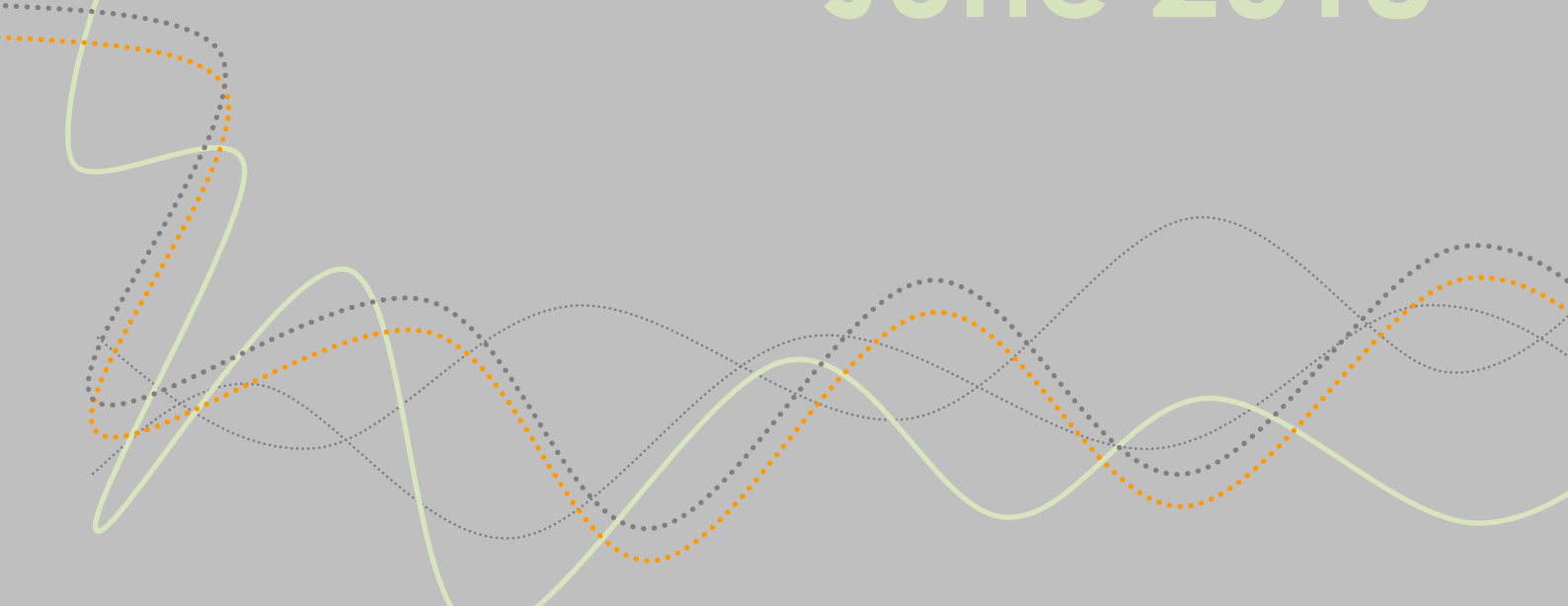
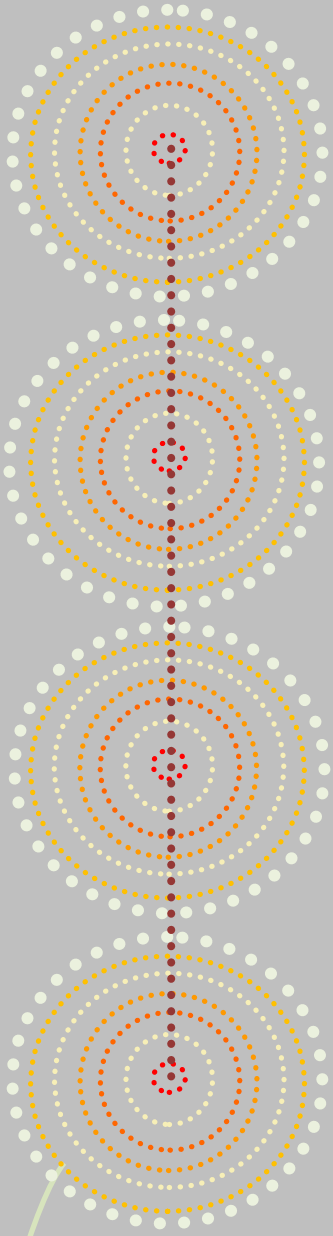


Shire of Goomalling



COUNCIL MEETING MINUTES

June 2018





NYOONGAR ACKNOWLEDGEMENT

We acknowledge this land that we meet on today is part of the traditional lands of the Nyoongar people and that we respect their spiritual relationship with their country. We also acknowledge the Nyoongar Ballardong people as the custodians of the greater Goomalling/Koomal area and that their cultural and heritage beliefs are still important to the living Nyoongar Ballardong people today.

NOTICE OF MEETING

Meeting No. 5 of 2018 of the Shire of Goomalling Council to be held in the Council Chambers, Administration Office, 32 Quinlan Street, Goomalling on Wednesday, 20 June 2018 beginning at 1.00pm.

QUESTION TIME

Nil

1. ATTENDANCE, APOLOGIES & ANNOUNCEMENTS

1.1. Attendance

Chairperson	President of Council	Cr Barry Haywood
	Deputy President of Council	Cr Roland Van Gelderen
Council	Councillor	Cr Christine Barratt
	Councillor	Cr Julie Chester
	Councillor	Cr Kevin Ryan
	Councillor	Cr Rodney Sheen
Administration	Chief Executive Officer	Mr Cornelis (Clem) Kerp

1.2. Apologies

Cr R Bowen forwarded apologies for non-attendance at today's meeting.

1.3. Announcements

- Cr Chester attended Special Council Meetings on the 22nd May 2018 and the 1st June 2018 for interviews and appointment of new CEO.
- Cr Chester attended the Mortlock Sports Council Meeting on the 13th June 2018.
- Cr Sheen attended Special Council Meetings on the 22nd May 2018 and the 1st June 2018 for interviews and appointment of new CEO.
- Cr Sheen attended the ACDF Meeting on the 5th June 2018.
- Cr Ryan attended Special Council Meetings on the 22nd May 2018 and the 1st June 2018 for interviews and appointment of new CEO.
- Cr Van Gelderen attended Special Council Meetings on the 22nd May 2018 and the 1st June 2018 for interviews and appointment of new CEO.
- Cr Barratt attended Special Council Meetings on the 22nd May 2018 and the 1st June 2018 for interviews and appointment of new CEO.



- Cr Barratt attended Recreation Master Plan Meeting with Consultant on 28th May 2018.
- Cr Haywood attended Special Council Meetings on the 22nd May 2018 and the 1st June 2018 for interviews and appointment of new CEO.
- Cr Haywood attended Recreation Master Plan Meeting with Consultant on 28th May 2018.
- Cr Haywood attended AROC Shire Presidents' Meeting on 11th June 2018.

2. MINUTES

2.1. Ordinary Council Meeting held 16 May 2018

Resolution

Moved Cr Ryan, seconded Cr Sheen that the Minutes of the Goomalling Shire Council Ordinary Meeting held on Wednesday, 16 May 2018 be confirmed as true and correct record of proceedings.

CARRIED 6/0

2.2. Special Council Meeting held 22 May 2018

Resolution

Moved Cr Chester, seconded Cr Ryan that the Minutes of the Goomalling Shire Council Special Meeting held on Tuesday, 22 May 2018 be confirmed as true and correct record of proceedings.

CARRIED 6/0

2.3. Special Council Meeting held 1 June 2018

Resolution

Moved Cr Chester, seconded Cr Barratt that the Minutes of the Goomalling Shire Council Special Meeting held on Friday, 1 June 2018 be confirmed as true and correct record of proceedings.

CARRIED 6/0

3. DECLARATION OF INTEREST

Councillors must declare to the President any potential conflict of interest they have in a matter before the Shire Council as soon as they become aware of it.

4. MATTERS ARISING

Nil

5. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

6. PETITIONS & MEMORIALS

Nil



7. REPORTS & MINUTES OF COMMITTEES

Resolution

That the Finance Report for May 2018 be received.

CARRIED 6/0

7.1 FINANCE REPORT

7.1.1 Financial Statements for Period ending 31 May 2018

FILE REF	
APPLICANT OR PROPONENT(S)	Shire of Goomalling
PREPARED BY	Trudi Manera, Finance Officer
APPROVED BY	Clem Kerp, Chief Executive Officer
PREVIOUSLY BEFORE COUNCIL	No
DISCLOSURE OF INTEREST	Nil

APPENDICES	<ol style="list-style-type: none">1. List of accounts paid for 17 May to 20 June 20182. Financial Statements for period ending 31 May 20183. Corporate Credit Card Statement April 20184. Corporate Credit Card Statement May 2018
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Nature of Council's Role in the Matter

Executive
Legislative
Review

Purpose of Report

To endorse payment schedule for 17 May to 20 June 2018 and receive Financial Statements for period ending 31 May 2018, including corporate credit card statements for April and May 2018.

Background

In accordance with Local Government (Financial Management) Regulation 34(1), local governments are required to prepare, each month a statement of financial activity reporting on revenue and expenditure for the month in question.

The statement of financial activity is to be presented at an ordinary meeting of Council within two (2) months after the end of the month to which the statement relates.

The statements of financial activity for the period ending 31 May 2018, financial statements and list of accounts paid for the period ending 31 May 2018, are hereby presented for Council's Information.

Comments and details

Council is requested to accept the monthly statement of financial activity, financial statements and list of payments as presented.

Implications to Consider

Legal and Statutory
Local Government Act 1995
Local Government (Financial Management) Regulations 1996

Voting Requirements	Simple Majority
Absolute Majority	No



7.1.1 RESOLUTION

Moved Cr Chester, seconded Cr Sheen that Council:

1. endorse the list of payments

a. EFT1162 & EFT1350 to EFT1365	\$ 64,865.09
b. 13900 to 13975	\$199,162.86
c. PR5679 to PR5707	\$ 39,088.00
d. DD11061 & DD11089	\$ 17,750.80
e. 8202 to 8210	\$ 78,726.57
f. 13876 to 14014	\$ 55,635.61

Totalling \$455,129.93 for the period 17 May 2018 to 20 June 2018

2. receive the financial statements for the period ending 31 May 2018

3. receive the Corporate Credit Card payment for April 2018 and May 2018

CARRIED 6/0

7.2 Finance/Audit Committee Meeting

Resolution

Moved Cr Sheen, seconded Cr Barratt that the minutes for Finance/Audit Committee Meeting held Wednesday, 20 June 2018 be received.

CARRIED 6/0

8 OFFICERS' REPORTS

8.1 CHIEF EXECUTIVE OFFICER'S REPORT

8.1.1 DIFFERENTIAL RATING 2018/19

FILE REF	142-6
APPLICANT OR PROPONENT (S)	Shire of Goomalling
PREPARED BY	Clem Kerp, Chief Executive Officer
APPROVED BY	Clem Kerp, Chief Executive Officer
C	
DISCLOSURE OF INTEREST	NIL

Nature of Council's Role in the Matter

Executive
Legislative

Purpose of Report

The Shire of Goomalling advertised its intention to apply differential rates and minimum Rate Payments for both UV's and GRV's within the Shire of Goomalling for the 2018/2019 Draft Budget which is delivering an overall rate increase of 3%.

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Council is required to consider the adoption of its relevant differential rates and Minimum Rate Payments for both UV's and GRV's within the Shire of Goomalling.

Background

The following advertisement appeared in The West Australian Newspaper on Wednesday 23rd May 2018 inviting comments and submissions to Council:



SHIRE OF GOOMALLING
NOTICE OF INTENTION TO LEVY DIFFERENTIAL RATES

In accordance with Section 6.36 of the Local Government Act 1995, the Shire of Goomalling hereby gives notice of its intention to impose differential rates on rateable property in the Shire of Goomalling in the 2018/2019 financial year.

Details of the proposed Rate in the Dollar and Minimum Rates for each rating category are as follows:

Category of Property	Cents in \$	Minimum Payment \$
Gross Rental Valuation Rating Categories		
GRV Residential	10.85	\$950
GRV Commercial	12.20	\$900
GRV Industrial	11.70	\$550
GRV Urban Farmland	10.45	\$715
Unimproved Rating Categories		
UV Rural Zone 2	0.63	\$1,155
UV Special Rural	1.25	\$1,195
UV General Zone 3 Farming	0.685	\$1,195

A statement of the Objects and Reasons for the proposed rates and minimum payments is available for inspection on the Shire website www.goomalling.wa.gov.au, and at the Shire Administration Building, 32 Quinlan Street, Goomalling during normal business hours.

The Shire invites submissions in relation to the proposed differential rates and minimum payments which are to be addressed to the:

Chief Executive Officer
Shire of Goomalling
PO Box 118
GOOMALLING WA 6460

Or by email to: goshire@goomalling.wa.gov.au to be received by Thursday 14th June 2018 at 10.00am.

Once Council has considered the submissions, the Differential Rates, Minimum Payments and the 2018/19 Budget (with or without modification) will be adopted by Council. All statutory entitlements in relation to rates for pensioner and other concession holders will apply.

Clem Kerp
Chief Executive Officer



2018/2019

The rates in the dollar (\$) and minimum rates shown above are estimates and may be changed as part of the Council's deliberations on any submissions received. All statutory entitlements in relation to rates for pensioner and other concession holders will apply.

The objects and reasons for each proposed rate and minimum payment may be inspected at any time on the Shire's website or at the Shire Office at 32 Quinlan Street, Goomalling during normal business hours.

The Shire invites submissions in relation to the proposed differential rates which are to be addressed to:

Clem Kerp
Chief Executive Officer
Shire of Goomalling
PO Box 118
Goomalling WA 6460

Executive Summary

Budget 2018/2019 Differential Rates and Minimum Payments Executive Summary.

1. In accordance with the requirements of the Local Government Act 1995, Section 6.33, a local government may impose differential rates having met the characteristics prescribed.
2. In accordance with the requirements of the Local Government Act 1995, Section 6.35, a local government may impose a minimum payment which is greater than the general rate which would otherwise be payable on that land.
3. In accordance with the requirements of the Local Government Act 1995, Section 6.36, a local government is required to give local public notice of intention of imposing differential general rates and/or minimum payments.

As council had implemented differential and concessional rating in 1997/98, council will not only be imposing differential rating to all unimproved values within the Shire of Goomalling in 2017/2018, it will also be imposing for the second time, differential rating and minimum rates to all Gross Rental Valuations within the Shire of Goomalling.

Objects and Reasons for each Proposed Rate and Minimum Payment

1. The continued implementation is seen as necessary by council as a means of redressing inequities in the current rating system which results from significant differences in unimproved values applicable to land in the district.
2. As a resultant of the increased capacity of land production in all areas due to technology and better farming methods which have led to a levelling out of land production capacities in all areas, council's intention is to bring some parity in the rates paid per hectare. As a result the rate in the \$ is a 9% reduction for Zone 2 compared to Zone 3 (General Farming). Zone 2 properties are mainly closed development lots (small hobby farms) and are reflected in the reduced rate in the \$.

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3. Commencing in 2007/2008, concessional allowance will no longer apply to the central ward as it has been merged with north ward to be designated as the central/north ward. Commencing in 2012/2013, concessional allowance will no longer apply to the south ward. Wards no longer apply as they are now one district with Town Planning Zones applying from 2015/2016.
4. In special rural residential zone, the rate in \$ levied, is resultant of the area adjacent to the Goomalling townsite having the beneficial affects close to the Goomalling townsite as compared to other zones within the Shire of Goomalling. It is council's intention to bring some parity in rates levied with these properties affected by GRV's in the Goomalling townsite.
5. The minimum rates for Unimproved Values and Gross Rental Values are levied as follows:

Category of Property	Cents in \$	Minimum Payment \$
Gross Rental Valuation Rating Categories		
GRV Residential	10.85	\$950
GRV Commercial	12.20	\$900
GRV Industrial	11.70	\$550
GRV Urban Farmland	10.45	\$715
Unimproved Rating Categories		
UV Rural Zone 2	0.63	\$1,155
UV Special Rural	1.25	\$1,195
UV General Zone 3 Farming	0.685	\$1,195

As in the past Council has again set Minimum Rates for both UV's and GRV's to ensure all ratepayers are at least paying their fair share towards Council's provisions of many works and services which are provided to all members of the community.

In all areas of expenditures, Council is reviewing every item (of expenditure) to satisfy its efficiencies and effectiveness to all ratepayers and electors of the Shire of Goomalling. This is never easy as both Federal and State Governments are continually reducing relevant grants which must be accommodated by local governments or face with the fact that services may be reduced.

Again this year's (2018/2019) Budget is mainly an Asset Management Budget with several capital items requiring Council's cash contributions, mainly:

- \$100,000 Town Street upgrade
- \$215,000 Bitumen Widen/Primerseal 1.75Km, Goomalling-Meckering Road
- \$50,000 Continuing footpaths replacements.

6. Unimproved Values and Gross Rental Valuations and Minimum Payments – the rates in the dollar \$ for the various differential rates are calculated to provide the shortfall in income required to enable the Shire to provide necessary works and services in the 2018/2019 financial year after taking into account all non-rate sources of income.

7. Minimum Payments – The minimum payments in UV's and GRV's of:

GRV Residential	\$950
GRV Commercial	\$900
GRV Industrial	\$550
GRV Urban Farmland	\$715
UV Rural Zone 2	\$1,155
UV Special Rural	\$1,195
UV General Zone 3 Farming	\$1,195

are applied to both categories in recognition that every property receives some minimal level of benefit from works and services provided. These rates for the second time are assessed at various minimum levels due to



the implications of differential rating and minimum levels being implemented under differential rating based on gross rental valuations and they remain consistent with previous years to provide the shortfall in income required to enable the Shire to provide necessary works and services in the 2018/2019 financial year after taking into account all non-rate sources of income.

8. The rates for properties in the Townsites of Goomalling, Jennacubbine and Konnongorring are calculated based on Gross Rental Valuations (GRV's). These GRV's are provided to all Local Governments via Landgate and are assessed every five (5) years by Landgate Valuers. This quinquennial valuation ensures consistency and a reasonable degree of fairness in the allocation of rates. Properties not on GRV's will be rated based on Unimproved Valuations (UV's) where these properties are situated outside the mentioned three (3) townsites of Goomalling, Jennacubbine and Konnongorring and are located in either Rural Zones 2, 3 and Rural Residential (Special). These valuations (UV's) are updated annually by Landgate.
9. Differential Rates has been part of the Budget for some years especially with Unimproved Valuations, with modifications to categories introduced over time to assist in spreading the rate burden and providing opportunities for increases in overall rate income. For the second time this year (2018/2019) Differential Rating will be included for Gross Rental Valuations for the following four (4) categories:
 - Residential Zone
 - Commercial Zone
 - Light Industrial Zone and
 - Town Environmental Rural Zone 1.including minimum rate payments for the same mentioned categories.
10. The shire has now received updated valuations for Unimproved Values (Uv's) and Gross Rental Values (GRV's) categories which is the responsibility of Landgate. Both UV's and GRV's will come into force as of 1st July 2018.
 - i. The commentary from Landgate for Unimproved Values are detailed as follows:

SHIRE OF GOOMALLING – RURAL ASSESSMENTS
SUMMARY OF THE GENERAL VALUATION 2018/2019
(DATE OF VALUATION – 1 AUGUST 2017)
DATE VALUES IN FORCE – 30 JUNE 2018

The following is a brief summary of changes occurring in the level of value and relatives in the 2018/2019 general revaluation.

Total Valuation	\$211,975.700
Average Overall Change (Increase)	Approx. 7.88%

Note: This figure could change slightly due to the effect of interim values.

1. OVERALL VARIATION TO UNIMPROVED VALUATIONS

Generally, 'broad hectare' unimproved values have increased throughout of the Shire.

Some changes to individual assessments may have occurred either as a product of the mass valuation process or where records have been amended or corrected for more up to date information about soil types etc.

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- II. Also the commentary from Landgate for Gross Rental Values, which is now in its second year of a five (5) year process are detailed as follows:

GENERAL VALUATION SUMMARY FOR THE SHIRE OF GOOMALLING (GRV) 2017

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

- Date of Valuation 1st August 2016
- Date of coming into force 1st July 2017
- In respect of Gross Rental Values (GRV's) for the Local Authority of Goomalling, the following statistics are provided for your assistance:

	% inc/Dec	Values	Agg. Values	% of Total
Residential	22.09%	234	\$2,343,234	59.76%
Commercial	-6.12%	23	\$388,897	9.92%
Industrial	-16.37%	21	\$604,561	15.42%
Vacant Land	-0.71%	102	\$77,091	1.97%
Misc.	-14.57%	12	\$507,361	12.94%
TOTALS	5.18%	392	\$3,921,144	100.00%

To assist with our rate modelling exercise, I have included the above GRV statistical report extracts for the current and future reveals highlighting the value total for each VEN classification.

Please note the actual total for all Local Authority GRV's is **\$3,949,712** as disclosed at the bottom of the valuation roll. The discrepancy between the figure and the total shown above is due to the fact that these statistics ignore properties without a previous GRV. Therefore, the figures above can only be used as an *indicative* guide to the movement in values between General Valuations.

Please note that the % change in some of the valuation classifications is significant (eg: industrial) when compared to previous revaluation figures. The use of a 'differential rate' or other mechanisms available within the Local Government Act may be appropriate to smooth out these anomalies and provide a more equitable distribution of the rates burden.

The Valuer-General advises that as part of the 2017-18 rate setting process, he supports Council's release of aggregated valuation data to ratepayers as part of its community engagement and information sharing process prior to the formal adoption of its budget.

Overall, Council is proposing a 3% increase across the board for both Unimproved Values and Gross Rental Values. Due to pocket areas having some increases and others having decreases, there will be losers and winners when rate accounts are assessed. The Valuers of Landgate have assessed both valuations under UV's and GRV's based on a number of factors as depicted in their commentaries for both UV's and GRV's categories.

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Council has endeavoured to be fair and just in indicating the differential rating for all categories particularly taking into account as depicted by Landgate that under UV's Categories, properties in the lifestyle or small holding sector have declined in value whereas intermediate sized and broad area properties have increased especially in the western and northern parts of the Shire. Similarly, under GRV's categories there has been a large increase in valuations in the residential areas compares to decreases in the other areas such as commercial, light industrial, vacant land and others. Land GRV's are assessed every five (5) years.

11. The Shire has reviewed its position on providing a number of important services to the community and have unanimously resolved to retain such important services but is costing ratepayers to provide such services. These services which cost a loss to Council to retain including loss of revenue are detailed as follows per year:

Swimming Pool Operations	\$ 75,000
Gumnuts Childcare	\$ 20,000
Senior Citizens Building	\$ 10,500
Mens Shed	\$ 7,500
Horse & Pony Club	\$ 4,500
2 Go Karts Clubs in District	\$ 4,000
Goomalling Medical Surgery	<u>\$ 75,000</u>
Approx.	\$196,500

In addition to the above, Recreation maintenance and operations are costing Council approx. \$475,000 after revenue receipts.

The most important service to be retained by Council is the operation of the Goomalling Medical Surgery and this service will be retained by Council whatever the circumstances may arise because there is no other important service to benefit our community than the health and welfare of our citizens.

12. The raising of rates will enable the Shire to maintain sustainable operations. The Shire is faced with significant increases in relation to State Government related costs in excess of the national CPI of 1.9%. These are:

- i. The reduction of MRWA direct grant from \$84,328 down to \$48,565 resulting in decrease revenue by \$35,763 equivalent to a rate rise of 1.95%
- ii. Electricity estimates at 6%
- iii. Water estimates at 5%

Notwithstanding the above, Council's revenue through Federal and State Governments' Grants and Subsidies are declining, putting extra burden on Councils to maintain sustainable operations. However it is this Council's primary objective to provide efficient and effective services in all areas which continue to benefit our community.

In essence the proposed rating structure is a critical element in ensuring ongoing financial sustainability. It is vital in enabling the Shire to deliver its capital works program and provide the continued and important services required by the community.

Comments and details

As Council has received one (1) submission from McMahon Mining Title Services P/L before 10.00am on Thursday 14th June 2018, it is my Resolution that Council adopt its relevant ratings for differentials and

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minimum ratings for 2018/2019 financial year with a 50% reduction of the Minimum Payment; reason being that rates are already levied on farming properties.

Implications to Consider

Consultative

As required by Section 6.36 of the Local Government Act 1995, Council did advertise its intention to levy and impose differential rates and minimum Rate Payments for both UV's and GRV's within the Shire of Goomalling for the 2018/2019 Draft Budget.

Comments and submissions were invited by state wide notification through advertisement in The West Australian Newspaper on 23rd May 2018, in the Goomalling Endeavour on 23rd May 2018, and on the Shire's website and Facebook page. One (1) submission was received as referred above.

Strategic

To provide equity in the rating of properties across the Shire where the detailed rating categories have been determined for the implementation of differential rating and Minimum Rates Payments for both UV's and GRV's within the Shire of Goomalling.

Financial

The General Rates as detailed for the 2018/2019 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates.

Legal and Statutory

Local Government Act 1995

Risk related

Nil

Voting Requirements

Absolute Majority

8.1.1 RESOLUTION

Moved Cr Van Gelderen, seconded Cr Sheen that Council hereby adopt the following Differential Ratings and Minimum Rates Payments for Unimproved Valuations and Gross Rental Valuations for the 2018/2019 financial year:

Category of Property	Cents in \$	Minimum Payment \$
Gross Rental Valuation Rating Categories		
GRV Residential	10.85	\$950
GRV Commercial	12.20	\$900
GRV Industrial	11.70	\$550
GRV Urban Farmland	10.45	\$715
Unimproved Rating Categories		
UV Rural Zone 2	0.63	\$1,155
UV Special Rural	1.25	\$1,195
UV General Zone 3 Farming	0.685	\$1,195
UV Mining Tenements		\$1,195

CARRIED BY ABSOLUNTE MAJORITY 6/0



8.1.2 WA PLANNING COMMISSION - APPLICATION 156731 – Lot 28354 & 301 GOOMALLING-WYALKATCHEM ROAD

FILE REF	170
APPLICANT OR PROPONENT (S)	WA Planning Commission & Shire of Goomalling
PREPARED BY	Clem Kerp, Chief Executive Officer
APPROVED BY	Clem Kerp, Chief Executive Officer
PREVIOUSLY BEFORE COUNCIL	N/A
DISCLOSURE OF INTEREST	N/A

APPENDICES **5. WAPC Application 156731**

Nature of Council's Role in the Matter

Quasi-judicial

Purpose of Report

To provide any information, comment or recommended conditions to WA Planning Commission on the application for Shire of Goomalling via FM Surveys to subdivide Lots 28354 and 301 into two (2) lots to provide one lot as a Homestead Block containing all existing buildings on the lot, and the remaining lot as arable land.

Background

The application is made for the purpose of being able to sell only the arable land and retain the Homestead Block. In the past Council has always supported applications to provide Homestead Lots which normally provides the creation of an additional lot than previously existed.

Comments and details

Council's response needs to be submitted to WA Planning Commission by 12th July 2018. I recommend that Council submit no objection to the application.

Implications to Consider

Consultative

As the application is not increasing the number of lots, the application should be supported to provide a Homestead Lot.

Strategic

As the number of lots remain the same, there is no reason not to support the application, as the application is for a Homestead Lot.

Policy Related

Agrees with Councils policy of approving subdivisions which provide a Homestead Block.

Financial NIL

Legal and Statutory

Complies with Council's policy on amalgamation and subdivision proposals including the creation of Homestead Blocks.

Risk related NIL

Voting Requirements **Absolute Majority**



8.1.2 RESOLUTION

Moved Cr Van Gelderen, seconded Cr Barratt that Council raise no objection and support the application as submitted to provide a Homestead Block and the remaining lot as arable land, subject to no objection being received by the Heritage Council of WA.

CARRIED BY ABSOLUNTE MAJORITY 6/0

8.1.3 AUTHORITY TO AFFIX SEAL – AGREEMENT FOR REFUSE AND WASTE DISPOSAL SERVICES

FILE REF	206
APPLICANT OR PROPONENT (S)	Shire of Goomalling, Stondon Pty Ltd (T/A Avon Waste)
PREPARED BY	Clem Kerp, Chief Executive Officer
APPROVED BY	Clem Kerp, Chief Executive Officer
PREVIOUSLY BEFORE COUNCIL	N/A
DISCLOSURE OF INTEREST	NIL

APPENDICES **6. Avon Waste Agreement**

Nature of Council's Role in the Matter

Executive
Legislative

Purpose of Report

To authorise the affixing of the Common Seal to the Agreement between the Shire of Goomalling and Avon Waste for Refuse and Waste Disposal Services.

Background

Council was successful in negotiating a three (3) year agreement to continue the services provided by Avon Waste through their weekly collection of domestic rubbish within the Goomalling, Jennacubbine and Konnongorring townsites, without price increases over the three (3) year period from 1 July 2018 until 30 June 2021.

The affixing of the Common Seal is required to finalise the signing of the mentioned Agreement.

Comments and details

Discussions that took place between the CEO and Principal of Stondon P/L – trading as Avon Waste in securing a three (3) year contract without any increase over the term of the contract, was approved and authorised by Council.

Implications to Consider

Nil

Voting Requirements Simple Majority



8.1.4 RESOLUTION

Moved Cr Chester, seconded Cr Van Gelderen that Council authorise the affixing of the Common Seal to the Loan Agreements between the Shire of Goomalling and Bendigo Bank for the \$70,000 loan for the Oval Reticulation Project and the \$200,000 for the Aged Housing Project.

CARRIED 6/0

8.2 ENVIRONMENTAL HEALTH OFFICER'S REPORT

8.2.1 DEMOLITION OF RESIDENCE IN LOCKYER STREET, GOOMALLING

FILE REF	23-5
APPLICANT OR PROPONENT (S)	Shire of Goomalling
PREPARED BY	Linton Thomas, Environmental Health Officer
APPROVED BY	Clem Kerp, Chief Executive Officer
PREVIOUSLY BEFORE COUNCIL	October 2018
DISCLOSURE OF INTEREST	NONE

Nature of Council's Role in the Matter

Council to approve the Principal Environmental Health Officers (PEHO) request for a demolition order on Lot 5, Lockyer Street, Goomalling formally owned by Ms. Maureen Hartzler, now bankrupt. In accordance to Section 137 and 138 of the *Health (Miscellaneous Provisions) Act 1911*

Purpose of Report

To bring to a conclusion of the Health Order issued in October 2017

Background

On the 18th October 2017, Council issued an Unfit for Human Habitation Order on the residence located on the Lot and listed a Schedule of Repairs to be completed within 180 days, to make the building habitable.

Comments and details

As the Owner is bankrupt, the ownership of the land and improvements has been passed onto the Australian Financial Security Authority in Sydney, as trustee for the mortgage lender, whom I believe is a bank. They have obviously passed on the details and the Schedule of Repairs to them, as I have had, some time ago, enquiries from Toodyay Realty about such repairs.

Therefore, we are dealing with the Australian Financial Security Authority as trustee of the property and they have received all previous correspondence on this matter.

Should the owner or their representative not demolish the house and clear the land within the specified time, usually 30 days, then Council can complete the demolition order and charge them accordingly.

Should they fail to pay Council, then it can be a charge against the land.

Implications to Consider



Consultative	<i>Nil</i>
Strategic	<i>Nil</i>
Policy Related	<i>None</i>
Financial	<i>None but may be possible</i>
Legal and Statutory	<i>Health (Miscellaneous Provisions) Act 1911</i>
Risk related	<i>Nil</i>

Voting Requirements Simple Majority

8.2.1 RESOLUTION

Moved Cr Van Gelderen, seconded Cr Barratt that Council:

Approves the issue of a demolition order to Australian Financial Security Authority as trustee, that;

- (1) Australian Financial Security Authority as trustee of Lot 5 Lockyer Street, Goomalling, to remove the buildings located on this Lot within thirty (30) days of the date of this order, in accordance to Section 137 of the *Health (Miscellaneous Provisions) Act 1911*, and;
- (2) Orders that the land located at Lot 5 Lockyer Street, Goomalling be cleaned to the satisfaction of the Council within thirty (30) days of the date of this order, issued under Section 138 of the *Health (Miscellaneous Provisions) Act 1911*, and;
- (3) Should the owner fail to comply with these orders, Council will act in default of the owner and recover costs from the owner in accordance to Section 140 of the *Health (Miscellaneous Provisions) Act 1911*.

CARRIED 6/0

9 NOTICE OF MOTIONS FOR NEXT MEETING

10 DATE OF NEXT MEETING

The next meeting of the Goomalling Shire Council Ordinary Meeting will be held in the Council Chamber, Administration Office, 32 Quinlan Street, Goomalling on Wednesday, 18 July 2018, commencing 1.00pm. It was also reminded that Council's 2018/2019 Budget Meeting is scheduled for the same day commencing at 8.00am.

11 CLOSURE

There being no further business the President thanked everyone for their attendance and closed the meeting at 2.12pm.