not rateable.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Patroni

Seconded: Cr Butler

82174 That Council:

1. supports the plans of the Roman Catholic Archbishop of Perth for the unconditional freehold acquisition of Lot 525 on Plan 150234 Crown Land Title Vol. 3139 Fol. 159 and Lot 686 on Plan 157916 (Crown Reserve 20586) and the consolidation of the newly acquired Lots 525 and 686 together with Lot 164 on Plan 158907 Certificate of Title Vol. 1084 Fol. 911 and Lot 711 on Plan 157910 Certificate of Title Vol. 1078 Fol. 763; and
2. writes to the Roman Catholic Archbishop of Perth confirming its support for the above acquisition and consolidation of land and requests that consideration be given to the amalgamation of the relevant lots (once all lots have been acquired as freehold titles) to address any building encroachment issues as well as enabling any future development of the land.

CARRIED 6/o

3.44pm – Councillor Anderson entered the meeting.

Councillor Anderson declared an Impartiality Interest in this Item 12.2.

12.2 Lot 1318 Mackenzie Crescent, Merredin - Application for Development Approval - Proposed Workshop

<h2>Development Services</h2>		 SHIRE OF MERREDIN INNOVATING THE WHEATBELT
Responsible Officer:	Peter Zenni, EMDS	
Author:	As above	
Legislation:	Town Planning Scheme No. 6.	
File Reference:	A3443	
Disclosure of Interest:	Nil	
Attachments:	Attachment 12.2A – Correspondence and Plans	

Purpose of Report

Executive Decision

Legislative Requirement

Background

An application for development approval has been received for the placement of a second hand workshop building on Lot 1318 Mackenzie Crescent, Merredin.

Comment

The proposed workshop building will be located on Lot 1318 Mackenzie Crescent, Merredin which is zoned “Light Industry” in accordance with the Shire of Merredin Town Planning Scheme No. 6 (the Scheme).

The proposed workshop constitutes a light industrial use which is a “P” use under the Scheme.

The proposed workshop will consist of a second hand structure to be relocated and re-erected on site, and as such requires approval from Council in accordance with Council’s Policy on Moveable Buildings.

The proposed development will not contravene the objectives of Council’s Policy on Moveable Buildings, these being:

1. to maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire;
2. to ensure the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality;

3. to ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (eg. asbestos);
4. to avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas;
5. to prevent the introduction of housing, or other structures, that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites; and
6. to protect the visual amenity of the urban environment by not permitting the establishment, storage and use of 'containers' within the non-industrial areas of the townsite.

As part of the proposed development the proponent will be required to construct a staff parking facility as well as provide additional landscaping to the lot.

Policy Implications

Compliance with Local Planning Policy on Movable Buildings.

Statutory Implications

Compliance with the Town Planning Scheme No. 6.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Economic Development

➤ Corporate Business Plan

Strategy: SP.D1.3 – Promote new commercial and industrial development through appropriate zoning of land, provision of suitable infrastructure and efficient and effective business approval processes.

Action #: Nil
Action: Nil
Directorate: Development Services
Timeline: Ongoing

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

Nil

Financial Implications

The relevant planning application fees have been paid.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Boehme

Seconded: Cr Crees

82175 That:

1. development approval be granted for the placement of a workshop building on Lot 1318 Mackenzie Crescent, Merredin as per the approved plans (Wayne's Design & Drafting - Job No 17031 dated March 2018) forming part of Attachment 12.2A, subject to:
 - a. the provision of suitable staff car parking facilities in accordance with the Shire of Merredin Local Planning Scheme No. 6 and the Building Code of Australia; and
 - b. the provision of suitable landscaping to the boundary fronting Mackenzie Crescent; and
2. the applicant that be advised that:
 - a. the granting of development approval does not constitute a building permit and that an application for a building permit must be submitted to the Shire of Merredin and be approved before any work can commence on site; and
 - b. an application for a suitable septic system must be submitted to the Shire of Merredin and be approved before any work on the installation of the septic system can commence on site.

CARRIED 7/0

3.46pm – P Zenni, EMDS, & C Brown left the meeting and did not return.

13. Officer's Reports - Engineering Services

Nil items to report.

14. Officer's Reports – Corporate and Community Services

14.1 List of Accounts Paid

<h2>Corporate Services</h2>		
Responsible Officer:	Charlie Brown, EMCS	
Author:	As above	
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>	
File Reference:	Nil	
Disclosure of Interest:	Nil	
Attachments:	Attachment 14.1A - List of Accounts Paid	

Purpose of Report

Executive Decision

Legislative Requirement

Background

The attached List of Accounts Paid during the month of April 2018 under Delegated Authority is provided for Council's information.

Comment

Nil

Policy Implications

As outlined in the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

Statutory Implications

As outlined in the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

Strategic Implications

➤ **Strategic Community Plan**

Vision Element: Developing
 Strategic Goal: The population and economic base is expanding sustainably
 Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.3 – Practice prudent management of financial resources
Action #: 1
Action: Deliver long term financial planning for asset replacement and new capital projects
Action #: 2
Action: Continue to provide prudent financial controls and compliance systems
Directorate: Corporate Services

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

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

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Boehme

Seconded: Cr Patroni

82176 That the schedule of accounts paid as listed covering cheques, electronic funds transfers, bank charges, directly debited payments and wages, as numbered and totalling \$6,241,181.76 from Council's Municipal Fund Bank Account and \$22,253.25 from Council's Trust Account, be received.

CARRIED 7/0

14.2 Statement of Financial Activity

<h1>Corporate Services</h1>		 SHIRE OF MERREDIN INNOVATING THE WHEATBELT
Responsible Officer:	Charlie Brown, EMCS	
Author:	As above	
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>	
File Reference:	Nil	
Disclosure of Interest:	Nil	
Attachments:	Attachment 14.2A - Statement of Financial Activity	

Purpose of Report

Executive Decision

Legislative Requirement

Background

The Statement of Financial Activity, which includes the Detailed Schedules, Statement of Financial Position, Current Ratios and Investment Register, are attached for Council's information.

Comment

Operating Income and Expenditure is mainly consistent with Council's YTD Budget. With Operating Income 1% up on budget estimates and Expenditure estimates 7% down.

Capital Expenditure

A detailed look at Capital Expenditure can be found in Note 13.

Others

Councillors may note the discrepancy with the Trust Bank, Note 4 against the Trust Summary on Note 12.

These currently show a \$3,475.35 variance and this relates to invoices raised for Trust Bonds.

Policy Implications

Nil

Statutory Implications

As outlined in the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economics base is expanding sustainably
Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.3 – Practice prudent management of financial resources
Action #: 1
Action: Deliver long term financial planning for asset replacement and new capital projects
Action #: 2
Action: Continue to provide prudent financial controls and compliance systems
Directorate: Corporate Services
Timeline: Ongoing

Sustainability Implications

➤ Strategic Resource Plan

Compliance with the *Local Government (Administration) Regulations 1996* and to give Council some direction in regards to its management of finance over an extended period of time.

➤ Workforce Plan

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

Risk Implications

The Financial Activity Report is presented monthly and provides a retrospective picture of the activities at the Shire. Contained within the report is information pertaining to the financial cost and delivery of strategic initiatives and key projects.

In order to mitigate the risk of budget over-runs or non-delivery of projects, the CEO has implemented internal control measures such as regular Council and management reporting and a quarterly process to monitor financial performance against budget estimates.

Materiality reporting thresholds have been established at half the adopted Council levels, which equate to \$10,000 for operating budget line items and \$10,000 for capital items, to alert management prior to there being irreversible impacts.

It should also be noted that there is an inherent level of risk of misrepresentation of the financials through either human error or potential fraud. The establishment of control measures through a series of efficient systems, policies and procedures, which fall under the responsibility of the CEO as laid out in Regulation 5 of the *Local Government (Financial Management Regulations) 1996*, seek to mitigate the possibility of this occurring. These controls are set in place to provide daily, weekly and monthly checks to ensure that the integrity of the data provided is reasonably assured.

Financial Implications

The adoption of the Monthly Financial Report is retrospective. Accordingly, the financial implications associated with adopting the Report are nil.

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Boehme

Seconded: Cr Patroni

82177 That in accordance with Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, the Statement of Financial Activity and the Investment Report for the period ending 30 April 2018 be received.

3.48pm - C Carew-Hopkins entered the meeting.

CARRIED BY ABSOLUTE MAJORITY 7/0

14.3 Differential Rates 2018/19

Corporate Services



Responsible Officer:	Charlie Brown, EMCS
Author:	As above
Legislation:	<i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>
File Reference:	RV/07/01
Disclosure of Interest:	Nil
Attachments:	Attachment 14.3A – Objects and Reasons

Purpose of Report



Executive Decision



Legislative Requirement

Background

Local governments are empowered to impose differential general rates subject to compliance with Section 6.33 of the *Local Government Act 1995*. Differential rating provides Council with flexibility in the level of rates being raised from specifically identified properties or groups of properties within the community. It is common for Councils to base differential rating for properties on Town Planning Scheme zonings however other criteria such as land use may be used.

Once a budget deficiency has been determined, and after taking into consideration the objectives of the Strategic Community Plan and Corporate Business Plan, a rating strategy and proposed differential general rates in the dollar can be determined. Rates should not be increased by a fixed amount without due consideration of the deficiency. Unless Ministerial approval is given, the amount expected to be raised through all types of local government rates must be within 90% to 110% of the deficiency of the budget (s6.34). This acts to limit the amount that may be raised by rates, but only in proportion to the expenditure requirement determined by the local government, and not in the manner of a set cap on the maximum level of income which can be raised through rates.

Council is required to give local public notice prior to imposing any differential general rates, or any minimum payment applying to a differential rate category, for a minimum of 21 days. Council does, however, have the discretion to vary the rate in the dollar and minimum rate during its budget deliberations without having to re-advertise the changes.

Before local public notice is given, proposed rates should be determined by Council, along with the objects and reasons providing justification for each differential general rate or minimum payment. It is important that these provide sufficient supporting information to electors and ratepayers or local governments may be asked to re-advertise by the Minister for Local Government.

Utilising the above scenario, Rates Modelling indicates a 3.0% overall increase in rate revenue compared to the 2017/18 budgeted rate income.

Currently, Differential Rating does not apply to properties utilising Gross Rental Valuations.

The table of Rates (Unimproved Valuations) proposed for the 2018/19 financial year is set out below:

Unimproved Value	Minimum Rate	Rate in \$
UV1 – Rural	\$1,071	0.01870
UV2 – Urban Rural	\$1,071	0.030179
UV3 – Mining	\$200	0.035700
UV4 - Special Zone Wind Farm	\$1,071	0.035700
UV5 – Special Use Airstrip	\$1,071	0.035700
UV6 – Merredin Power	\$1,071	0.035700

Category	Rate in the \$		Minimum Rate (\$)		Rateable Valuations	Rates Revenue (Inc Mins)		Estimated Revenue (Inc Mins) Minimums	
	17/18	18/19	17/18	18/19		17/18	18/19	17/18	18/19
UV1 Rural	1.9270	1.8700	1,040	1,071	89,016,900	1,694,048	1,740,885		
UV2 Urban Rural	2.9300	3.0179	1,040	1,071	4,470,900	150,816	155,340		
UV3 Mining	3.5700	3.5700	200	200	35,910	1,280	1,964		
UV4 Special Zone	3.5700	3.5700	1,040	1,071	4,101,500	138,695	146,424		
UV5 Special Use	3.5700	3.5700	1,040	1,071	164,000	5,426	5,854		
UV6 Merredin Power	3.5700	3.5700	1,040	1,071	41,000	1,464	1,464		
Total					\$97,830,210	\$1,991,728	\$2,051,931		

Comment

These calculations have been made using the valuations supplied by Landgate Valuation Services for 2018/19 it is not expected that any changes will be made before the adoption of the 2018/19 Budget.

Policy Implications

Nil

Statutory Implications

Section 6.33 of the *Local Government Act 1995* allows for local governments to differentially rate properties.

Section 6.35 of the *Local Government Act 1995* states:

“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.”*

Section 53 of the *Local Government (Financial Management) Regulations 1996* sets the Prescribed Amount in Relation to Minimums:

“53. Amount prescribed for minimum payment (Act s. 6.35(4))

The amount prescribed for the purposes of section 6.35(4) is \$200.”

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.3 – Practice prudent management of financial resources
Action #: 2
Action: Continue to provide prudent financial controls and compliance systems
Action #: Corporate Services
Action: Ongoing
Directorate: SP.D4.3 – Practice prudent management of financial resources

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 adopted Long Term Financial Plan.

Officer's Comment at the Meeting

The CEO advised Council that a differential rate for the solar farm had been omitted from the table of rates, and that a new category was required, further adding it would be advantageous if the wind farm, solar farm, and power station be combined into one category, being Power Generation, for the 2018/19 Budget.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation

That Council:

1. adopt for advertising purposes the following differential rate in the dollar and minimum payments for Unimproved Value rated properties, subject to finalisation of the draft 2018/19 Budget and the establishment of the funding shortfall required from imposition of rates on Gross Rental Value rated properties:

Unimproved Value	Minimum Rate	Rate in \$
UV1 – Rural	\$1,071	0.018700
UV2 – Urban Rural	\$1,071	0.030179
UV3 – Mining	\$200	0.035700
UV4 - Special Zone Wind Farm	\$1,071	0.035700
UV5 – Special Use Airstrip	\$1,071	0.035700
UV6 – Merredin Power	\$1,071	0.035700

2. in accordance with Section 6.36 of the *Local Government Act 1995*, advertise its intention to levy differential rates on Unimproved Value properties for the 2018/19 Budget, and advise the public of the availability of the Shire of Merredin's 2018/19 Differential Rating Objects and Reasons.

Resolution

Moved: Cr Anderson

Seconded: Cr Butler

82178 That Council:

1. adopt for advertising purposes the following differential rate in the dollar and minimum payments for Unimproved Value rated properties, subject to finalisation of the draft 2018/19 Budget and the establishment of the funding shortfall required from imposition of rates on Gross Rental Value rated properties:

Unimproved Value	Minimum Rate	Rate in \$
UV1 – Rural	\$1,071	0.018700
UV2 – Urban Rural	\$1,071	0.030179
UV3 – Mining	\$200	0.035700
UV4 – Power Generation	\$1,071	0.035700
UV5 – Special Use Airstrip	\$1,071	0.035700

2. in accordance with Section 6.36 of the *Local Government Act 1995*, advertise its intention to levy differential rates on Unimproved Value properties for the 2018/19 Budget, and advise the public of the availability of the Shire of Merredin’s 2018/19 Differential Rating Objects and Reasons.

CARRIED BY ABSOLUTE MAJORITY 7/0

14.4 Policy Manual Review – Proposed New Policy – Community Facilities Usage

<h2 style="margin: 0;">Community Services</h2> 	
Responsible Officer:	Rebecca McCall, DCEO
Author:	As Above
Legislation:	<i>Local Government Act 1995</i>
File Reference:	Policy Manual
Disclosure of Interest:	Nil
Attachments:	<u>Attachment 14.4A</u> –Community Facilities Usage Policy

Purpose of Report

- Executive Decision
 Legislative Requirement

Background

The Shire of Merredin is responsible for the management of a diverse range of facilities that are available for use by residents and visitors to Merredin. The purpose of this policy is to define Council’s position in relation to the use and objectives of community facilities, which will then provide the basis for a consistent approach to their management and use.

Comment

This policy applies to all groups and individuals wishing to access facilities owned or managed by the Shire of Merredin. There is a high and growing demand for access to facilities from which organisations and interest groups can provide a range of community activity needs. The Shire has/will design and manage these facilities so there is flexibility to accommodate a broad range of activities and organisations.

Facilities that support multi-use result in a more efficient use of funding, minimise duplication of infrastructure, reduce maintenance and maximise opportunities for community engagement and collaboration.

The policy recognises the organisations and individuals may at some time have the need for a range of activities and services that are offered from community facilities. These activities and services may include those organised by not-for-profit organisations or service group organisations.

Consideration will be given to the use of community facilities by a range of users including those that are community based, private or commercial, however groups and activities that are in conflict with Council policies and/or operating principles will not be granted access to the facilities.

Policy Implications

Policy Community Facilities Usage (Attachment 14.4A) will be added to the Shire of Merredin's Policy Manual.

Statutory Implications

Local Government Act 1995

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.1 – Implement accountable and good governance
Action #: 2
Action: Ensure policies, procedures and practices are effective, transparent and aligned with program delivery
Directorate: Corporate Services
Timeline: Ongoing

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

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Anderson

Seconded: Cr Boehme

82179 That the Community Facilities Usage Policy, as presented in Attachment 14.4A, be adopted.

CARRIED 7/0

14.5 Policy Manual Review – Policy 3.26 – Community Partnerships

Community Services



Responsible Officer:	Rebecca McCall, DCEO
Author:	As Above
Legislation:	<i>Local Government Act 1995</i>
File Reference:	Policy Manual
Disclosure of Interest:	Nil
Attachments:	Attachment 14.5A – Policy 3.26

Purpose of Report



Executive Decision



Legislative Requirement

Background

The purpose of Policy 3.26 – Community Partnerships is to clarify Council’s position on community partnerships and outline how the Shire of Merredin works with the community.

Comment

In accordance to the Shire of Merredin’s Risk Management Framework policies are to be reviewed biennially.

Policy 3.26 – Community Partnerships has been reviewed.

Policy Implications

An update of the Policy and Policy Manual is required as indicated in the attachment.

Statutory Implications

Local Government Act 1995

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.1 – Implement accountable and good governance
Action #: 2
Action: Ensure policies, procedures and practices are effective, transparent and aligned with program delivery
Directorate: Corporate Services
Timeline: Ongoing

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

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Flockart

Seconded: Cr Boehme

8218o That Policy 3.26 – Community Partnerships, as presented (and amended) in Attachment 14.5A, be adopted.

CARRIED 7/0

14.6 Policy Manual Review – Policy 3.10 – Eric Hind Music Scholarship

Community Services



Responsible Officer:	Rebecca McCall, DCEO
Author:	As Above
Legislation:	<i>Local Government Act 1995</i>
File Reference:	Policy Manual
Disclosure of Interest:	Nil
Attachments:	Attachment 14.6A – Policy 3.10

Purpose of Report



Executive Decision



Legislative Requirement

Background

The purpose of Policy 3.10 – Eric Hind Music Scholarship is to recognise and acknowledge Mr Eric Hind’s contribution to the Shire of Merredin as a Councillor and his accomplishments as a violinist by offering an annual music scholarship to young talented music students within the Merredin Shire.

Comment

In accordance to the Shire of Merredin’s Risk Management Framework policies are to be reviewed biennially.

Policy 3.10 – Eric Hind Music Scholarship has been reviewed.

Policy Implications

An update of the Policy and Policy Manual is required as indicated in the attachment.

Statutory Implications

Local Government Act 1995

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.1 – Implement accountable and good governance
Action #: 2
Action: Ensure policies, procedures and practices are effective, transparent and aligned with program delivery
Directorate: Corporate Services
Timeline: Ongoing

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

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Boehme

Seconded: Cr Anderson

82181 That Policy 3.10 – Eric Hind Music Scholarship, as presented (and amended) in Attachment 14.6A, be adopted.

CARRIED 7/0

14.7 Policy Manual Review – Policy 5.1 – Swimming Pool Entrance Fee – Disability Exemptions

Community Services



Responsible Officer:	Rebecca McCall, DCEO
Author:	As Above
Legislation:	<i>Local Government Act 1995</i>
File Reference:	Policy Manual
Disclosure of Interest:	Nil
Attachments:	Attachment 14.7A – Policy 5.1

Purpose of Report

- Executive Decision Legislative Requirement

Background

The purpose of Policy 5.1 – Swimming Pool Entrance Fee – Disability Exemptions is to allow persons with disabilities unable to utilise the pool admittance to the facility for free, with an exemption to be granted to individuals wishing to enter the Merredin District Olympic Swimming Pool on an individual assessment and on submission to the CEO of a medical certificate from the individual's doctor, indicating their debility.

Comment

In accordance to the Shire of Merredin's Risk Management Framework policies are to be reviewed biennially.

The Policy 5.1 – Swimming Pool Entrance Fee – Disability Exemptions has been reviewed. It is recommended to rescind the policy from the Policy Manual and factor the exemption in the Disability and Access Inclusion Plan.

Policy Implications

Removal of Policy 5.1 – Swimming Pool Entrance Fee – Disability Exemptions from the Policy Manual is required.

Statutory Implications

Local Government Act 1995

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Governance

➤ Corporate Business Plan

Strategy: SP.D4.1 – Implement accountable and good governance
Action #: 2
Action: Ensure policies, procedures and practices are effective, transparent and aligned with program delivery
Directorate: Corporate Services
Timeline: Ongoing

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

Nil

Financial Implications

Nil

Voting Requirements



Simple Majority



Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Flockart

Seconded: Cr Boehme

82182 That Policy 5.1 – Swimming Pool Entrance Fee – Disability Exemptions be rescinded.

CARRIED 7/0

15. Officer's Reports – Administration

15.1 Voting Delegates to the 2018 WALGA Annual General Meeting

Administration



Reporting Officer:	Greg Powell, CEO
Author:	Vanessa Green, EA to CEO
Legislation:	Nil
File Reference:	GR/17/11
Disclosure of Interest:	Nil
Attachments:	Nil

Purpose of Report



Executive Decision



Legislative Requirement

Background

All Member Councils are entitled to be represented by 2 voting delegates at the Annual General Meeting (AGM) of WALGA. The AGM is held during the Local Government Conference in the first week of August 2018.

WALGA have called for registrations for the voting delegates and proxy voting delegates. Only registered delegates or proxy registered delegates are permitted to exercise voting entitlements on behalf of Member Councils.

Comment

Traditionally the voting delegates for the Shire of Merredin have been the representatives on the WALGA Great Eastern Country Zone, in this case Councillor Hooper and Councillor Willis, with Councillor Flockart appointed as Deputy.

The program for the Local Government Conference has recently been released, and as registrations for the Conference as a whole are yet to be submitted Council may wish to nominate other Councillors as its voting delegates and proxy voting delegates.

Policy Implications

Nil

Statutory Implications

Nil

Strategic Implications

➤ Strategic Community Plan

Vision Element: Nil

Strategic Goal: Nil

Key Priority: Nil

➤ Corporate Business Plan

Strategy: Nil

Action #: Nil

Action: Nil

Directorate: Nil

Timeline: Nil

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

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Crees

Seconded: Cr Anderson

82183 That Councillors Hooper and Willis be nominated as voting delegates, with Councillors Crees and Patroni as proxy voting delegates, at the 2018 Annual General Meeting of the WA Local Government Association and those registrations be submitted accordingly.

CARRIED 7/0

15.2 Staff – CEO – Long Service Leave

Administration



Responsible Officer:	Greg Powell, CEO
Author:	As above
Legislation:	<i>Local Government Act 1995; Local Government (Long Service Leave) Regulations</i>
File Reference:	Personnel File
Disclosure of Interest:	Nil
Attachments:	Nil

Purpose of Report



Executive Decision



Legislative Requirement

Background

The CEO will be eligible for Long Service Leave (LSL) at the end of July 2018. Although the leave is due at that time, it may be deferred until a later date.

Comment

LSL can be taken in one or a combination of three ways; 13 weeks at normal pay, 6.5 weeks at double pay or 26 weeks at half pay. At this time because of personal and financial circumstances the latter option is preferred. There would be a need to secure temporary staff to cover extended periods of leave such as this, whereas if it is taken in shorter periods this is not necessary.

No particular plans have been made to take the leave and therefore, in accordance with the Regulations, approval is sought to defer it until a date to be determined.

Policy Implications

Nil

Statutory Implications

Local Government Act 1995, Local Government (Long Service Leave) Regulations.

Strategic Implications

➤ **Strategic Community Plan**

Vision Element: Nil

Strategic Goal: Nil
Key Priority: Nil

➤ Corporate Business Plan

Strategy: Nil
Action #: Nil
Action: Nil
Directorate: Nil
Timeline: Nil

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

Nil

Financial Implications

Nil. LSL is paid from a Reserve Account and will have no effect on Council's operating position.

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Crees

Seconded: Cr Anderson

82184 That the Chief Executive Officer be permitted to defer taking Long Service Leave to a date to be determined.

CARRIED 7/0

4.11pm – C Carew-Hopkins left the meeting and did not return.

15-3 Wheatbelt Communities Inc – 2018/19 Budget

Administration



Responsible Officer:	Greg Powell, CEO
Author:	Vanessa Green, EA to CEO
Legislation:	<i>Local Government Act 1995</i>
File Reference:	CS/16/19
Disclosure of Interest:	Nil
Attachments:	Attachment 15.3A – Wheatbelt Communities Inc Agenda Extract and Draft 2017/18 Budget

Purpose of Report



Executive Decision



Legislative Requirement

Background

Wheatbelt Communities Inc. (WCI) is an independent body incorporated in April 2015 to promote, facilitate and implement measures to enhance the economic development of the Central Eastern Wheatbelt so that it is a thriving and prosperous region that is sensitive to the needs of residents, visitors, enterprise and the environment.

WCI's membership includes members from the 5 WEROC Councils, being the Shires of Bruce Rock, Kellerberrin, Merredin, Westonia and Yilgarn. The Shire of Merredin's representatives to WCI are Councillor Hooper and Mr Greg Powell, with Councillor Crees and Mrs Rebecca McCall the deputies.

At its May 2018 meeting WCI considered its draft 2018/19 Budget and in accordance with WCI's constitution each member can provide comment on the Budget prior to its adoption.

Comment

Attachment 15.3A provides background information on how the draft budget has been determined. Point 1 in the attachment should be noted, with the proposed annual subscription for members being \$2,000. This is in keeping with the 2016/17 and 2017/18 member subscription.

Policy Implications

Nil

Statutory Implications

Nil

Strategic Implications

➤ Strategic Community Plan

Vision Element: Developing
Strategic Goal: The population and economic base is expanding sustainably
Key Priority: Civic Leadership, Advocacy and Regional Collaboration

➤ Corporate Business Plan

Strategy: SP.D3.1 – Collaborate with neighbouring Shires (and beyond) for the benefit of the region as a whole
Action #: 1
Action: Continue to progress regional collaboration by participating in Wheatbelt East Regional Organisation of Councils strategies and similar regional partnerships
Directorate: Office of the CEO
Timeline: Ongoing

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

Without membership subscriptions the funds to continue WCI would not be available.

Financial Implications

An allocation of \$2,000 will be required in the 2018/19 Budget (Eo41160).

Voting Requirements

Simple Majority

Absolute Majority

Officer's Recommendation / Resolution

Moved: Cr Patroni

Seconded: Cr Boehme

82185 That \$2,000 be allocated in the 2018/19 Budget for Council's member subscription to Wheatbelt Communities Inc.

CARRIED BY ABSOLUTE MAJORITY 6/1

16. Motions of which Previous Notice has been given

Nil

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

Nil

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

Nil

19. Matters Behind Closed Doors

In accordance with Section 5.23(c) of the *Local Government Act 1995* Council went Behind Closed Doors to discuss a contract entered into, or which may be entered into, by the local government.

4.32pm - Councillor Anderson declared an Impartiality Interest in this Item 19.1 and left the meeting.

Voting Requirements



Simple Majority



Absolute Majority

Resolution

Moved: Cr Crees

Seconded: Cr Flockart

82186 That Council move Behind Closed Doors at 4.32pm.

CARRIED 6/o

Voting Requirements



Simple Majority



Absolute Majority

Resolution

Moved: Cr Crees

Seconded: Cr Boehme

82187 That Council return from Behind Closed Doors at 4.34pm.

CARRIED 6/o

19.1 Tender T2018155 - 2017/18 Footpath Program – Determination of Tender Submissions

Voting Requirements



Simple Majority



Absolute Majority

Resolution

Moved: Cr Crees

Seconded: Cr Flockart

82188 That Tender T2018155 - 2017/18 Footpath Program for the provision of reinforced concrete footpaths be awarded to Gearing Construction.

CARRIED 6/o

4.35pm – Councillor Anderson entered the meeting.

4.42pm – M Wallace, MCO, left the meeting and did not return.

20. Closure

There being no further business the President thanked those in attendance and declared the meeting closed at 4.44pm.