



# Agenda Special Meeting Monday 3 July 2017

*Notice of a Special Meeting*

*The next Meeting of the Shire of Coorow will be held on Monday 3 July 2017, at the Coorow District Hall from 4.30 pm.*

**Peter Crispin**  
**Chief Executive Officer**



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

Signed on behalf of Council

**Peter Crispin**  
**Chief Executive Officer**



## **SHIRE OF COOROW QUESTIONS FROM THE PUBLIC**

The Shire of Coorow welcomes community participation during public question time. The following is a summary of procedure and a guide to completion of the required form.

- a. The person asking the question is to give their name and address prior to asking the question.
- b. Questions are to be directed through the chair, with the Presiding Member having the discretion of accepting or rejecting a question and the right to nominate a Councillor or Officer to answer.
- c. In order to provide an opportunity for the greatest portion of the gallery to take advantage of question time, questions are to be as succinct as possible. Any preamble to questions should therefore be minimal and no debating of the issue between the Gallery, Councillors or Officers is permissible.
- d. Where the Presiding Member rules that a member of the public is making a statement during public question time, then no answer is required to be given or recorded in response.
- e. Questions which are considered inappropriate; offensive or otherwise not in good faith; duplicates or variations of earlier questions; relating to the personal affairs or actions of Council members or employees; will be refused by the Presiding Member as 'out of order' and will not be recorded in the minutes.
- f. Where a member of the public submitting a question is not physically present at the meeting, those questions will be treated as an item of correspondence and will be answered in the normal course of business (and not be recorded in the minutes).
- g. Questions from members of the public that do not comply with the Rules of Question Time or do not abide by a ruling from the Presiding Member, or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member or Council, or refuse to abide by any reasonable direction from the Presiding Member, will be ruled 'out of order' and the question will not be recorded in the minutes.
- h. Answers to questions provided in good faith, however, unless reasonable prior written notice of the question is given, answers should not be relied upon as being totally comprehensive.
- i. Where a question (compliant to these rules) is raised and is unable to be answered at the meeting, the question shall be 'taken on notice' with an answer being given at the next appropriate Council Meeting.
- j. Public Question Time is set for a maximum period of 15 minutes, and will terminate earlier should no questions be forthcoming.
- k. To enable all members of the public a fair and equitable opportunity to participate in Public Question Time, each person shall be provided a maximum two minutes time limit in the first instance, in which to ask a maximum of two questions (whether these are submitted 'in writing' or 'from the floor'). A question may include a request for the tabling of documents where these are relevant to an issue before Council.
- l. Questions to be asked at the meeting will be registered, and the priority for asking questions shall be firstly 'questions on which written notice has been given prior to the meeting' (that is, prior to 12 noon on the day immediately preceding the meeting) and secondly, 'questions from the floor'.
- m. Should there be time remaining on the initial period for Public Question Time (i.e. 15 minutes) after all members of the public have posed their initial allotment of two questions, the Presiding Member will then allow members of the public to sequentially (in accordance with the register) ask a further two questions (with a two minute time limit) until the initial period for Public Question Time has expired.
- n. Any extension to the initial period for Public Question Time is to be limited to a period that will allow sufficient time for any remaining members of the public to ask their initial allotment of two questions.

# **AGENDA**

1.	DECLARATION OF OPENING: .....	6
2.	RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:.....	6
3.	PETITIONS/DEPUTATIONS/PRESENTATIONS.....	6
4.	ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION: .....	6
5.	REPORT: .....	7
5.1	2017/2018 DIFFERENTIAL RATES .....	7
6.	OTHER .....	8
7.	CLOSURE:.....	8

**1. DECLARATION OF OPENING:**

The President Cr Moira Girando JP, welcomed those present and opened the Meeting at pm

**2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:**

Councillor M J Girando	President
Councillor B A Jack	Deputy President
Councillor M R Bothe	
Councillor R J Clement	
Councillor E M Cullen	
Councillor V R Oakes	
Councillor D A Rackemann	

Mr P J Crispin	Chief Executive Officer
Mrs L J Parola	Deputy Chief Executive Officer
Mr T B Brandy	Manager Regulatory Services
Mr K Bean	Manager of Works & Services

**Leave of Absence**  
Councillor G C Sims

**3. PETITIONS/DEPUTATIONS/PRESENTATIONS**

**4. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION:**

At any Council meeting the person presiding may announce or raise any matter of interest or relevance to the business of Council or propose a change to the order of business.

Members may move that a change in order of business proposed by the person presiding not be accepted and if carried the change does not take place.

## **5. REPORT:**

### **5.1 2017/2018 DIFFERENTIAL RATES**

AUTHOR	Leanne Parola
DISCLOSURE OF INTEREST	Nil
DATE OF REPORT	30 June 2017
ATTACHMENT	Rates Modelling
FILE	ADM0085 – Rates & valuations, Rate Classification

#### **SUMMARY:**

**Council has an opportunity to consider amending its proposed differential rates for the 2017/2018 financial year and request Ministerial approval prior to adoption of its rate-in-the-dollar as part of the Budget adoption process.**

#### **BACKGROUND:**

The Department of Local Government and Communities have given approval for the Shire of Coorow to impose a differential Unimproved Value (UV) rate on all Mining and Exploration Assessments within the Shire of Coorow that is more than twice the lowest general rate, in accordance with the following:

<b>RATE CATEGORY</b>	<b>BASIS</b>	<b>2017/2018 RATE (cents in the dollar)</b>	<b>2017/2018 MINIMUM</b>	<b>2017/2018 Average Rates (ex minimum)</b>	<b>2016/2017 Average Rates (ex minimum)</b>
Agriculture	UV	1.6079	\$815	\$9,757	\$9,325
Mining	UV	16.5098	\$815	\$6,515	\$5,381
Exploration	UV	13.9560	\$300	\$944	\$1,898

#### **COMMENT:**

The Shire President has requested that staff carry out rates modelling to ascertain the rates in the dollar required to achieve an overall 3% rates rise, instead of the proposed 4% in light of the recent State Government decision to disallow the regulation taking away motor vehicle licence and stamp duty concessions from local government and the ramifications of the poor season currently being experienced by farmers.

Advice has been sought from the Department of Local Government and Communities who have advised that Council cannot adopt and apply a different rate in the other from what has been approved, without Ministerial approval.

Modelling has been carried out using the most recent property valuations, and the attached rates in the dollar have been calculated for 2 %, 3% and 4% rates rises.

It should be noted that at the time of writing this report, the draft budget had not yet been finalised and it is not known whether incorporating a smaller rate rise will result in proposed levels of service or projects having to be cut and/or deferred.

#### **STATUTORY ENVIRONMENT:**

Local Government Act 1995, Part 6 — Financial management, Subdivision 2 — Categories of rates and service charges

**STRATEGIC IMPLICATIONS:**

The Shire of Coorow Long Term Financial Plan includes an overall rate increase of 5% in 2017/18, but does not specify the make up of the rates. Any reduction in rates raised in 2017/18 will have a compounding effect in future years unless rates are raised at a higher rate than the proposed 5% in 2018/19.

The impact of a 4% rate rise in 2017/18 over ten years is \$348,142. The impact of a 3% rate rise in 2017/18 over ten years would be \$688,024.

**POLICY IMPLICATIONS:**

There are no policy implications.

**FINANCIAL IMPLICATIONS:**

The annual budget identifies how funds will be sourced and allocated in the forthcoming year, and allows for the imposition of rates as an income stream from which services and upcoming projects may be funded.

A reduction in rates raised will result in less funds being available for allocation in the 2017/2018 financial year and beyond.

**VOTING REQUIREMENT:**

Absolute Majority

**OFFICERS RECOMMENDATION:**

**RESOLUTION:**

**2017/**

***Moved: Cr***

***Seconded: Cr***

That, in accordance with Section 6.33 of the Local Government Act 1995, approval be sought from the Minister for Local Government to impose a differential Unimproved Value (UV) rate on all Mining and Exploration Assessments within the Shire of Coorow that is more than twice the lowest general rate, in accordance with the following:

<b>RATE CATEGORY</b>	<b>BASIS</b>	<b>2017/2018 RATE (cents in the dollar)</b>	<b>2017/2018 MINIMUM</b>
Agriculture	UV	1.5920	\$815
Mining	UV	16.0764	\$815
Exploration	UV	11.5831	\$300

***CARRIED / Absolute Majority***

**6. OTHER**

**7. CLOSURE:**

There being no further business, the President Cr Girando declared the meeting closed at pm



## 2017/2018 Differential Rates/Rates Modelling

	Rates Raised				
	2016/2017	+5%	+4%	+3%	+2%
UV Agricultural	1,892,303	1,986,918	1,967,995	1,949,072	1,930,149
UV Mining	106,458	111,781	110,716	109,652	108,587
GRV Townsites	1,103,730	1,158,917	1,147,879	1,136,842	1,125,805
	3,102,491	3,257,616	3,226,591	3,195,566	3,164,541

	Total Props	UV Value	GRV Value	Min Amts	UV %	GRV %	Props on Min	Actual Rates to Raise
<b>Result of Current Approved Differential Rates - 4% Rates Rise</b>								
UV Agricultural	210	122,072,800	12,343	815.00	1.6079		9	1,968,426
GRV	931	-	9,043,152	815.00		12.110	200	1,145,175
UV Exploration	10	24,582	-	300.00	13.9560		4	4,216
UV Mining	25	627,616	-	815.00	16.5098		10	108,533
								3,226,351
<b>Result of Proposed Differential Rates - 3% Rates Rise</b>								
UV Agricultural	210	122,072,800	12,343	815.00	1.5920		9	1,949,034
GRV	931	-	9,043,152	815.00		12.008	203	1,136,841
UV Exploration	10	24,582	-	300.00	11.5831		5	3,754
UV Mining	25	627,616	-	815.00	16.0764		10	105,898
								3,195,527
<b>Result of Proposed Differential Rates - 2% Rates Rise</b>								
UV Agricultural	210	122,072,800	12,343	815.00	1.5765		9	1,930,130
GRV	931	-	9,043,152	815.00		11.871	205	1,125,804
UV Exploration	10	24,582	-	300.00	11.5831		5	3,754
UV Mining	25	627,616	-	815.00	15.9309		10	105,013
								3,164,701