

SHIRE OF MERREDIN



“Heart of the Wheatbelt”

MINUTES OF ORDINARY COUNCIL MEETING

19 July 2011

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Minutes of the Ordinary Meeting of the Shire of Merredin held in the Council Chambers, Corner King and Barrack Streets, Merredin on Tuesday 19 July 2011 commencing at 1.00pm.

ATTENDANCE:

Councillors:	KA Hooper	Shire President
	RM Crees	Deputy Shire President
	A Carr	
	D Crook	
	P Forbes	
	M Morris	
	M Young	
J Townrow		
Leave of Absence:	W Wallace	
Staff:	G Powell	Chief Executive Officer
	S Grayston	Acting Executive Manager of Finance and Administration
	L Wyatt	Executive Assistant to Chief Executive Officer

1.0 OFFICIAL OPENING

The Shire President opened the meeting at 1.00pm. Ms Jess Anson, Coordinator and Ms Lisa Fischer, Chairperson of Community Resource Centre were in attendance.

2.0 PUBLIC QUESTION TIME

Ms Fischer Chairperson of the Community Resource Centre asked, "What role do you as Council see the Community Resource Centre performing, in satisfying Councils agenda and the service to community and assuming there is a role, how do you envisage the Community Resource Centre and Council working together and supporting the community? I am happy for further discussion given there is limited time for questions and answers."

The Shire President asked for clarification. Ms Fischer explained the Community Resource Centres' desire to work collaboratively with Council on projects. If the Resource Centre is able to take on bigger projects, it will be able to increase it's rating and ability to source larger amounts of funds however the Resource Centre would need to maintain control over the project for this to occur.

Discussions took place about ideas and possibilities such as general community support, networking with business, running computerised accounting courses and linking with the proposed Mens Shed. There was general agreement that merredin.com needed to be promoted more widely but agreed that both organisations would remain in communication about this matter.

3.0 APOLOGIES AND LEAVE OF ABSENCE

Council has granted leave of absence to Councillor Wallace.

4.0 DISCLOSURE OF INTEREST

Cr Morris declared an Impartial Interest in Items 13.4 and 13.5.

5.0 PETITIONS AND PRESENTATIONS

A presentation was made by Wendy Newman, Wheatbelt Development Commission following the afternoon tea adjournment.

6.0 CONFIRMATION OF MINUTES

6.1 Ordinary Council Meeting

Confirmation of the minutes of the Ordinary Council Meeting held on 21 June 2011.

30648 Moved Cr Townrow Seconded Cr Young
Officer's Recommendation
That the minutes of the Ordinary Council Meeting held on 21 June 2011 be confirmed as a true and correct record of proceedings.
CARRIED 8/0

30649 Moved Cr Morris Seconded Cr Crook
That item 13.4 Community Resource Centre Funding be discussed before item 13.3 2011/2012 Budget adoption as the outcome of item 13.4 could affect item 13.3.
CARRIED 6/2

Refer to page 19 for further information on this Item.

7.0 ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

The Shire President advised Councillors he was in receipt of the Local Government Week Annual General Meeting Agenda for viewing by Councillors.

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

Nil

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

- 9.1 Wheatbelt Eastern Regional Organisation of Councils Executive Meeting held on 8 June 2011
Attachment 9.1A

Nil Recommendations to Council.

- 9.2 Wheatbelt Eastern Regional Organisation of Councils Executive Meeting held on 29 June 2011
Attachment 9.2A

Nil recommendations to Council

- 9.3 Central Wheatbelt Visitors Centre Meeting held on 27 June 2011
Attachment 9.3A

- 9.4 Merredin Heritage Management Committee Meeting held 23 June 2011
Attachment 9.4A

- 9.5 Local Emergency Management Committee Meeting held on 7 June 2011
Attachment 9.5A

30650

Moved Cr Crees

Seconded Cr Townrow

Officers Recommendation

That Council receive the minutes of the Wheatbelt East Regional Organisation of Councils Meeting held on 8 June 2011, Wheatbelt East Regional Organisation of Councils Meeting held on 29 June 2011, Central Wheatbelt Visitor Centre Meeting held on 27 June 2011, Merredin Heritage Management Committee Meeting held on Thursday 23 June 2011 and Local Emergency Management Committee Meeting held on 7 June 2011.

CARRIED 8/0

9.6 Central Wheatbelt Visitor Centre Meeting

30651 Moved Cr Morris Seconded Cr Forbes
Officers Recommendation

9.3.2 Marketing

It was moved Lindsay Tuckwell seconded Trevor Smith

That a recommendation be made to the Shire of Merredin to initiate, support and facilitate a tourism work shop- think tank -meeting involving the 21 shires on the web site, the sub regional tourism marketing associations, the WDC and AGO, the three ROC's, MOU and operator representatives. The meeting to cover the three aspects of tourism discussed Product development, Visitor Servicing and Marketing as outlined in the Tourism Strategy.

CARRIED 8/0

9.7 Merredin Heritage Management Committee Meeting

30652 Moved Cr Forbes Seconded Cr Morris
Officers Recommendation

9.4.8.5 Pipeline Reunion – No. 4

That the Merredin Heritage Advisory Committee request Council support the Golden Pipeline Reunion to be held at the Number 4 Pump Station on Saturday 8th October, 2011 as per proposed format supplied by the National Trust.

CARRIED 8/0

10.0 COMMUNITY SERVICES

Nil recommendations to Council.

11.0 DEVELOPMENT SERVICES

11.1 DELEGATION OF AUTHORITY – CHIEF EXECUTIVE OFFICER – CONSENT TO PERMITTED USES – LOCAL PLANNING SCHEME NO. 6

Reporting Department:	Development Services
Reporting Officer:	John Mitchell
Legislation:	Local Government Act 1995 Section 5.42
File Reference:	LUP/5/11
Disclosure of Interest:	Nil
Attachments:	Nil

Background

Section 5.42 of the Local Government Act 1995 permits a local government to delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties.

Previously the CEO has held the delegation to consent to those applications for Planning Consent which were a “P” (permitted) use within the zoning and development table.

Comment

To streamline the procedures for planning applications the use of the delegation applicable to the permitted uses of the Zoning Table is sought.

The following is the suggested wording for the delegation.

TOWN PLANNING**DELEGATION NUMBER – 5.2**

LEGISLATIVE POWER - Local Government Act 1995 (Section 5.42)

DELEGATION SUBJECT – Consent to “P” Uses within the Local Planning Scheme No. 6

DELEGATE - Chief Executive Officer

That Council delegates authority to the Chief Executive Officer to consent to the development of land pursuant to the Zoning Table of the Local Planning Scheme No. 6 for all those uses with a “P” (permitted) use associated with the use class and zone.

Statutory/Policy Implications

There are no statutory or policy implications.

Financial Implications

There are no known financial implications.

30653

Moved Cr Morris

Seconded Cr Young

Officer's Recommendation

That the Chief Executive Officer be granted delegated authority to consent to planning applications with a "P" use within the zoning table of Local Planning Scheme No. 6 that comply with the relevant development standards and the requirements of the Scheme.

CARRIED 8/0

11.2 LOCAL PLANNING SCHEME NO. 6 – PROPOSED LOCAL PLANNING POLICIES**ADOPTION PROCEDURES**

Reporting Department:	Development Services
Reporting Officer:	John Mitchell
Legislation:	Local Planning Scheme No. 6 Part 2.2 – 2.4
File Reference:	LUP/5/11
Disclosure of Interest:	Nil
Attachment:	Draft Policies: Attachment 11.2A

Background

The Local Planning Scheme No. 6 was gazetted on 22 June 2011. The Scheme is enforceable from that date.

Council has sought through the planning adoption process to ensure that development, particularly sea container style and barn style accommodation is controlled. Further controls that Council sought related to: -

- a) LPP1 – Moveable Buildings;
- b) LPP2 – Homestead Subdivision;
- c) LPP3 – Parking;
- d) LPP4 – Landscaping;
- e) LPP5 – Outline Development Plans;
- f) LPP6 – Development Application Delegation;
- g) LPP7 – Rural Residential.

Draft Policies are contained in **Attachment 11.2A**. The draft policies will require amendment where the name of the CEO is listed.

Comment

Clause 2.4 of the Shire of Merredin Local Planning Scheme No. 6 determines the procedures for adopting the policies. In summary 2 weeks of advertising in a local newspaper, 21 day submission period, consider the submissions received, include Government Departments in the process of review, adopt the policy and forward the policy for comment to the Western Australian Planning Commission.

Discussing the local planning policies in turn: -

LPP 1 – Moveable Buildings – replaces the sea container policy and includes donga style development. In simple terms the sea containers and donga(s) are not permitted within the residential zone. Sea containers are permitted in the industrial and farming zones. Dongas will be considered as temporary buildings to house workforces during a construction process;

LPP 2 – Homestead Lots – This policy was developed to replace SPP 3.4 which is currently subject to review.

LPP 3 – Parking – determines applicable layouts and alternate solutions for compliance with the requirements of the local planning scheme including payments for parking spaces;

LPP 4 – Landscaping – sets the minimum requirements for the provision of landscaping within the development proposed. Current methods have made the landscaping requirements subjective rather than pre determined;

LPP 5 – Outline Development Plans – determines the minimum acceptable for the preparation of the plan of development for the subdivision. This policy is more applicable to developers of land for residential or commercial purposes;

LPP 6 – DA Delegation (Planning Approval for Single Houses) – LPS 6 requires “pursuant to clause 8(iii) that when Council deems the development to be inappropriate or inadequate in any way,” this policy will apply for second-hand houses or construction of a dwelling other than from normally standard materials e.g. sea container conversion, barn conversion;

LPP 7 – Rural Residential Development – the policy is applied due to the restrictions placed on the 2007 Planning Strategy which stated that development of the rural residential land would not occur until 60% of existing land was sold and developed. The LPP seeks to address the statement and provide guidance to the planner prior to releasing additional land for development. Existing rural residential zones are Bartlett – Lot 1 Naremben Road (RR1), Adamson – Naremben Road (RR2). LPS 6 amendment 1 seeks to remove RR 3 & RR4 which are the rural residential areas to the southwest of town, east of O’Connor Street.

Statutory/Policy Implications

The provisions of Clause 2.4 of the Shire of Merredin Local Planning Scheme No. 6 are applicable.

Financial Implications

Advertising costs of \$500 are budgeted within the town planning budget E106285

30654

Moved Cr Townrow

Seconded Cr Forbes

Officer's Recommendation

That the draft local planning policies LPP 1 to LPP 7 be advertised in accordance with clause 2.4 of the Local Planning Scheme No. 6 and at the completion of the advertising period the matters be brought back to Council for determination and submission to the Western Australian Planning Commission.

CARRIED 8/0

Mrs Sharon Grayston, Executive Manager Finance and Administration entered the meeting at 1.37pm

12.0 ENGINEERING SERVICES

Nil recommendations to Council.

13.0 FINANCE AND ADMINISTRATION

13.1 LIST OF ACCOUNTS PAID

Reporting Department:	Finance & Administration
Reporting Officer:	Sharon Grayston – Acting Executive Manager, Finance and Administration
Legislation:	Local Government Act 1995 & Financial Management Regulations
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	List of Accounts Paid

Background

The attached List of Account Paid (**Attachment 13.1A**) during the month under Delegated Authority is provided for Council's information.

Statutory/Policy Implications

Local Government Act 1995 and Financial Management Regulations.

Financial Implications

All liabilities settled have been in accordance with the Annual Budget provisions. It should be noted that outstanding creditors total \$774,851.83

30655 Moved Cr Young Seconded Cr Townrow

Officer's Recommendation

That Council receive the schedule of accounts as listed, covering cheques as numbered and totalling \$80,409.20 and amounts directly debited from Council's Municipal Fund Bank Account BSB 066-518 Account Number 000-000- 10 totalling \$373,184.47

CARRIED 8/0

13.2 **MONTHLY FINANCE REPORT**

Reporting Department:	Finance and Administration
Reporting Officer:	Sharon Grayston – Acting Executive Manager, Finance and Administration
Legislation:	Local Government Act 1995
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	Monthly Finance Report

Background

The Monthly Finance Report is attached for Council's information.
(Attachment 13.2A)

Statutory/Policy Implications

Local Government Act 1995 and Financial Management Regulations.

Financial Implications

As outlined in **Attachment 13.2A.**

30656

Moved Cr Young

Seconded Cr Townrow

Officer's Recommendation***That Council receive the Monthly Finance Report for June 2011.*****CARRIED 8/0**

Councillor Hooper declared a Financial Interest in this item and left the meeting at 3.59pm. Councillor Crees assumed the Chair.

Councillor Morris declared an Interest Affecting Impartiality.

Councillor Young declared a Proximity Interest and left the meeting at 4.02pm.

13.3 **2011/2012 BUDGET ADOPTION**

Reporting Department:	Finance and Administration
Reporting Officer:	Sharon Grayston – Executive Manager, Finance and Administration
Legislation:	Local Government Act 1995 and Financial Management Regulations
File Reference:	Nil
Disclosure of Interest:	Nil
Attachments:	2011/2012 Budget document

Background

Council is required to prepare and adopt, in the manner and form prescribed, its Annual Budget by no later than 31 August each year, in accordance with Section 6.2 of the Local Government Act 1995. A number of motions are required to formalise the process.

Statutory Implications

In accordance with the Local Government Act 1995, an Absolute Majority decision of Council is required in adopting the Annual Budget.

Comment

Council has considered the contents of the various schedules contained in the draft budget, the plant replacement program, road works program and capital expenditure items. Variations to the draft information are incorporated in the Annual Budget document which is presented in **Attachment 13.3A**.

30657 Moved Cr Townrow Seconded Cr Carr

Officer's Recommendation

1. **General Rate**

That the Shire of Merredin, in accordance with Section 6.33 of the Local Government Act 1995, impose a rate in the dollar for the areas in the Shire valued on Gross Rental Values of 9.0282 cents and Unimproved Values of 1.1458 cents for the 2011/2012 financial year.

2. **General Minimum Rate**

That the Shire of Merredin, in accordance with Section 6.35(1) of the Local Government Act 1995, set a general minimum rate of \$500.00 for the 2011/2012 financial year for Gross Rental Value properties and Unimproved Values properties.

3. **Due Date for Payment of Rates**

That the Shire of Merredin set the due date for payment of rates for the 2011/2012 financial year to be 6 September 2011.

Due Date for Payment of Rate Instalments

That the Shire of Merredin, in accordance with Regulation 64(2) of the Local Government (Financial Management) Regulations 1996, set the due date for the payment of rate instalments for the 2011/2012 financial year as follows:

<i>First Instalment</i>	<i>6 September 2011</i>
<i>Second Instalment</i>	<i>8 November 2011</i>
<i>Third Instalment</i>	<i>10 January 2012</i>
<i>Fourth Instalment</i>	<i>12 March 2012</i>

4. **Interest on Rate Instalments**

That the Shire of Merredin set an interest rate of 5.5% for the 2011/2012 financial year in accordance with Section 6.45 (4)(e) of the Local Government Act 1995 and Regulation 68 of the Local Government (Financial Management) Regulations 1996.

5. **Administration Charge on Instalments**

That the Shire of Merredin, in accordance with Section 6.45(3) of the Local Government Act 1995, set an administration charge of \$10.00 per rate instalment notice where the instalment plan is selected.

6. **Interest on Overdue Rates**

That the Shire of Merredin set an interest rate of 11% for the 2011/2012 financial year in accordance with Section 6.51(1) of the Local Government Act 1995 and Regulation 70 of the Local Government (Financial Management) Regulations 1996.

-
7. **Fees and Charges**
That the Shire of Merredin, in accordance with Section 6.16(3) of the Local Government Act 1995, adopt the Schedule of Fees and Charges as presented in the 2011/2012 Budget document.
 8. **Interest on Money Owing to Council – General Debtors**
That the Shire of Merredin, in accordance with Section 6.13 of the Local Government Act 1995 and Regulation 19(a) of the Local Government (Financial Management) Regulations 1996, set an interest rate of 11% for the 2011/2012 financial year.
 9. **Adoption of Budget**
That the Shire of Merredin, in accordance with Section 6.2(1) of the Local Government Act 1995, adopt the Budget for the 2011/2012 financial year as presented in Attachment 13.3A.
 10. **Adoption of Material Variance Level for Reporting**
That Council adopt the value of +/- \$5,000.00 or 5% whichever is the greater as the minimum amount for reporting material variances for the 2011/2012 financial year.

CARRIED BY ABSOLUTE MAJORITY 5/1

Mrs Sharon Grayston left the meeting at 4.06pm.

Councillors Hooper and Young returned to the meeting at 4.07pm

With regard to Item 13.4, councillor Morris disclosed, "I have an association with the Merredin Community Resource Centre as I was the Chairman of the committee. As a consequence there may be a perception that my impartiality in the matter may be affected. I declare that I will consider this matter on it's merits and vote accordingly."

13.4 **MERREDIN COMMUNITY RESOURCE CENTRE FUNDING**

Reporting Department:	Administration
Reporting Officer:	CEO
Legislation:	Local Government Act 1995
File Reference:	CMRef:30639
Disclosure of Interest:	Nil
Attachments:	Nil

Background

At its June Ordinary Meeting, Council resolved that Item 13.2 relating to payment of invoices submitted by the Resource Centre lay on the table pending clarification.

Comment

The CEO sought supporting information from the Merredin Community Resource Centre such as audited financial statements, minutes of Annual General Meetings or any other documentation that may support the invoices submitted. No documentation was found.

It had been previously agreed that the MCRC would undertake its own financial functions from 1 July, 2011. Council would be aware that refurbishment of the unused Women's Rest Centre was progressing to permit the MCRC to occupy the premises. The cost of this work is being met by the MCRC although the grant identified as providing for the work and some of the expenses had been processed through Council's accounts. A cheque for the balance remaining \$20,692.41 payable to the MCRC was drawn on 11 July.

It was then necessary to identify from Council's accounts whether an operating surplus or loss had occurred.

Since Council began processing transactions the following has occurred:

2007/08	\$40,687.39	Surplus (income exceeds expenditure)
2008/09	\$59,864.84	Surplus
2009/10	\$21,194.40	Surplus
<u>2010/11</u>	<u>\$21,075.42</u>	Surplus
Total	\$142,842.05	Surplus

Invoices submitted by the MCRC include the following details:

2007/08	\$20,686.39	
2008/09	\$34,864.84	
2009/10	\$21,194.40	
<u>2010/11</u>	<u>\$71,105.67</u>	amended to \$41,767.83
Total	\$118,513.46	

There is a variance of \$24,328.59 in favour of the MCRC but this may be explained by the lack of wages allocation to the expenditure account for the first two financial years. There is agreement in 2009/10 and the variance in 2010/11 is explained by the balance of the funds for refurbishment.

On reviewing the number of MOU's, Council's direct obligation in 2007/08 and 2008/09 was to provide \$20,000 towards the cost of the Co-ordinator's salary. This would then explain the discrepancy between the calculation for 2007/08 and leave a discrepancy of \$5,000 in 2008/09.

To summarise, except for the \$5,000 discrepancy there is general reconciliation of the invoices to Councils financial transactions with an amount of approximately \$120,000 in question.

The MOU's are silent on any "profit sharing" arrangement. Neither do they address whether costing of other Council obligations such as relief staff, any costs of administering the books of the MCRC, maintenance of furniture and equipment, building maintenance, utilities costs and insurances should be attributed to the costings of the MCRC thus reducing the amount claimed nor whether any surplus should be quarantined annually.

Addendum

After the above was written and after the cheque for \$20,692.41 (balance of refurbishment grant) was sent to the Merredin Community Resource Centre, correspondence was received which is attached as **Attachment 13.4A**

No additional analysis has been given to the accounts included in the letter.

The above is provided for Councils information.

Statutory/Policy Implications

Nil

Financial Implications

No provision has been made within the 2011/12 budget to meet the claim nor have the amounts been dealt with on an annual basis by way of transfer to Trust.

Officer's Recommendation

That Council determine its position on meeting the claim by the Merredin Community Resource Centre for unexpended funds for the years 2007/08 to 2010/11.

- 30658** Moved Cr Young Seconded Cr Townrow
That an inspector from the Department of Consumer and Employment Protection be requested to rule on the matter.

CARRIED 6/2

Cr Morris requested his vote in the negative be recorded

- 30659** Moved Cr Young Seconded Cr Townrow
That Council provides on a recoup basis an amount equalling 4 weeks wages plus the \$20692.41 to the Community Resource Centre until the matter is resolved.

CARRIED 6/2

Cr Morris requested that his vote in the negative be recorded

- 30660** Moved Cr Young Seconded Cr Townrow
That the meeting adjourn for afternoon tea at 2.37.

CARRIED 8/0

- 30661** Moved Cr Young Seconded Cr Townrow
That the meeting resume at 3.55pm.

CARRIED 8/0

With regard to Item 13.5, Councillor Young disclosed, "I have an association with the Burnout Pad matter as I am the Secretary of Merredin Motorbike and Car Club. As a consequence there may be a perception that my impartiality in the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

13.5 PROPOSED BURNOUT PAD MERREDIN RECREATION COMMUNITY AND LEISURE CENTRE

Reporting Department:	Administration
Reporting Officer:	CEO
Legislation:	Local Government Act 1995
File Reference:	CMRef: 30616
Disclosure of Interest:	Nil
Attachments:	Reponses

Background

Mr Geoff Wells has made two presentations to Council (September 2009 and November 2010) in regard to a Bike, Tattoo and Car Show, which he is proposing to host in March 2012 at the Merredin Recreation Ground.

As part of the event he is proposing to hold a burn out competition which would require the construction of a burn out pad. He has also proposed to hold other burn out competitions on the pad on other occasions to utilise the pad.

At the Council meeting held on the 21 December 2010 Council passed the following resolution;

30489 Moved Cr Wallace Seconded Cr Crook

That Council support in principle the proposal to hold a Merredin Bike, Tattoo and Car Show in March 2012 subject to the following conditions:

- 1. the organising committee becoming an incorporated group;*
- 2. adequate insurance for the event provided by the organising committee;*
- 3. the event being supported by the Police;*
- 4. approval to conduct the event pursuant to the Public Building provisions of the Health Act 1911 including Management Plans for litter control, crowd control, risk management and security;*
- 5. Liquor licence application and enforcement including crowd control and toilet facilities;*
- 6. Environmental Protection Act – Environmental Noise Regulation 18 exemption;*
- 7. food vehicles inspections and approvals;*
- 8. provision of additional facilities, first aid, fire control and the like;*
- 9. Council is provided with evidence that the funds raised were provided to the proposed recipients as the venue is provided free of charge; and*

10. Council is recognised as a sponsor of the event in all publications and advertising.

CARRIED 8/0

A meeting was held between Geoff Wells, Cr Maria Young and Jim Garrett the Executive Manager of Engineering Services on the 14 February 2011 at the Merredin Recreation Ground to discuss a location for the proposed burn out pad.

At this meeting Mr Wells provided a plan of the proposed burn out pad however a detailed costing was not provided with the plan. The proposed location is on the east side of the main oval where the old score board. The recreation ground Master Plan does not have allowances for a burnout pad.

Comment

The location for the proposed burn out pad was referred to the Sports Council for comment. Andrew Crook, chairman of the Sports Council responded with *"The Merredin Sports Council has no objection to the location of the proposed Bum Out Pad at the Merredin Recreation Ground. However concerns were expressed regarding the security of the pad when not being officially used, will it be fenced and locked so there is no access? We would also have concerns if an event at the Bum Out Pad clashed with the sports fixtured events due to the noise and smoke factors."*

Consultation with local residents had not been conducted at this time.

At the ordinary Council Meeting held 17 May 2011 it was resolved:

30616 Moved Cr Carr Seconded Cr Young

- 1) That Council include proposed burn out pad in the Recreation Ground Master Plan subject to no adverse comments from surrounding residents.*
- 2) A letter be sent to surrounding residents for comments on having a burn out pad at the Merredin Recreation ground.*
- 3) That Mr Wells be asked to supply an estimated costing for construction of the pad in writing and what he expects from Council.*
- 4) That Mr Wells or his committee indicate how often the Burn out pad is expected to be used on a annual basis for community consultation purposes.*

CARRIED 7/1

Following the May Meeting, 261 letters were sent to residents, notification was included in the June Newsletter and advertised in the Merredin Mercury. The consultation period concluded on 30 June 2011 and 8 responses were received in total. A summary of comments is attached (**Attachment 13.5A**)

Statutory/Policy Implications

Nil

Financial Implications

Nil

30663

Moved Cr Forbes

Seconded Cr Townrow

Officer's Recommendation

That Mr Geoff Wells be advised that Council does not support the construction of a burnout pad within the recreation grounds because of concerns expressed by the community but that Staff will work with Mr Wells to identify alternate locations away from residential areas.

CARRIED 8/0

13.6 MERREDIN MEDICAL CENTRE – LEASE PAYMENTS

Reporting Department:	Administration
Reporting Officer:	CEO
Legislation:	Local Government Act, 1995
File Reference:	
Disclosure of Interest:	Nil
Attachments:	Correspondence

Background

The lease, commencing in 2008, was rent free for the initial two years with market rental applying from 1 July, 2010. A valuation from a qualified valuer was obtained of \$26,100 and the Medical Centre was invoiced towards the end of the financial year.

The Merredin Medical Centre seeks relief from lease payments on the Medical Centre premises on terms outlined in the attached correspondence.

Comment

Although certain costs incurred by the Centre have been outlined in graphical form in **Attachment 13.6**, the information does not reflect on the profitability of the Centre and the impost that the lease payments would have. In order for Council to agree to reduce or remove the requirement for lease payments to be made, it is believed that additional information showing the Centre's "bottom line" should be provided.

Should Council wish to offer some flexibility, terms could be offered to ease the financial impost either by way or weekly or monthly payments to reflect the cash flow of the business.

A further alternative is to agree to the proposal(s) put forward by the lessee in the attached correspondence.

Statutory/Policy Implications

Nil

Financial Implications

Income from the lease has been included in the 2011/12 budget and the 2010/11 lease payments have been included in receivables as at 30th June 2011.

30664 Moved Cr Townrow Seconded Cr Crees
Officer's Recommendation
That the lessee of the Merredin Medical Centre be required to pay lease payments in accordance with the lease document and based on the valuation previously received but that terms be offered to the lessee but although any arrangement will offer flexibility all obligations are to be met by the lease expiry date.

30665 **Amendment**
Moved Cr Young Seconded
That the lessee of the Merredin Medical Centre be required to pay lease payments in accordance with the lease document and based on the valuation previously received.

**AMENDMENT LAPSED FOR WANT OF A SECONDER
THE MOTION WAS PUT AND CARRIED 8/0**

14.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

15.0 QUESTIONS BY MEMBERS FOR WHICH DUE NOTICE HAS BEEN GIVEN

Nil

16.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION**16.1 Eastern Wheatbelt Biosecurity Group Council Representative****30666** Moved Cr Townrow Seconded Cr Young***That Council nominate Councillor Crees as it's representative to the Eastern Wheatbelt Biosecurity Group.*****CARRIED 8/0****16.2 Appreciation – Mrs Sharon Grayston**

Mrs Sharon Grayston entered the meeting at 4.22pm.

Council thanked Mrs Sharon Grayston for her contribution during her time as Executive Manager Finance and Administration and wished her well in her future endeavours.

17.0 MATTERS BEHIND CLOSED DOORS

Nil

18.0 CLOSURE

` Cr Hooper declared the meeting closed at 4.26pm