



MINUTES OF ORDINARY MEETING HELD AT KONDININ ON 20TH DECEMBER, 2017

1. DECLARATION OF OPENING /ANNOUNCEMENT OF VISITOR

The Shire President Cr Meeking welcomed those present, read the statement of commitment and declared the meeting open at 3:10pm.

Cr Smoker advised that upon reading the minutes of the previous meeting he found that the President and Deputy President were only sworn in as councillors but not sworn in to their positions and as such the minutes of the November Meeting could not be confirmed.

The President closed the meeting at 3:20pm for admin to seek advice.

The Deputy CEO Alan George in his capacity as a Post Office Manager and therefore a duly authorised person swore in the President and Deputy President prior to the meeting recommencing at 3:40pm.

A breach of the Local Government Act 1995 Section 2.29 has inadvertently occurred and the Department of Local Government, Sport and Cultural Industries will be advised.

Tory Young (MPD) was not present at the opening of the meeting.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Cr S Meeking (Shire President)	Cr G Lynch (Deputy Shire President)	Cr A Smoker
Cr R Growden	Cr B Browning	Cr M James
Cr S Jones	Cr R Butler	Cr K Mouritz
Leave of Absence: Nil		
Apologies:		
Staff:	Mr A. George (DCEO)	Mr V. Bugna (MOF)
	Mr M. Burgess (MOW)	Mr I. Holland (ETSO)
		Mrs T. Young (MPD)

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

5. APPLICATIONS FOR LEAVE OF ABSENCE

Cr Browning requested Leave of Absence for the February Council meeting.

RESOLUTION 3127

Moved Cr Browning

Seconded Cr Growden

That Cr Browning's Leave of Absence at the February 2018 Ordinary Council Meeting be approved.

CARRIED 9/0

Cr Mouritz left the meeting at 3:41pm due to an emergency.

6. PETITIONS/DEPUTATIONS/PRESENTATIONS

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

7.1 Minutes of Council Meeting – 15th November 2017

The minutes of the previous meeting were not confirmed until the validity of the previous meeting is confirmed.

8. ANNOUNCEMENTS BY PRESIDING MEMBERS WITHOUT DISCUSSION

Nil

9 REPORTS OF COMMITTEES AND OFFICERS

- 9.1 Finance Report
- 9.2 Manager of Planning & Development Report
- 9.3 CEO Report
- 9.4 Manager of Works Report
- 9.5 EHO Report
- 9.6 Building Surveyor Report
- 9.7 Hyden & Kondinin Swimming Pool Manager’s Reports
- 9.8 Building Maintenance & Ranger Report

9.1 FINANCIAL REPORT

9.1.1 Financial Reports

Name of Applicant: Manager of Finance
Author: Manager of Finance
Voting: Simple
Date: 7th December, 2017

SUMMARY/COMMENT: The financial statements for the period ending 30 November 2017 are attached.

RESOLUTION 2128
 Moved Cr Growden Seconded Cr Butler
 That the Financial Reports for the period ended 30th November 2017 as presented be accepted.
CARRIED 8/0

9.1.2 List of Accounts

Name of Applicant: Manager of Finance
Author: Manager of Finance
Voting: Simple
Date: 4th December 2017

SUMMARY/COMMENT: A list of accounts is attached.

RESOLUTION 3129
 Moved Cr Browning Seconded Cr Jones
 That Muni Cheques 18286 – 18308, Muni EFT8665 – 8817, Trust EFT8818 – 8825, Transport Direct Debits, Other Direct Debits, Payroll and Bank Fees (for the month of November 2017) totalling \$1,352,417.27 be endorsed.
CARRIED 8/0

9.1.3 Capital Items Progress

Name of Applicant: Shire of Kondinin
Author: CEO
Voting: Simple
Date: 14 December, 2017

SUMMARY/COMMENT: Expenditure on capital items for 2017-2018

Programme	Description	Budget	Notes
Governance	Council Chamber Chairs	10,000	Completed
Governance	Solar Panels Shire Admin Building	20,000	Commenced
Governance	Server & Computers Upgrade	50,000	Commenced
Governance	OKN Vehicle Changeover	55,000	
Governance	KN0 Vehicle Changeover	42,000	
Governance	KN04 Vehicle Changeover	35,000	
Health	Yeerakine Lodge Extension	921,902	Commenced

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Housing	Employee House, Kondinin (Bal C/F)	283,000	Commenced
Recreation & Culture	Sporting Precinct Landscaping, Kondinin	25,000	Completed
Recreation & Culture	Tables for Public Halls	5,000	Completed
Recreation & Culture	KCRC Kondinin Sports Club Extension	820,000	Commenced
Recreation & Culture	Solar Panels Hyden Pavilion	30,000	Commenced
Recreation & Culture	Hyden & Kondinin Oval Retic' Upgrades	80,000	Completed
Recreation & Culture	Solar Panels Kondinin S/Pool Building	30,000	Commenced
Recreation & Culture	Hockey Field Upgrade, Kondinin	20,000	Commenced
Transport	East Hyden Bin Rd Construction (RRG)	277,905	Completed
Transport	Mt Walker Road Construction (RRG)	226,217	Completed
Transport	Aylmore Rd (Own Resources)	60,700	Completed
Transport	Kondinin Lake Nth Rd (O'Res)	53,900	
Transport	Hyden Norseman Rd (R2R \$60K + O'Res)	106,882	Completed
Transport	Kondinin Town St's (R2R \$310K + O'Res)	421,927	Commenced
Transport	Bendering East Rd (R2R)	58,513	
Transport	Gibson Road (R2R)	23,558	
Transport	Narembeen Sth Rd (R2R)	62,732	
Transport	Notting Karlgarin Rd (R2R)	38,513	Commenced
Transport	Spurr Rd (R2R)	65,375	
Transport	WANDRRA AGRN743 (Bal C/F)	266,395	Commenced
Transport	Accommodation Units (Hyden Depot)	10,000	
Transport	New Bus Parking Facility (Hyden Depot)	11,108	Completed
Transport	KN56 Vehicle Changeover	17,000	Commenced
Transport	KN63 Vehicle Changeover	70,000	Commenced
Transport	KN51 Vehicle Changeover	28,000	Commenced
Transport	KN2108 Vehicle Changeover	95,000	Commenced
Transport	Purchase Mowers (x2)	25,000	
Transport	KN78 Hamm 3412 Roller Changeover	130,000	Completed
Economic Services	Wave Rock Pathway Reseal	26,964	
Economic Services	Karlgarin Centenary Project	20,000	
Economic Services	Wave Rock Tourist Precinct Improvement	50,000	
Economic Services	Kondinin Pioneer Wall (C/F)	15,080	Completed
Economic Services	Hyden Main Street Beautification	100,000	Commenced
Other Prop & Services	KN54 Vehicle Changeover (2x)	70,000	
TOTAL		\$4,827,671	

FOR INFORMATION

9.1.4 Sundry Debtors Write Offs

Applicant: Shire of Kondinin
Author: SAO / MOF
Date: 5th December 2017
Disclosure of Interest: No interest to disclose

Summary/Background

To seek Council approval to write-off outstanding amounts owed to the Shire by Sundry Debtors. In accordance with Section 6.12 of the Local Government Act 1995, the Council is empowered to write-off monies owing to the Shire of Kondinin.

Comment

The attached schedule entitled "Sundry Debtors for Write-Offs as at the 30th November, 2017 details monies owing by sundry debtors that are recommended to Council for write-off.

**Schedule of Sundry Debtors
Sundry Debtors for Write-Off as at 30th November, 2017**

Debtor Name	Total Amount for Write-off	Reason
Marni Tonkin	\$ 190.00	Relates to a Rubbish Bin Purchase that should not have been raised as it goes directly to the Rate Debtor.

Statutory Environment

Local Government Act 1995 – Section 6.12

Policy Implications

Nil

Financial Implications

The provision for Doubtful debts has a Balance of \$35,950.15 as at 30th November 2017. Amount to be written-off is \$190.00, leaving a balance of \$35,760.15.

Strategic Implications

Nil

Voting Requirement

Absolute majority

RESOLUTION 3130

Moved Cr Lynch

Seconded Cr Jones

That amounts owed to the Shire by Sundry Debtors as listed in the schedule (above) entitled “Sundry Debtors for Write-Off as at the 30th November, 2017” totalling \$190.00 be approved for write-off.

**CARRIED 8/0
ABSOLUTE MAJORITY**

9.1.5 Rates Outstanding – 3 year Sale

Applicant: Shire of Kondinin
Senior Officer: DCEO
Author: Finance/Administration Officer
Date: 6th December 2017
Disclosure of Interest: No interest to disclose

Summary

It is proposed that Council utilise AMPAC Collection Services to sell the parcels of land attached to Assessments A12, A121, A504 and A50 due to non-payment of rates and services for a period of three years or more, under section 6.64 of the Local Government Act 1995.

Background

There are currently four properties that have rates outstanding by three or more years for which it has not been possible to enter into acceptable and successful arrangements for the payment of the balance owing. Written notification of the Shire’s intention to refer the matter to Council was not directed to the last known postal address as these details are not known.

The following is a list of those properties that have rates currently in arrears by three or more years, together with a brief history of the action taken to date.

Property 1 – Lot 73, 19 Rankin Street Kondinin	
Assessment	A12
Zoning/Area	Kondinin - Residential/.1416ha
Period Outstanding	2011/12 to 2017/18
Amount Outstanding	\$6,517.79 @ 31/10/2017
Payment	Nil
Recovery Action	June 2011 – Owner deceased September 2011 – Email from Kerry Clifton (daughter) advising to send notices to her November 2012 – Agenda item 10.1.1 – Lauren Bosch- House unfit for habitation. December 2012 – Letter to daughter regarding dwelling unfit for human habitation under section 135 of Health Act 1911 (as amended)

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	<p>February 2013 – Final Rates Notices returned – (This person not living here) and (Not at this address) March 2014 – Sent to collectors August 2016 – Probate search requested – No results found. March 2017 – Letter sent to Ms Helen Whitbread (relative) regarding the state of the property and further contact details – no response September 2017 – Letter sent to Ebony Back (relative) regarding the future of the property. – Phone response from Ms Back stating that she is estranged from the family, sister (Kerry Clifton) is the one to contact.</p>
Response	Correspondence written to Ms Clifton has been returned or no response received.

Property 2 – Lot 45, 74 Graham Street Kondinin	
Assessment	A121
Zoning/Area	Kondinin – Residential/Vacant Land/.1411ha
Period Outstanding	2000/01 to 2017/18
Amount Outstanding	\$22,813.89
Payment	Nil
Recovery Action	<p>Late 2000 – Brian James Johnstone Passed away September 2004 – Letter sent to Ms Payne (Partner) regarding overdue rates on the property and council will sell property to recover rates. February 2006 – Advice of sale – waiting for probate to be granted January 2008 – Council offered to buy the property July 2008 – Letter received from Irdi Legal advising contact with Lane Buck & Higgins requesting update of grant of probate September 2008 – Caveat by Shire of Kondinin lodged 2/9/2008 October 2008 – Council wrote to McLeods (Barristers & Solicitors) asking advice as house dilapidated. November 2008 – Reply received from McLeods Application for probate had been lodged but not yet granted. Advice was to proceed with sale of land. December 2008 – McLeods contacted Lane Buck & Higgins. Emailed to say they would follow up on this as LB&H were not wanting formal proceedings to commence. March 2009 – Notice of demolition attached to house May 2009 – Instructions sent to Austral Mercantile Collections to start proceedings for collection debt. August 2009 – no payments received. Austral Mercantile requested more information regarding this property after they had contacted Lane Buck & Higgins September 2009 - Austral advised they would need to speak to their lawyers before proceeding. Council advised Austral we would handle this account with our lawyers. Council advised McLeods to proceed with the process of selling the property October 2009 - McLeods advised prepared and filed Form 3 with Magistrates Court General Procedure Claim with Perth Magistrates Court. November 2009 – Copy of Form 3 GPC February 2010 – Resolution 1196 – That Council exercise its power of sale without having attempted to recover outstanding monies under section 6.54 of the local government act 1995 due to difficulties that have been experienced in recovering the outstanding rates and charges since 2005. Carried 9/0 April 2010 – McLeods email advising Shire with regard to the purchase of the property at auction. November 2010 – McLeods advising that outstanding forms to be signed by CEO and displayed, photographed etc. October 2013 – McLeods advised John Read that they were ‘instructed by the Shire to defer any further action in respect of the above matter’. March 2015 – McLeods Email asking Shires intention regarding this matter as a</p>

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	'Notice that case is on the inactive cases list'. August 2016 – Probate search requested. No results found.
Response	Proceed to 3 year sale again.

Property 3 – Lot 3, 27 Melba Street Karlgarin	
Assessment	A504
Zoning/Area	Karlgarin - Residential/Vacant Land/.1012ha
Period Outstanding	2011/12 to 2017/18
Amount Outstanding	\$4,714.70 @ 31/10/2017
Payment	Last Payment received 13/2/2015
Recovery Action	<p>April 2012 – Payment received</p> <p>August 2012 – Rates raised</p> <p>July 2013 – sent to collectors – found Ratepayer in Denham</p> <p>December 2013 – Notice of Admission of Claim received, agreeing to pay \$50p/month</p> <p>January 2014 – Email to collectors for advice as no payment received</p> <p>June 2014 – No payments received.</p> <p>February 2015 – Payment of \$600 received</p> <p>November 2015 – Received a call from ratepayer saying that they would try to make regular payment during harvest while working in the area. No phone number forthcoming.</p> <p>January 2016 – No payments received</p> <p>August 2016 – Ratepayer missing presumed dead.</p> <p>August 2016 – Rate Notice 17/18 sent to ratepayers address in Denham</p> <p>November 2016 – Final Rates Notice sent to ratepayers address</p> <p>February 2017 – Final Rates Notice sent to ratepayer address</p> <p>February 2017 – Mail returned (last 3 rates notices) marked as 'unclaimed'</p> <p>March 2017 – Received a call from a friend of ratepayer with regard to property</p> <p>November 2017 – Probate Search ordered</p> <p>December 2017 – No results found for Probate</p>
Response	Mail sent to ratepayers last known address has been returned.

Property 4 – Lot 109, 90 Connell Street, Kondinin	
Assessment	A50
Zoning/Area	Kondinin - Rural Residential/Vacant Land/1.6213 ha
Period Outstanding	2010/11 to 2017/18
Amount Outstanding	\$6,438.99 @ 31/10/2017
Payment	Nil
Recovery Action	<p>June 2011 – Sent to collectors</p> <p>February 2014 – spoke to ex co-worker who didn't know where he was</p> <p>March 2014 – sent to collectors</p> <p>July 2014 – Skip Trace requested – Report findings Nil</p> <p>November 2017 – received information that owner passed away about three years ago. Probate search ordered.</p>
Response	Awaiting probate search result

Statutory Environment

Section 6.64 of the Local Government Act 1995 states:

1. If any rates or service charges which are due to a local government in respect of any rateable land have been unpaid for at least 3 years the local government may, in accordance with the appropriate provisions of this Subdivision take possession of the land and hold the land as against a person having an estate or interest in the land and –
 - (a) From time to time lease the land;
 - (b) Sell the land;
 - (c) Cause the land to be transferred to the Crown; or

- (d) Cause the land to be transferred to itself.
2. On taking possession of any land under this section, the local government is to give the owner of the land such notification as is prescribed and then to affix on a conspicuous part of the land a notice, in the form or substantially in the form prescribed.
 3. Where payment of rates or service charges imposed in respect of any land is in arrears the local government has an interest in the land in respect of which it may lodge a caveat to preclude dealings in respect of the land, and may withdraw caveats so lodged by it.

Policy Implications

1.1.23 OUTSTANDING RATE DEBTORS

The following guidelines are to be followed for outstanding rates debtors:

- Final rates notice sent to all outstanding rates debtors except those on instalment plans after completion of nominated payment period giving 21 days to pay.
- Final demand letter to be sent to last known address of rate debtor giving further 15 days to pay debt otherwise legal action will proceed to recover debt.
- Unless suitable explanation or a payment arrangement is made, refer to Collection Agent.
- Contact the Shires Collection Agent with details and proceed with action to recover debt.

Financial Implications

Reduction in rates debtors by \$34,829.48; Waste Collection by \$2,907.00; ESL debtors by \$3,009.78; plus accrued interest from 30th November 2017.

Strategic/Economic Implications

Council must be seen to be proactive in debt recovery action as the ultimate burden rests with the ratepayers. Unrecoverable debts need to be cleared as early as possible to lessen the financial implication on ratepayers

Voting Requirement

Simple majority required

Comments

Given the high level of debt, minimum value of the land, building restrictions and the amount of time that has been afforded in searching for ratepayers to either clear or reduce this debt, it is appropriate to apply the relevant section of the *Local Government Act 1995* empowering the sale of land provision in relation to unpaid rates and charges.

It is suggested that Council apply the provisions of Section 6.64 (1)(b) of the *Local Government Act 1995* and sell the properties to recover outstanding rates and charges, which are in arrears for a period of excess of three (3) years.

Where land has been offered for sale for non-payment of rates or service charges and a contract of sale has not been entered into at the expiration of 12 months from the date that the land is offered for sale by public auction notice, the land may be transferred in fee simple, to the Crown in right of the State or to the Local Government.

RESOLUTION 3131

Moved Cr Butler

Seconded Cr James

That Council engage AMPAC Collection Services to commence the process of taking possession and selling the following parcels of land to recover unpaid rates and charges.

1. Pursuant to Section 6.64 (1)(b) of the *Local Government Act 1995*, proceed to sale of Assessment 12, which has rates and services in arrears for 3 or more years.
2. Pursuant to Section 6.64 (1)(b) of the *Local Government Act 1995*, proceed to sale of Assessment 121, which has rates and services in arrears for 3 or more years.
3. Pursuant to Section 6.64 (1)(b) of the *Local Government Act 1995*, proceed to sale of Assessment 504, which has rates and services in arrears for 3 or more years.
4. Pursuant to Section 6.64 (1)(b) of the *Local Government Act 1995*, proceed to sale of Assessment 50, which has rates and services in arrears for 3 or more years.

CARRIED 8/0

I Holland (ETSO), V Bugna (MOF) and Cr Butler left the meeting at 4:06pm.

I Holland (ETSO) and Cr Butler returned at 4:08pm and T Young (MPD) joined the meeting at 4:10pm.

9.2 MANAGER PLANNING & DEVELOPMENT

9.2.1 Grants, Events and Projects Update

Grants Summary 2017 – 2018

Project	Source of Funding	Grant Amount	Shire Contribution	Status / Comment
Sport 4 All – KidSport Program	Department of Sport and Recreation	\$850.00	In kind Only	In Progress - New Agreement signed for 1 July to 31 st December 2017 for reduced amount of \$850.00. Kidsport now only for Registration Fees.
National Stronger Regions Fund (NSRF) – Yeerakine Lodge Extension	Regional Development Australia	\$600,000	\$171,902	In Progress – Deed of Agreement has been finalised with the Federal Government with the date to complete construction being July 2018. Progress Report #1 submitted on 28 th April 2017; Progress Report #2 submitted on 28 th July 2017 and Progress Report # 3 submitted on 30 th November 2017. Project ACorp Construction was awarded the tender at the 19 th July 2017 Council Meeting. Building Permit was issued on 8 th August 2017. Work currently progressing on schedule.
Extension to Kondinin Community Recreation Centre	Department of Sport and Recreation (Community Sporting and Recreation Facilities Fund) & Wheatbelt Development Commission (Regional Grants Round)	\$100,000 (DSR) \$185,000 (WDC)	\$385,000	In Progress – Both Grant Applications submitted to the Northam Offices of the DSR and the WDC respectively on Friday 16 th September 2016. KCRC has confirmed \$150,000 towards the project. DSR have confirmed \$100,000 towards the project. WDC have confirmed \$185,000 towards the project. Funding Agreements with DSR and WDC have both been signed and submitted. Architect has completed the Design Development stage and now commenced the more detailed construction documentation to be completed by 14 th December 2017 at the latest. Still within milestones of funding agreements with DSR and WDC with final completion of Project being May 2019.

AGENDA OF ORDINARY MEETING TO BE HELD ON 20TH DECEMBER, 2017

Wheatbelt South Aged Care Alliance	Building Better Regions (Federal) Fund	TBA	The Shire is expected to contribute approximately \$80,000 per unit plus the cost of land value, site works, landscaping, etc.	Grant pre-application preparation is underway including a Cost Benefit Analysis. Most member Councils of the Alliance are in agreement that application be made to the Federal Government Building Better Regions Fund for the construction of Independent Units. This is as a result of the newly elected State Government withdrawing previous funding approval. The Building Better Regions Fund round opened on 7 th November and closes on 19 th December 2017. Shire of Wickepin being the lead agency will prepare the necessary submission for funding.
Thank a Volunteer	Department of Local Government	\$1,000	In-kind	Approved – 2 x events to be held in Kondinin and Hyden to recognise the volunteers in the respective communities. Advertising of nominations has commenced and closes on the 23 rd January 2018. Award Ceremony in Kondinin to be held on Friday 2 nd February 2018. Hyden date to be confirmed.
TOTAL		\$ 886,850	\$ 556,902	

Events Summary

Date	Event	Target Audience	Location and Status
JANUARY 2018			
24 th January	Noongar Sports Day	School Children	Kondinin Swimming Pool
26 th January	Australia Day Celebrations	Whole Community	Kondinin Swimming Pool
26 th January	Australia Day Celebrations	Whole Community	Hyden Swimming Pool
FEBRUARY 2018			
2 nd February	Thank a Volunteer – Kondinin	All	Kondinin Country Club

Community Development Project Summary

Project	Status
Kondinin Community Garden	ON GOING - Busy Bees being held at the end of each month. Currently progressing entry signage, new gate and a money deposit box and have purchased outdoor drums for nature play area to be installed shortly.
Wave Rock Improvements	IN PROGRESS - Working with Hyden Councillors and Works Manager. Discussions have been made with the Department of Parks and Wildlife who have suggested that the Shire apply for the Lotterywest Trails Grant in two parts. The first part to assist in the funding of a design for new pathway and boardwalk and associated plantings and interpretative signage. The second part would be for the construction itself. Matter to be progressed during the 2017/2018 financial year. MPD attended Trails Seminar on 10 th November for guidance on funding options. .

AGENDA OF ORDINARY MEETING TO BE HELD ON 20TH DECEMBER, 2017

Hyden Streetscape Project for 2022 Centenary	IN PROGRESS – See separate Agenda Report for 20 th December 2017 Council Meeting.
Karlgarin Streetscape Project for 2020 Centenary	IN PROGRESS - Meeting held with Karlgarin Progress Association secretary on 15 th December 2016 to discuss ideas for the centenary, including pioneer wall opposite the former shop and story boards. CEO and Manager of Planning and Development attended Karlgarin Progress Meeting on 22 nd February 2017 in which this project was discussed in detail. Various ideas were discussed and it was agreed that a sub-committee be created to progress the matter. Sub-Committee met on 7 th September 2017 at Karlgarin gazebo. Productive ideas discussed which are being followed up on. Key ideas: information boards on the gazebo; and artistic centre piece to be installed next to the gazebo. Currently looking at artist to engage to complete this latter idea. The running of the day was also discussed to be held on the long weekend in October 2020. Artist Impressions have been received from Forever Shining for a 'giant gilgie'. Quotations currently being sourced.
Roe Tourism	ON GOING - Working with the Executive Officer from Roe Tourism and the CDO from the Shire of Bruce Rock to compile information to Market Creations to create a website for Roe Tourism. Branding and new Logo was completed by Daniela Varone. Project part of surplus funding from WDC from another project undertaken by Roe Tourism several years ago. Matter of free passes to Wave Rock
New Entrance Signage at Shire Boundaries	IN PROGRESS - Working with Shire's Works Manager and Cr Butler to complete and install new signage on the Shire's boundary and remove outdated signage to streamline across Shire. Working with individual communities of Hyden, Karlgarin and Kondinin for personalised entrance signage to towns. To be progressed in early 2018.

Town Planning Projects and Matters Update

Project	Status
Amendments to Town Planning Scheme No.1	Amendments proposed to Town Planning Scheme No.1, to: 1) re-zone land to enable Whispering Gums development; and 2) Enable grouped dwellings (more than one dwelling) in a rural zone Council approved final stages of amendment No. 8 to re-zone land to enable expansion of Aged Persons Housing at Whispering Gums at its Ordinary Meeting on 20 th September 2017 and documents have been forwarded to the Western Australian Planning Commission (WAPC) for final approval. Latest correspondence with WAPC advised that expected to be finalised by early 2018.

RESOLUTION 3132

Moved Cr Lynch

Seconded Cr Browning

That Council Receive the Manager Planning and Development's update on Grants, Events and Projects;

CARRIED 8/0

9.2.2 Hyden Streetscapes Report # 4 – Finalisation of Concept Design and Implementation Plan

Applicant: Shire of Kondinin
Author: Manager Planning and Development
Date: 12th December 2017
Disclosure of Interest: Nil
Attachments: Hyden Town Revitalisation Plan 2017

Summary/Comment

At the Ordinary Meeting of Council on 15th March 2017 the Council resolved for the Shire's Administration to prepare a design brief and invite consultants to quote on the preparation of a concept design for Hyden Town Site bounded by Marshall, Lynch, Naughton and McPherson Streets. Consultants TPG and Reality Landscapes were selected as the preferred consultants at the Ordinary Meeting of Council on the 21st June 2017.

An initial site visit with the designer and landscape architect was held on the 3rd August 2017 attended by the Shire's Manager Planning and Development and Manager of Works. Consultants drafted a plan that they presented to the Hyden Community and Council Members on 14th September 2017 at the Hyden Community Resource Centre. Feedback raised during this meeting was minuted and circulated to attendees and provided to the consultants for consideration. In addition, formal consultation on the draft plan was undertaken and closed on the 12th October 2017, in which all feedback was also forwarded to the consultants for consideration.

Since receiving the community feedback, the consultants have finalised the Hyden Town Revitalisation Plan and prepared a timeline and prioritised list of items to guide implementation, as shown in the attachments to this agenda report. It is to be noted that the Shire can only implement aspects of the plan that are on public land, and that those proposed on private property are a guide only to liaise with land owners in the future.

The purpose of this report is for Council to adopt the Hyden Town Revitalisation Plan as the guiding document to deliver upgrades to the Hyden Town Site in the lead up to the centenary in 2022. Once the document is adopted, the Shire's administration can then work on receiving the necessary approvals from Main Roads and any other relevant bodies, and develop costings for the implementation.

In light of the above, it is recommended that the Council adopt the Hyden Town Revitalisation Plan to enable the Shire's Administration to commence work on the costing and necessary approvals to ensure implementation to upgrade the Hyden Town Centre is completed by 2022.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

\$50,000 was allocated in the 2016/2017 budget towards this project was carried over to 2017/2018 financial year. Another \$50,000 was included in the 2017/2018 towards this project. The majority of these funds will be put towards consultancy fees for the concept design (\$40,000) and engineering drawings for the major roads and drainage plans.

Strategic Implications

The following extract from the Shire's Community Strategic Plan 2016 – 2026 supports this project.

'1.2 A growing, diverse and dynamic community

'....

1.2.3 Create aesthetically attractive and vibrant towns within the Shire

- *Undertake a dedicated streetscape and beautification project for the Hyden Town Site'*

Voting Requirement

Simple Majority

RESOLUTION 3133

Moved Cr Jones

Seconded Cr Lynch

That Council ADOPT the Hyden Town Revitalisation Plan dated December 2017 as the guiding document to deliver upgrades to the Hyden Town Site in the lead up to the centenary in 2022.

CARRIED 8/0

Cr Smoker left the meeting at 4:20pm and returned at 4:24pm.

T Young (MPD) left the meeting at 4:36pm.

9.3 CHIEF EXECUTIVE OFFICER'S REPORT

9.3.1 Local Government Act Review - Mining Tenement Valuation Category – Proposed Change

Applicant: Shire of Kondinin
Author: CEO
Date: 14 December, 2017
Disclosure of Interest: Nil
SUMMARY / COMMENT:

Currently the Department of Local Government are reviewing the Local Government Act, 1995 in various areas. As a result workshops are being held around the State regarding areas of proposed change and recommended areas of change. WALGA zones throughout the State are also discussing the review and formulating recommended changes and commenting on proposed changes formulated by the Department of Local Government, as is the Local Government Professional Australia, which I am a member of.

An anomaly that exists affecting local governments in the Wheatbelt that requires remedying by amendments to the Local Government Act is the need to establish (under the Act) a new valuation category in respect of mining tenements.

It can be strongly argued that the whole valuation system for the purpose of local government rating requires review and change as several anomalies exist. For example, mining tenement valuations and pastoral lease valuations are based on annual rents paid and therefore the valuation category ought to be Gross Rental Value not Unimproved Value. Also the GRV valuation methodology placed on Mining Infrastructure has been recently changed by SAT to be based on a percentage of the capital cost of the infrastructure (causing the GRV to decrease significantly) instead of the more appropriate original valuation method of the annual rent that such infrastructure could attract. Correcting all these anomalies now would be too difficult to achieve and most relate to the valuation methodologies forced onto Landcorp, rather than requiring amendments to the LG Act.

I have put the following report and recommendation to both the Local Government Act Review Workshop held in Merredin on 29 November, 2017 and the recent WALGA GECZ meeting, where the recommendation was adopted:

LOCAL GOVERNMENT ACT REVIEW – PROPOSED AMENDMENT RE MINING TENEMENTS & AGRICULTURAL LAND VALUATIONS FOR THE PURPOSE OF LOCAL GOVERNMENT RATING.

AUTHOR: John Read, CEO, Shire of Kondinin
DATE: 20 November, 2017

The following motion was carried at a WALGA Great Eastern Country Zone meeting in November, 2007. According to Peter Webster, CEO of Kondinin Shire at the time, nothing has been heard of this motion since.

Motion

That of use "Unimproved Valuations" for both agricultural land and mining tenements be altered so as to have an Unimproved Valuation for Rural areas only, to be known as "Agricultural Values" and a separate value for mining area to be called "Mining Values".

Comment

Under section 6.33 of the LG Act a Local Authority may impose a differential rate on property, however if the differential is more that more than double the General rate in that rating category, then approval to impose the higher rate must be sort from the Dept' of Local Government and Ministerial approval obtained. The imposition of differential rates has to also be advertised for a period of 21days seeking public comment.

Due to agricultural land and mining tenements being both treated as "Unimproved Values" then the situation exists where the Shire of Kondinin imposed a rate in the dollar of 1.022c on agricultural land and 21c in the dollar for mining tenements back in 2007. A similar difference between the two rating categories exists today. Because of the difference in the rate in the dollar, approval has to be sought each year from the Department of Local Government and Minister of Local Government. Whilst this approval has been given it did involve considerable work by staff from both the Shire of Kondinin and Department of Local Government.

Basis for valuations:

Agricultural land is valued by the Valuer General using land sales, soil types, salt area, roads, etc. and this has been the case for many years. Most people have an understanding of how these values are reached.

Mining tenement valuations are calculated, as far as I can ascertain, with the unimproved value of an Exploration Licence assessed at 2.5 times the annual rent paid to the Department of Mines & Petroleum and 5.0 times the annual rent applying to a Mining Lease and Prospecting License held under the relevant Act. Basically the valuation placed on mining tenements is related to the annual rent paid by the tenement holder to the Department of Mines & Petroleum. What can be seen by this example is that **there is no relationship or correlation whatsoever between mining tenement values and agricultural values, yet we treat them the same for the imposition of rates.**

To the best of my knowledge the anomaly only or largely affects those local governments in the Wheatbelt area, where relatively high agricultural land use occurs, as distinct from the Gascoyne, Murchison, Eastern Goldfields, Pilbara and Kimberley regions where pastoral leases occur. In these cases the UV placed on pastoral leases is derived from the annual rent paid by the lessee to government and the anomaly that occurs between Wheatbelt farm land UV's and the UV placed on mining tenements, does not occur to the same extent.

From enquiries made, Wheatbelt local governments that are rating mining tenements would like to see an "Agricultural Value" and a separate "Mining Tenement Value" established. This would negate the need for local governments to impose a differential rate on mining tenements and having to seek Ministerial approval each year to impose a differential rate invariably significantly more than double the General Rate, as well as providing detailed justification of imposing a differential rate, advertising calling for public comment, etc.

RECOMMENDATION

THAT the WALGA Great Eastern Country Zone recommends to the current Local Government Act review panel that "Unimproved Valuations" for the purpose of local government rating for both agricultural land and mining tenements be altered so as to have an Unimproved Valuation for Rural areas only, to be known as "Agricultural Values" and a separate value for mining tenement areas to be known as "Mining Tenement Values".

The above recommendation was adopted by the WALGA GECZ. This will be relayed by the zone to WALGA State Council for its adoption and recommendation to the Department of Local Government to consider as part of the Local Government Act 1995 review process.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATION

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

RESOLUTION 3134

Moved Cr Browning

Seconded Cr Smoker

THAT Council support the CEO's initiative, which has been adopted by the Great Eastern Country Zone of WALGA, that the Local Government Act review consider remedying the inappropriate rating valuation categorisation of placing UV farming and UV mining tenements into the same category when no correlation exists between the two valuation methodologies, causing differential rating of mining tenements to occur.

CARRIED 8/0

9.3.2 Road Construction Contract Works – Shire of Lake Grace

Name of Applicant: Shire of Kondinin
Author: CEO
Declaration of Interest: Nil
Date: 14 December, 2017

BACKGROUND / COMMENT:

Following Council’s resolution at its November, 2017 meeting that the Shire’s administration pursue undertaking the Shire of Lake Grace’s Regional Road Group (RRG) road construction work on a contractual basis, a formal proposal was put to that Shire of lake Grace and considered at its meeting held on 22 November, 2017. After careful costing of the two road construction projects by our Manager of Works, it became apparent that the amount of funds provided under the Shire of Lake Grace’s RRG and budget (\$609,000) to complete these works to the specification detailed in their scope of work was inadequate to the extent of around \$300,000 shortfall. The result was that the Shire of Lake Grace awarded the Shire of Kondinin that part of its RRG program relating to Magenta Road only. The effect of this decision is that our contract work will be limited to some \$255,000 in preparing the 3km section of Magenta Road to pre-seal standard. This work will be undertaken by the Shire of Kondinin’s road construction crew in February and part of March, 2018. The contract work will have a beneficial financial effect on the Shire of Kondinin’s current and next year’s budget. Lake Grace has indicated that it likely will engage the Shire of Kondinin to assist in its 2018/19 RRG program also.

The Shire recently completed \$15,000 contract work from Lendlease (MRWA contractor) and expect more work later in the financial year, which work will likely include the construction of the new floodway on Brookton Highway/Marshall Street within the Hyden town site. Administration is taking a long term view of future contract work with Lendlease and indications are that this is expected to develop and grow into a beneficial amount of contract work for the Shire of Kondinin in future years.

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATION

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Financial benefits derive to the Shire of Kondinin from undertaking such contract works.

STRATEGIC IMPLICATIONS

Part Extract from the Shire’s Community Strategic Plan:

1.1 Vision and Values; 1.1.1 Our Vision

‘To have a thriving and sustainable future’

1.1.2 Our Mission

We will achieve our vision by;

- Providing leadership in the community,
- Having a positive outlook,
- Providing and facilitating appropriate facilities and services,
- Being forward looking, etc. etc.

VOTING REQUIREMENT

Simple majority

RESOLUTION 3135

Moved Cr Browning

Seconded Cr James

THAT Council receive the CEO’s report regarding the acquisition of \$255,000 contract work in undertaking part of the Shire of Lake Grace’s 2017/18 Regional Road Group road construction program, subject to a contract agreed to by administration.

CARRIED 8/0

9.3.3 Kidman Resources Lithium Project

Name of Applicant: Shire of Kondinin
Author: CEO
Declaration of Interest: Nil
Date: 14 December, 2017

BACKGROUND / COMMENT:

A meeting was held at the Shire of Kondinin on 22 November with Chris Williams, General Manager of Kidman Resources and his assistant Charlie Wilson-Clark regarding their lithium project located at Mt Holland/former Bounty Gold Mine site in the Shire of Yilgarn. The meeting was attended by Councillors

Meeking and Smoker as well as John Read, CEO, Alan George, DCEO and Mark Burgess, MOW. Mr Williams explained that Kidman has recently brought in a substantial Joint Venture partner SQM, a New York Stock Exchange listed company with a market capitalisation of US\$15Billion. He advised that the company will not be utilising the treatment plant at Lake Johnston as previously planned, but rather will be developing processing facilities on site at Bounty/Mt Holland. Mine construction will commence late 2018 with first lithium production in late 2019. He also advised that they are considering constructing a refinery in 2020 to further process and value add to the lithium product and that likely sites for the refinery were Kwinana, Bunbury (Kemerton Park) or Kalgoorlie (Mungari Industrial Park).

The upkeep of Shire of Kondinin's roads utilised by the Lithium project in transporting ore by triple road trains was also discussed with the Shire CEO suggesting that negotiations commence soon regarding maintaining the roads in a good safe condition for Kidman's transport contractor. This could be achieved by the Shire carrying out the additional upkeep on a contract basis paid for by Kidman, or Kidman engaging its own road maintenance and construction contractor. However being roads under the Shire's control, this decision rests with the Shire as to who maintains the roads.

The Shire's CEO brought Mr Williams' attention to Lacour's proposed substantial electricity generating wind farm (46 turbines) and solar panel (125Ha) project to be located a few kilometres from Kondinin town site and that this significant power source could possibly be utilised to the advantage of Kidman's project, as electricity supply servicing the area is currently of concern to Kidman. Kidman representatives were also encouraged to utilise the services of Hyden and Kondinin local business. Mr Williams advised that the company were keen to engage local employees, particularly tradespeople, plant operators, etc. although previous mining experience is not essential.

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATION

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Negotiations with Kidman Resources will need to be undertaken regarding the upkeep of Shire of Kondinin roads that are expected to be used extensively by the projects triple road trains transporting ore to a refinery and/or port.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENT

Simple majority

RESOLUTION 3136

Moved Cr Smoker

Seconded Cr Browning

THAT Council receive the CEO's report regarding Kidman Resources Lithium Project development.

CARRIED 8/0

9.3.4 Police Communications Tower Hyden

Name of Applicant: Shire of Kondinin
Author: CEO
Declaration of Interest: Nil
Date: 14 December, 2017

BACKGROUND / COMMENT:

The state government's Commissioner of Police requested some time ago that it be permitted to erect a communications tower on the Shire's Hyden depot land in Clayton Street, Hyden. The facility will significantly improve Police communications in the area.

The Police Department has agreed to incorporate onto the tower the Shire's radio transmitters, etc. at no cost to the Shire. A ten (10) year peppercorn lease has been prepared by the Police Department (State Solicitor's Office) and is now ready for signing by the Shire of Kondinin.

STATUTORY ENVIRONMENT

Local Government Act, 1995

POLICY IMPLICATION

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENT

Simple majority

RESOLUTION 3137

Moved Cr Lynch

Seconded Cr Butler

THAT Council authorise the Shire Seal to be affixed and the Shire President and Chief Executive Officer to sign the License Agreement between the State of Western Australia (acting through the Commissioner of Police) and the Shire of Kondinin in respect of the Police Department erecting and maintaining a communications tower at the Shire of Kondinin's Hyden depot property located in Clayton Street, Hyden for peppercorn rental over a period of ten (10) years).

CARRIED 8/0

9.3.5 Kondinin Medical Centre – Extended Health Services

Name of Applicant: Shire of Kondinin

Author: CEO

Declaration of Interest: Nil

Date: 14 December, 2017

BACKGROUND / COMMENT:

Through the initiative of Lisa Biglin, Director of Nursing (DON) at the Kondinin Hospital and Dr Mackie of the Kondinin Medical Centre, significant progress has been made towards providing Health Care Plans to the general public in our area, which will add revenue to the Kondinin Medical Centre.

The provision of Health Care Plans is proposed to be carried out by Lisa Biglin in the capacity of Practice Nurse under a contract arrangement with the Shire of Kondinin. Lisa will continue in her DON role at the Kondinin Hospital and will perform the duties of Practice Nurse outside her hospital working requirements. Under the proposed contract, Lisa will be remunerated with 30% of the income generated from Health Care Plans and she will be engaged as an independent contractor and not as a Shire employee.

Health Care Plans are funded by Medicare and provided at no cost to participants.

STATUTORY ENVIRONMENT

Local Government Act, 1995

POLICY IMPLICATION

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

It is expected that with the successful implementation of Health Care Plans and the extra revenue generated to the Kondinin Medical Centre, provision of medical Doctor services by the Shires of Kondinin and Kulin will likely be cost neutral.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENT

Simple majority

RESOLUTION 3138

Moved Cr Growden

Seconded Cr Browning

THAT Council support the Shire of Kondinin entering into a contract arrangement in engaging Lisa Biglin as Practice Nurse with the Kondinin Medical Centre in undertaking Health Care Plans for members of the public across the Shires of Kondinin and Kulin.

CARRIED 8/0

9.3.6 Local Government Act Review

Name of Applicant: Shire of Kondinin

Author: CEO
Declaration of Interest: Nil
Date: 14 December, 2017

BACKGROUND / COMMENT:

Recently I forwarded by email to all Councillors a Discussion Paper which detailed areas of proposed change in the Local Government Act 1995 review. Councils/Councillors are encouraged to make submission to the Department of Local Government regarding changes to the Act.

In July 2017 the Minister for Local Government announced that a review of the Act will be undertaken. The Act was previously reviewed in 1960 and again in 1995. With changes that have occurred in local government and technology advancements, etc., after 20 years it is considered by the State Government that a review is necessary. Since the Minister's announcement, the Department of Local Government has been working on formulating and detailing proposed changes to the Act over the past few months. WALGA at Zone and State Council level, as well as the Local Government Professionals Australia, have also been contributing to the review.

The Department of Local Government are currently conducting workshops in regions throughout the state regarding the Local Government Act 1995 review and I attended the workshop held in Merredin on 29 November, 2017.

STATUTORY ENVIRONMENT

Local Government Act, 1995

POLICY IMPLICATION

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENT

Simple majority

RESOLUTION 3139

Moved Cr Browning

Seconded Cr Smoker

THAT Council does not wish to make a submission to the Department of Local Government regarding the Local Government Act, 1995 review.

CARRIED 8/0

9.3.7 Waste Management – 2018 Contract Renewal – RoeROC Shires

Name of Applicant: Shire of Kondinin
Author: CEO
Declaration of Interest: Nil
Date: 14 December, 2017

SUMMARY

Roe ROC's contract with Avon Waste expires 30th June 2018. The RoeROC Chief Executive Officers (CEO) are seeking means to ensure the continuation of a quality rubbish removal service at the most cost competitive rate for the RoeROC Council's.

BACKGROUND

Roe ROC's contract with Avon Waste expires 30th June 2018. RoeROC CEO's met on the 29th September and again on 8th December 2017 with the following issues addressed:

- The Contract with Avon Waste ends on 30 June 2018 (although Avon Waste has questioned the accuracy of the date). It is agreed that CEO Rob Paull is to formally advise Avon of contract end date.
- WALGA staff (Waste and Procurement) attended a meeting with RoeROC CEO's on 29th September 2017 to explain the process of the WALGA Waste Procurement through 'e-quotes'. A clear outline of current market trends and available services in the marketplace was also provided.

- RoeROC CEO's agreed that 'e-quotes' Request for Quote (RFQ) may be the initial preferred process to test the marketplace early to see if other suppliers are interested in services beyond metro region.
- RoeROC CEO's considered that an 'in-house' estimate on current service costs from the current contract with Avon Waste be undertaken. In this regard, the Shire of Kulin prepared the in-house data which confirmed the perceptions that there was likely to be significant scope to improve pricing for either an in-house bid or market 'e-quotes'.
- WALGA has a standard contract for Waste collection and disposal. The RoeROC CEO's have agreed that this would be a more comprehensive contract than the current (expiring) contract currently used by RoeROC and therefore, any new contract should be aligned to WALGA template or similar.
- The Western Australian government's forthcoming 'Container Deposit Scheme' will impact on future treatment of recycled materials and container deposits and is expected to start on 1 January 2019. Depending on the details of the Scheme, this could potentially be a significant income stream. RoeROC CEO's agreed that any future contract should have a "review clause" in relation to recycling so as to enable re-assessment of whatever scheme provides.

COMMENT

There are a number of approaches as how to proceed with the preparation of specifications and scope of contract, calling of tenders or e-quotes and final awarding of the contract and timings. As Avon Waste is a preferred supplier with WALGA's (along with many other suppliers) e-quotes was seen as a very speedy and efficient mean to seek a tender price on the contract scope. WALGA (Waste and Procurement staff) will assist RoeROC prepare the scope, tender details and contract draft.

It is proposed to:

- proceed with WALGA's assistance and prepare scope of tender, Request for Quote (RFQ) and 'e-quotes' for January 2018 (Shire of Narembeen to complete);
- on basis of the 'e-quotes' results, RoeROC CEO's will determine/consider if in house service (from within the four RoeROC Shires) is feasible, realistic or wanted (anticipated to be undertaken in February/March 2018);
- recall 'e-quotes' /tenders (if required) on the basis of revised scope or changes to contract. Knowledge of how tenderers responded on first occasion will allow refinement of scope and needs, or allow contract/service delivery negotiation with selected panel suppliers;
- Award tender end April 2018;
- Contract signed soon after awarding – transitioning arrangements commence soon thereafter; and
- New service/contract commences 1 July 2018.

STATUTORY ENVIRONMENT

Local Government Act 1995

3.57. Tenders for providing goods or services

- (1) A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services.
- (2) Regulations may make provision about tenders.

Local Government (Functions and General) Regulations 1996

- (1) Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$150, 000 unless sub-regulation (2) states otherwise.
- (2) Tenders do not have to be publicly invited according to the requirements of this Division if:
 - (a) the supply of the goods or services is to be obtained from expenditure authorised in an emergency under section 6.8(1)(c) of the Act; or
 - (b) the supply of the goods or services is to be obtained through the WALGA Preferred Supplier Program;

POLICY IMPLICATIONS

Policy Manual - PURCHASING POLICY

FINANCIAL IMPLICATIONS

There are no significant direct financial implications for the item before Council. However, the end result is a desire to ensure the continuation of a quality rubbish removal service at the most cost competitive rate is achieved. It is anticipated that a further report to Council in early 2018 will result from considering this item.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENT

Simple majority

RESOLUTION 3140

Moved Cr Butler

Seconded Cr Growden

That Council

1. **Note the information, direction and timeframes provided in the Report.**
2. **Note that the process to ensure the continuation of a quality rubbish removal service at the most cost competitive rate will now commence with:**
 - (i) **The Chief Executive Officer (CEO) from the Shire of Narembeen on behalf of the RoerOC Council's preparing a Request for Quotation (RFQ) with WALGA's 'e-quotes' and circulate the draft RFQ to the RoerOC CEO's for comment prior to calling for the RFQ via 'e-quotes' in January 2018;**
 - (ii) **Correspondence to Avon Waste (as per contract) will be provided confirming:**
 - a) **the contract with Avon Waste ends on 30 June 2018;**
 - b) **advising of the anticipated contract renewal processes commence with the calling of 'e-quotes' in January 2018; and**
 - c) **inviting Avon Waste to submit tender/quote through 'e-quotes'.**

CARRIED 8/0

9.3.8 CEO's General and Project Status Report

1) Staff Matters

Gary Valenta continues on Workers Compensation. It is not known when he will be cleared fit for work. He currently has been off work for five months and expects that in one month's time a decision will be made regarding a likely hip reconstruction operation, which will take another several months recovery.

2) The Humps Standpipe Upgrade (nee King Rocks Dam Upgrade) – Department of Water

July 2017 – A further teleconference was held on 10th July with the Water Corporation, Dept. of Water And Environmental Regulation (DoWER) to discuss the progress of utilizing the Humps dam and increasing the capacity of the nearby standpipe. The Water Corporation is commencing immediately the preparation of the license to use the water which will take approximately one month. The location of the new pipeline and tanks were discussed and agreed upon with the former to be clarified due to the indigenous heritage value of the area though the pipeline is proposed to be laid down an existing firebreak.

An additional 250,000 litre tank will be installed next to the existing tanks and all 3 will be linked to the new standpipe. Once the license is signed quotes will be sought for the infrastructure. DoWER will be funding all the proposed works.

August 2017 – the process has started with quotes being received for the proposed new tank, standpipe controller, pipeline and pump.

September 2017 – All quotes for work have now been received and are with the Water Corp/DoWER for their consideration and approval.

October 2017 – The funding for the project has been approved and we are waiting on the official notification and funding details so that we can commence the project. The draft Licence Agreement has been prepared and we are waiting on the final document.

November 2017 – The license agreement has been executed by all parties and the draft Deed of Agreement for the funding has been prepared. All being well the project should commence by the beginning of December.

December 2017 – The Deed of Agreement has been executed. The tank has been ordered and the pipe installation commenced.

3) Aged Housing

July, 2017 – We are still awaiting the decision of the new state government regarding the Wheatbelt South Aged Accommodation Alliance’s ‘approved’ funding for independent living units. Tenders are currently being considered for the construction of Yeerakine Lodge extension.

August 2017 – The tender for the extension to Yeerakine Lodge was awarded to A Corp Construction Pty Ltd. The sand pad has been constructed and construction is due to commence within the next 2 weeks.

We are still awaiting the decision of the new state government regarding the Wheatbelt South Aged Accommodation Alliance’s ‘approved’ funding for independent living units.

September 2017 – Some delay occurred in constructing/compacting the pad mainly due to rain which has now been remedied. A Corp has engaged KBS to lay the concrete pad and building construction will follow.

The concrete pad has been completed and the timber wall frames are currently under construction in Perth. By the time of this meeting erection of the frames should have commenced. Based on the construction schedule construction is approximately 1 week ahead of schedule despite the initial holdups with the pad preparation. Expected project completion is June, 2018.

October 2017 – A Corp is making excellent progress in the construction of Yeerakine Lodge extension project. Brickwork is complete. Roofing construction has commenced. First progress payment has been made.

November 2017 – the roof has been completed and plumbing work has commenced. The electrical prelay is next closely followed by the installation of the gyprock walls. A problem has surfaced with the installation of the hot water ring main as the plans show that the existing ring main was of a larger size than was actually originally installed. This problem has been addressed by the hydraulic engineer with appropriate action being taken to solve the problem. This may result in a slight variation to cost. The second progress payment has been paid.

December 2017 – Work continues to carry on with the gyprock installed, tiling and painting have also commenced. Works will wind down over the Christmas period. Construction continues to be on schedule.

4) Staff Housing Construction– Repacholi Parade, Kondinin

February, 2017 - The Shire has completed the site sand pad and Kondinin Building Services (KBS) has commenced marking out the lot and security fencing it ready for construction commencement.

March, 2017 – Progress by KBS over the past month has been very little and slow due to KBS undertaking long overdue work at Kondinin IGA.

April, 2017 – Kondinin Building Services (KBS) have laid the concrete pad for the residence.

May, 2017 – KBS have commenced erecting the upright timber frames to the concrete pad.

June, 2017 – KBS have completed the window and door frames.

July, 2017 – KBS have completed brickwork. Progress is satisfactory although a late start has caused the whole program to be approximately 8 weeks behind.

August, 2017 – Good progress is being made by KBS with roof timbers installation almost complete. Doug Davey has advised that as he has accepted a full time MOW’s position with Meekatharra Shire he cannot act as Project Manager for this project. The CEO has been monitoring and project managing this project in Doug’s absence and will continue to do so until project completion.

September, 2017 – Roof timber construction is almost complete and we now await the colour bond roof installation.

October, 2017 – Slow progress has been made over the past three months. Still waiting on roof / ceiling timber construction completion. According to the work schedule, work is 30% - 40% complete currently, after some nine months since commencement.

November, 2017 – Good progress (51% complete) has been made in the last month with roof cover and internal wall lining and insulation completed, moving into undertaking internal fixing, joinery and cabinets.

December, 2017 – Steady progress continues to be made with glass windows installed, retaining wall constructed and internal walls, ceilings, bathroom areas, etc. well underway.

RESOLUTION 3141

Moved Cr Jones

Seconded Cr Growden

THAT the CEO’s General and Project Status Report be received.

CARRIED 8/0

9.3.9 Council Meetings 2018

Applicant: Shire of Kondinin
Author: CEO
Date: 18th December, 2017
Disclosure of Interest: Nil

Summary/Comment

The Shire of Kondinin is required to determine the dates of its Ordinary Council meetings for the pursuing year and advertise the times for public information. Ordinary meetings are held on the third Wednesday in the month at Kondinin Shire Office with the exception of March and September meetings, which are held at the CRC Building in Hyden and the February meeting held on the second Wednesday in that month. No meeting is held in January. At the last Council meeting in November, 2017 discussion took place regarding holding the November, 2018 Council Meeting later in the afternoon due to harvest.

Statutory Environment

Local Government Act 1995, Admin Reg 12(1)

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirement

Simple Majority

RESOLUTION 3142

Moved Cr Lynch **Seconded Cr James**

THAT pursuant to Admin Regulation 12(1), Council advertise for public information Ordinary Council Meeting times for 2018 as follows:

- February, 14th at Kondinin Shire Offices commencing at 3.00pm**
- March, 21st at Hyden CRC Building, Hyden commencing at 3.00pm**
- April, 18th at Kondinin Shire Offices commencing at 3.00pm**
- May, 16th at Kondinin Shire Offices commencing at 3.00pm**
- June, 20th at Kondinin Shire Offices commencing at 3.00pm**
- July, 18th at Kondinin Shire Offices commencing at 3.00pm**
- August, 15th at Kondinin Shire Offices commencing at 3.00pm**
- September, 19th at CRC Building, Hyden commencing at 3.00pm**
- October, 17th at Kondinin Shire Offices commencing at 3.00pm**
- November, 21st at Kondinin Shire Offices commencing at 4.30pm**
- December, 19th at Kondinin Shire Offices commencing at 3.00pm**

CARRIED 8/0

9.3.10 Kondinin Events Program Proposal

Name of Applicant: Stephen Boxall/Kondinin Kruzers
Author: ACEO
Declaration of Interest: Nil
Date: 19 December, 2017

BACKGROUND / COMMENT:

A proposal as below was put forward at the November Council meeting by Mr Boxall regarding the establishment of 2 local events which if successful would bring visitors to Kondinin and would benefit local businesses and community groups.

"I am presenting this document to obtain initial and ongoing support from the council to support a group of local people who are interested in establishing 2 local events, 1 car based & 1 styled on an ironman/true grit/mud run.

My previous experience involved being chairperson & combined chairperson / burnout coordinator every year excepting the last 2 years Kondinin Hoonavation ran. This event was built up to a peak of 80 + entrants (crowd no 500-700) making it not only the 2nd biggest country event but also ranked in the top 2 to attend. Over the last few years I have been judging at 2 annual events, Wagin & Kattanning, at every other event i attend(6-8) annually I am constantly asked when is Kondinin going to fire up again.

We also have been asked to look into establishing a mud run or similar event. Other towns have entrants in these events spending 2-3 days exploring their regions which is our aim as well.

I believe local people willing to commit time & effort should be assisted & encouraged as much as possible.

With a change of name promoting Kondinin prominently , events people can participate in, will outside numbers & income to local businesses. Those I have contacted are fully behind such ideas. The structure of these events has changed , local entities like schools & hospitals use them as fundraisers , I would hope Kondinin's would grasp these opportunities .

I have heard previously comments that insurance was a concern . I was personally responsible for obtaining insurance for Hoonavation every year I was involved, it was readily available & reasonably priced. The committee that ran the last 2 years pulled the event on the basis of no insurance. This was checked by myself & other outside event coordinators & found to be totally false . This was passed on but for reasons only know to them Kondinin chose to ignore these facts.

I am able to be contacted on my mobile (0429881064) or email sboxall61@gmail.com to expand on any points raised over these comments.

Stephen Boxall”

The first event proposed is the resurrection of the now defunct “Hoonavation” which has not been run now for a number of years. The “Hoonavation” was basically a burnout competition which brought a large number of competitors and spectators into town who competed on a purpose built burnout pad adjacent to the Kondinin sporting precinct. This pad is still in existence however would need some work to the surrounds to make it functional again. This event previously resulted in a lot of noise, smoke and the smell of burning rubber wafting over town.

The second event proposed is a “Mud Run” type of event which is basically an obstacle type course incorporating mud and is aimed towards the outdoor adventurer come ironman/woman type. This type of event is increasing in popularity with events being held throughout Australia. In Western Australia alone there are 4 events being held prior to 31 December 2017. The location of the local event has not been proposed as yet.

At this stage Mr Boxall is seeking initial Council support for the events. However, as these are very much in the planning stage it is believed that much more investigation is needed, in the case of the “Hoonavation” style event the impact on the town residents caused by noise, smoke etc. and perceived benefits to the various community groups and businesses.

In the case of the mud run type of event the proposed location and the infrastructure involved. There is also the matter of how much funding is required to upgrade the existing burnout pad facilities and the setup of the mud run.

It is commendable that these ideas to increase visitors to the town with the associated flow on to accommodation, business and community groups has been put forward. There is much more research to be done however and it is recommended that administration liaise with Mr Boxall regarding the putting forward of a more detailed proposal.

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Given the possible impact on the residents of Kondinin town site caused by the car based event it is suggested that some form of community consultation form part of the future proposal.

FINANCIAL IMPLICATIONS

None at present.

STRATEGIC IMPLICATIONS

Supports the following section of the Shire’s Strategic Community Plan 2016 – 2026

“2.4 Encourage, promote and support tourism experiences and businesses in the Shire of Kondinin

2.4.1 Collaborate with key stakeholders and local networks to develop and promote our tourism experiences across the entire Shire

2.4.2 Add value to current tourism experiences and facilities as well as creating additional tourism experiences and facilities.”

Voting Requirements Simple majority

RESOLUTION 3120

Moved Cr Smoker

Seconded Cr Growden

That Council consider the proposal from Mr Boxall regarding the staging of the 2 future events and authorise Administration to seek further detailed information regarding the events including infrastructure required, locations and insurance requirements.

CARRIED 8/0

Mr Boxall has provided further information and details as requested by administration and is attached.

As detailed by Mr Boxall the infrastructure requirements are low with some upgrades to the boundary fencing and barriers required for the car based event. Only minor assistance from the Shire is required by way of use of some machinery to cleanup and remove some materials.

The insurance requirements are being sourced. The event is proposed to be held in March 2018 however if it cannot be organised in time it is proposed to hold what will basically be a practice day.

The proposed site for the mud run event is the area south of the existing burnout pad which is largely an unsightly area with prolific growth of blue bush and weeds with some good stands of trees. It will require some cleanup by Shire machinery to tidy the area. Basically it will be an obstacle type course with some areas dugout and filled with water to create the mud. A washdown area will be provided for the competitors prior to them utilising the showers at the adjacent sports pavilion.

This event is planned to be held later in the year.

Mr Boxall has considerable experience in the staging of burnout type car events having been a judge throughout the state for many years. The event has the potential to bring new people into the town providing flow-on benefits to various parts of the community.

It is recommended that Council approve the request from Mr Boxall for the resurrection of the burnout pad area and to stage a warm up event in March 2018 after which the results will be collated as to the popularity of the event to continue in coming years.

It is also recommended that Council seek a detailed plan of the proposed Mud Run area from Mr Boxall before approval is granted to stage the event.

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATION

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

None at present excluding some use of Shire equipment to clean up the existing burnout area.

STRATEGIC IMPLICATIONS

Supports the following section of the Shire’s Strategic Community Plan 2016 – 2026

“2.4 Encourage, promote and support tourism experiences and businesses in the Shire of Kondinin

2.4.1 Collaborate with key stakeholders and local networks to develop and promote our tourism experiences across the entire Shire

2.4.2 Add value to current tourism experiences and facilities as well as creating additional tourism experiences and facilities.”

VOTING REQUIREMENT

Simple majority

RESOLUTION 3143

Moved Cr Growden

Seconded Cr Lynch

That Council approve the request from Mr Stephen Boxall on behalf of Kondinin Kruzers to assist in the cleanup of the existing burnout pad and surroundings by way of providing some Shire equipment and to approve the staging of a warm-up event in March 2018 if timing is feasible.

Mr Boxall to provide a detailed plan of the area proposed for the Mud Run event.

CARRIED 8/0

9.4 MANAGER OF WORKS**9.4.1 GENERAL****Construction Crew**

We have completed the Hyden Mt Walker road up until the first coat seal. We still need to complete the batters and headwalls on the newly installed drainage pipes. This was not completed at the time due to being too wet, however I hope to be in a position to do this prior to Christmas, if not it won't be long into the New Year.

We have now moved onto the Notting Karlgarin Rd doing gravel sheeting works, which will take us through to Christmas. This work is for Roads to Recovery.

The Kondinin Town Drainage and road construction will start on the 8th of January 2018.

We are starting at this time so we can reduce the inconvenience to business and the residences given this is the time most go away on holidays. I expect this to take about 5 – 6 weeks.

I will bring a set of plans to the meeting for any one that is interested to see the detail that is required in this job, as it won't be easy.

McPherson street drainage is now about half way through the planning stage and should be finished sometime in January.

Plant Repairs

- KN 64 - Service
- KN 62 – Service and cooling rail leak repairs
- KN 58 – Repair and replace beacons
- KN 66 – Service
- KN 2108 – (float) – Bearings and Brakes
- KN 2107 – Weld Mudguard

The new float is now under construction at Bruce Rock Engineering.

Maintenance Grading

Roads are now receiving patch grading around the shire, with harvest vehicles moving about if Councillors have any complaints passed onto them please let me know and we will do our best to respond ASAP.

Maintenance

Some sign and guide post maintenance has been carried out. We have stopped fogging at present, unless council wish for this to continue.

Parks and Gardens

General maintenance is being undertaken.

General

On behalf of the outside crew we would like to thank Council for the year and wish you all a Merry Christmas.

Staff

Gary Valenta is presently on Workers Comp; Gary has a Doctors certificate until mid-January.

Cr Growden left the meeting at 5:30pm and returned at 5:32pm.

9.4.2 PLANT REPORT

Rego	Make	User	Year	Begin Hrs/Km	Finish Hrs/Km	Comments
0 KN	Toyota - Prado GLX	CEO	2016	35,514	37,719	
KN 0	Holden Trailblazer	DCEO	2016	30,234	32,500	
KN 04	Subaru Outback	MOF	2017	18,658	21,178	
KN 52	Subaru Forester	Doctor	2016			
KN 54	Subaru Forester	MOW	2016	25,634	33,335	
KN 51	Holden Rodeo - Dual Cab	Mick Pratzky	2007	166,079	166,645	

MINUTES OF ORDINARY MEETING HELD ON 20th DECEMBER, 2017

Activities for this month: Bronze medallion, school swimming lessons for 10days
Activities for next month: School swimming lessons, vac swim, emergency Evac drills x3 during vac swim, end of school party, water polo
Any Other Issue: Once again people decided to enter the pool area after hours around 2am Sunday 26, on inspection no glass in dive pool, I will talk to relevant persons as their names become available to me.

KONDININ

Water meter: 9542
Water Test: Thermophilic amoebae OK
Thermophilic Naegleria OK
Bacterial not taken due to late courier retaken 12/12/17
Attendance: November 887
Total season attendance to 12th December 1289

Great numbers through the centre despite the cooler weather, we have had many come in from Kulin to enjoy the facility and have had many positive comments on the centre.

The Kondinin Swim Club begun on Wednesday 22nd November, with fantastic numbers. A big thanks to the many volunteers who are giving a hand to make this possible. A special thanks for the great support from the Kulin crew who are taking part in the club. Great to see some competitive spirit among the kids, and even better to see their swimming improving. I have ordered 4 stopwatches and a starter horn for the club which will help with some racing and tracking times. The last swim club for the year will be held on 13th December and will recommence on or around Wednesday 31st January. (To be confirmed)

Emergency drills were performed at the centre with the ambulance crew on the 20th November they were given a tour of the centre after which we discussed some issues with access to the pool deck. We have come up with a plan in case of an emergency in regards to ambulance access through the gates also. The drills were concluded with a debrief and BBQ provided by St Johns. We have also planned to hold another drill exercise later in the season for those who could not attend due to harvest commitments.

There has been some issues with some older children making a mess in the male bathroom, as well as taking long showers. The children involved have all been warned multiple times during the course of the season and are fully aware that if this happens again there will be bans imposed on all that are involved regardless if they are caught in the act or not. In regards to long showers they will now be restricted to 5 min.

We will require some carpet for the kiosk, as it is a slip hazard. The mat that was provided last season now looks very dirty and worn. I would recommend something like the mat that leads out to the pool deck as a suitable replacement, as this has held up very well, and still looks like new after 2 seasons.

The Centre will have the Inflatable from the 14th December to coincide with the last day of the school year, and will have this out most weekends for the kids while we have access.

Big thanks to Ian for developing an Excel spread sheet for the pool attendance records. This will save myself many hours over the course of the season and is a much better way of keeping tabs on numbers at the centre.

We are planning to hold our first movie night for the season on Australia Day. Toni and I are organizing some games, competitions, and prizes for the day.

I am hoping to hold an early morning breakfast for the early morning swimmers and aerobics crew for December. I will be playing it by ear as weather has been less than satisfactory for the morning swimmers.

Planned closing dates over Christmas & new-year:

24th December 2017 - OPEN
25th December 2017 - CLOSED
26th December 2017 - OPEN
27th - 31st December 2017- OPEN
Monday 1st January 2018 - CLOSED

FOR INFORMATION ONLY

9.8 RANGER ACTIVITY AND BUILDING MAINTENANCE REPORT – NOVEMBER 2017

Ranger Activities

Two Infringements for Littering Wave Rock
 Infringement under the Bush Fires Act Wave Rock
 Two Infringements under the Dog Act for noncompliance with Warning Notices

Two Verbal Warnings dogs not on leash in Hyden
 Warning Notice issued Coronation Park Hyden for three Dogs not on a leash
 Warning Notice Litter Act, Kondinin
 Two Warning Notice Dog Act Kondinin Resident.

After multiple reported cases of Dog chase/attack in Rankin Street Kondinin at the beginning of November a lot of time and effort has gone into investigating the matter. These chase/attacks were made on several elderly residents of West Court Retirement village along with other members of Kondinin Community that left a number of people very shaken and having to change their day to day activities due to the fear of it occurring again. While investigating this matter photos were taken as evidence along with complaints and victim impact statements written by a number of the people involved. After many meetings and discussions with Shire CEO and DCEO I requested and it was agreed for us to have the said dog declared a Dangerous Dog under Section 33F of the Dog Act 1976 for the chases/attacks that occurred on the 8th, 9th and 10th of November 2017 and the paper work was drafted on the 21/11/17 for this to happen. In addition to the Dangerous Dog declaration I issued 6 Dog Infringements for \$1200 along with Warning Notices. The fines have since been paid and the owner is in the process of providing details to register and microchip the dog along with providing evidence that the dangerous dog can be contained at their residence. This matter is ongoing and updates will follow.

General Maintenance

- Kondinin public toilet block refit (Caravan park site)
- Kondinin Country Garden site General Maintenance ladies toilet block.
- Shire housing 33 Repacholi Parade door repairs, Roof/gutters clean.
- Kondinin Sports Pavilion repairs to front door. Repairs to water fountain.
- Kondinin Chalets fix broken bed.
- Remove and replace banners Graham Street Kondinin.
- Kondinin County Club Graffiti Removal.
- Redhill water Tanks/standpipe repairs to water line.
- Kondinin Caravan Park Service and cleanout filters in dryer.
- Raine Road standpipe.
- Hyden Pool fit butt bins.
- Service Enviro Toilets at the Humps.
- Inspect Hyden Waste Transfer site due to the shed sinking.
- Water Meters readings site inspections.

FOR INFORMATION ONLY

10. BUSINESS OF AN URGENT NATURE

11. CLOSURE

Being no further business the Shire President thanked Councillors and Staff for their attendance and declared the meeting closed at 5:35pm.