



AGENDA

Ordinary Council Meeting

Thursday 22 June 2017
@ 11:00 am

To be held in the Council Chambers, Hack St Sandstone



ORDINARY COUNCIL MEETING NOTICE PAPER

Thursday 22 June 2017 – 11:00 am

Dear President and Councillors,

An Ordinary Meeting of Council is called for Thursday 22 June 2017, in the Council Chambers, Hack Street, Sandstone, commencing at 11:00 am.

Councillors please note:

A Briefing Session will be held at the conclusion of the Council Meeting.

Harry Hawkins
Chief Executive Officer

7 June 2017

PUBLIC QUESTION TIME

A 15 minute public question time is available to allow members of the public the opportunity of submitting questions to Council on matters concerning them. Questions should be submitted in writing prior to the meeting. The questions will be addressed by the President or their nominated person. Where an answer cannot be given at the meeting, a reply will be given in writing subsequent to the meeting.

Discussion will not be allowed.



DISCLAIMER

No responsibility whatsoever is implied or accepted by the Sandstone Shire Council for any act, omission, statement or intimation occurring during Council/Committee meetings or during formal/informal conversations with staff. The Sandstone Shire Council disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission, statement, intimation or otherwise occurring during Council/Committee Meetings or discussions. Any person or legal entity that acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

*In particular but without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence or permit, any statement or limitation of approval made by an Elected Member or by a Staff Member of Sandstone Shire Council during the course of any Meeting is not intended to be and is not to be taken as notice of approval from the Sandstone Shire Council. The Sandstone Shire Council warns that anyone who has an application lodged with the Sandstone Shire Council must obtain and only should rely on **WRITTEN CONFIRMATION** of the outcome of the application including any conditions attaching to the decision made by the Sandstone Shire Council in respect of the application.*

Harry Hawkins
Chief Executive Officer

7 June 2017

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E-mail: ceo@sandstone.wa.gov.au



WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL

NOTE: USE ONE FORM PER DECLARATION

I, (1) _____ hereby declare an interest in the following item to be considered by Council at its Meeting to be held on (2) _____ and regarding

Agenda item (3) _____

The type of interest I wish to declare is (4)

- ☐ Financial pursuant to Sections 5.60A of the Local Government Act 1995
- ☐ Proximity pursuant to Section 5.60B of the Local Government Act 1995
- ☐ Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995
- ☐ Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulation 2007

The nature of my interest is (5)

The extent of my interest is (6)

I understand that the above information will be recorded in the Minutes of the Meeting and recorded by the Chief Executive Officer in an appropriate Register.

(Signature)

(Date)

RECEIVED BY:

(Chief Executive Officer)

(Date)

- (1) Insert your name.
- (2) Insert the date of the Council Meeting at which the item it to be considered.
- (3) Insert the Agenda Item Number and Title.
- (4) Tick the box(es) to indicate the type of interest (for explanation, see the extracts overleaf from the Act.
- (5) Describe the nature of your interest.
- (6) Describe the extent of your interest (if seeking to participate in the matter under the s.5.68 of the Act)

Financial pursuant to Section 5.60A of the Local Government Act 1995

s5.60A Financial Interest

For the purpose of this Subdivision, a person has a financial interest in a matter if it is reasonable to expect that the matter will if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person.

[Section 5.60A inserted by No. 64 of 1998 s. 30; amended by No. 49 of 2004 s. 50.]

Proximity pursuant to Section 5.60B of the Local government Act 1995

s5.60B Proximity Interest

- (1). For the purposes of this Subdivision, a person has a proximity interest in a matter if the matter concerns –
 - (a). a proposed change to a planning scheme affecting land that adjoins the person's land;
 - (b). a proposed change to zoning or use of land that adjoins that person's land; or
 - (c). a proposed development (as defined in section 5.63 (5)) of land that adjoins the person's land.
- (2). In this section, land ("**the proposal land**") adjoins a person's land if –
 - (a). the proposal land, not being a thoroughfare, has a common boundary with the person's land;
 - (b). the proposal land, or any part of it, is directly across a thoroughfare from, the person's land; or
 - (c). the proposal land is that part of a thoroughfare that has a common boundary with the person's land.
- (3). In this section a reference to a person's land is a reference to any land owned by the person or in which the person has any estate or interest.

[Section 5.60B inserted by No 64 of 1998 s. 30.]

Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995

s5.61 Indirect Financial Interest

A reference in this Subdivision to an indirect financial interest of a person in a matter includes a reference to a financial relationship between that person and another person who requires a local government decision in relation to the matter.

Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulation 2007

reg 11 Disclosure of Interest

- (1). In this regulation –
Interest means an interest that could, or could reasonably be perceived to; adversely affect the impartiality of the person having the interest arising from kinship, friendship or membership of an association.
- (2). A person who is a council member and who has an interest in any matter to be discussed at a council or committee meeting attended by the member must disclose the nature of the interest –
 - (a). in a written notice given to the CEO before the meeting;
 - or
 - (b). at the meeting immediately before the matter is discussed.

- (3). Sub-regulation (2) does not apply to an interest referred to in section 5.60 of the Act.
- (4). Sub-regulation (2) does not apply if –
 - (a). A person who is a council member fails to disclose an interest because the person did not know he or she has an interest in the matter; or
 - (b). A person who is a council member fails to disclose an interest because the person did not know the matter in which he or she had an interest would be discussed at the meeting and the person disclosed the interest as soon as possible after the discussion began.
- (5). If, under sub-regulation (2)(a), a person who is a council member discloses an interest in a written notice given to the CEO before a meeting then –
 - (a). Before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
 - (b). At the meeting the person presiding is to bring the notice and its contents to the attention of the persons present immediately before a matter to which the disclosure related is discussed.
- (6). If –
 - (a). Under sub-regulation (2)(b) or (4)(b) a person's interest in a matter is disclosed at a meeting; or
 - (b). Under sub-regulation (5) (b) notice of a person's interest in a matter is brought to the attention of the persons present at a meeting.

The nature of the interest is to be recorded in the minutes of the meeting.

Describe the extent of your interest (If seeking to participate in the matter under s.5.68 of the Act)

s5.68 Councils and Committees may allow Members disclosing interests to participate etc. in Meetings

- (1). If a member has disclosed, under section 5.65, an interest in a matter, the members present at the meeting who are entitled to vote on the matter
 - (a). may allow the disclosing member to be present during any discussion or decision making procedure relating to the matter; and
 - (b). may allow , to the extent decided by those members, the disclosing member to preside at the meeting (if otherwise qualified to preside) or to participate in discussions and the decision making procedures relating to the matter if –
 - (i) the disclosing member also discloses the extent of the interest; and
 - (ii) those members decide that the interest –
 - (I) is so trivial or insignificant as to be unlikely to influence the disclosing member's conduct in relation to the matter; or
 - (II) is common to a significant number of electors or ratepayers
- (2). A decision under this section is to be recorded in the minutes of the meeting relating to the matter together with the extent of any participation allowed by the council or committee.
- (3). This sections does not prevent the disclosing member from discussing, or participating in the decision making process on, the question on whether an application should be made to the Minister under section 5.69.

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**SHIRE OF SANDSTONE
ELECTED MEMBER'S REQUEST FORM**

Councillor's Name: _____

Date: ____/____/2017

Urgency: Low / Medium / High / Strategic

Road / Public Building / Area: _____

Request: _____

Description: _____

OFFICE USE ONLY:-----

Action Taken: _____

Comment: _____

Completed: ____/____/2017

Signature: _____

Inspected and/or authorised by: _____
(Chief Executive Officer)

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Councilor's Claim for Sitting Fees and Travel

Councillor _____

Creditor No _____

<i>Date</i>	<i>Meeting</i>	<i>Sitting Fees</i>	<i>Travel Km's</i>	<i>Amount</i> .7087 cents per km
Date of Meeting	Type of Meeting	\$170/ \$340	No of km's	Office Use
	Full Council			

Fees payable are in accordance with the Local Government Act (5.98) – Administration Regulations (30)

Total

04109

Total

04100

Line Item 370

TOTAL:

OTHER MEETINGS ATTENDED IN THE MONTH

Date	Meeting	Km's	Vehicle supplied?

If this form is not filled out correctly with all information the claim for payment will be rejected.

(Signature)

(Date)

Calculations Checked _____ Date _____

Goods Received / Payment Approved _____

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ORDINARY COUNCIL MEETING TO BE HELD ON 22 June 2017
AGENDA SUMMARY and TABLE OF CONTENTS

PAGE	AGENDA	ITEM	MINUTE No.
15	1.0	Declaration of Opening and Announcement of any Visitors	
15	2.0	Announcements from the Presiding Member and/or Councillors (without discussion unless otherwise determined)	
15	3.0	Attendance	
15	4.0	Response to Previous Public Questions Taken on Notice	
15	5.0	Applications for Leave of Absence	
16	6.0	Declarations of Interest	
16	7.0	Public Question Time	
16	8.0	Confirmation of Minutes from Previous Meeting(s)	
16	8.1	Ordinary Council Meeting – 25 May 2017	/17
16	9.0	Presentations	
17	10.0	Officer's Reports	
17	10.1	Chief Executive Officer's Reports	
17	10.1.1	Status Update Report – June 2017	/17
20	10.1.2	Advertising for Differential Rates	/17
28	10.1.3	Establishment Agreement MRVC	/17
29	10.1.4	Tender for Flood Damage	/17
31	10.2.1	Financial Statements for the Month of May 2017	/17
33	10.2.2	Accounts Update for the Month of May 2017 (includes for Credit Cards, the Caravan Park & Fuel Sales)	/17
35	10.3	Health, Building and Town Planning	
35	10.4	Works and Services	
35	10.4.1	Works Supervisors Report	/17
37	11	Motions of which Previous Notice Has Been Given	
37	12	Questions from Members Without Notice	
38	13	New Business of an Urgent Nature Introduced by Decision of the Meeting	
38	14	Meeting Items Closed to the Public	
38		Time and Date of Next Meeting	
38	15	Closure of the Meeting	
38		Certification of the Minutes of the Previous Meeting(s)	



AGENDA and STAFF REPORTS
ORDINARY COUNCIL MEETING TO BE HELD IN
COUNCIL CHAMBERS, SANDSTONE ON THURSDAY, 22 June 2017

1 DECLARATION OF OPENING AND ANNOUNCEMENT OF ANY VISITORS

The Presiding Member, Cr Bethel Walton (Shire President) to declare the Meeting open at 11.00 am.

**2 ANNOUNCEMENTS FROM THE PRESIDING MEMBER AND/OR COUNCILLORS
(without discussion unless otherwise determined)**

Nil

3 ATTENDANCE

3.1 Present

Elected Members

Cr B (Bethel) Walton	Shire President (and Presiding member of this Meeting)
Cr C (Carol) Hodshon	Deputy Shire President
Cr F (Freda) May	
Cr D (David) Lefroy	
Cr J P Bennett	

Staff Members

Mr Harry Hawkins	Chief Executive Officer
Mr Danny Humphries	Works Supervisor

3.2 Apologies

Cr K (Kerry) Key

3.3 Approved Leave of Absence

Nil

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6 DECLARATIONS OF INTEREST

- 6.1 Declarations of Financial Interest**
- 6.2 Declarations of Proximity Interest**
- 6.3 Declarations of Indirect Financial Interest**
- 6.4 Declarations of Impartiality Interest**

7 PUBLIC QUESTION TIME

Nil

8 CONFIRMATION OF MINUTES FROM PREVIOUS MEETING

- 8.1** That the Minutes of the Ordinary Meeting of Council held on 25 May 2017 be confirmed as a true and accurate record of proceedings.

STAFF RECOMMENDATION

MOVED: Cr

SECONDED: Cr

That the Minutes of the Ordinary Meeting of Council held on 25 May 2017 are confirmed as a true and accurate record of proceedings.

NOT/CARRIED (??)

9 PRESENTATIONS

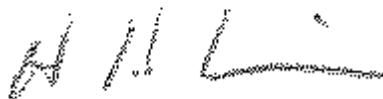
- 9.1 Petitions**
Nil
- 9.2 Presentations**
Nil
- 9.3 Deputations**
Nil
- 9.4 Delegates/Councillor's Reports**
Nil

10 OFFICERS REPORTS

10.1 CHIEF EXECUTIVE OFFICER'S REPORTS

10.1.1 Status Report Update – June 2017

Agenda Reference: CEO 06/17 - 01
Location/Address: Shire of Sandstone
Name of Applicant: Shire of Sandstone
Disclosure of Interest: Nil
Date of Report: 7/06/2017
File No:
Previous References: Various
Author: Harry Hawkins, CEO



Signature of Author:

Summary

The purpose of this report is to advise Council on the status of its decisions from previous Council meetings.

Attachments

10.1.2A Status Update June 2017

Background

It is important that the Council receives an update on the outcome of its resolutions on a regular basis.

Comment

As per the comments in the body of this report.

Consultation

Nil

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple majority

Officer Recommendation – Item 10.1.1

That Council accepts the Status Update for June 2017

STAFF RECOMMENDATION

MOVED: Cr

SECONDED: Cr

That Council accepts the Status Update for June 2017

CARRIED/NOT CARRIED (X/X)

Status Update June 2017

The Status Update is used to provide information to Elected Members regarding the Status of decisions made at Council Meetings:

Meeting Date	Item No	Resolution (Action Required)	Response (Update)	Officer	Timeframe
August 2016					
66/16	10.1.3	That Council – 1. notes the submissions from the Department of Local Government and Communities in relation to the following proposed Dog Local Law. 2. resolves to make the Dog Local Law noted above as per the attached drafts, incorporating amendments outlined	15/08/16 Final adopted versions of Dogs LL received from Niel Mitchell 19/08/16 <ul style="list-style-type: none">Dogs local Laws signed and sealed by the Shire President and Acting CEO;Copies sent to Niel	CEO/Finance Officer	

		<p>by the Department of Local Government and Communities;</p> <p>3. authorise the affixing of the Common Seal to the Dog Local Law;</p> <p>4. publish the Dog Local Law noted above, in the Government Gazette;</p> <p>5. provide copy of the local law to the Minister for Local Government;</p> <p>6. forward a copy of the Gazetted Local Laws, explanatory memoranda and associated documentation to the Parliamentary Joint Standing Committee on Delegated Legislation for review.</p>	<p>Mitchell for submission to the Joint Standard Committee on Delegated Legislation</p> <p>26/08/16 Draft advert for local public notice received regarding notification of the adoption and <i>Gazetta</i> today of the Dogs Local Laws</p> <p>09/09/2016 Signed copies Dogs Local Laws and Explanatory memoranda and associated documentation signed by the President and CEO sent to Parliamentary Joint Standing Committee on Delegated Legislation for review.</p>	
85/16	10.1.3	That Council request an inspection of the houses with a view to purchasing them if structurally sound and price is reasonable.	<p>28/9/2016 Keys received and houses inspected. Department Contacted for price and further details.</p> <p>10/03/2017 Email sent to officer at the Department of Housing for an update on this proposal.</p> <p>20/03/2017 email received from department of housing providing update on progress of proposal</p> <p>29/05/2017 update received from MRAC transfer back to Dept. of Housing to be finalised early June</p>	
12/17	10.3.1	That Council approves having the map of Bush Fire Prone Areas reassessed and pushed out further from the boundaries of the Sandstone town site	<p>15/03/2017 Email sent to Bill Atyeo advising him of Council's decision</p>	
27/17	10.1.2	That Council brings forward the purchase of plant from the 2018 year to take advantage of the Stamp Duty concessions	<p>11/05/2017 Quotes received from suppliers and approved at Special Meeting of Council</p> <p>12/05/2017 Orders placed with suppliers</p> <p>31/05/2017 CEO Vehicle rec'd.</p> <p>8/06/2017 2nd hand side tip</p>	

			trailers rec'd other equipment still on target for end of June	
31/17	10.1.7	That the plaque recognising George Dent at Hack's mine is reinstated and his family is offered the opportunity for a plaque to be placed in the new Heritage Park.	03/05/2017 Letter sent to family of George Dent advising them of Council's decision	

Legend

Category	Status
Not Started	
In Progress	
Completed	

10.1.2 Advertising – Proposal for Differential Rates

Agenda Reference: FIN 06/17 – 02
Location/Address: Shire of Sandstone
Name of Applicant: Shire of Sandstone
Disclosure of Interest: Nil
Date of Report: 9 June 2017
Author: Harry Hawkins Chief Executive Officer

Summary

Council is requested to approve the advertising of the Shire's intent to adopt the proposed rates in the dollar and the minimum rates and the various differential rate categories for the 2017/18 financial year. The Minister's approval is also required where a local government requests the use of differential rating when the rate in the dollar for one category is more than twice that of a rate in the dollar for another category in the same class of rate.

Attachments

The Statement of Objects and Reasons for Differential Rates and Minimum Payments for 2017/18

Background

When setting the level of rates for the assessments within the Shire of Sandstone as part of the annual budget process, the Shire is required to take into account its' integrated planning and reporting obligations. This includes the Community Strategic Plan as it sets out the vision for the Shire and the Corporate Business Plan which describes how that vision will be achieved over a four year period.

The Annual Budget then takes into account these two plans and describes how the services and infrastructure (capital works) will be funded for the next financial year. Ideally, the funding in the Budget is based on the projections in the Shire's Long Term Financial Plan along with its Asset Management Plan, Work Force Plan and any other informing strategies.

The Shire will review its Integrated Planning and Reporting plans including the Community Strategic Plan, Corporate Business Plan and Long Term Financial Plan next month and although the current plans are 4 years old they must be taken into account.

The Valuer General's Office (Landgate) provides the Shire with a value for each rateable property (assessment) within the District. The Shire currently has four rating categories:

- GRV Townsite (residential/commercial);
- GRV Mining/Transient Workforce Accommodation;
- UV Rural (pastoral);
- UV Mining (mining tenements).

Within these four categories, the Council's rating strategy in the past has been to impose a different rate in the dollar for each of these four categories. In particular, the GRV Transient Workforce Accommodation rate in the dollar is higher than the GRV Townsite rate in the dollar and the UV Mining rate in the dollar is higher than the UV Pastoral rate in the dollar.

The State Governments decision to cut vehicle licence concessions to local government will add the equivalent of a 3.7% rate increase the shires costs therefore to remain where we are a rate increase of at least that much is required. The local government cost index has increased by 1.5% over the past year so if we are to keep up with that an increase of 5.2% would be required. It is considered that the reduced maintenance costs due to new equipment and increased efficiency on the road crew due to a bigger loader and road train gravel carting the increase will be able to be kept to 4%. The rate in the dollar for each category will therefore change to reflect the proposed increase to rates across the board of 4%.

This also means that the Shire, will once again, for 2016/17, have differential rates that are more than twice the lowest differential rate imposed i.e. more than 2:1.

Council must approve the publication of the reasons why it is proposing to adopt differential rates that includes both the objects and the purpose for such reasons. Once approved the objects and reasons are issued for public comment for a period of 21 days. Once any submissions received have been considered by Council, approval is then sought from the Minister for Local Government and Communities. Please note that the Council does not have to adopt the level of differential rates proposed as it can vary these subject to any comments received. If there are no comments received, then the CEO can make the submission directly to the Minister without further consideration by the Council.

Once ministerial approval has been granted, Council can then formally adopt the budget. As required by the Local Government Act, Council must adopt the budget by 31st August 2017.

Comment

In line with the Department of Local Government and Communities Rating Policy, the imposition of differential rates represents a conscious decision by Council to redistribute the rate burden in its district by imposing a higher impost on some ratepayers and a lower impost on others.

To this end, the objects and reasons used by Council for doing so must consider the following principles:

Objectivity

On what basis are the differential rates imposed. Is it zoning, land use, vacant land, a combination of these or some other reason allowed?

For the Shire of Sandstone it is a combination of these reasons.

Fairness and Equity

In other words has the benefit principle been applied? That is, what benefits are this group of ratepayers receiving in excess of other ratepayers?

As in the past, the rates and minimum payments proposed for the GRV Residential and Commercial areas are set at what are considered to be the maximum those areas can bear.

As we know, the Shire has a broad pastoral and mining sector, and it is essential that it be maintained throughout difficult times. The rates and minimum payments proposed for pastoral land use areas are set at levels which are considered to be the maximum that the various elements of that sector have the capacity to pay.

While every effort is made to establish rates and minimum payments at the fairest possible levels, it is considered that the mining sector has the capacity to pay the GRV rate regarding transient workforce accommodation (mining camps) and the UV rate (mining tenements) at the levels proposed.

Persons operating within all sectors have the right to use all of the services provided by the Shire. The Shire does not seek to restrict the use of its services by any sector, though it is inevitable that some will have a greater capacity to contribute to the Shire's revenue than others.

Consistency

Are other properties used for similar purposes being rated in the same way? How does the proposed rating scheme compare to last year's scheme?

The 2 scenario's below show the impact of an increase of 4% with new valuations for various sections of the community and is as follows using randomly selected assessments from each section.

Scenario 1: No change to the rate in the \$

Property Type	2016/17 Rates	2% increase	3% increase	4% increase
Townsite Residential	\$306	\$312	\$315	\$318
Pastoral	\$2,164	\$2,207	\$2,228	\$2,250
Mining Tenement	\$2,496	\$2,631	\$2,657	\$2,683

Exploration Lease	\$316	\$333	\$336	\$340
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Scenario 1 above with no change in the rate in the \$ but increasing the rates charged by the set % on new valuations ends up with mining rates increasing by approximately 7.5%

Scenario 2: Rate in the \$ for mining adjusted to give miners a 4% increase after new valuations were taken into account.

Property Type	2016/17 Rates	2% increase	3% increase	4% increase
Townsite Residential	\$306	\$312	\$315	\$318
Pastoral	\$2,164	\$2,207	\$2,228	\$2,250
Mining Tenement	\$2,496	\$2,547	\$2,578	\$2,596
Exploration Lease	\$316	\$322	\$326	\$329

There may still be some mining assessments whose rates increase by more or less than the average 4% due to variations in valuation changes.

The total rate income for the shire from each scenario including minimum rates are shown in the tables below

Scenario 3: No change to the rate in the \$ but using new valuations

Property Type	2016/17 Rates	2% increase	3% increase	4% increase
Townsite Residential GRV	\$20,746	\$21,161	\$21,370	\$21,576
Mining and Transient Workforce facilities GRV	\$25,120	\$25,622	\$25,874	\$26,125
Pastoral UV	\$40,286	\$41,092	\$41,495	\$41,897
Mining UV	\$891,839	\$933,969	\$942,999	\$952,029
Totals	\$977,991	\$1,021,844	\$1,031,738	\$1,041,627

Scenario 4: changes to the rate in the \$ but new valuations to limit increases to approximately 4%

Property Type	2016/17 Rates	2% increase	3% increase	4% increase
Townsite Residential GRV	\$20,746	\$21,161	\$21,370	\$21,576
Mining and Transient Workforce facilities GRV	\$25,120	\$25,622	\$25,874	\$26,125
Pastoral UV	\$40,286	\$41,092	\$41,495	\$41,897
Mining UV	\$891,839	\$904,416	\$915,193	\$921,459
Totals	\$977,991	\$992,291	\$1,003,932	\$1,011,057

These scenarios do not include the discount as the amount to be deducted based on 2016-2017 is less than \$4,000 and is not expected to vary much with each option.

Consultation

Nil

Statutory Environment

Local Government Act 1995:

Policy Implications

Nil

Financial Implications

Nil The scenario selected will be included in the adopted budget

Voting Requirements

Simple majority

Officer Recommendation

That Council:

1. In accordance with section 6.36 of the *Local Government Act 1995*, authorises the CEO to advertise through local public notice the Shire of Sandstone's intent to adopt the differential rates in the dollar and minimum rates for the categories specified for the

2017/18 financial year to allow for an overall increase of rates collected of 4% taking into account the loss of income from the withdrawal of vehicle licence concessions.

2. Authorises the CEO to make application to the Minister for Local Government and Communities for approval to adopt the differential rating strategy for those categories that exceed 2:1 as outlined in Point 1 including:
 - a. GRV Mining/Transient Workforce Facilities.
 - b. UV Mining.
 - c. However, this is subject to no submissions being received in response to the Local Public Notice specified in Point 1.

Staff Recommendation

MOVED:

SECONDED:

That Council:

1. In accordance with section 6.36 of the *Local Government Act 1995*, authorises the CEO to advertise through local public notice the Shire of Sandstone's intent to adopt the differential rates in the dollar and minimum rates for the categories specified for the 2017/18 financial year to allow for an overall increase of rates collected of 4% taking into account the loss of income from the withdrawal of vehicle licence concessions.

2. Authorises the CEO to make application to the Minister for Local Government and Communities for approval to adopt the differential rating strategy for those categories that exceed 2:1 as outlined in Point 1 including:

- a. GRV Mining/Transient Workforce Facilities.
- b. UV Mining.
- c. However, this is subject to no submissions being received in response to the Local Public Notice specified in Point 1.

CARRIED/NOT CARRIED (??)

Attachment

Statement of Objects and Reasons for Differential Rates and Minimum Payments 2017/18

Overall Objective

The purpose of the levying of rates is to meet Shires budget requirements in each financial year in order to deliver services and community infrastructure. Property valuations provided by the Valuer General are used as the basis for the calculation of rates each year. Section of the Local Government Act 1995 provides the ability to

differentially rate properties based on zoning and/or land use as determined by the Shire of Sandstone.

The application of differential rating maintains the status quo in terms of equity in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

Gross Rental Value (GRV)

The Local Government Act 1995 determines that properties of a non-rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer General determines the GRV for all properties within the Shire of Sandstone every three years and assigns a GRV. The current valuation is effective from 1 July 2016 and is unchanged for the 2017-18 year.

Interim valuations are provided monthly to the Shire by the Valuer General for properties where changes have occurred (i.e. subdivisions or strata title of property, amalgamations, building constructions, demolition, additions and/or property rezoning). In such instances the Shire recalculates the rates for the affected properties and issues interim rates notices.

Differential General

Rate GRV –

Townsites

This rating category applies to properties located within the town site boundaries that are used for singular and multi-dwellings and are zoned Residential/Townsite under the Town Planning Scheme. This category is considered by Council to be the base rate by which all other GRV rated properties are assessed.

The proposed Townsite rate is 6.6881 cents per dollar of GRV, with a minimum rate of \$200.

GRV – Transient Workers Facilities

This rating category covers mining leases that have improvements on the land and are located within the Shire boundaries.

The proposed Mining rate for this category is 36.2744 cents per dollar of GRV, with a minimum rate of \$200.

The rate reflects the cost of servicing mining activity including road infrastructure and other amenities. It is noted that rate levies paid by mining property owners are generally tax deductible.

Unimproved Value (UV)

Council has adopted differential rates in its Unimproved Valuation area for improved and vacant mining leases, exploration, prospecting, pastoral leases and improved and vacant UV land.

Properties that are predominantly of a rural purpose are assigned an Unimproved Value that is supplied and updated by the Valuer General on an annual basis. The rate in the dollar set for the UV-Mining category forms the basis for calculating all other UV differential rates for mining related activities.

UV – Pastoral

This rating category applies to all pastoral leases that have been granted under the repealed Land Act 1933 and expired on 30 June 2015. Renewal of pastoral leases is administered by the Department of Lands.

The proposed rate of 5.9369 cents per dollar of UV, with a minimum rate of \$315 is proposed for this category.

The proposed rate is comparatively low compared to the mining UV rates due to the following:

- The minimal impact on or requirement that the pastoral industry has on or for Shire services and infrastructure;
- To encourage a diversification of land use other than mining related activities;
- Mining activities have a greater impact on road infrastructure due to movements of heavy haulage trucks, mining rigs and light vehicles;
- Mining activities have and require a higher level of governance for licences, clearing permits etc; and
- Mining imposes greater damage to the environment with clearing, drilling and mining activities.

UV – Mining

This rating category covers mining leases located within the Shire of Sandstone.

The proposed rate for this category is 24.8990 cents per dollar of UV, with a minimum rate of \$315.

This is comparatively higher than the UV Pastoral rating category due to the ongoing costs involved in maintaining the road network that services this land use as the Shires local authority boundaries extend 32,889 square kilometers. Mining activities have a greater impact on road infrastructure due to movements of drilling rigs, heavy haulage trucks, mining rigs and light vehicles. The large scale equipment and operations of mining result in the Shires road network requiring ongoing maintenance to service these users.

Mining activities have and require a higher level of governance for licences, clearing permits etc and imposes greater damage to the environment with clearing, drilling and mining activities.

Anecdotal evidence published in the media recently has pointed to increased exploration and drilling activity in the gold mining sector over the last year and it is expected to continue moving forward. Gold mining is the predominant sector in the Shire of Sandstone.

It is noted that rates paid by mining operators are generally tax deductible and count towards the required expenditure on exploration tenements.

Minimum Rates

The setting of minimum rates within rating categories is an important method of ensuring that all properties contribute an equitable rate amount.

A minimum rate of \$200 has been set for all GRV rating categories.

The Shire imposes one general minimum rate payment that applies to all GRV rateable properties within the boundaries of the town site. The rate is imposed to discourage holding undeveloped land with the Shire, which reduces the amenity of the area, and thereby encourages its early development.

Not more than 50% of all properties with a GRV rating are on the minimum rate to ensure compliance with Section 6.35 of the Local Government Act 1995.

The UV minimums are applied to ensure that the rate burden is distributed equitably between all property owners. UV Mining and Pastoral fall under this category.

Summary

In arriving at the proposed rates in the dollar the Shire has attempted to balance the need for revenue to fund essential services and facilities with the consideration of the rate payer's impact on Shire's infrastructure and administration needs.

10.1.3 MRVC Establishment Agreement

Agenda Reference: CEO 05/17 – 03
Location/Address: Shire of Sandstone
Name of Applicant: CEO Harry Hawkins
Disclosure of Interest: Nil
Date of Report: 25 May 2017
Author: Harry Hawkins, Chief Executive Officer

Summary

The Murchison Regional Vermin Council (MRVC) sent out a draft establishment agreement in August 2016 for consideration and acceptance by the participating shires.

Attachments

Draft Establishment Agreement MRVC

Background

In late August 2016 the then acting CEO of the MRVC sent out a draft establishment agreement for consideration and acceptance by the participating shires which includes the Shire of Sandstone and a reminder was received this week. The MRVC meets next on the 13th June 2017 and the CEO has requested a reply to his letter before then.

The MRVC is a regional local government established under the former 1960 local government act and the draft agreement attached is to update the establishment of the Council to meet the current Local Government Act 1995. The original letter was received at the changeover of CEO's at Sandstone leading to it being overlooked.

Comment

The draft establishment agreement attached is replacing the constitution establishing the MRVC as a regional council under the previous 1960 Act. Council may on the advice of its 2 delegates to the Council accept the agreement.

Consultation

Nil

Statutory Environment

Local Government Act 1995 Section 3.65

Policy Implications

Nil

Financial Implications

There are no known financial implications

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Strategic Implications

Nil

Voting Requirements

Simple majority

Officer Recommendation – Item No. 10.1.3

That Council endorses the draft Establishment Agreement for the Murchison Regional Vermin Council and agrees to being a member of the Council.

Staff Recommendation

MOVED:

SECONDED:

That Council endorses the draft Establishment Agreement for the Murchison Regional Vermin Council and agrees to being a member of the Council.

CARRIED/NOT CARRIED (??)

10.1.4 Flood Damage Repairs February 2017

Agenda Reference:	CEO 06/17 – 04
Location/Address:	Shire of Sandstone
Name of Applicant:	Nil
Disclosure of Interest:	Nil
Date of Report:	14 June 2017
Author:	Harry Hawkins, Chief Executive Officer

Summary

The State and Federal governments have reached agreement for local governments in Western Australia to use their own day labour on flood damage from the heavy rainfall event in February 2017.

Attachments

The claim submitted by Greenfield Technical Services for flood damage funding.

Background

In February 2017 there was a heavy rainfall event that left a significant trail of damage across the south west and other parts of the state including parts of the Shire of Sandstone.

WANDRRA regulations do not allow local governments to undertake repairs using their own road crews except for opening up a road to provide access for local land owners.

The Western Australian Local Government Association (WALGA) negotiated on behalf of the sector for an exemption from the requirement to use contractors to undertake repairs funded through WANDRRA. The exemption was granted but at the moment only for the damage caused by the February 2017 heavy rainfall event.

Comment

The Shire of Sandstone has lodged a claim for funding of \$4.6m over 9 roads however it is the Works Supervisors belief that while we would like to do some of the work ourselves we don't have the capacity to do that and work funded by other sources including Council.

Greenfield Technical Services will therefore call tenders for contractors as they have in the past. The supervisor position will not go to tender but will be appointed by Greenfield utilising their WALGA preferred supplier status.

Consultation

Works Supervisor

Statutory Environment

Local Government Act 1995

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple majority

Officer Recommendation – Item No. 10.1.4

That the Shire of Sandstone does not undertake any of the flood damage works on AGRN: 743 with shire day labour and that this work is put out to tender.

STAFF RECOMMENDATION

MOVED: Cr

SECONDED: Cr

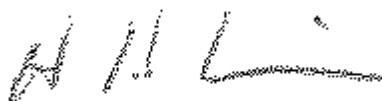
That the Shire of Sandstone does not undertake any of the flood damage works on AGRN: 743 with shire day labour and that this work is put out to tender.

CARRIED/NOT CARRIED (?!?)

10.2 FINANCIAL REPORTS

10.2.1 FINANCIAL STATEMENTS FOR MONTHS OF MAY 2017

Location: Shire of Sandstone
Applicant: Shire of Sandstone
Disclosure of Interest: Nil
Date of Report: 12 June 2017
Author: Harry Hawkins, Chief Executive Officer



Signature of Author:

Summary

The Statement of Financial Activity reports for the month ending 31 May 2017 are presented to Council in accordance with *Regulations 34 of the Local Government (Financial Management) Regulations 1996*.

Attachments

10.2.1A: Monthly Financial Report for the period ended 31 May 2017

Background

The Financial Management Regulations require a monthly statement of financial activity to be presented to Council.

Summary of Funds – Shire of Sandstone as at:**31 May 2017**

Municipal Cheque Account - On-line (BWA)	\$713,977.50
Municipal Investment Account – On-line (BWA)	\$915,709.34
Municipal Term Deposit Account (Bankwest)	\$302,864.80
Trust Fund (Bank West)	\$7,722.10
Reserve Term Deposits (Bank West)	\$4,019,080.55

Consultation

Finance Officer

Statutory Environment*Local Government (Financial Management) Regulations 1996 - Regulations 34 (1A) and 17.*

The Regulations require a Local Government to prepare each month a statement of financial activity, accompanied by relevant documents and that this information must be presented to Council at an ordinary meeting within 2 months after the end of the month.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple Majority

Officer Recommendation – Item 10.2.1

That Council accepts the Statements of Financial Activity for the months of May 2017 as presented, including the attachments 10.2.1A Monthly Financial Reports for May 2017.

STAFF RECOMMENDATION**MOVED: Cr****SECONDED: Cr**

That Council accepts the Statement of Financial Activity for the months of May 2017 as presented, including the attachments 10.2.1A Monthly Financial Reports for May 2017.

NOT/CARRIED (??)

**10.2.2 ACCOUNTS UPDATE FOR THE MONTH of May 2017
(Includes Credit Cards, the Caravan Park, Fuel Sales and Rates report)**

Location: Shire of Sandstone
Applicant: Shire of Sandstone
Disclosure of Interest: Nil
Date of Report: 12 June 2017
Author: Rhonda Miles – Finance Officer
Senior Officer: Harry Hawkins – Chief Executive Officer

Summary

Presented for Council's information is the list of accounts paid in the month from the Municipal Fund and Trust Fund in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996*. Payments made through the corporate credit cards as well as income from the Caravan Park and Fuel Sales are included as attachments.

Attachments

- 10.2.2A to C: The list of accounts (EFT and cheque payments) is attached which will enable Council to see the payments made to the Shire's creditors.
- 10.2.2D to F: Payments via Credit Cards (CEO and Works Supervisor), Caravan Park Income and Fuel Sales Income.

Background

Council has delegated to the CEO the exercise of its power under Financial Management Regulation 12 to make payments from Municipal Fund and Trust Fund.

The *Financial Management Regulations (Regulation 13 (3))* requires a schedule of payments made through the Shire's bank accounts to be presented to Council. The lists include details for each payment made incorporating the payee's name, amount of payment, date of payment and a brief transaction description.

Comment

Invoices supporting all payments are available for inspection. Queries regarding any payment should be made through the CEO to the staff member who handles the financial transactions prior to this meeting.

All invoices and vouchers presented to Council have been certified as to receipt of the goods or services and that the amounts shown were due for payment.

Consultation

Nil

Statutory Environment

Local Government Act 1995

Financial Management (Local Government) Regulations 1996 – Regulation 12

Financial Management (Local Government) Regulations 1996 – Regulation 13

Please, also refer to the comments in the Background Section.

Policy Implications

Payments have been made under Council delegation.

Financial Implications

Funds were available to meet the expenditure.

Strategic Implications

Nil

Voting Requirements

Simple majority

Staff Recommendation – Item No. 10.2.2

That Council receives the May 2017 accounts paid as presented:

Municipal Fund May 2017

- Municipal printed cheque numbers 105136 - 105142 totalling \$16,934.52
- EFT Payment Numbers 5360 – 5440 totalling \$906,042.29
- Superannuation \$7,373.78 & \$7,064.59 totalling \$14,438.37

Trust Fund May 2017:

- Trust printed cheque numbers 205033 – 205034 totalling \$899.15

Payroll EFT May 2017:

\$36,747 and \$39,180 and \$35,361 totalling \$111,288.00

Credit Cards:

DD 3240.1 totalling \$1,602.12

STAFF RECOMMENDATION

MOVED: Cr

SECONDED: Cr

That Council endorses the May 2017 accounts paid as presented:

Municipal Fund May 2017

- Municipal Printed cheque numbers 105136 - 105142 totalling \$16,934.52
- EFT Payment Numbers 5360 – 5440 totalling \$906,042.29
- Superannuation \$7,373.78 & \$7,064.59 totalling \$14,438.37
-

Trust Fund May 2017

- Trust printed cheque numbers 205033 - 205034 totalling \$899.15

Payroll EFT:

\$36,747 and \$39,180 and \$35,361 totalling \$111,288.00

Credit Cards:

DD 3240.1 totalling \$1,602.12

NOT/CARRIED (?!?)

10.3 HEALTH, BUILDING and TOWN PLANNING

Nil

10.4 WORKS and SERVICES

10.4.1 Works Supervisors Report

Location:	Various – Shire of Sandstone
Applicant:	Works and Services Supervisor
Disclosure of Interest:	If any, see Comments Section in body of the Report
Date of Report:	12 th June 2017
Previous References:	Nil
Author:	Danny Humphries, Works and Services Supervisor

Summary

To provide Council with an updated Activity Report on the operations of Council's Works and Service Department since the last Briefing Session.

Attachments

Nil

Background

It is important that Council is regularly updated as to Council's Infrastructure, Construction, Maintenance, Horticulture and other Works & Services Department activities.

Comment

Construction

We are still working at slk 59 Payne's Find Rd. Job is moving a little slow but we are achieving a good result. It's coming up nice.

Maintenance Grading

Maintenance grader has been working at gidgee gold mine for a 3 to 4 day on wet hire. Then grader will be fixing up what was missed on Wiluna Sandstone Road back to Meekatharra turn off, then we will head to Meekatharra boundary. The contract grader is Sandstone side of Narndee turn off and going well. Both Graders are going very well and achieving and making good ground also doing a very good job.

Flood Damage

Altrack still on the Lake Barlee Rd.

Horticulture

Ongoing maintenance to town parks and gardens.

Plant Replacement

This is still ongoing, I will be in Perth to look at gear this month that's just about ready, which is a WA 430 Loader and two Western star prime movers, also WS ute could be ready at the same time. CEO has picked up his Toyota wagon. We also picked up our two A trailers the paint and sign writing turned out really well. We will also trade cat truck on a new prime mover, and sell the old Kenworth to MT Magnet shire. It's a much better offer for us. I have said to them we will fix a couple of minor problems before we hand it over.

Plant Maintenance

Minor problems as normal, Steel drum roller has air con problem I have spoken to Westrac they will come fix it under warranty. There will be a travel charge though. There was auto electrician in the area so I grabbed him to do a couple of jobs.

Caravan Park

We have put new pumps in at Caravan Park and now have a whole new system, which is going good. We did also have a problem with septic pump which pumps to next tanks so we also ordered that as well, and have Jay doing all electrical work for all these problems.

Building Maintenance

Minor maintenance is being done as required.

General

We have had the plumber back to sort new pumps at caravan park and some of our ongoing septic problems at Caravan park too. We also have split systems for the visitors centre, and for the rec centre they will be fitted asap.

We had no body that would do the fogging. Cr Bennett (Scruffy) did offer to do it on contract but I have not had a chance to catch up with him about this yet.

Bioremediation Cell

The sampling came back good, except for a couple of things which are sorted. Regina Wheeler from Emission Assessments will be up on the 23/6 to have a look at the cell and to conduct tests to assess the progress of the current operation.

Statutory Environment

None

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple majority

Officer Recommendation – Item No. 10.4.1

That the Works Supervisors report is received

Staff Recommendation

MOVED:

SECONDED:

That the Works Supervisors report is received

NOT/CARRIED (??)

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 QUESTIONS FROM MEMBERS WITHOUT NOTICE

Nil

13	NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING
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Nil

14	MEETING ITEMS CLOSED TO THE PUBLIC
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14.1 Meeting Closed to the Public

Nil

14.2 Public Reading of Resolutions to be made Public

Nil

TIME and DATE of NEXT MEETING

The next scheduled Ordinary Council Meeting will be held on Thursday 27 July 2017

15	CLOSURE OF MEETING
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There being no further business, the Shire President closed the meeting at _____pm.

CERTIFICATION

I, _____, certify that the Minutes of the Meeting held on 25 May 2017, as shown, were confirmed as a true and accurate record at the Meeting held on 22 June 2017.

(Presiding Member)

Date: 22 June 2017