



MINUTES

For the Ordinary Council Meeting

Held on the 27th July 2023



Ian Holland

CHIEF EXECUTIVE OFFICER

28th July 2023

Disclaimer:

The Shire of Yalgoo gives notice to members of the public that any decisions made at the meeting, can be revoked, pursuant to the Local Government Act 1995. Therefore members of the public should not rely on any decisions until formal notification in writing by Council has been received. Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

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1 **DECLARATION OF OPENING**

The Shire Deputy President welcomed those in attendance and declared the meeting open at 10.00am.

2 **ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**

In accordance with section 14 of the Local Government (Administration) Regulations 1996 “Meetings held by electronic means in public health emergency or state of emergency (Act s. 5.25(1)(ba))”, the President to declare that this Meeting may take place via instantaneous communication. All Councillors and staff are to be available either via telephone (teleconference) or in person.

President	Cr Gregory Payne
Deputy President	Cr Gail Trenfield
Councillors	Cr Tamisha Hodder
	Cr Gail Simpson
	Cr Raul Valenzuela

Chief Executive Officer	Ian Holland
Executive Assistant	Diane Hodder

APOLOGIES	Cr Stanley Willock
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LEAVE OF ABSENCE

NIL

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3 DISCLOSURE OF INTERESTS

Councilors and Officers are reminded of the requirements of s5.65 of the Local Government Act 1995, to verbally disclose any interest during the meeting before the matter is discussed or to provide in writing the nature of the interest to the CEO before the meeting.

NIL

4 PUBLIC QUESTION TIME

NIL

REPONSES TO QUESTIONS TAKEN ON NOTICE

NIL

QUESTIONS TAKEN WITHOUT NOTICE

NIL

5 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Presentation from Capricorn Metals

ATTENDANCE: 10.30am Cr Gail Trenfield left the meeting.

ATTENDANCE: 10.36am Cr Gail Trenfield returned the meeting.

6 NOTICE OF MATTERS TO BE DISCUSSED BEHIND CLOSED DOORS

NIL

7 APPLICATIONS FOR LEAVE OF ABSENCE

NIL

8 ANNOUNCEMENTS CONCERNING MEETINGS ATTENDED

Date	Location	Meeting	Attendance
11 July 2023	Yalgoo	Merome Beard MLA	Cr Gail Trenfield Cr Tamisha Hodder
13 & 14 July 2023	Yalgoo	Midwest Development Commission	Cr Raul Valenzuela Cr Tamisha Hodder CEO Ian Holland

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9 CONFIRMATION OF MINUTES

9.1 MINUTES OF THE ORDINARY COUNCIL MEETING – 30th June 2023

RECOMMENDATION

That the minutes of the Council Meeting held on the 30th June 2023 as attached be confirmed as a true and correct record.

COUNCIL RESOLUTION – C2023-07-01

Moved: Cr Raul Valenzuela

Seconded: Cr Gail Simpson

That the minutes of the Council Meeting held on the 30th June 2023 as attached be confirmed as a true and correct record.

CARRIED: 5/0

10 REPORTS OF COMMITTEE MEETINGS

NIL

11 TECHNICAL REPORTS

11.1 CAPITAL PROGRESS REPORT

Applicant:	Shire of Yalgoo
Date:	10 July 2023
Reporting Officer:	Dominic Carbone
Disclosure of Interest:	NIL
Attachments:	NIL

SUMMARY

To receive the Progress Report on the 2022/23 Capital Works Program.

BACKGROUND

The Shire in its 2022-23 Annual Budget has allocated the sum of \$4,386,844 for the acquisition of capital assets and the undertaking of infrastructure works.

COMMENT

The Capital Projects detailed below are projects incorporated in the 2022-23 Annual Budget.

STATUTORY ENVIRONMENT

NIL

POLICY/FINANCIAL IMPLCATIONS

To deliver the Capital Works Program within budgeted allocations.

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council receive the Progress Report on the Capital Works Program as at 30th June 2023.

COUNCIL RESOLUTION – C2023-07-02

Moved: Cr Gail Simpson

Seconded: Cr Tamisha Hodder

That Council receive the Progress Report on the Capital Works Program as at 30th June 2023.

CARRIED: 5/0

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CAPITAL WORKS PROGRAMME

The following assets and works are budgeted to be acquired or undertaken during the year:

		2022-23 ANNUAL BUDGET	2022-23 JUNE ACTUAL	VARIANCE FAV (UNFAV)	COMMENTS
		\$	YTD \$	\$	
<u>By Program</u>					The CEO to provide a verbal update on the status of the capital projects as at 30 June 2023
Governance					
000000-Admin Computers Hardware System Upgrade and Telephone Replacement	F & E	10,000	13,666	(3,666)	In progress
000000-External Monitor Display	F & E	21,602		21,602	
000000-Tables and Chairs	F & E	5,000		5,000	
000000-Landscape - Admin Office	Other	40,000		40,000	
Law Order Public Safety					
Housing					
000000-Other Housing - Nurse Accommodation	L & B	420,000	297,840	122,160	In progress
000000-Other Housing - Second Hand House in a Box		0	32,404		
Communities Amenities					
Recreation and Culture					
000000 - Community Hall Renovations	L & B	350,000	149,051	200,949	In progress
000000-Core Stadium Exercise Equipment, Seating and BBQ area improvements	F & E	22,000		22,000	
000000- Community Heritage Buildings Renewals - LRCI Grant 2022-23	L & B	227,220	99,434	127,786	In progress
000000- Resurface Rage Cage, Tennis and Basketball Courts	L & B	98,000	28,930	69,070	In progress
000000- Stadium Relocate Fence	Recreation	47,077		47,077	
Mower	P & E	35,000		35,000	

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The following assets and works are budgeted to be acquired or undertaken during the year:

		2022-23 ANNUAL BUDGET	2022-23 JUNE ACTUAL	VARIANCE FAV (UNFAV)	COMMENTS
		\$	YTD \$	\$	
<u>By Program</u>					The CEO to provide a verbal update on the status of the capital projects as at 30 June 2023
Law Order & Public Safety					
000000- Light Tanker	P & E	239,000		239,000	
Transport					
000000- Machinery Shed Depot Concrete Floor Bays	L & B	27,000		27,000	
000000- Storage Shed Depot	L & B	16,000		16,000	
000000-Skidsteer	P & E	86,000	75,835	10,165	Complete
000000- Multi Tyre Roller	P & E	220,000	176,000	44,000	Complete
000000- Genset	P & E	20,000	11,339	8,661	
000000- Dual Cab Utility	P & E	40,000		40,000	
000000-Works Foreman Utility	P & E	75,000		75,000	
000000-Traffic Light Pair	P & E	32,000	33,525	(1,525)	Complete
000000- Prime Mover	P & E	325,000	9,091	315,909	In progress
000000- Works Forklift	P & E	50,000	25,338	24,662	Complete
000000- Trailer Side Tipper	P & E	240,000	9,091	230,909	In progress
000000- Flat top 12x7 including heavy duty jockey wheel		0	8,600	(8,600)	Complete
000000-Utility	P & E	32,000	35,201	(3,201)	Complete
000000-Utility Work Crew	P & E	40,000	35,201	4,799	Complete
000000-Aluminium Mobile Tower		0	5,133	(5,133)	Complete
000000-Satelite Phones and Vehicle Tracking	P & E	10,000		10,000	
000000- Street Lighting	Other	22,000		22,000	
000000- Paynes Find Entry Statements	Other	18,652		18,652	
ROADS TO RECOVERY GRANTS					
000000- Yalgoo/Ningham Road - Seal to width 4m	Roads	377,293	468,000	(90,707)	
RRG SPECIAL GRANT RD WORKS					
000000- Yalgoo/Ningham Road - Seal to width 4m LRCI \$446,000 RRG \$300,000	Roads	746,000		746,000	

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The following assets and works are budgeted to be acquired or undertaken during the year:

		2022-23 ANNUAL BUDGET	2022-23 JUNE ACTUAL	VARIANCE FAV (UNFAV)	COMMENTS
		\$	YTD \$	\$	
<u>By Program</u>					The CEO to provide a verbal update on the status of the capital projects as at 30 June 2023
MUNICIPAL FUND					
000000- Morawa Yalgoo Road Culvert, Floodway and Shoulder	Roads	80,000		80,000	
000000-Tourism Projects as per Plan	Roads	35,000		35,000	
000000-Floodway Stabalisation and Flood Mitigation	Roads	100,000		100,000	
000000- Fixed Road and Wayfinding Signage LRCI Grant 2022-23	Roads	15,000		15,000	
000000- Jokers Tunnel Sealed Floodway and Improved Access LRCI Grant 2022-23	Roads	80,000		80,000	
000000- Sealing Outside primary School LRCI Grant 2022-23	Roads	40,000		40,000	
000000- Sealing Paynes Find Pioneer Cemetery LRCI Grant 2022-23	Roads	10,000		10,000	
Economic Services					
000000-Caravan Park - 2 Self Contained Accommodation Units	L & B	25,000	31,347	(6,347)	completed overspent
000000-Caravan Park - Commercial Washing Machine and Dryer	F & E	40,000		40,000	
000000-Caravan Park -Awning over BBQ Facility	L & B	10,000		10,000	
Other Property and Services					
000000-Solar Panel - Shire Buildings	L & B	60,000		60,000	
		4,386,844	1,545,025	2,874,222	

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11.2 TECHNICAL SERVICES REPORT AS OF 21st July 2023

Applicant:	Shire of Yalgoo
Date:	21 July 2023
Reporting Officer:	Craig Holland Works Manager
Disclosure of Interest:	NIL
Attachments:	NIL

SUMMARY

That Council receive the Technical Services Report as at the 21st July 2023

COMMENT

Road Construction and Capital

- NIL maintenance carried out.

Road Maintenance

- Maintenance grading carried out on Yalgoo North Road, Dalgaranga Road, Old Warriedar Road, Thundelarra Road.

Plant and other infrastructure maintenance

- Yalgoo Ninghan Road grid repairs.
- Yalgoo North Road new culverts ordered.

Parks, Reserves and Properties

4.1 Art & Culture Centre

- General gardening maintenance carried out.

4.2 Community Town Hall

- NIL maintenance carried out.

4.3 Community Town Oval

- General gardening maintenance and fertilizing conducted to the oval and core stadium gardens.

4.4 Community Park, Gibbons Street

- General gardening maintenance conducted on a weekly basis mowing, pruning and watering.

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4.5 Community Park, Shamrock Street

- General gardening maintenance conducted on a weekly basis mowing, pruning and watering.

4.6 Water Park

- General maintenance carried out.

4.7 Yalgoo Caravan Park

- General gardening maintenance is done every two weeks.
- Gray water drains unblocked.

4.8 Paynes Find

- YA804 Ute taken to Paynes Find for Dave Rocke to use.

4.9 Railway Station

- Building maintenance carried out.

4.10 Staff Housing

- Gutter cleaning attachments arrived.

4.11 Yalgoo Rubbish Tip

- Tip head reconstructed.
- General tidy up of grounds.

4.12 Yalgoo & Paynes Find Airstrip

- Paynes Find Airstrip – checked and all good.
- Yalgoo Airstrip – water & compacted sides slashed.

4.13 Staff Housing

- Electrical work done on septic systems at units.
- General maintenance done on staff housing.

5. Staff

- Darren staying at Paynes Find to cut down on travel times on grader operations.

STATUTORY ENVIRONMENT

NIL

POLICY/FINANCIAL IMPLCATIONS

To deliver the Capital Works Program within budgeted allocations.

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council receive the Technical Services Report as of 21st July 2023.

COUNCIL RESOLUTION – C2023-07-03

Moved: Cr Gail Simpson Seconded: Cr Raul Valenzuela

That Council receive the Technical Services Report as of 21st July 2023.

CARRIED: 5/0

12 DEVELOPMENT, PLANNING AND ENVIRONMENTAL HEALTH REPORTS
NIL

13 FINANCIAL REPORTS

13.1 LIST OF ACCOUNTS

Applicant:	Shire of Yalgoo
Date:	10 July 2023
Reporting Officer:	Dominic Carbone
Disclosure of Interest:	NIL
Attachments:	NIL

SUMMARY

Council approval is sought for the payments made in the period 1st June 2023 to 30th June 2023 as detailed in the List of Accounts below.

COMMENT

The Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996 requires the Chief Executive Officer to present a list of accounts paid and/or payable to Council and to record those accounts in the minutes of the meeting.

STATUTORY ENVIRONMENT

Local Government Act 1995

6.10 Financial Management regulations

Regulations may provide for –

- a. The security and banking of money received by a local government' and
- b. The keeping of financial records by a local government; and
- c. The management by a local government of its assets, liabilities and revenue; and
- d. The general management of, and the authorisation of payments out of –
 - I. The municipal fund; and
 - II. The trust fund, of a local government.

Local Government (Financial Management) Regulations 1996

13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.

1. If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared –
 - I. The payee's name; and
 - II. The amount of the payment; and
 - III. The date of the payment; and

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- IV. Sufficient information to identify the transaction.
2. A list of accounts for approval to be paid is to be prepared each month showing –
 - a. For each account which requires council authorisation in that month –
 - I. The payee’s name; and
 - II. The amount of the payment; and
 - III. Sufficient information to identify the transaction; and
 - b. The date of the meeting of the council to which the list is to be presented.
3. A list prepared under subregulation (1) or (2) is to be –
 - a. Presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - b. Recorded in the minutes of that meeting.

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council approve the list of accounts paid for the period 1st June 2023 to 30th June 2023 amounting to \$464,013.94 and the list be recorded in the minutes.

COUNCIL RESOLUTION – C2023-07-04

Moved: Cr Raul Valenzuela

Seconded: Cr Gail Simpson

That Council approve the list of accounts paid for the period 1st June 2023 to 30th June 2023 amounting to \$464,013.94 and the list be recorded in the minutes.

CARRIED: 5/0

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Shire of Yalgoo				
List of Accounts Paid and Payable				
Cheque /EFT No	Date	Name	Invoice Description	Amount \$
1 EFT1089	01/06/2023	Brian Hawkins	Reimbursement of Overpayment to CSA	18.00
2 EFT1090	01/06/2023	Water Corporation	Water Usage - Caravan Park - April/May 2023	759.25
3 EFT1091	02/06/2023	Rowe Contractors	Yalgoo-Ningham Road Works - Progress Payment Installment 2	257,400.00
4 EFT1092	06/06/2023	Integrated ICT	Monthly WiFi Network Maintenance - June 2023	176.00
5 EFT1093	06/06/2023	Construction Training Fund	BCITF Levy - L159, HNO25 Henty, Yalgoo	58.75
6 EFT1094	06/06/2023	Midwest Mowers & Can- Am	Bushranger 21” mower with Buffalo Blades and Air/Pre filter	1,429.00
7 EFT1095	06/06/2023	Azure Advisory Pty Ltd T/as Brainbox	Learning & Development	130.90
8 EFT1096	06/06/2023	Terry Whyte	Refund - Cvan Park Charges - Change of Mind	84.00
9 EFT1097	06/06/2023	Bridged Group Pty Ltd	Monthly Support Service Fee - June 2023	346.50
10 EFT1098	06/06/2023	Winc Australia Pty Limited	Photocopier Maintenance - Meter Charges - Contract 31637	1,253.74
11 EFT1099	06/06/2023	Charmaine Simpson	Reimbursement Art Sales - Bookmarks x 5	7.50
12 EFT1100	06/06/2023	OCLC (UK) LTD	Library Software Licence Support - 05.02.23 - 31.12.23	1,602.29
13 EFT1101	06/06/2023	Right 4 The Road	Annual Inspections: Bus YA415, 2 x Trailers, 2 x Weighbridge Charges for Trailers	605.90

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Shire of Yalgoo

List of Accounts Paid and Payable

	Cheque /EFT No	Date	Name	Invoice Description	Amount \$
14	EFT1102	06/06/2023	Phyllis Simpson	Reimbursement Art Sales - Pearl Earrings	22.50
15	EFT1103	06/06/2023	Rhiannon Hodder	Reimbursement Art Sales -Snake Necklace	11.25
16	EFT1104	06/06/2023	Lo-Go Appointments	Contract Services - H St George Cooper	3,339.82
17	EFT1105	06/06/2023	Bai Communications Pty Ltd	Broadcast Licence Contract 23.03.23 - 19.05.23	179.96
18	EFT1106	06/06/2023	Pacific Biologics Pty Ltd	Prolink XR Briquets - Bucket of 200	2,827.00
19	EFT1107	06/06/2023	Midwest Safety & Training Pty Ltd	Staff Training - Enter & Working in Confined Space	1,540.00
20	EFT1108	06/06/2023	URL Networks Pty Ltd	Administration Office Phone Bill - June 2023	171.83
21	EFT1109	07/06/2023	Veolia Environmental Services	Domestic and Commercial Rubbish Collection - May 2023	5,499.89
22	EFT1110	07/06/2023	Itech World Pty Ltd	Purchase of Petrol Gen Set	848.00
23	EFT1111	07/06/2023	Right 4 The Road	New Bobcat - Inspection & Weighbridge Charges	179.65
24	EFT1112	09/06/2023	Desert to Coast Training & Assessing	D.O.T. - Staff Training - Khian Hill	270.00
25	EFT1113	09/06/2023	Refuel Australia	AdBlue - YA809	271.87

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Shire of Yalgoo

List of Accounts Paid and Payable

	Cheque /EFT No	Date	Name	Invoice Description	Amount \$
26	EFT1114	09/06/2023	Pemco Diesel Pty Ltd	Repairs - YA1000	609.95
27	EFT1115	09/06/2023	Totally Workwear Geraldton	Winter Uniform - Works Admin Officer	69.25
28	EFT1116	09/06/2023	St John Ambulance WA Ltd	First Aid Course	1,770.00
29	EFT1117	09/06/2023	Instant Racking	Flat Top Trailer Heavy Duty Jockey Wheel x 2 (1 - 10x7 & 1 - 12x7)	9,460.00
30	EFT1118	13/06/2023	Nick Stevenson	Progress Payment-Railway Station Refurbishment / Stonemason	4,172.00
31	EFT1119	13/06/2023	Melville Toyota	Plant Purchase -Toyota Hilux	77,442.18
32	EFT1120	14/06/2023	Shire Of Leonora	Consultancy Fees -EHO & Building Services April 2023	2,669.55
33	EFT1121	14/06/2023	Jason Signmakers	Signage - Water Park & Dog Control	708.73
34	EFT1122	14/06/2023	Landgate	Valuation Fees -Consolidated Mining Tenement Roll	4,742.00
35	EFT1123	14/06/2023	Mt Magnet Waste Disposal	Septic Tank -Pump-out - 9 Henty Street	2,250.00
36	EFT1124	14/06/2023	Totally Workwear Geraldton	Staff Uniforms	418.39
37	EFT1125	14/06/2023	Wurth Australia Pty Ltd	Protective gloves, chisels - 40mm, 35mm & freight	659.41
38	EFT1126	14/06/2023	Darren Long Consulting	Financial Consultancy	7,095.00

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Shire of Yalgoo

List of Accounts Paid and Payable

Cheque /EFT No	Date	Name	Invoice Description	Amount \$
39 EFT1127	14/06/2023	Lo-Go Appointments	Contracting Services - Corporate Services - H St George Cooper	6,771.66
40 EFT1128	14/06/2023	Interfire Agencies	Firefighting Equipment	3,711.40
41 EFT1129	14/06/2023	Little Hotelier	Software License fee - Caravan Park Booking System June Subscription 2023	188.02
42 EFT1130	14/06/2023	Complete Office Supplies Pty Ltd (COS)	Stationery & Cleaning Supplies - Admin, Core, Railway, Arts Centre, Depot & Public Toilets	1,309.53
43 EFT1131	29/06/2023	Services Australia - Child Support (Darren Hawkins)	Payroll Deductions/Contributions - Child Support	40.00
44 EFT1132	29/06/2023	Australian Services Union	Payroll Deductions/Contributions -Union Fees	103.60
45 EFT1133	29/06/2023	Julie Simpson Art	Art centre -2 x 5 hour workshops	2,500.00
46 EFT1134	29/06/2023	Pool & Spa Mart	Water Park - Maintenance / Replacement Parts	1,873.00
47 EFT1135	29/06/2023	SKD Security & Keys Distributors	Keys - Caravan Park and Staff Housing	149.51
48 EFT1136	29/06/2023	Spotlight P/L	Supplies for Community Art Workshop	1,020.80
49 EFT1137	29/06/2023	Wurth Australia Pty Ltd	Fluid Extractor - YA809 & Spirit Level	645.40
50 EFT1138	29/06/2023	Stanley Willock	Council Meeting Fees and Allowances - May 2023	527.67

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Shire of Yalgoo

List of Accounts Paid and Payable

	Cheque /EFT No	Date	Name	Invoice Description	Amount \$
51	EFT1139	29/06/2023	Luscombe Syndicate	Goods for Re-Sale- Caravan Park	235.67
52	EFT1140	29/06/2023	Mullewa Farm Supplies	Herbicides and Drum Muster Levies	1,571.30
53	EFT1141	29/06/2023	Professional PC Support	Une 2023 Billing Services	93.50
54	EFT1142	29/06/2023	Siteminder Limited	Commission and Service Charges - April 2023	67.18
55	EFT1143	29/06/2023	Desert to Coast Training & Assessing	Staff Training -DoT MC PDA - MC - P Hill	4,700.00
56	EFT1144	29/06/2023	ATOM Supply	Steel Fencing & Stakes - Yalgoo -Ninghan Rd	612.79
57	EFT1145	29/06/2023	Beaurepaires	Tyres & Tubes for YA807, YA1650 & YA453	4,601.12
58	EFT1146	29/06/2023	Bridged Group Pty Ltd	Support Fees -3 year subscription	5,980.15
59	EFT1147	29/06/2023	Bunnings Building Supplies Pty Ltd	Materials for Racecourse Jockey Toilets	162.13
60	EFT1148	29/06/2023	Canine Control	Ranger services - 05.06.23	2,773.44
61	EFT1149	29/06/2023	Cockburn Cement Ltd	Low Heat Bulker / Pallets	9,795.50
62	EFT1150	29/06/2023	Dominic Carbone & Associates	Consultancy Services Financial and Administration	6,985.00
63	EFT1151	29/06/2023	Lo-Go Appointments	Contract Services - Corporate Services - H St George Cooper	2,658.68

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Shire of Yalgoo

List of Accounts Paid and Payable

	Cheque /EFT No	Date	Name	Invoice Description	Amount
64	EFT1152	29/06/2023	Kmart - Geraldton	Cutlery & Curtains - Caravan Park	206.00
65	EFT1153	29/06/2023	Corsign	Road Maintenance - Traffic Cones - Yalgoo-North Road	1,584.00
66	EFT1154	29/06/2023	Hospitality Geraldton	Accommodation - M McSporran - Forklift Course	179.00
67	DD764.1	30/06/2023	Horizon Power	Street Lights	940.14
68	DD783.1	30/06/2023	Pivotel Satellite Pty Limited	Satellite and Mobile Charges - Paynes Find	151.00
69	DD784.1	30/06/2023	Water Corporation	Water Usage & Service Charges - April to June 2023	839.11
70	DD785.1	30/06/2023	Water Corporation	Water Charges April - June 2023	2,249.54
71	DD786.1	30/06/2023	Telstra Corporation Ltd	Telephony Charges to 24 June 2023	7,688.04
REPORT TOTALS					464,013.94

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13.2 INVESTMENTS AS AT 30th June 2023

Applicant:	Shire of Yalgoo
Date:	10 July 2023
Reporting Officer:	Dominic Carbone
Disclosure of Interest:	NIL
Attachments:	NIL

SUMMARY

That Council receive the investments report as at 30th June 2023.

COMMENT

Money held in the Municipal Fund of the Shire of Yalgoo that is not required for the time being may be invested under the Trustee Act 1962 Part III.

STATUTORY ENVIRONMENT

Local Government Act 1995

6.14 Power To Invest

Local Government (Financial Management) Regulations 1996

19 Investments, control procedures for

19C Investment of money, restrictions on (Act s6.14(2)(a))

Shire Delegated Authority

POLICY/FINANCIAL IMPLCATIONS

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That the Investment Report as at 30th June 2023 be received.

COUNCIL RESOLUTION – C2023-07-05

Moved: Cr Raul Valenzuela

Seconded: Cr Gail Simpson

That the Investment Report as at 30th June 2023 be received.

CARRIED: 5/0

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This Worksheet details the investments held by the Shire as at 30th June 2023.

SHIRE OF YALGOO CASH HOLDINGS AS AT 30th JUNE 2023

INSTITUTIONS	SHORT TERM RATING	INVESTMENT TYPE	ACCOUNT N°	TERM	DATE OF TRANSACTION	DATE OF MATURITY	INTEREST RATE	PRINCIPAL
MUNICIPAL FUND								
Note Balance as per Bank Statement								
NAB	N/A	Operating a/c	50-832-4540	Ongoing	N/A	N/A	Variable	\$441,124.85
BENDIGO	N/A	Operating a/c	171336274	Ongoing	N/A	N/A	Variable	\$2,080,228.54
BENDIGO	N/A	Saving	171336282	Ongoing	N/A	N/A	Variable	\$25,301.94
NAB	N/A	Short Term Investment	24-831-4222	Ongoing	N/A	N/A	Variable	\$52,619.81
TOTAL								\$2,599,275.14

RESERVE FUNDS								
Bendigo	N/A	Term Deposit	4424275	90 days	30.06.2023	29.09.2023	4.90%	\$176,107.48
Bendigo	N/A	Term Deposit	4424276	90 days	30.06.2023	29.09.2023	4.90%	\$490,991.97
Bendigo	N/A	Term Deposit	4424274	90 days	30.06.2023	29.09.2023	4.90%	\$1,180,780.29
Bendigo	N/A	Term Deposit	4424273	90 days	30.06.2023	29.09.2023	4.90%	\$337,537.14
TOTAL								\$2,185,416.88

INVESTMENT REGISTER						
01 JULY 2022 TO 30 JUNE 2023						
NATIONAL AUSTRALIA BANK						
ACCOUNT N°	DATE OF MATURITY	INTEREST RATE	OPENING BALANCE	INTEREST EARNED TO 30.06.2023	INVESTMENT TRANSFERS	CLOSING BALANCE 30.06.2023
171336282	Ongoing	Variable	\$25,086.22	\$215.72	0	\$25,301.94
24-831-4222	Ongoing	Variable	\$52,142.14	\$477.67	0	\$52,619.81
4424276	29.09.2023	4.90%	\$474,180.09	\$16,811.88	0	\$490,991.97
4424274	29.09.2023	4.90%	\$1,140,349.62	\$40,430.67	0	\$1,180,780.29
4424275	29.09.2023	4.90%	\$170,077.95	\$6,029.53	0	\$176,107.48
4424273	29.09.2023	4.90%	\$325,979.65	\$11,537.49	0	\$337,517.14

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13.3 FINANCIAL ACTIVITY STATEMENT AS AT 30th June 2023

Applicant:	Shire of Yalgoo
Date:	10 July 2023
Reporting Officer:	Dominic Carbone
Disclosure of Interest:	NIL
Attachments:	Statement of Comprehensive Income Financial Activity Statement Summary of Current Assets and Current Liabilities Statement of Current Financial Position Detailed Worksheet Supplementary Financial Reports – Reserve & Loan

SUMMARY

Adoption of the Monthly Financial Statements for the period 1st July 2022 to the 30th June 2023.

COMMENT

Local Governments are required to prepare monthly reports.

STATUTORY ENVIRONMENT

Local Government Act 1995 - Section 6.4

Local Government (Financial Management) Regulations 1996 - Regulation 34

POLICY/FINANCIAL IMPLCATIONS

2.4 Material Variance

Provision of timely accounting information informs Council of the financial status and affairs of the local government.

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council adopts the Financial Activity Statement for the period ended 30th June 2023.

COUNCIL RESOLUTION – C2023-07-06

Moved: Cr Gail Simpson

Seconded: Cr Raul Valenzuela

That Council adopts the Financial Activity Statement for the period ended 30th June 2023.

CARRIED: 5/0

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13.4 **LATE ITEM** Report on 2023-24 Draft Annual Budget

Applicant:	Shire of Yalgoo
Date:	24 July 2023
Reporting Officer:	Dominic Carbone
Disclosure of Interest:	NIL
Attachments:	Draft Annual Budget Work Sheets

Matter for Consideration

That Council give consideration to the 2023-24 Draft Annual Budget.

Background

Council is in the process of preparing the 2023-24 Annual Budget.

Statutory Environment

Local Government Act 1995

Section 6.2 Local Government to prepare Annual Budget.

Strategic Implications

The 2023-24 Draft Annual Budget has taken into account the needs detailed in the Shire's Strategic Community Plan (SCP), the Corporate Business Plan (CBP), and the Long Term Financial Plan (LTFP) when determining items for inclusion in the proposed budget

Comment

In preparing the Budget worksheets, external and internal influences have been taken into account as well as a review of the Shire's operations and services to be provided. The Shire has introduced new services like the Art Centre, Sports Complex, Men's Shed and Rifle Range over recent years and increasing the revenue sources of the Caravan Park.

Please note that the surplus for the 2022-23 is estimated \$5,067,177 leaving a surplus of \$329,750 at this time, additional funds will be allocated to capital projects when the year end surplus to be carried forward is available.

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Efficiency Measures

Continued Review of Remuneration and Vacant Positions

Implementation of solar on Council Facilities – Previously capped by Horizon Network

Disposal of under utilised plant

Invest in properties and Lease to State Government Agencies

Increase monitoring and application to available grants

Economic development initiatives to promote training and investment in diverse businesses.

Service Improvements

Resourcing is required for Audit Improvements

Renewal of aging Shire/Public Facilities

Sealing and mitigation work for gravel network that is severely impacted by Flood Events

Renewal for Increased Extraordinary use of Shire Roads by commodity and heavy vehicle traffic

Reduced climate impact from operations

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Voting Requirements

Simple Majority

OFFICERS RECOMMENDATION

That Council:

1. Acknowledges the budget surplus outlined in the Draft Annual Budget;
2. Has considered efficiency measures as part of its budget deliberations; and
3. Accepts the revenue and expenditure detailed in the worksheets attached to this report, be incorporated in the 2023/24 Annual Budget.

COUNCIL RESOLUTION – C2023-07-07

Moved: Cr Raul Valenzuela

Seconded: Cr Gail Simpson

That Council:

1. Acknowledges the budget surplus outlined in the Draft Annual Budget,
2. Has considered efficiency measures as part of its budget deliberations; and
3. Accepts the revenue and expenditure detailed in the worksheets attached to this report, be incorporated in the 2022/23 Annual Budget.

CARRIED: 5/0

ATTENDANCE: 11.04AM Cr Gail Trenfield left the meeting.

ATTENDANCE: 11.06am Cr Gail Trenfield returned to the meeting.

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13.5 **LATE ITEM** Differential Rating 2023-24 Proposed Rates and Minimums and Objects and Reasons

Applicant:	Shire of Yalgoo
Date:	24 July 2023
Reporting Officer:	Dominic Carbone
Disclosure of Interest:	NIL
Attachments:	Shire of Yalgoo Rating Methodology and it's Differential Rating Model for 2023-2024

Matter for Consideration

Determination of the rate in the dollar and the minimum rates of the various differential rating categories for the 2023-24 financial year and the advertising of the differential rates.

Background

The Valuer General's Office (Landgate) provides Council with a rateable value for each rateable property within the Shire. Properties located in the townships of Yalgoo and Paynes Find and mining infrastructure are valued based on a gross rental value (GRV). Pastoral/rural, mining and exploration/prospecting are valued based on unimproved value (UV). Council will then set a "rate in the dollar" (RID) and minimum rate.

The rateable value (as advised by the Valuer General's Office) is multiplied by the rate in the dollar to produce the annual rates to be charged to the property. If this value is less than the minimum rate value agreed by Council, then the ratepayer will be charged the minimum rate value.

Council will review and adopt the Objects and Reasons for the differential rating categories in the Shire of Yalgoo.

The annual differential rating proposal is to be advertised for public comment for a period of 21 days prior to its adoption by Council. Submissions from ratepayers and electors are to be invited and if any submissions are received, Council is required to consider them and decide whether to impose the proposed rates and minimum with or without modification.

If a Local Government has a differential rate that is more than twice the lowest differential rate imposed, approval from the Minister for Local Government must be obtained before the rates are formally adopted by Council.

Once Council has advertised for the required time, processed any submissions from ratepayers and Ministerial approval has been granted, Council can then adopt the Annual Budget on or prior to 31 August of each calendar year.

Statutory Environment

Local Government Act 1995

- s.6.32 – States that a local government, in order to make up the budget deficiency, is to impose a general rate on rateable land that may be imposed uniformly or differentially.
- s.6.33(1) – Provides that a local government may impose differential general rates according to a number of characteristics.
- s.6.33(3) – States that a local government cannot, without the approval of the Minister, impose a differential general rate that is more than twice the lowest differential general rate imposed.

- s.6.34 – States that a local government cannot without the approval of the Minister raise an amount of general rates that exceeds 110% of the budget deficiency or is less than 90% of the budget deficiency.
- s.6.35 – States a local government may impose a minimum rate that is greater than the general rate that would be applied for the land and outlines the requirements for this minimum rate.
- s.6.36 – Requires that a local government before imposing any differential general rates provides at least 21 days local public notice of its intention to do so.

Strategic Implications

The Local Government is to ensure that it raises enough rates to generate the revenue required to fund it's operating and capital expenditure commitments.

Rates Revenue as per the Long Term Financial Plan for the 2023-2024 financial year is estimated at \$2,863,072 based on a 5.00% increase over the previous year.

Policy Implications

The Council is not proposing to increase the rate in the dollar due to the introduction of the differential rating category – mining infrastructure and the overall valuations remaining relatively steady.

Financial Implications

After taking into consideration all other sources of income, Council is required to raise sufficient rates to meet its total expenditure commitments, however, it is allowed to adopt a budget that has a deficit or a surplus that doesn't exceed 10% plus or minus of its rates revenue.

Comment

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Factors such as the growth of the Shire, need for additional resources to meet growth demands, the rising cost of labour and materials, previous rate increases approved, and a perception of the affordability of a reasonable rate increase are some of the factors taken into account when considering the percentage by which rates in the dollar and minimum rates can be increased.

Section 6.33 of the Local Government Act 1995 allows Local Governments to impose differential general rates to shift the revenue raising effort to certain sectors of the Community to maintain equity based on the level of services provided by the Shire. The differential land use rating adopted by the Shire allow it to impose different rates in the dollar and minimums for the following categories.

Gross Rental Value (GRV):

Town Improved - Consists of properties located within the townsite boundaries with a predominately residential, commercial and industrial use. This category is considered by Council to be the base rate by which all other GRV properties are assessed and have a different demand and requirement on Shire services and infrastructure.

Townsite Vacant - Consists of vacant properties located within the townsite boundaries that are vacant (no residential, commercial or industrial structures built on the land). The rate in the dollar and minimum is

the same as the Town Improved category.

Mining Infrastructure – Consists of particular improvements such as accommodation, recreation and administrative facilities, associated buildings and maintenance workshops that are erected

permanently. The object of the GRV rates associated with mining is to ensure that mining operators contribute to the maintenance of the Shire's assets and services to the extent that they use them and form a sector of ratepayers that essentially are transitory.

Unimproved Value (UV)

Pastoral/Rural - This rating applies to all pastoral leases and land with a predominately rural land use. The proposed rate is comparatively lower when compared to the mining/mining tenement and exploration/prospecting categories on the basis that the pastoral industry has minimum impact or requirement on the Shire services and infrastructure.

Mining/Mining Tenement - This category applies to all mining leases located within the Shire. The proposed rate is comparatively higher when compared to the pastoral/rural category on the basis that mining operations require additional ongoing maintenance of the roads network that service this land use, along with additional costs associated with the administration of mining tenements

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Exploration/Prospecting - This rating category applies to exploration, prospecting and other general purpose leases located in the Shire. The proposed rate is comparatively higher when compared to the pastoral/rural category and lower than the mining tenement category on the basis that the mining operations require additional and ongoing maintenance of the road network that services the land use, the additional cost associated with the administration of exploration and prospecting leases and the Shire wishes to encourage exploration.

The objects and reasons for each of the rating categories have been reviewed in relation to the Shire’s Local Planning Scheme which states the objectives of the various zones. The objects and reasons have been reviewed with no changes made.

The table below details the rate in the dollar and minimum imposed by the Shire in the 2022-23 financial year for each differential rating category and compares them against other surrounding Local Governments.

Categories		Shire of Yalgoo	Shire of Cue	Shire of Morawa	Shire of Mt Magnet
Differential General Rate		2022/23 Rate in \$	2022/23 Rate in \$	2022/23 Rate in \$	2022/23 Rate in \$
GRV	Mining Infrastructure	0.29750000	0.154632	--	--
GRV	Townsites Improved	0.07831840	0.103088	0.084538	0.10400
GRV	Townsites Vacant	0.07831840	0.103088	--	--
UV	Pastoral/Rural	0.06907870	0.080990	0.024439	0.06885
UV	Mining/Mining	0.32000000	0.272505	0.301974	0.33133
UV	Exploration/Prospecting	0.19882530	--	--	0.33133
Minimum Rate		Per Annum	Per Annum	Per Annum	Per Annum
GRV	Townsites Improved	\$290.00	\$477.00	\$324.50	\$437.00
GRV	Townsites Vacant	\$290.00	\$477.00	--	--
UV	Pastoral/Rural	\$290.00	\$477.00	\$324.50	\$437.00
UV	Mining/Mining	\$290.00	\$477.00	\$683.00	\$450.30
UV	Exploration/Prospecting	\$290.00	--	--	\$450.30

The tables below details the rates in the dollar imposed for 2022-23 and proposed for the 2023-24. The rates revenue will increase/decrease by an estimated \$590,026 resulting from an increase in valuations in the rating categories mining infrastructure and exploration and prospecting.

Option 1 No increase in the Rate in Dollar and Minimums (The same as 2022-23 Financial Year).

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SHIRE OF YALGOO RATES MODELLING FOR 2023-24

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2022-23 Actuals Total Revenue \$
Differential General Rate				
GRV Town sites Improved	0.07831840	36	368,361	28,849
GRV Town sites Improved Vacant	0.07831840	0	0	0
GRV Mining Infrastructure	0.29750000	9	1,343,770	399,772
UV Pastoral / Rural	0.06907870	25	974,583	67,323
UV Mining / Mining Tenements	0.32000000	130	4,747,142	1,519,085
UV Exploration and Prospecting	0.19882530	225	1,024,860	203,768
Sub-Totals		425	8,458,716	2,218,797
Minimum Payment				
	Minimum \$			
GRV Town sites Improved	290	5	6,462	1,450
GRV Town sites Improved Vacant	290	12	1,570	3,480
UV Pastoral / Rural	290	8	10,008	2,320
UV Mining / Mining Tenements	290	21	14,826	6,090
UV Exploration and Prospecting	290	79	59,042	22,910
Sub-Totals		125	91,908	36,250
		550	8,550,624	
Discounts				0
Total Amount Raised from General Rate				2,255,047
Interim Rating				398,570
Specified Area Rates				0
Total Rates				2,653,617

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2023-24 Budgeted Total Revenue \$	2022-23 % TO TOTAL RATES LEVIED	2023-24 % TO TOTAL RATES LEVIED	DECREASE/INCREASE RATES LEVIED	% MOVEMENT	NATURAL GROWTH IN VALUATIONS
RATE IN \$ FOR GRV AND UV AND FOR MINIMUMS AS PER 2022-23									
Differential General Rate									
GRV Town sites Improved	0.07831840	36	364,504	30,468	1.1%	1.1%	1,619	5.6%	(3,857)
GRV Town sites Improved Vacant	0.07831840	0	0	0	0.0%	0.0%	0	0.0%	0
GRV Mining Infrastructure	0.29750000	8	1,343,750	399,766	15.1%	14.0%	(6)	0.0%	(20)
UV Pastoral / Rural	0.06907870	24	974,583	67,323	2.5%	2.4%	0	0.0%	0
UV Mining / Mining Tenements	0.32000000	140	6,252,053	2,000,657	57.2%	70.1%	481,572	31.7%	1,504,911
UV Exploration and Prospecting	0.19882530	209	1,563,335	310,831	7.7%	10.9%	107,062	52.5%	538,475
Sub-Totals		417	10,498,225	2,809,044					
Minimum Payment									
	Minimum \$								
GRV Town sites Improved	290	5	6,212	1,450	0.1%	0.1%	0	0.0%	(250)
GRV Town sites Improved Vacant	290	12	1,580	3,480	0.1%	0.1%	0	0.0%	10
UV Pastoral / Rural	290	8	11,402	2,320	0.1%	0.1%	0	0.0%	1,394
UV Mining / Mining Tenements	290	12	16,913	3,480	0.2%	0.1%	(2,610)	-42.9%	2,087
UV Exploration and Prospecting	290	99	81,029	28,710	0.9%	1.0%	5,800	25.3%	21,987
Sub-Totals		136	117,136	39,440					
		553	10,615,361						
Discounts				0					
Total Amount Raised from General Rate				2,848,484					
Interim Rating				5,000			(393,570)		
Specified Area Rates				0					
Total Rates				2,853,484	85.0%	99.8%	199,867	7.5%	2,064,737

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Option 1 detailed above will levy rates that are less than the Long Term Financial Plan, estimated rates revenue yield of \$2,863,072 with a proposed rate increase of 5.00%. The following rates in the dollar and the minimum rates for the various differential rating categories for the 2023-24 financial year are the same as those adopted in 2022-23 and are recommended and to be advertised accordingly

Differential General Rate	Rate in the \$
GRV – Townsite Improved	0.07831840
GRV – Townsite Vacant	0.07831840
GRV – Mining Infrastructure	0.29750000
UV – Pastoral / Rural	0.06907870
UV – Mining / Mining Tenement	0.32000000
UV – Exploration / Prospecting	0.19882530

Minimum Payment	Minimum \$
GRV – Townsite Improved	290
GRV – Townsite Vacant	290
UV – Pastoral / Rural	290
UV – Mining / Mining Tenement	290
UV – Exploration / Prospecting	290

It is proposed that the differential general rates and minimum payments for each of the differential rate categories be advertised on Monday 31st July 2023 and an invitation for submissions be for a period of 21 days closing on Monday 21st August 2023 at 4.00 pm.. The advertisement to include the time and place where the Shire of Yalgoo Rating Methodology and its Differential Rating Models describing the objects and reasons for the 2023-2024 Financial Year may be inspected and be available on the Shire's website.

Voting Requirements

Simple Majority

OFFICERS RECOMMENDATION

That Council:

1. Advertise the intention to impose the following differential general rates and minimum payments applying to each of the differential rate categories in accordance with Section 6.36 of the Local Government Act 1995 be placed in the West Australian newspaper and the Bulldust.

Differential General Rate	Rate in the \$
GRV – Townsite Improved	0.07831840
GRV – Townsite Vacant	0.07831840
GRV – Mining Infrastructure	0.29750000
UV – Pastoral / Rural	0.06907870
UV – Mining / Mining Tenement	0.32000000
UV – Exploration / Prospecting	0.19882530

Minimum Payment	Minimum \$
GRV – Townsite Improved	290
GRV – Townsite Vacant	290
UV – Pastoral / Rural	290
UV – Mining / Mining Tenement	290
UV – Exploration / Prospecting	290

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2. That the advertisement in (1) above also provide for an invitation for submissions to be made by an elector or a ratepayer for a period of 21 days closing at 4:00 pm on Monday 21st August 2023 and detail the time and place where the Shire of Yalgoo Rating Methodology and it's Differential Rating Model may be inspected and a copy be placed on the Shire's website.
3. That all rural/pastoral ratepayers, Mining GRV ratepayers and Townsite Vacant ratepayers (categories with fewer than 30 ratepayers) be provided with a copy of the Shire of Yalgoo Rating Methodology – Objects and Reasons, the Department of Local Government Rating Policy: Differential General Rates, the differential general rate that will apply with a comparison to the previous year and an invitation to make submissions by the due date in (2).
4. That Council adopts the attached Objects and Reasons for the following differential rating categories;

Town Improved- consists of properties located within the townsite boundaries with a predominate residential, commercial and industrial use. This category is considered by council to be the base rate by which all other GRV properties are assessed and have a different demand and requirement on shire services and infrastructure.

- Townsite Vacant – Consists of vacant properties located within the townsite boundaries that are vacant (no residential commercial or industrial structures built on the land) The rate in the dollar and minimum is the same as the Town Improved category.
- Mining Infrastructure - Consists of particular improvements such as accommodation, recreation and administrative facilities, associated buildings and maintenance workshops that are erected permanently. The object of the GRV rates associated with mining is to ensure that mining operators contribute to the maintenance of the Shire's assets and services to the extent that they use them and form a sector of ratepayers that essentially are transitory
- Pastoral/Rural- this rating applies to all pastoral leases and land with a predominate rural land use. The proposed rate is comparatively lower when compared to the mining/mining tenement and exploration / prospecting categories on the basis that the pastoral industry has minimum impact or requirement on the shire services and infrastructure.
- Mining/ Mining Tenement- this category applies to all mining leases located within the shire. The proposed rate is comparatively higher when compared to the pastoral/rural category on the basis that mining operations require additional ongoing maintenance of the roads network that services this land use along with additional costs associated with the administration of mining tenements.
- Exploration / Prospecting – This rating category applies to exploration, prospecting and other general purpose leases located within the shire. The proposed rate is comparatively higher when compared to the pastoral/rural category and lower than the mining tenement category on the basis that the mining operations require additional and ongoing maintenance of the road network that services the land use, the additional cost associated with the

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administration of exploration and prospecting leases and the shire wishes to encourage exploration.

COUNCIL RESOLUTION – C2023-07-08

Moved: Cr Raul Valenzuela

Seconded: Cr Gail Simpson

That Council:

1. Advertise the intention to impose the following differential general rates and minimum payments applying to each of the differential rate categories in accordance with Section 6.36 of the Local Government Act 1995 be placed in the West Australian newspaper and the Bulldust.

Differential General Rate	Rate in the \$	Minimum Payment	Minimum \$
GRV – Townsite Improved	0.07831840	GRV – Townsite Improved	290
GRV – Townsite Vacant	0.07831840	GRV – Townsite Vacant	290
GRV – Mining Infrastructure	0.29750000	UV – Pastoral / Rural	290
UV – Pastoral / Rural	0.06907870	UV – Mining / Mining Tenement	290
UV – Mining / Mining Tenement	0.32000000	UV – Exploration / Prospecting	290
UV – Exploration /	0.19882530		

2. That the advertisement in (1) above also provide for an invitation for submissions to be made by an elector or a ratepayer for a period of 21 days closing at 4:00 pm on Monday 21st August 2023 and detail the time and place where the Shire of Yalgoo Rating Methodology and it's Differential Rating Model may be inspected and a copy be placed on the Shire's website.

3. That all rural/pastoral ratepayers, Mining GRV ratepayers and Townsite Vacant ratepayers (categories with fewer than 30 ratepayers) be provided with a copy of the Shire of Yalgoo Rating Methodology – Objects and Reasons, the Department of Local Government Rating Policy: Differential General Rates, the different general rate that will apply with a comparison to the previous year and an invitation to make submissions by the due date in (2).

4. That Council adopts the attached Objects and Reasons for the following differential rating categories;

Town Improved – consists of properties located within the townsite boundaries with a predominate residential, commercial and industrial use, This category is considered by council to be the base rate by which all other GRV properties are assessed and have a different demand and requirement on shire services and infrastructure.

- Townsite Vacant – Consists of vacant properties located within the townsite boundaries that are vacant (no residential commercial or industrial structures built on the land) The rate in the dollar and minimum is the same as the Town Improved category.

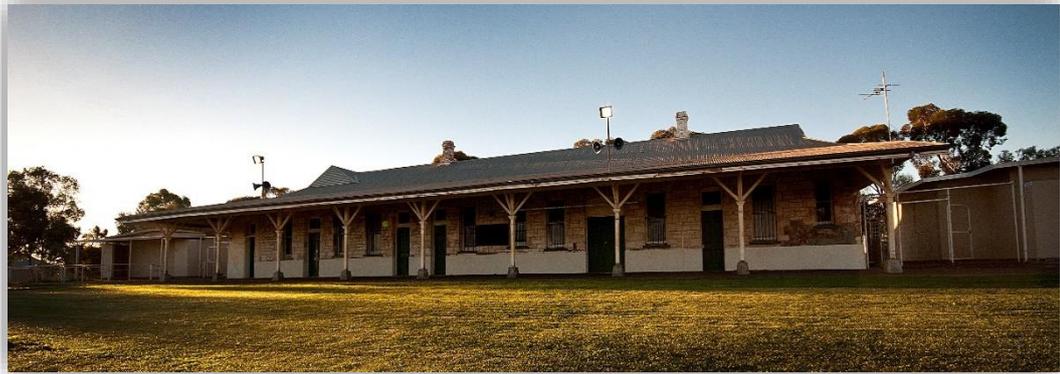
- Mining Infrastructure – Consists of particular improvements such as accommodation, recreation and administrative facilities, associated buildings and maintenance workshops that are erected permanently. The object of the GRV associated with the mining is to ensure that mining operators contribute to the maintenance of the Shire’s assets and services to the extent that they use them and form a sector of ratepayers that essentially are transitory.

- Pastoral/Rural – this rating applies to all pastoral leases and land with predominate rural land use. The proposed rate is comparatively lower when compared to the mining/mining tenement and exploration / prospecting categories on the basis that the pastoral industry has minimum impact or requirement on the shire services and infrastructure.

- Mining/ Mining Tenement – this category applies to all mining leases located within the shire. The proposed rate is comparatively higher when compares to the pastoral/rural category on the basis that mining operations require additional ongoing maintenance of the roads network that services this land use along with additional costs associated with the administration of mining tenements.

- Exploration / Prospecting – this rating category applies to exploration, prospecting and other general purpose leases located within the shire. The proposed rate is comparatively higher when compares to the pastoral/rural category and lower that the mining tenement category on the basis that the mining operations require additional and ongoing maintenance of the road network that services the land use, the additional cost associated with the administration of exploration and prospecting leases and the shire wishes to encourage exploration.

CARRIED: 5/0



SHIRE OF YALGOO

RATING METHODOLOGY AND ITS DIFFERENTIAL RATING MODEL

FOR
2023 - 2024

FINAL DRAFT TO BE PROVIDED TO ELECTED MEMBERS PRIOR TO OR AT THE MEETING



BASIS OF LOCAL GOVERNMENT RATES IN WESTERN AUSTRALIA

Local Government rating is regulated through Sections 6.28 to 6.82 of the local Government Act 1995 (the Act). All land within the local government district is rateable land with the exceptions, as specified in Section 6.28 of the Act.

The basis of the local government rates is the improved value (UV) for land used predominately for rural purposes, and gross rental value (GRV) for land used predominately for non – rural purposes. Local governments set a rate in the dollar in order to achieve rating equity, and to raise the revenue required to meet their projected shortfalls.

Local Governments can use differential rating; minimum payments, specified area rates, service charge, discounts and concessions to adjust the rates burden. Local government rates are a property tax based on land or rental value and broadly reflect “the ability to pay”. The rates imposed are not a fee for service.

LAND VALUATIONS IN WESTERN AUSTRALIA

The main legislation for the valuation of land relevant to this review is as follows:

- The Valuation of Land Act 1978: and
- The Local Government Act 1995.

THE VALUATION OF LAND ACT 1978

The valuation of land tax 1978 provides for the valuation of land in Western Australia.

The Valuer General’s Guide to Rating and Taxing Values describes the Valuer General’s role in providing valuations used by rating and taxing authorities, in accordance with the provisions of the Valuation of Land Act 1978 (the VLA). The VLA empowers the valuer General to conduct general valuations based on Unimproved Values (UV) and Gross Rental Value (GRV)

[Unimproved Land Values \(UV’s\)](#)

A new UV is determined each year for all land within the state, and comes into force on 30th June. UV is defined in the Valuation of Land Act 1978, and in some cases it is a statutory formula. As a broad guide the following applies:

- Within a Townsite

For land situated within a townsite the UV is the site value of the land. In general, this means the value of the land as if it were vacant with no improvements except merged improvements. Merged improvements relate to improvements such as clearing draining and tilling.

- Outside a Townsite

The UV of land outside a townsite is valued as if it had no improvements. In this case, the land is valued as though it remains original, natural state, although any land degradation is taken into account.

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If the UV cannot reasonably be determined on this basis, it is calculated as a percentage of the value of the land as if it has been developed to a fair district standard, but not including buildings. This percentage is described (where it applies) by Valuer General from year to year.

- Exceptions

There are certain exceptions to the above for which the Valuation of Land Act 1978 provides statutory valuation calculations for UV based on formula, for example a fixed rate per hectare, or a multiple of the annual rent

These exceptions include: mining tenements, leases under the Land Administration Act 1997 for the purpose of grazing, leases under agreement acts, and land held under the Conservation and Land Management Act 1984.

- UV Valuation Methodology

Market based UV's are determined by reference to the land market at the date of valuation. All sales relevant to the predetermined date of valuation are investigated and where considered necessary, the parties interviewed.

Unsuitable sales, for example between related parties, or those with special circumstances, are discarded. By this process fair and reasonable criterion is established for the fixing of values.

Gross Rental Values (GRV's)

The primary definition of GRV under the Valuation of Land Act 1978 is as follows:

- GRV

Means the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year, upon condition that the landlord is liable for all rates, taxes and other charges thereon, and the insurance and other outgoings necessary to maintain the value of the land.

A GRV is determined on the basis that the rental includes outgoings such as rates and other property expenses.

As most commercial rentals are negotiated net of outgoings, these need to be added to the net rental to equate to the statutory definition.

The introduction of the goods and services tax (GST) has impacted on the determination of GRV. Where property rental payments are subject to GST, they represent a tax payable by the property owner, and as such must be included in the Gross Rental Value.

Where an annual rental cannot reasonably be determined, then the GRV shall be the assessed value. Assessed value is defined in the Valuation of Land Act 1978 as set percentage of capital value, currently fixed by regulation at 5%.

For example, vacant rental land for which no rental value can be determined is currently valued on the basis of 5% of its total capital value. Capital Value is defined as the capital amount from which an estate of fee simple, in the land might reasonably be expected to realise upon sale, provided that where the capital value of land cannot be reasonably determined on such basis, the capital value of

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such land shall be the sum of first, the unimproved value of the land and secondly the estimated replacement cost of improvements to the land.

Land used for residential purpose only must be valued on the basis of rental value. Any other land with a relatively low rental value in comparison to its capital value may be valued as if it were vacant land.

-GRV Valuation Methodology

A data base of rental evidence is assembled from information obtained from property managers a, owners, and other sources.

A schedule of properties rented at the date of valuation is prepared for the area to be valued.

The rented properties are inspected the rent analysed (for example deductions for furniture include in the letting)

Unsuitable lettings, such as those between related parties, are discarded so that the final list is acceptable as the basis for the determination of fair gross rentals, as illustrated by actual market dealings.

From the analysis of actual rentals, the fair gross rental of each property is established, after making allowances for any special features or detriments.

The GRV normally represents the annual equivalent of fair weekly rental. For instance a GRV of \$10,400 represents a weekly rental of \$200

LOCAL GOVERNMENT ACT 1995 – RATING PROVISIONS

The Local Government Act 1995 sets out the basis on which differential general rates may be based as follows:

Section 6.32 (1) of the Local Government Act 1995 states:

- (1) When adopting the annual budget, a local government —
 - (a) in order to make up the budget deficiency, is to impose a general rate on rateable land within its district, which rate may be imposed either —
 - (i) Uniformly; or
 - (ii) Differentially;

DIFFERENTIAL RATES

6.33. Differential general rates

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
 - (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
 - (b) a purpose for which the land is held or used as determined by the local government; or
 - (c) whether or not the land is vacant land; or

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- (d) any other characteristic or combination of characteristics prescribed.
- (2) Regulations may —
 - (a) specify the characteristics under subsection (1) which a local government is to use; or
 - (b) limit the characteristics under subsection (1) which a local government is permitted to use.
- (3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.
- (4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.
- (5) A differential general rate that a local government purported to impose under this Act before the *Local Government Amendment Act 2009* section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.

MINIMUM RATES

6.35. Minimum payment

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

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- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
- (a) to land rated on gross rental value; and
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

DIFFERENTIAL RATING -WESTERN AUSTRALIA

Section 633 of the local Government Act 1995 allows local governments to impose differential general rates to shift the revenue raising effort to certain sectors of the community to maintain equity based on the level of services provided by Shire. Local Governments could rate the following land uses, or a combination of zoning/locality, and land use:

- Residential
- Commercial
- Industrial
- Rural
- Vacant land
- Other

Changing to differential land use rating would allow local governments to offer different rates in the dollar to the above groups.

DIFFERENTIAL RATING – SHIRE OF YALGOO

Rating Category Classifications

The shire currently uses a differential rating model based on the differential categories outlined in the table below.

RATING CATEGORY	TOWN PLANNING SCHEME ZONING/LAND USE
GRV-Town Improved	Residential zoning Commercial zoning Industrial zoning
GRV- Town Vacant Land	Industrial zoning Residential zoning Commercial zoning
GRV – Mining Infrastructure	Predominate use for mining purposes
UV - Pastoral/Rural	Predominate use for pastoral/rural purposes
UV – Mining / Mining Tenements	Predominate use for mining purposes
UV – Exploration and Prospecting	Predominate use for exploration and prospecting purposes

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Differential Rating Categories Objects and Reasons

The shire has adopted the following objects and reasons for the differential rating categories:-

Gross Rental Value (GRV)

- Town Improved- consists of properties located within the townsite boundaries with a predominate residential, commercial and industrial use. This category is considered by council to be the base rate by which all other GRV properties are assessed and have a different demand and requirement on shire services and infrastructure.

Proposed rate in the dollar:	0.07831840 cents
Minimum rate:	\$290
Number rateable assessment 23/24:	
Number rateable assessment 22/23:	37
Average rate per assessment 23/24:	\$
Average rate per assessment 22/23:	\$795
Average valuation 23/24:	\$
Average valuation 22/23:	\$10,019
Average percentage change in valuation:	%

- Townsite Vacant – Consists of vacant properties located within the townsite boundaries that are vacant (no residential commercial or industrial structures built on the land) The rate in the dollar is the same as the Town Improved category however the minimum rate was resolved by Council its Ordinary Council Meeting held on the 26 June 2020 from \$620 to \$290 per annum

Proposed rate in the dollar:	0.07831840 cents
Minimum rate:	\$290
Number of rateable assessments 23/43:	
Number of rateable assessments 22/23:	11
Average rate per assessment 23/24:	\$290
Average rate per assessment 22/23:	\$290
Average valuation 23/24:	\$
Average valuation 22/23	\$144
Average percentage change in valuation	%

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- Mining Infrastructure – Consists of particular improvements such as accommodation, recreation and administrative facilities, associates buildings and maintenance workshops that are erected permanently. The object of the GRV rates associated with mining is to ensure that mining operators contribute to the maintenance of the Shire’s assets and services to the extent that they use them and form a sector of ratepayers that essentially are transitory.

Proposed rate in the dollar:	0.29750000	cents
Minimum rate:		\$0
Number of rateable assessments 23/24		
Number of rateable assessments 22/23	6	
Average rate per assessment 23/24:		\$
Average rate per assessment 22/23:		\$66,628
Average valuation 23/24:		\$
Average valuation 22/23:		\$223,958
Average percentage change in valuation		%

Unimproved Value (UV)

- Pastoral/Rural- this rating applies to all pastoral leases and land with a predominate rural land use. The proposed rate is comparatively lower when compared to the mining/mining tenement and exploration / prospecting categories on the basis that the pastoral industry has minimum impact or requirement on the shire services and infrastructure.

Proposed rate in the dollar:	0.06907870	cents
Minimum rate:		\$290
Number of rateable assessments 23/24:		
Number of rateable assessments 22/23:	30	
Average rate per assessment 23/24:		\$
Average rate per assessment 22/23:		\$2,231
Average valuation 23/24:		\$
Average valuation 22/23:		\$31,550
Average percentage change in valuation		%

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- Mining/ Mining Tenement- this category applies to all mining leases located within the shire. The proposed rate is comparatively higher when compared to the pastoral/rural category on the basis that mining operations require additional ongoing maintenance of the roads network that services this land use along with additional costs associated with the administration of mining tenements.

Proposed rate in the dollar:	0.32000000	cents
Minimum rate:		\$290
Number of rateable assessments 23/24:		
Number of rateable assessments 22/23:	159	
Average rate per assessment 23/24:		\$
Average rate per assessment 22/23:		\$9,677
Average valuation 23/24:		\$
Average valuation 22/23:		\$30,205
Average percentage change in valuation		%

- Exploration / Prospecting – This rating category applies to exploration, prospecting and other general purpose leases located within the shire. The proposed rate is comparatively higher when compared to the pastoral/rural category and lower than the mining tenement category on the basis that the mining operations require additional and ongoing maintenance of the road network that services the land use, the additional cost associated with the administration of exploration and prospecting leases and the shire wishes to encourage exploration.

Proposed rate in the dollar:	0.19882530	cents
Minimum rate:		\$290
Number of rateable assessments 23/24:		
Number of rateable assessments 22/23:	310	
Average rate per assessment 23/24:		\$
Average rate per assessment 22/23:		\$953
Average valuation 23/24:		\$
Average valuation 22/23:		\$4,572
Average percentage change in valuation:		%

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14 ADMINISTRATION REPORTS

14.1 Lake Moore Reserve Creation

Applicant:	Shire of Yalgoo
Date:	20/07/2023
Reporting Officer:	Ian Holland Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	Mapping and Letter of Support

SUMMARY

That Council consider feedback for the Department of Biodiversity, Conservation and Attractions regarding a proposal for Lake Moore in the South East of the Shire.

COMMENT

The Shire of Yalgoo provide feedback on a Proposed Nature Reserve over Lake Moore

The Department of Biodiversity, Conservation and Attractions (DBCA) and the Department of Planning, Lands and Heritage (DPLH) is intending to reserve Lake Moore as a Nature Reserve under the State Government's Plan for Our Parks Initiative as part of the Badimia conservation reserves.

Lake Moore proposed Nature Reserve covers an area over the Midwest and Wheatbelt regions with an approximate total area of 84,026 hectares and will be created from land described as Unclaimed Crown Land Part Pin 1004260 and Unclaimed Crown Land Part Pin 1090233.

Lake Moore is of special significance for the Badimia people, with the whole of the lake being a registered Aboriginal heritage site and is home to very sacred places where ceremonies traditionally took place. The Federal Court has determined that native title does not exist within the Badimia native title claim area.

The Department of Mines , Industry Resources and Safety (DMIRS) has provided its support to DPLH for the creation of an unclassified (not of Class A) Crown reserve with the purpose of "conservation of flora and fauna" within the area bounded by the Badimia native title claim.

Upon reservation of Lake Moore Nature Reserve DBCA's proposal to Joint Vest with the Badimia Bandi Barna Aboriginal Corporation (BBBAC) and the Conservation Parks Commission (CPC) will be administered. BBBAC correspondence received at DBCA on 28 March 2023 supports a determination and consent for CPC and BBBAC to be joint responsible agencies Pursuant to s 8AA(2) of the Conservation and Land Management Act 1984 (WA).

In accordance with s14 of the Land Administration Act 1997 consultation is required to the relevant Local Government Authorities (LGA's) being in this case the Shire of Yalgoo and the Shire of Dalwallinu.

Administration contacted the surrounding properties and a Letter of Support was provided by the Australian Wildlife Conservancy.

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STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council support the creation of a reserve over Lake Moore.

COUNCIL RESOLUTION – C2023-07-09

Moved :Cr Raul Valenzuela

Seconded: Cr Tamisha Hodder

That Council receive the Technical Services Report as of 21st July 2023.

CARRIED: 5/0

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14.2 Regional Road Group – Yalgoo-Ninghan Road

Applicant:	Shire of Yalgoo
Date:	21/07/2023
Reporting Officer:	Ian Holland Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	NIL

SUMMARY

That Council endorse a larger application to the Main Roads WA Regional Road Group.

COMMENT

Proposed expenditure has not met the amount allocated for this years Mid West Regional Road Group (RRG).

Administration has requested that the RRG consider an increase in the Shires Project from \$300,000 to \$450,000 allowing for the funding of 3km instead of 2.

This funding requires 1/3 to be put forward by the local government to secure the other 2/3. Council support is requested to allocate \$150,000 from own resources to the Yalgoo Ninghan Road in the 2023/24 budget.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council support an increase to the Shires current Regional Road Group Project and provide in principal support to fund it in the 2023/24 budget.

COUNCIL RESOLUTION – C2023-07-10

Moved: Cr Gail Simpson Seconded: Cr Raul Valenzuela

That Council support an increase to the Shires current Regional Road Group Project and provide in principal support to fund it in the 2023/24 budget.

CARRIED: 5/0

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14.3 Key Performance Areas

Applicant:	Shire of Yalgoo
Date:	21/07/2023
Reporting Officer:	Ian Holland Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	Tabled - CEO Key Performance Indicators

SUMMARY

That Council approve the Key Result Areas and Key Performance Indicators for the Chief Executive Officer.

COMMENT

Local Government Act Reform changes will necessitate the publishing of Performance documents related to the contract of the Chief Executive Officer.

A revised document will be provided to Council for endorsement. Once accepted this document will be provided on the Shires website.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council endorse the Chief Executive Officers Key Performance Indicators.

COUNCIL RESOLUTION – C2023-07-11

Moved: Cr Raul Valenzuela

Seconded: Cr Gail Simpson

That Council endorse the Chief Executive Officers Key Performance Indicators.

CARRIED: 5/0

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14.4 Electoral Boundary Proposal

Applicant:	Shire of Yalgoo
Date:	24/07/2023
Reporting Officer:	Ian Holland Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	Proposed Electoral Boundary Changes Tabled – Response to the WAEC

SUMMARY

That Council consider a submission to the West Australian Electoral Commission regarding their proposed abolishment of the seat of North West Central.

COMMENT

Under a proposal put forward by the West Australian Electoral Commission (WAEC) the Mid West is set to lose a seat to a new metropolitan area.

The proposal put forward merges the seats of Moore and North West Central into an area that covers a third of the state and over an estimated 70 towns.

This loss of representation comes across as entirely political merging two national seats but leaving a labor seat around the City of Geraldton.

Citizens one hour out of Perth in the wheatbelt are worried about the same lack of state government services experienced by people 5-10 hours outside of Perth or a regional centre.

Individuals living in less than first world conditions and contributing significantly to the prosperity of the state have already had their representation reduced by electoral reform in recent years.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council support the submission to the West Australian Electoral Commission regarding the abolishment of the seat of North West Central.

COUNCIL RESOLUTION – C2023-07-12

Moved: Cr Raul Valenzuela

Seconded: Cr Tamisha Hodder

That Council support the submission to the West Australian Electoral Commission regarding the abolishment of the seat in North West Central.

CARRIED: 5/0

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15 NOTICE OF MOTIONS

NIL

16 URGENT BUSINESS

NIL

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

NIL

18 NEXT MEETING

The next Ordinary Meeting of Council is due to be held at the Paynes Find Community Centre, Paynes Find on Friday 25th August 2023 commencing at 11.00 am.

19 MEETING CLOSURE

There being no further business the Shire Deputy President declared the Ordinary Council Meeting closed at 11.23am.