



ORDINARY MEETING OF COUNCIL
MINUTES

22 JUNE 2021

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CITY OF GREATER GERALDTON
ORDINARY MEETING OF COUNCIL
HELD ON TUESDAY, 22 JUNE 2021 AT 5.00PM
CHAMBERS, CATHEDRAL AVENUE

MINUTES

<p>The State of Emergency and Public Health Emergency declared by the State Government on 16 March 2020, remains in force. Please refer to the information on the current restrictions COVID-19 coronavirus: What you can and can't do (www.wa.gov.au)</p>
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DISCLAIMER:

The Presiding Member advises that the purpose of this Council Meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting. Persons should be aware that the provisions of the Local Government Act 1995 (Section 5.25(e)) and Council's Meeting Procedures Local Laws establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person. The City of Greater Geraldton expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a Member or Officer, or the content of any discussion occurring, during the course of the Council meeting.

1 DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5pm.

2 ACKNOWLEDGEMENT OF COUNTRY

I would like to respectfully acknowledge the Yamatji people who are the Traditional Owners and First People of the land on which we meet/stand. I would like to pay my respects to the Elders past, present and future for they hold the memories, the traditions, the culture and hopes of Yamatji people.

3 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Present:

Mayor S Van Styn
Cr D J Caudwell at 5.03pm
Cr J Clune
Cr N Colliver
Cr J Critch
Cr S Douglas
Cr P Fiorenza
Cr R D Hall
Cr S Keemink
Cr K Parker

Cr V Tanti
Cr T Thomas

Officers:

R McKim, Chief Executive Officer
B Robartson, A/Director of Development & Community Services
P Radalj, Director of Corporate and Commercial Services
C Lee, Director of Infrastructure Services
P Melling, Local Recovery Coordinator
N Jane, A/Chief Financial Officer
S Moulds, PA to the Chief Executive Officer
L Pegler, Executive Support Secretary
T Palmonari, Manager Strategic Planning and Economic Development
B Pearce, Manager Corporate Compliance and Safety
D Emery, Manager Sport and Leisure
P Neethling, Manager Project Delivery
P Kingdon, Coordinator Communications
C Edwards, Contracts and Major Projects Manager
J Kopplhuber, Communications Officer - Engagement
D Melling, Systems Administrator

Others:

Members of Public: 4
Members of Press: 1

Apologies:

Cr S Elphick

Leave of Absence:

Nil

4 DISCLOSURE OF INTERESTS

Nil.

5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Response to question Taken on Notice at the Ordinary Meeting of Council of 25 May 2021.

Mr Sean Hickey, PO Box 2966, Geraldton WA 6531

Question

Why does the Council persist in allowing 4WD wannabe heroes desecrate the dunes north and south of Town and especially so in the Cape Burney area, and why don't we have a plan that facilitates the value of the southern Greenough area, namely the coastal strip along that area?

Response

The City considers the needs of all community members and recognises that part of the attraction of living at a coastal location is people wanting to drive on

beaches for recreational purposes. Therefore the City has balanced these needs by providing certain locations where vehicles can be used, which includes an area at the Cape Burney river mouth. The City has information regarding this matter on it's webpage https://www.cgg.wa.gov.au/Profiles/cgg/Assets/ClientData/ORV_DL_brochure_2018_PROOF.pdf

The City's South Greenough to Cape Burney Coastal Planning Strategy provides management recommendations taking into account the environmental, cultural and social values of the coastal system in and around Cape Burney. The strategy is available on the City's webpage <https://www.cgg.wa.gov.au/Profiles/cgg/Assets/ClientData/Document-Centre/Planning/Strategic Document/South Greenough to Cape Burney Coastal Planning Strategy.pdf>

Mr Hickey has been sent this response.

6 PUBLIC QUESTION TIME

Questions provided in writing prior to the meeting or at the meeting will receive a formal response. Please note that you cannot make statements in Public Question Time and such statements will not be recorded in the Minutes.

Our Local Laws and the Local Government Act require questions to be put to the presiding member and answered by the Council. No questions can be put to individual Councillors.

Public question commenced at 5pm

Mr Sean Hickey, PO Box 2966, Geraldton 6531

Question

If we take a few cities and towns in our regional WA and consider that they are all levied under the same system - Landgate's GRV system of valuation. You have to ask why do Councils then apply different rates for different places. Geraldton, it is understood will collect 15.41 cents in the dollar- where most other Councils take less.

The GRV, I understand - gives the annual total potential rental income per residential house for a year and in Geraldton or anywhere else; if that house had a potential weekly rental of \$ \$300 a week (\$15600 a year) then that GRV is \$ 1,560. Any house in WA could also have that GRV. But Councils are charging different rates in the dollar on GRV's. Yes, meeting different budgets.

What are the points of difference say between Bunbury (9.63), Albany (10.31), Karratha (11.8), Broom (10.8) and Geraldton 15.41 cents in the dollar, that charge these rates ??

The range of income (Rates) going from \$1502 (Bunbury) to Geraldton \$ 2407. - based on a residential house deemed to have a rental potential per week of \$300.

So that's a big difference!! The Bunbury Council will take in \$150,200 for every 100 houses, while Geraldton will take in \$ 240,700 - almost \$ 100,000 more for a hundred houses in that range. Or a million dollars more for every thousand homes in that \$ 300 a week range.

Cr Caudwell entered Chambers at 5.03pm

Response

The point of difference is for example Karratha who has no GRV properties of \$300 per week, the average of GRV currently in Karratha is currently \$657. Meaning an average house's rates in Karratha would be the same as in Geraldton if we charged a RiD of 23.6 cents, based on an average GRV of less than \$300 a week in Geraldton. Therefore that is why the average per property in Geraldton is some 30-40% lower than the rates charged in Karratha. Further, the Town of Port Hedland, a population of around 10,000, collects more in rates from its 10,000 residents, than the 40,000 residents contained here in Geraldton. The RiD is a method of allocating a rates liability. Just because your rent goes up, does not make the lawn more expensive to mow, nor does it make it cheaper when rents fall down.

For clarity, Geraldton has the lowest average GRV of all the towns you quoted. Therefore its only logic that it would have a higher RiD to achieve an equivalent level of service.

Verbal supplementary question from Mr Hickey and response

Mr Hickey asked if the Mayor agreed that houses across Western Australia that bring in an estimated rental value of \$300/week, as an example, and to have a GRV of \$15,600. The Mayor agreed, but advised they don't exist.

Question

I can't see any major shady street tree programs, major suburban parkland development, efficient regular public transport operating, safe efficient walkways and care and practices that maintain a natural coastline. Is the rate money paying off debt, paying unnecessary services, paying for a belief or two??

Response

I suggest you take a nice walk along our Foreshore coastline and into our suburbs whilst considering the year's budget documents, where we are once again providing record investment into walkways, parks and coastal protection, the likes of which have never been seen by Council before.

Question

If I own a car - And I do - I can park almost anywhere - on manicured foreshores, on the top of remodelled beaches and dunes, or in front of the Queens Park Open space or on Maitland Park or on one of the many car parks now everywhere in the CBD.

Perhaps it's cars and where they go that should be targeted for the upkeep and loss of POS they incur - clearly money is lavished in this area of perceived need?

Why can other Councils provide good services, amenities and management for far less rates???

Response

Geraldton has the second lowest rates per regional residential property in Western Australia, therefore I refute the premise of your question. It is illegal for Councils to tax cars. Indeed, in keeping with your earlier sentiments about keeping rates low, and waiting money on unnecessary services, I find it peculiar you are wishing for Council to tax your car.

Public question time concluded at 5.10pm.

7 APPLICATIONS FOR LEAVE OF ABSENCE

Existing Approved Leave

Councillor	From	To (inclusive)	Date Approved
Cr S Douglas	18 July 2021	30 July 2021	27/04/2021

**Note: If Elected Members' application for leave of absence is for the meeting that the request is submitted, they will be noted as an apology until Council consider the request. The granting of the leave, or refusal to grant the leave and reasons for that refusal, will be recorded in the minutes of the meeting*

If an Elected Member on Approved Leave subsequently attends the meeting, this will be noted in the Minutes.

COUNCIL DECISION

MOVED CR THOMAS, SECONDED CR HALL

That Council by Simple Majority pursuant to Section 2.25 of the Local Government Act 1995 RESOLVES to:

1. APPROVE Leave of Absence for:
 - a. Cr N Colliver for the period 25 June to 28 June 2021;
 - b. Cr S Keemink for the period 6 July to 6 July 2021;
 - c. Cr R Hall for the period 9 July to 18 July 2021; and
 - d. Cr K Parker for the period 10 July to 19 July 2021.

CARRIED 12/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

8 PETITIONS, DEPUTATIONS

Nil.

9 CONFIRMATION OF MINUTES

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 25 May 2021, as previously circulated, be adopted as a true and correct record of proceedings.

COUNCIL DECISION**MOVED CR COLLIVER, SECONDED CR THOMAS**

RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 25 May 2021, as previously circulated, be adopted as a true and correct record of proceedings.

CARRIED 12/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

10 ANNOUNCEMENTS BY THE CHAIR AND PRESENTATIONS*Events attended by the Mayor or his representative*

DATE	FUNCTION	REPRESENTATIVE
26 May 2021	Triple M Radio Interview – Outcomes of Council	Mayor Shane Van Styn
26 May 2021	Bus Tour Anzac Terrace East Side	Mayor Shane Van Styn
27 May 2021	Community Resource Centre (CRC) Grant Recipient and Mullewa Recreation Centre Works Completion – Photo's for Media Release	Mayor Shane Van Styn
27 May 2021	GWN Interview - Verge Side Pick Up	Mayor Shane Van Styn
27 May 2021	Mid West Chamber of Commerce (MWCCI) Business After Hours – City of Greater Geraldton (CGG) and Desert Blue Connect	Mayor Shane Van Styn
28 May 2021	ABC Interview - HMAS Sydney II commemoration	Mayor Shane Van Styn
28 May 2021	Australian Property Institute - Geraldton Regional Conference	Mayor Shane Van Styn
28 May 2021	Geoff Vivian Farewell	Mayor Shane Van Styn
29 May 2021	Australian Property Institute Conference Group - Geraldton and Surrounds Bus Tour	Mayor Shane Van Styn
29 May 2021	Festival of Football	Mayor Shane Van Styn
30 May 2021	Radio Mama Interview – Monthly Update on Local Matters	Mayor Shane Van Styn
31 May 2021	Regular Catch up – Mayor / CEO	Mayor Shane Van Styn
31 May 2021	Regular Catch up – Media Team	Mayor Shane Van Styn
1 June 2021	Concept Forum	Mayor Shane Van Styn
1 June 2021	New Shredder at Meru Tip - Photo for Media Release	Mayor Shane Van Styn
2 June 2021	Cathedral Avenue Sanford Street Roundabout – Photo for Media Release	Mayor Shane Van Styn
3 June 2021	Citizenship Ceremony	Mayor Shane Van Styn
6 June 2021	Hari Raya - 'Eid Celebrations	Mayor Shane Van Styn
6 June 2021	Geraldton Longboarders Club - Winter Classic 2021 – Presentation Evening	Mayor Shane Van Styn
8 June 2021	Regular Catch up – Mayor / CEO	Mayor Shane Van Styn
8 June 2021	Regular Catch up – Media Team	Mayor Shane Van Styn
8 June 2021	Rio Tinto Collaborative Meeting	Mayor Shane Van Styn
8 June 2021	Rio Tinto, CGG and MWCCI - Buy Local Program - Photo for Media Release	Mayor Shane Van Styn
9 June 2021	Official Opening of the Cathedral Avenue and Sanford Street Roundabout by the Hon Melissa Price MP	Mayor Shane Van Styn
9 June 2021	ABC Phone Interview - Chapman Road Activation Pilot Project	Mayor Shane Van Styn
9 June 2021	Rebuild Kalbarri – via e-meeting	Mayor Shane Van Styn
9 June 2021	Community Partner Dinner with Rio Tinto Leadership Team	Mayor Shane Van Styn
10 June 2021	Triple M Radio Interview - Chapman Road Activation Plan	Mayor Shane Van Styn
10 June 2021	Regional Alliance West (RAW) - Containers for Change	Mayor Shane Van Styn

10 June 2021	LEAD Masters Celebration lunch	Mayor Shane Van Styn
10 June 2021	Meeting with Hon Bill Johnston MLA Minister for Mines and Petroleum; Energy: Corrective Services - NM18 - Review of SWIS North of Three Springs - with Minister for Energy – via e-meeting	Mayor Shane Van Styn
10 June 2021	Dongara-Geraldton-Northampton Bypass Meeting with Mid West Development Commission (MWDC) and Main Roads WA	Mayor Shane Van Styn
11 June 2021	WALGA Update to the City of Greater Geraldton Council	Mayor Shane Van Styn
11 June 2021	Radio Interview 6PR - Kalbarri rebuild	Mayor Shane Van Styn
12 June 2021	Chapman Road Activation Plan Community Information Session	Mayor Shane Van Styn
12 June 2021	Rebuild Meeting - Kalbarri, Northampton & the Mid West - Kalbarri	Mayor Shane Van Styn
15 June 2021	Regular Catch up – Mayor / CEO	Mayor Shane Van Styn
15 June 2021	Regular Catch up – Media Team	Mayor Shane Van Styn
15 June 2021	Australia's Biggest Morning Tea at QEII Centre – Cancer Council Fundraiser	Mayor Shane Van Styn
15 June 2021	Allendale Primary School Visit - Years 4 and 5 – Local Government	Mayor Shane Van Styn
15 June 2021	Agenda Forum	Mayor Shane Van Styn
16 June 2021	Community Bank Geraldton 2021 Community Grants Presentation Evening	Deputy Mayor Tarleah Thomas
17 June 2021	Kmart Geraldton store opening	Cr Steve Douglas
17-18 June 2021	Regional Capitals Alliance Western Australia (RCAWA) Meeting - Broome	Mayor Shane Van Styn
20 June 2021	Issuing of the Charter to the Naval Association	Cr Jerry Clune
21 June 2021	Regular Catch up – Mayor / CEO	Mayor Shane Van Styn
21 June 2021	Regular Catch up – Media Team	Mayor Shane Van Styn
22 June 2021	Ordinary Meeting of Council	Mayor Shane Van Styn

11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS
Nil.

12 REPORTS OF COMMITTEES AND OFFICERS

12.1 REPORTS OF DEVELOPMENT AND COMMUNITY SERVICES

Nil.

12.2 REPORTS OF CORPORATE AND COMMERCIAL SERVICES**CCS603 POSSESSION OF LAND FOR UNPAID RATES AND CHARGES
IN EXCESS OF 3 YEARS**

AGENDA REFERENCE:	D-21-055398
AUTHOR:	S Russell, Rates Coordinator
EXECUTIVE:	P Radalj, Director Corporate and Commercial Services
DATE OF REPORT:	21 May 2021
FILE REFERENCE:	RV/4/0002-007
ATTACHMENTS:	Yes (x1) Aerial Map

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to take possession and sell Lot 52 Criddle Road, Walkaway for unpaid rates and charges in excess of three (3) years.

EXECUTIVE RECOMMENDATION:**PART A**

That Council by Simple Majority pursuant to Section 6.64, 6.68 and 6.71 of the *Local Government Act 1995* RESOLVES to:

1. APPROVE to take possession of the property Certificate of Title Volume 1112, Folio 285 being Lot 52 on diagram 12066, Criddle Road, Walkaway for unpaid rates and charges in excess of three (3) years, pursuant to Section 6.64 of the *Local Government Act 1995*;
2. APPROVE to take possession of the land without the initiation of a process for debt recovery for the money due on the land under section 6.68(2)(b) of the *Local Government Act 1995*, due to the owners of the property being deceased and no living relatives with an interest in the property; and
3. APPROVE the transfer of the land to the City if a contract of sale is not entered into at the expiration of 12 months under section 6.71(1) of the *Local Government Act 1995*.

PART B

That Council by Absolute Majority pursuant to section 6.12 of the *Local Government Act 1995* RESOLVES to:

1. APPROVE the write-off of rates and charges (including penalty interest) for Lot 52 Criddle Road, Walkaway under section 6.12(1)(c) of the *Local Government Act 1995* if the property is transferred to the City.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Lot 52 Criddle Road is a small land parcel comprising of 3.1 hectare, originally a portion of a farming property which was sold sometime during the 1968-69 financial year. Since this original sale the farming property has changed hands a further four (4) times. Lot 52 was farmed and rates paid as part of a larger landholding by each of these owners, however the certificate of title was never transferred as part of the conveyancing and settlement process. This could not easily be confirmed at the time as electronic certificate of title searches were not available. When an advice of sale was received (2014) for the surrounding property that didn't include Lot 52, Officers conducted a title search which showed the ownership to still be with the original owners in the 1960's. The rate record was amended in line with the certificate of title at this time.

Rates accrued between 2013-14 and 2016-17 however went undelivered and unpaid. Further investigation revealed that the listed owners were deceased. Eventually living relatives were identified and contacted. They agreed to transfer the title to the correct owner, as they did not regard it as being their land nor did they wish to claim it as they were of the opinion it was to be transferred at the time the farm was originally sold over 50 years ago. Rates accrued to this point were written off under delegated authority in order to facilitate the transfer of land. However, this did not occur because when the relatives investigated the process, the cost was prohibitive, requiring a grant of probate for the three (3) original owners. The transfer never eventuated and rates have accrued for a further three (3) years, which now provides the City the opportunity to take possession of the land with the intent to sell it to the current farmers. There is no other known way that this transfer can take place.

The neighbouring landowner (who currently farms the land) has indicated interest in the property if it were to go to auction.

When advice of sales are received, Officers carefully review the advice and certificates of title to ensure that all land parcels are included in the sale.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:**Community:**

There are no adverse community impacts.

Environment:

There are no adverse environmental impacts.

Economy:

There are no adverse economic impacts.

Governance:

If rates and charges continue to accrue unpaid, the debt will surpass the amount the City could recoup from the land sale.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Council has previously resolved to take possession of property which has been abandoned with more than three (3) years of unpaid rates and charges and either sold the properties, or if the sale was unsuccessful, transferred to itself:

- CCS471 - Possession of Land for Unpaid Rates & Charges in Excess of 3 Years on 25 February 2020.
- CCS377 - Possession of Land for Unpaid Rates & Charges in Excess of 3 Years – Greenough on 27 November 2018.
- CCS376 - Possession of Land for Unpaid Rates & Charges in Excess of 3 Years – Tardun on 27 November 2018.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.64(1) of the Local Government Act 1995 states:

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; or*
- (b) sell the land; or*
- (c) cause the land to be transferred to the Crown; or*
- (d) cause the land to be transferred to itself.*

Section 6.68(2) of the Local Government Act 1995 states:

A local government is not required to attempt under section 6.56 to recover money due to it before exercising the power of sale where the local government —

- (a) has a reasonable belief that the cost of the proceedings under that section will equal or exceed the value of the land; or*
- (b) having made reasonable efforts to locate the owner of the property is unable to do so.*

Section 6.71(1) of the Local Government Act 1995 states:

If under this Subdivision land is offered for sale but at the expiration of 12 months a contract for the sale of the land has not been entered into by the local government, it may by transfer, where the land is subject to the provisions of the Transfer of Land Act 1893, and by deed, where the land is not subject to the provisions of that Act, transfer or convey the estate in fee simple in the land to —

- (a) the Crown in right of the State; or*
- (b) the local government.*

Section 6.12(1) of the Local Government Act 1995 states:-

Subject to subsection (2) and any other written law, a local government may —

- (a) when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money; or
- (b) waive or grant concessions in relation to any amount of money; or
- (c) write off any amount of money, which is owed to the local government.

FINANCIAL AND RESOURCE IMPLICATIONS:

The outstanding rates and charges are currently \$5,106.68 with interest accruing daily.

INTEGRATED PLANNING LINKS:

Title: Governance	4.5 Good Governance & Leadership
Strategy 4.5.2	Ensuring finance and governance policies, procedures and activities align with legislative requirements and best practice.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

If the legislated process is not followed, a person may claim that there has been an unauthorised, improper, or irregular use of power and a remedy is open to them for damages against the local government.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers due to the owners being deceased for over 20 years.

COUNCIL DECISION

**MOVED CR HALL, SECONDED CR CLUNE
PART A**

That Council by Simple Majority pursuant to Section 6.64, 6.68 and 6.71 of the *Local Government Act 1995* RESOLVES to:

1. **APPROVE** to take possession of the property Certificate of Title Volume 1112, Folio 285 being Lot 52 on diagram 12066, Criddle Road, Walkaway for unpaid rates and charges in excess of three (3) years, pursuant to Section 6.64 of the *Local Government Act 1995*;
2. **APPROVE** to take possession of the land without the initiation of a process for debt recovery for the money due on the land under section 6.68(2)(b) of the *Local Government Act 1995*, due to the owners of the property being deceased and no living relatives with an interest in the property; and
3. **APPROVE** the transfer of the land to the City if a contract of sale is not entered into at the expiration of 12 months under section 6.71(1) of the *Local Government Act 1995*.

PART B

That Council by Absolute Majority pursuant to section 6.12 of the *Local Government Act 1995* RESOLVES to:

1. APPROVE the write-off of rates and charges (including penalty interest) for Lot 52 Criddle Road, Walkaway under section 6.12(1)(c) of the *Local Government Act 1995* if the property is transferred to the City.

CARRIED BY ABSOLUTE MAJORITY 12/0

Time: 5:22 PM

Not Voted: 1

No Votes: 0

Yes Votes: 12

Name	Vote
Cr. Douglas	YES
Cr. Parker	YES
Cr. Caudwell	YES
Cr. Colliver	YES
Cr. Clune	YES
Cr. Critch	YES
Cr. Fiorenza	YES
Cr. Elphick	NOT PRESENT
Cr. Hall	YES
Cr. Keemink	YES
Cr. Tanti	YES
Cr. Thomas	YES
Mayor Van Styn	YES

CCS604 STRATEGIC COMMUNITY PLAN 2021-2031 & CORPORATE BUSINESS PLAN 2021-2025

AGENDA REFERENCE:	D-21-055758
AUTHOR:	T Palmonari, Manager Economic Development and Strategic Planning
EXECUTIVE:	P Radalj, Director Corporate and Commercial Services
DATE OF REPORT:	1 June 2021
FILE REFERENCE:	ED/7/0005
ATTACHMENTS:	Yes (x3) A. Public Comment Feedback Report B. Strategic Community Plan 2021-2031 Final C. Corporate Business Plan 2021-2025

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council to formally adopt the City of Greater Geraldton Strategic Community Plan (SCP) and Corporate Business Plan (CBP).

EXECUTIVE RECOMMENDATION:

That Council by Absolute Majority pursuant to Section 5.56 of the Local Government Act 1995 RESOLVES to:

1. ADOPT the City of Greater Geraldton Strategic Community Plan 2021-2031 and City of Greater Geraldton Corporate Business Plan 2021-2025; and
2. GIVE public notice of the adoption of the City of Greater Geraldton Strategic Community Plan 2021-2031.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The regulations that govern the integrated strategic planning framework require all local governments in Western Australia to develop and adopt a Strategic Community Plan, driven by a robust Community Engagement Strategy, and a Corporate Business Plan.

On 27 April 2021, the City of Greater Geraldton Council adopted the Greater Geraldton 2031 – Strategic Community Plan for advertising for public comment (Item CCS590).

The public comment period for the Draft Strategic Community Plan ran for three weeks from 29 April to 19 May 2021. Members of the community were given the option of providing feedback either online or in hard copy formats. Hard copies of the Draft Plan and feedback forms were available at the Geraldton Regional Library, QEII Seniors and Community Centre, Mullewa District Office and the City Civic Centre.

The feedback period was promoted via a media release and consultation page on the City's website. Advertisements promoting the public comment period were placed in the Geraldton Guardian on 30 April, 7 May and 14 May 2021, in the Midwest Times on 5 May and 12 May 2021, and in the May edition of the Mullewa Mail community newsletter. Emails inviting members of the community to provide feedback were sent to various City databases including schools, community groups, seniors, sports and recreations clubs and organisations, etc. A social media campaign ran on Facebook with posts promoting the feedback period on 29 April, 10 May, 14 May and 17 May 2021.

During the public comment period, 38 community members provided their feedback. Overall, the majority of respondents agreed the Draft Plan reflected the views and aspirations of the community.

The majority of respondents or 73%, agreed that the SCP vision statement reflects community views.

The Corporate Business Plan that accompanies this item – Attachment No. CCS604C, details the programs and services the City will undertake over the next four year period to achieve the objectives of the Strategic Community Plan. It is an internal business planning document identifying key priorities for four years.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:

Through the SCP, the City aims to set long-term initiatives to support the sustainable growth and development of the community. The majority of respondents or 70%, agreed that the SCP community outcomes will enable the City to fulfil the community's vision.

Environment:

These plans incorporate the City's environmental sustainability practices and the implementation of local environment sustainability projects. The majority of respondents or 71%, agreed that the SCP environmental outcomes will enable the City to fulfil the community's vision.

Economy:

The implementation of these plans will have positive effects on the regional economy by supporting key initiatives for the community. The majority of respondents or 76%, agreed that the SCP economic outcomes will enable the City to fulfil the community's vision.

Governance:

These plans are a legislative requirement under section 5.56 of the Local Government Act 1995 – Planning for the future. The majority of respondents or 75%, agreed that the SCP leadership outcomes will enable the City to fulfil the community's vision.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Council previously approved the Strategic Community Plan 2013-2023 and Corporate Business Plan 2013-2017, 25 June 2013 (Item No. OP0048).

The Corporate Business Plan was again revised for the period covering 2014-18, 27 June 2016 (Item No. CCS187 - City of Greater Geraldton Budget 2016-2017).

The Major Review of the Strategic Community Plan 2017- 27 and the Corporate Business Plan 2017-21 was adopted by Council on 27 June 2017 (Item No. CCS265).

COMMUNITY/COUNCILLOR CONSULTATION:

There has been significant consultation with internal and external stakeholders through the development of the Strategic Community Plan. In addition to providing the opportunity for feedback on the draft strategy, meetings and workshops have been held with the community and internal City team representatives. The Strategic Community Plan has also been informed by the community engagement spanning from 2019 in the form of Capital Works and Range and Level of Service Community Panels, Online Engagement Forum and Community Forums.

Updates were provided at the December 2020, March and April 2021 Council Concept Forums. Feedback and requested changes from the April Concept Forum is included in the attached version.

The public comment period for the Draft Strategic Community Plan ran for three weeks from 29 April to 19 May 2021. The feedback and suggested changes (Refer Attachment No. CCS604A – Public Comment Feedback Report) from the submissions received during the public comment period have been included in the attached version.

LEGISLATIVE/POLICY IMPLICATIONS:

The City's Strategic Community Plan 2021-2031 and the Corporate Business Plan 2021-2025 have been developed in accordance with Council Policy 4.6 Integrated Strategic Planning Framework and Section 5.56 of the Local Government Act 1995.

Local Government (Administration) Regulations 1996, Part 5, Division 3, 19D, requires Council to give public notice that the SCP has been adopted.

FINANCIAL AND RESOURCE IMPLICATIONS:

The Long-Term Financial Plan informs the Corporate Business Plan in the activation of Strategic Community Plan priorities. The Long-Term Financial Plan includes forecasts for the years accompanying the Corporate Business Plan. From these planning processes, annual budgets are aligned and strategic objectives developed.

The Workforce Planning Strategy will define workforce initiatives and change interventions integral to the achievement of the outcomes identified in the Strategic Community Plan and Corporate Business Plan.

INTEGRATED PLANNING LINKS:

Title: Governance	Planning and Policy
Strategy 5.2.7	Ensuring efficient and effective delivery of service.

REGIONAL OUTCOMES:

Our regional focus will be to realise our region's potential in the renewable energy, tourism and mining sectors. This SCP encompasses the wisdom of our community and their aspirations to sustainably grow and develop this region.

RISK MANAGEMENT:

The risk inherent in not approving the recommendation is a failure to comply with legislation.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered.

COUNCIL DECISION**MOVED CR COLLIVER, SECONDED CR THOMAS**

That Council by Absolute Majority pursuant to Section 5.56 of the Local Government Act 1995 **RESOLVES** to:

- ADOPT the City of Greater Geraldton Strategic Community Plan 2021-2031 and City of Greater Geraldton Corporate Business Plan 2021-2025; and**
- GIVE public notice of the adoption of the City of Greater Geraldton Strategic Community Plan 2021-2031.**

CARRIED BY ABSOLUTE MAJORITY 12/0

Time: 5:27 PM

Not Voted: 1

No Votes: 0

Yes Votes: 12

Name	Vote
Cr. Douglas	YES
Cr. Parker	YES
Cr. Caudwell	YES
Cr. Colliver	YES

Cr. Clune	YES
Cr. Critch	YES
Cr. Fiorenza	YES
Cr. Elphick	NOT PRESENT
Cr. Hall	YES
Cr. Keemink	YES
Cr. Tanti	YES
Cr. Thomas	YES
Mayor Van Styn	YES

CCS605 CITY OF GREATER GERALDTON BUDGET 2021-22

AGENDA REFERENCE:	D-21-058524
AUTHOR:	P Radalj, Director Corporate and Commercial Services
EXECUTIVE:	P Radalj, Director Corporate and Commercial Services
DATE OF REPORT:	31 May 2021
FILE REFERENCE:	FM/6/0022
ATTACHMENTS:	Yes (x6)
	A. Annual Budget 2021-22
	B. Fees and Charges Schedule 2021-22
	C. 2021-22 Capital Works Program
	D. Statement of Objects & Reasons 2021-22
	E. Long Term Financial Plan 2021-2031
	F. LTFP Schedules 2021-2031

EXECUTIVE SUMMARY:

This report seeks Council adoption of the City of Greater Geraldton 2021-22 Financial Budget. The report also seeks the adoption of the Long Term Financial Plan (revised) for the 10-year period covering 2021-22 to 2030-31.

EXECUTIVE RECOMMENDATION:

That Council by Absolute Majority pursuant to Section 6.2 of the Local Government Act 1995 RESOLVES to:

A. Rates & Minimum Payments 2021-22

- ADOPT the following Differential General Rates against the valuations supplied by Landgate (as amended) as at 1 July 2021 for 2021-22 in accordance with sections 6.32 and 6.33 of the *Local Government Act 1995*:

DIFFERENTIAL GENERAL RATES	2021-22 Cents in Dollar
CGG Residential	15.1128
CGG Non-Residential	12.5085
CGG UV	0.7654

Note: CGG UV Cents in Dollar has been amended from the advertised notice of intention to rate of 0.7911 to 0.7654 due to the annual revaluation of this rating category increasing by 3.36%.

- ADOPT the following Minimum Payments for the City of Greater Geraldton for 2021-22, in accordance with section 6.35 of the *Local Government Act 1995*:

MINIMUM PAYMENTS	2021-22 Minimum Payment Per Assessment
CGG Residential	\$1,027
CGG Non-Residential	\$1,027
CGG UV	\$1,027

B. 2021-22 General Charges, Concessions, Interest

3. IMPOSE no service charges on land for 2021-22;
4. RAISE a charge of \$7.00 per instalment for 2021-22 where the ratepayer has elected to pay their rates by instalments and in addition apply a 3% interest rate charge in accordance with *Local Government (COVID-19 Response) Amendment Order 2021*, section 6.45(3) of the *Local Government Act 1995* and regulations 67 and 68 of the *Local Government (Financial Management) Regulations 1996*;
5. PROVIDE the option for ratepayers to pay their rates as a single payment or by two (2) or four (4) equal instalments in accordance with section 6.45(1) of the *Local Government Act 1995* and regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*;
6. NOT PROVIDE any discount or rate incentive prizes for early payment of rates;
7. NOTE the rates set by the State Government for the Emergency Services Levy (ESL) for Category 2, 4 and 5 regions for 2021-22 and apply these rates on assessments against valuations from Landgate as at 1 July 2021;
8. NOTE the interest rate set by the State Government for late payment of ESL by property owners is 7% per annum and will be charged 30 days after the due date;
9. NOTE that the City is not responsible for setting Emergency Services Levy rates and simply acts as a collection agent for the funds on behalf of the State Government;
10. ISSUE rates instalment notices as soon as practicable with instalment due dates being no less than two months apart from the date of the first instalment becoming due in accordance with section 6.50 of the *Local Government Act 1995*;
11. CHARGE an interest rate of 6% on any outstanding rates and service charges and any costs of proceedings to recover any such charge that remain overdue as described in accordance with *Local Government (COVID-19 Response) Amendment Order 2021*, section 6.51 of the *Local Government Act 1995* and regulation 70 of the *Local Government (Financial Management) Regulations 1996*; and
12. CHARGE interest to be applied on outstanding debts exceeding 60 days after date of invoice at a rate of 6% per annum in accordance with section 6.13 of the *Local Government Act 1995*.

C. 2021-22 Fees and Charges

13. ADOPT the 2021-22 Schedule of Fees and Charges in accordance with section 6.16(3) of the *Local Government Act 1995*.

D. 2021-22 Capital Works & Loans

14. ADOPT the 2021-22 Capital Works Program Budget; and
15. ADOPT the new Loan debenture program in accordance with section 6.20(4) of the *Local Government Act 1995*.

E. General Charges and Concessions

16. NOTE that Council on an individual assessment basis does offer 'Incentives' under its City Centre Revitalisation Program in the form of concessions or waiving of rates for a set period of time in accordance with section 6.47 of the *Local Government Act 1995*;
17. ENDORSE the continuation in 2021-22 of the 80% concessional arrangement to Murchison Region Aboriginal Corporation based on the land being used primarily for charitable purposes in accordance with section 6.47 of the *Local Government Act 1995*; and
18. NOTE that Council waives penalty interest and the administration fee for eligible ratepayers approved for a Financial Hardship payment plan.

F. 2021-22 Allowances

19. APPROVE the Mayor's annual local government allowance of \$78,000 in accordance with section 5.98(5) of the *Local Government Act 1995*;
20. APPROVE the Mayor's annual attendance fees of \$39,000 in accordance with section 5.99 of the *Local Government Act 1995*;
21. APPROVE the Deputy Mayor's annual local government allowance of \$19,500 in accordance with section 5.98A of the *Local Government Act 1995*;
22. APPROVE the annual fees of \$27,000 for every other elected member (excluding the Mayor) in accordance with section 5.99 of the *Local Government Act 1995*;
23. APPROVE an Information Technology and Telecommunication allowance of \$3,500 per year per elected member in accordance with section 5.99A of the *Local Government Act 1995*;
24. APPROVE the reimbursement of expenses incurred by an elected member in accordance with section 5.98(2)(b) and (3) of the *Local Government Act 1995* and regulation 32 of the *Local Government (Administration) Regulations 1996*;
25. APPROVE the reimbursement of childcare costs of up to \$25 per hour or the actual cost incurred by an elected member when attending a meeting in accordance with section 5.98(2)(a) and (3) of the *Local Government Act 1995* and regulation 31(1)(b) and regulation 32(1) of the *Local Government (Administration) Regulations 1996*; and
26. APPROVE the reimbursement of travel costs incurred by an elected member in accordance with section 5.98(2)(a) and (3) of the *Local Government Act 1995* and regulation 31(1)(b) of the *Local Government (Administration) Regulation 1996* and *Income Tax Assessment Act s28.25*.

G. Material Variance Reporting for 2021-22

27. ADOPT a reporting variance of greater than \$50,000 or 10% in accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

H. Adoption of Statement of Objects and Reasons for Proposed Rates and Minimum Payments and the 2021-22 Budget

28. ADOPT the Statement of Objects and Reasons for Proposed Rates and Minimum Payments;
29. ADOPT the 2021-22 Annual Budget for the City of Greater Geraldton; and
30. NOTE that Council received 20 public submissions as at closure date – 5 p.m. 27 May 2021 and one late submission, in relation to the published notice of intention to impose rates. All Councillors were provided with details of those submissions via Briefing Note to enable them to consider it prior to Council determination of the Budget.

I. Adoption of Long Term Financial Plan 2021-2031

31. ADOPT the Long Term Financial Plan revised for the 10 year period covering 2021-2031.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

As part of the function of local government and its operations, each year the Council is required, under section 6.2 of the Local Government Act 1995, to formally adopt its annual financial year budget, to enable the administration to carry out the defined services and programmes and to raise revenue through rates and fees and charges.

Consistent with section 6.2(4) of the Local Government Act 1995 and regulations 22 - 31 of the Local Government (Financial Management) Regulations 1996, the 2021-22 Budget for the City of Greater Geraldton includes the following:

- Rates and Service Charges including Statement of Objects and Reasons for differential Rates imposed for 2021-22;
- Capital Works;
- Fees and Charges;
- General Charges and Concessions;
- Allowances;
- Borrowings;
- Reserve Accounts;
- Budget Estimates for Adoption;
- Estimated Expenditure; and
- Trading Undertakings.

1. Rating & Minimum Payments

The raising of revenue via annual rates is an important source of funds for all Councils throughout Australia. The *Local Government Act 1995* (the Act) empowers WA Councils to impose general rates and minimum payments.

The Statement of Objects and Reasons for Proposed City Rates and Minimum Payments for 2021-22 attached to this report provides detail of key principles applied in the setting of rates.

The elected Council will consider the content of its Long Term Financial Plan (LTFP) when preparing the Annual Budget for 2021-22 and subsequent years, and it is expected that adopted budgets will be closely aligned with both the proposals and underpinning assumptions contained within the proposed LTFP. Review of the LTFP occurs each year as budgets are prepared, to account for performance information and changing circumstances. Aligning annual budgets with the LTFP enables Council to set priorities within its resourcing capabilities in sustainably maintaining and delivering the assets and the range and level of services required by the community in a fiscally responsible manner.

Rates Modelling (2021-22):

The proposed rates model in 2021-22 forms part of a response and recovery strategy to bring the City's budget, over an appropriate timeframe, back from an operating deficit to surplus position. This model is based on the following:

- Adjustments to the rate-in-the-dollar for all differential rating categories that evenly equates to a 1.75% increase in rates revenue levied from each category along with the same percentage increase being applied to minimum payments; and
- Discontinue with a discount on rates paid in full by the due date that was introduced in 2020-21 as part of the COVID-19 rates relief initiatives.

The table below summarises the amount to be levied by rating categories in 2021-22.

Rating Category	Proposed Rates Billing to be levied 2021-22	Number of Rateable Properties
Residential	\$33,291,764	17,935
Non-Residential	\$11,347,160	1,548
UV - Rural	\$ 3,216,545	1,074
Total	\$47,855,469	20,557

The growth in the annual rate base has been upgraded from 0.4% in 2020-21 to 1% in 2021-22. This upgrade is reflective of an uplift in activity in relation to new residential and commercial development which is expected to continue in the short to medium term.

CGG Residential:

This category will include any GRV rated property in that part of the City district that is used for residential purposes.

This rating category reflects the level of rating required to raise the necessary revenue for Council to operate efficiently and provide the diverse range of services and programs and associated infrastructure/facilities required for developed residential and urban areas of the designated parts of the City.

How does that affect me?

Residential Properties:

- This proposed adjustment to GRV RIDs means that property's rateable value as at 1 July 2020 that have not been subject to any revaluation during the 2020-21 financial year will pay in dollar terms 1.75% more in 2021-22 than they did in 2020-21.

CGG Non Residential:

This category includes any GRV property in that part of the City district that is used for non-residential purposes other than rural purposes.

The general objects and reasons for this differential rate on non-residential properties is to raise the necessary revenue on an equitable basis for Council to operate efficiently and provide the diverse range of services and programs and associated infrastructure/facilities required for commercial and industrial areas.

Non-Residential Properties:

- In dollar terms the impact will be the same as GRV Residential Properties as long as there has been no change to the property valuation from 1 July 2020.

CGG UV:

This category includes all UV rated property in that part of the City district that is used primarily for rural, farming and mining purposes.

This rating category reflects the level of rating required to raise the necessary revenue for Council to operate efficiently and provide a diverse range of services and programs for rural areas including infrastructure to this designated part of the City district.

- UV properties are subject to revaluations annually so for some properties there will be a change to their valuation from 1 July 2021. An overall revaluation increase of 3.36% has occurred. Analysis of these movements indicate that Urban and Inner Rural localities i.e. Deepdale, Rudds Gully, Narngulu & Moresby, have collectively undergone a decrease indicating a softening in the market for smaller rural lots, whilst the outer localities and larger property lots collectively appear to have undergone an increase.

Due to the 3.36% increase, the City adjusted the advertised Rate in the Dollar (RID) for UV properties in order to achieve consistency with the proposed 1.75% rate revenue increase for all rating categories.

It is also proposed to increase minimum payments from \$1,010 to \$1,027. Minimums have remained unchanged since 2014-15 except for Ex Mullewa District GRV & UV properties which were increased in 2016-17 to align and amalgamate per Governor's Order with Ex City of Geraldton-Greenough properties.

Long Term Financial Plan:

Usually when reviewing the City's revenue requirements, the following principles underpin the forward financial planning process:

- Continual positive movements and/or achievement of all financial and sustainability ratio benchmarks within a realistic and acceptable timeframe;
- Aim or work towards in each financial year within our Long Term Financial Plan (LTFP) to realise a net operating surplus from ordinary activities; and
- Generate enough revenue to renew assets when required to maintain capacity of performance and associated levels of services. The new LTFP will continue to set annual renewal expenditure at levels that manage asset renewal demand profiles.

As the City begins recovering from the financial impacts (short and longer term) incurred due to the pandemic crisis and the impacts of Cyclone Seroja, new challenges are presented which Council need to consider as both part of their 2021-22 budget deliberations and in preparation of its new Long Term Financial Plan (2021-31). The new proposed LTFP was also formed on the basis that during the life of the plan economic conditions will remain in a relatively low inflationary environment.

The table below provides a comparison between the recommended operating budget 2021-22 and the original operating budget 2020-21.

Table 1: Comparison 2020-21 Original Budget and Recommended 2021-22 Budget

Operating Statement	Original Budget 2020-21	2021-22 Recommended Budget
OPERATING REVENUE	\$000s	\$000s
Rates	45,683	48,196
Operating Grants, Subsidies & Contributions	7,811	8,515
Fees & Charges	17,369	21,827
Interest Earnings	400	802
Other	897	372
Total Operating Revenue	72,160	79,712
OPERATING EXPENDITURE		
Employee Costs	(27,105)	(28,831)
Materials & Contractors	(19,576)	(21,699)
Utilities	(2,898)	(2,877)
Insurance	(814)	(838)
Interest/Borrowing Costs	(1,275)	(990)
Depreciation On Assets	(24,647)	(24,879)
Other Expenses	(1,711)	(2,664)
Total Operating Expenditure	-78,026	-82,778
Net Result From Ordinary Activities Deficit	-5,866	-3,066

Budget Result

As per the above table, the forecast net result from ordinary activities will see the City continue to operate in a deficit position in the short term as it recovers from the impacts of COVID-19. However, the operating deficit position has been reduced significantly from the 2020-21 position (\$5.87m to \$3.07m) and the new LTFP underpins a return to a surplus position within a three (3) year timeframe.

Revenue:

The proposed adjustment to budget revenue in 2021-22 compared to 2020-21 is due materially to the following:

- Rates increase of 1.75% applied to all rating categories.
- Rates revenue reinstated by not providing a discount that was introduced in 2020-21 as part of the COVID-19 rates relief package.
- An improved forecast growth factor to the annual rate base.
- Recovery or part recovery of major revenue streams (i.e. airport) that were significantly impacted by COVID-19.
- Reinstatement of fees and charges that were waived in 2020-21 as part of the COVID-19 relief package.

Expenditure:

The proposed adjustment to budget expenditure in 2021-22 compared to 2020-21 is due materially to the following:

- Enterprise Agreement indexation.
- Compulsory Superannuation increase from 9.5% to 10%.
- Increase to Workers Compensation premiums.
- Reduction in unoccupied positions.
- Further trial “rollout” (500 to 3,000) of FOGO to households.
- Disposal of legacy C&D rubble at Meru Landfill.
- Additional and cyclical statutory expenditure associated with GRV Property Revaluation, Infrastructure Revaluation and Council elections.
- Continuation on the recovery path to return services back to pre COVID-19 levels.
- Additional resources applied to managing cybersecurity risks.

The real operating result includes non-cash depreciation and amortisation expenses, representing in effect the City’s annual costs of a capital nature.

Adoption of a rates model other than as proposed in the Executive Recommendation will require reassessment of the Budget result, and will depend amongst other matters on related Council determinations as to use of own-source funds or loan funds in the adjusted budget proposed to be adopted by Council.

Budget formulation is informed by a Long Term Financial Plan (LTFP), one of the mandatory elements required of all WA Councils, as part of the Integrated Planning Framework which was required to be in place from 1 July 2013.

The changes in the various rates-in-the-dollar recommended by the Executive enables Council to set priorities within its resourcing capabilities to sustainably deliver the assets and services required by the community in a fiscally responsible manner.

2. Capital Program

Table 2: 2021-22 Capital Program

Capital Expenditure	New	Renewal	Total
Buildings	490,000	1,785,000	2,275,000
Plant & Equipment	480,000	2,566,130	3,046,130
Furniture & Equipment (include IT software)	1,360,000	320,000	1,680,000
Roads	1,389,000	9,993,600	11,382,600
Pathways & Cycleways	2,204,713	1,821,000	4,025,713
Parks, Gardens, Coastal & Recreation	2,071,843	8,576,500	10,648,343
Carparks	601,000	250,000	851,000
Regional Waste	5,183,000	35,000	5,218,000
Airport	0	213,597	213,597
Drainage	0	1,305,900	1,305,900
Total	13,779,556	26,866,727	40,646,283

The City's planned Capital Budget for 2021-22 is \$40.65million. This expenditure is to be funded from General Revenue, Reserves and funding provided by Federal and State Agencies as detailed below:

Table 3: Funding Breakdown

Asset Category	Own Source General Revenue	Own Source Reserves	External Grants & Contributions	Total
Buildings	1,975,000		300,000	2,275,000
Plant & Equipment	2,273,500	292,630	480,000	3,046,130
Furniture & Equipment (include IT software)	432,000	1,248,000		1,680,000
Roads	7,006,784		4,375,816	11,382,600
Pathways & Cycleways	2,047,075		1,978,638	4,025,713
Parks, Gardens, Coastal & Recreation	3,791,150	6,107,193	750,000	10,648,343
Carparks	386,004	464,996		851,000
Regional Waste	2,086,800	2,000,000	1,131,200	5,218,000
Airport	74,000		139,597	213,597
Drainage	1,305,900			1,305,900
Total	21,378,213	10,112,819	9,155,251	40,646,283

As determined by the Department of Local Government, in relation to assets managed by Councils in WA, a basic financial sustainability benchmark for Councils is that they should expend at least the equivalent of 90% of their annual asset depreciation expense on asset renewal. Failure to pursue achievement of that benchmark over a reasonable number of years would expose the City to unacceptable risks from asset deterioration. This leads to a decline in asset functionality, safety and community amenity, compounding the magnitude of the asset renewal funding problem in future years, attracts criticism for failure to recognise the principle of intergenerational equity, and would be contrary to the interests of the City and the Community.

3. Fees and Charges

The majority of the fees and charges are proposed to remain unchanged in 2021-22 to those adopted in 2020-21. The overall intent was to not have a “blanket” increase in fees and charges in 2021-22 but to fine tune or adjust based on the following:

- Reinstatement of fees and charges exempt under 2020-21 COVID-19 relief package;
- Services no longer provided so no fee or charge applicable;
- New services being provided;
- Cost of service has changed; and
- Change to service delivery requiring an alteration to the fee or charge structure.

Benchmarking has been undertaken with other local governments corresponding fees, where possible – but noting that not all Councils have yet determined their 2021-22 budgets. Continued provision of free residential tipping for a further year with the exception of the following:

- Mattresses;
- Other Bulky Items (including couches, armchairs, wardrobes & bulky furniture);
- Concrete, Bricks or Rubble (Uncontaminated); and
- Cleanfill (free from foreign materials).

Domestic and commercial rubbish charges will remain the same as applied in 2020-21.

Statutory fees and charges associated with town planning, health and building have been either increased or remain unchanged as per relevant legislation that determines those fees and charges.

4. General Charges, Concessions and Interest

Council does offer 'Incentives' under its City Centre Revitalisation Program to encourage development within the City Centre. The form of 'Incentives' which are assessed and approved by Council on an individual basis can be in the form of concessions or waiving of rates for a set period of time.

Council in 2017-18 also approved an 80% concessional arrangement with Murchison Region Aboriginal Corporation on annual rates levied on their properties which is proposed to continue into 2021-22.

In this budget it is proposed to reduce the interest rate of 8% applied in 2020-21 to any outstanding rates and service, and sundry outstanding debt, to 6% in 2021-22. Previously, Council had charged 11% as allowed in the Local Government Act and this proposed change, is endeavouring to reduce in some way the financial cost for ratepayers who genuinely struggle to pay their rates by the due date. At the same time, the City wishes to ensure that the many ratepayers who pay their rates by the due dates are not disadvantaged. The rate of 6% interest may be applied to sundry debts 60 days after issue of the invoice.

5. Allowances

In the past three (3) years there has been no adjustment to the allowances and fees paid to the Mayor and Councillors. It is proposed in 2021-22 to adjust these allowances and fees as denoted in the table below:

Allowance & Attendance Category	2021-22	2020-21
Mayor's Annual Allowance	\$78,000	\$72,336
Mayor's Annual Attendance Fee	\$39,000	\$33,216
Deputy Mayor's Annual Allowance	\$19,500	\$18,084
Councillors Attendance Fee	\$27,000	\$25,716
IT Allowance	\$ 3,500	\$ 3,500

The following table denotes a review conducted of other RCAA Councils and the level of salaries and allowances paid to their Elected Members.

	Minimum Band 1	Maximum Band 1	Bunbury	Karratha	Geraldton	Busselton	Albany	Kalgoorlie
Cr Meeting Attendance Fees	\$24,604	\$31,678	\$25,000	\$31,678	\$25,716	\$29,910	\$31,678	\$31,364
Mayoral Meeting Attendance Fee	\$24,604	\$47,516	\$30,000	\$47,516	\$33,216	\$41,788	\$47,516	\$31,364
Mayoral Allowance	\$51,258	\$89,753	\$60,000	\$89,753	\$72,336	\$80,129	\$89,753	\$88,864

Taking into consideration any proposed adjustment, the City's level of overall remuneration to our Elected Members would still be the 2nd lowest out the six RCAA Regional councils that were reviewed.

The Salaries and Allowances Tribunal has set the following:

For a Council member other than the Mayor or President			For a Council member who holds the office of Mayor or President	
Band	Minimum	Maximum	Minimum	Maximum
1	\$24,604	\$31,678	\$24,604	\$47,516

For a Mayor or President		
Band	Minimum	Maximum
1	\$51,258	\$89,753

6. Borrowings

New borrowings proposed in 2021-22 are based on previous Council decisions (Agenda Items IS227 & IS228) and exclusively relate to Self-Supporting Loans as described below:

Applicant	Loan Amount	Purpose
Geraldton Amateur Basketball Association	\$550,000	Construct a stadium extension
Geraldton Hockey Association (Inc.)	Up to \$600,000	Renewal of Turf 1 and recommissioning of Turf 2, and associated infrastructure

Reserve Accounts

No new reserves are proposed to be established in 2021-22.

Existing reserves have been established and/or are used where there is a legal or statutory requirement to do so, are mechanisms for accumulating cash for future capital outlays, managing cyclical expenditure and meeting liability provisions. It is proposed that Cash Reserves in 2021-22 will fund major renewal works associated with the Aquarena Outdoor Pool and the establishment of a new Waste Transfer Station at Meru Landfill.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:**Community:**

Various initiatives included in the budget will create and improve social outcomes in the community.

Environment:

Initiatives such as the continuation of the FOGO trial with an increase to the selected "roll-out" to households and a proposed new Landfill Transfer Station, clearly indicates that Council wishes to continue in its waste planning to take positive steps towards environmentally friendly waste management diversion and recycling.

Economy:

Initiatives included in the budget like the development of the Art Gallery Park, increase to shading at both the Town & Beresford Foreshores will continue Council's investment in key hubs within the Central Business District (CBD). The proposed Capital Program provides local businesses and contractors with a diverse range of works opportunities and is also aimed at supporting and boosting the local economy.

Governance:

Section 6.2 of the Local Government Act 1995 requires Council to prepare and adopt a Budget for 2021-22.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Councils adopt a Budget including a rates model for every financial year.

COMMUNITY CONSULTATION:

In accordance with the requirements of section 6.36 of the *Local Government Act 1995*, a statement of intended differential rates and minimum payments was advertised seeking public submissions, and a statement of objects and reasons for the intended rates and minimum payments was also made available for download from the City website, with hardcopies provided at the City Offices in Geraldton, the City Library, and the Mullewa District Office.

Submissions closed at 5:00pm on 27 May 2021 with 20 submissions received by the due date and one late submission. These submissions related to:

- Ongoing financial effect of COVID-19 and associated issues, on individuals and businesses;
- Impact of TC Seroja on residents, including ongoing repairs and increased insurance costs;
- Money spent on Foreshore and other suburbs neglected;
- Concerns with Council purchasing land and the impact on ratepayers;
- Current rental crisis and the impact of higher rates on both residential and commercial properties;
- Council being able to work within a budget that doesn't include a rate rise;
- Higher rates than most regional areas;
- Lack of services provided; and
- Community struggling financially.

The submission information has been distributed to Councillors via a Briefing Note on 1 June 2021.

COUNCILLOR CONSULTATION:

City of Greater Geraldton Councillors have been actively engaged in formulation of the 2021-22 Budget through a series of Budget Workshops conducted through February to June of 2021, enabling consideration of revenue and expenditure requirements and the capital works program.

LEGISLATIVE/POLICY IMPLICATIONS:

Local Government (COVID-19 Response) Amendment Order 2021

The *Local Government (COVID-19 Response) Amendment Order 2021* (the Order), comes into effect on 2 June 2021. To continue to protect Western Australian ratepayers hardest hit by the COVID-19 pandemic, the Order will provide ongoing assistance to people experiencing financial hardship for the 2021-22 financial year.

The Order extends requirements of the *Local Government (COVID-19 Response) Order 2020* that deal with:

- interest on money owing to local governments;
- options for payment of rates or service charges; and
- accrual of interest on overdue rates or service charges.

Clause 8 is amended to specify that the rate of interest that may be set by the local government in its 2021-22 annual budget (under section 6.13 of the Act), is not to exceed seven percent (7%). The rate of interest is based on the Australian Taxation Office general interest charge.

A person considered by the local government to be experiencing financial hardship as a result of COVID-19, will continue to be excluded from the payment of interest on fees and charges under clause 8.

Clause 13 is amended to extend the modification of section 6.45 of the Act (options for payment of rates or service charges) into the 2021-22 financial year.

Clause 13 limits the amount of interest that can be charged to a person who elects to pay rates or service charges by instalment. It also excludes a person who is considered to be experiencing financial hardship from payment of interest.

The rate of interest that can be applied to payments by people who choose to pay by instalment but are not excluded from interest charges, will continue to be capped at three percent (3%), or five and a half percent (5.5%) where a local government has a financial hardship policy in place.

Clause 14 is amended to specify that for the 2021-22 financial year, the rate of interest that can be charged on overdue rates or service charges is not to exceed seven percent (7%). The rate of interest is based on the Australian Taxation Office general interest charge.

For all other provisions, the ordinary requirements of the *Local Government Act 1995* and all relevant legislation apply as normal.

Local Government Act 1995 - Section 6.2

Section 6.2 of the *Local Government Act 1995* requires that in preparing its annual budget the Council is to have regard to the contents of its plan for the future prepared in accordance with section 5.56. Under the Integrated Planning Framework for Local Government, that is the Strategic Community Plan and Corporate Business Plan. This section also requires that the City must prepare detailed estimates of:

- (a) Expenditure;
- (b) Revenue and income, independent of general rates; and
- (c) The amount required to make up the 'deficiency' if any shown by comparing the estimated expenditure with the estimated revenue and income.

Section 6.2(3) requires that all expenditure, revenue and income must be taken into account unless otherwise prescribed. *Local Government (Financial Management) Regulations 1996*, regulation 32 prescribes amounts that may be excluded in calculating the 'budget deficiency'.

Section 6.2(4) requires the annual budget to incorporate:

- (a) Particulars of estimated expenditure proposed;
- (b) Detailed information relating to the rates and service charges which will apply, including:

- i. Amount estimated to be yielded by the general rate
- ii. Rate of interest to be charge on unpaid rates and service charges;
- (c) Fees and charges;
- (d) Borrowings and other financial accommodations proposed;
- (e) Reserve account allocations and uses;
- (f) Any proposed land transactions or trading undertakings per section 3.59.

Local Government (Financial Management) Regulations 1996, regulations 22 through 31 prescribe requirements in relation to form and content of the Budget and required Notes to and forming part of the Budget.

Ministerial Approval Requirements

Should Council seek to adopt a rating and minimum payments model other than that set out in the Executive Recommendation, then such a determination should be deferred to enable necessary assessment under the requirements of sections 6.33 and 6.35 of the Act. If Ministerial approvals are required in respect of a different model of differential rates and minimum payments, such approvals must be obtained before Council can subsequently adopt a revised Budget.

Change from Publicised Intended Rates

Section 6.36(4) of the Act envisages that a Council may adopt differential rates or minimum payments different from those set out in its local public notice of intent to impose differential rates and minimum payments.

In accordance with *Local Government (Financial Management) Regulations 1996*, regulations 23(b) and 56(4)(b), if Council adopts a differential rate or minimum payment that differs from that set out in its local public notice, then the change and reasons for the change need to be detailed in the budget, and in the rates notices, or in information accompanying the rates notices.

Local Government Act 1995 - Section 6.45 - Options for payment of rates or service charges

- (1) A rate or service charge is ordinarily payable to a local government by a single payment but the person liable for the payment of a rate or service charge may elect to make that payment to a local government, subject to subsection (3), by —
 - (a) 4 equal or nearly equal instalments; or
 - (b) such other method of payment by instalments as is set forth in the local government's annual budget.

Local Government Act 1995 - Section 6.47 - Concessions

"Subject to the *Rates and Charges (Rebates and Deferrals) Act 1992*, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive* a rate or service charge or resolve to grant other concessions in relation to a rate or service charge".

(*absolute majority required.)

There are no impediments deriving from the *Rates and Charges (Rebates and Deferments) Act 1992*.

Regulatory Requirements:

Local Government (Financial Management) Regulations 1996 – Regulation 26: specifies requirements for information on concessions, for inclusion in annual budgets.

Local Government (Financial Management) Regulations 1996 – Regulation 42: specifies requirements for information on concessions, for inclusion in annual financial reports.

Policy Implications:

The City's revised Strategic Community Plan and the Corporate Business Plan are the core planning documents that have been used to inform the LTFP along with other strategic documents and are also the basis for preparation of the Annual Budget.

FINANCIAL AND RESOURCE IMPLICATIONS:

Details of the budget estimates for 2021-22 are contained in the attached documents.

INTEGRATED PLANNING LINKS:

Title: Governance	4.4 Financial Sustainability and Performance
Strategy 4.4.1	Preparing and implementing short to long term financial plans.

REGIONAL OUTCOMES:

Delivery of programs and projects continue to provide benefits for the region through capital expenditure, business support, employment opportunities and encouraging tourism.

RISK MANAGEMENT:

Section 6.2 of the *Local Government Act 1995* requires Council to prepare and adopt a Budget for 2021-22 by 31 August 2021, or by such extended time as the Minister allows. Having regard to cash flow requirements for ongoing City operations, it is in the best interests of all Councils for their budget to be adopted at the earliest practicable opportunity, to enable issue of rates notices and commencement of revenue flows as early as possible in the new financial year.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The following options were considered by City Officers:

Alternative Option One

That Council by Absolute Majority pursuant to Section 6.2 of the Local Government Act 1995 RESOLVES to:

1. ADOPT the 2021-22 Budget as set out in items 1 through 31 of the Executive Recommendation *but with the following changes*:
 - a. To be determined by Council; and

2. MAKE the determination based on the following reason/s:
 - a. To be determined by Council.

Alternative Option Two

That Council by Simple Majority pursuant to section 5.20 of the Local Government Act 1995 RESOLVES to:

1. DEFER consideration of the 2021-22 Budget; and
2. MAKE the determination based on the following reason/s:
 - a. To be determined by Council.

Consideration of Options

Parts 'A' through 'H' (numbered items 1 through 30) of the Executive Recommendation address all of the elements covering imposition of rates and minimum payments, estimates of revenue and income other than rates, estimates of expenditure, charges, concessions and interest, the schedule of fees and charges, elected member allowances, the Statement of Object and Reasons on Proposed Rating and, in relation to Notes comprising part of the Budget, allocations to and use of funds from reserves, and proposed new loans. Parts 'A' through 'H' are inter-dependent and together produce the budget result, and thus they need to be considered and resolved together by Council, rather than separately.

Part 'I' of the Executive Recommendation seeks Council endorsement and adoption of the Long Term Financial Plan which has been updated and revised, to reflect the budget proposed in this report, with 2021-22 now representing Year 1 of the plan.

*Any significant/material change to any of the revenue, income or expenditure elements of the recommended Budget (comprising parts 'A' through 'H' inclusive) would require re-casting of the budget and assessment of the consequent budget result, to ensure compliance with section 6.34 of the *Local Government Act 1995*.*

In effect section 6.34 requires prior Ministerial approval of a proposed budget if the amount estimated to be yielded by general rates does not fall within the range 90% to 110% of the 'budget deficiency' as envisaged in section 6.2 of the Act, and as calculated in the rate setting statement per *Local Government (Financial Management) Regulation 32*.

Council may choose to make changes to the recommended Budget via Alternative Option One – provided that those changes do not have such a significant/material effect on expenditure or revenue estimates that would require re-casting of the whole Budget and those changes can be and are replicated in Year 1 of the LTFP without any material impact.

Should Council wish to make significant/material changes to revenue or expenditure components of the proposed 2021-22 Budget that in effect delivers a result significantly different than contained within the Long Term Financial Plan, then Alternative Option Two (Deferment) should be pursued.

This option would need the determined reasons to include clear directions and an unambiguous indication of an alternative required budget outcome to guide recasting of the Budget for re-presentation to Council at a later date.

COUNCIL DECISION

MOVED CR THOMAS, SECONDED CR HALL

That Council by Absolute Majority pursuant to Section 6.2 of the Local Government Act 1995 **RESOLVES** to:

A. Rates & Minimum Payments 2021-22

1. **ADOPT** the following Differential General Rates against the valuations supplied by Landgate (as amended) as at 1 July 2021 for 2021-22 in accordance with sections 6.32 and 6.33 of the *Local Government Act 1995*:

DIFFERENTIAL GENERAL RATES	2021-22 Cents in Dollar
CGG Residential	15.1128
CGG Non-Residential	12.5085
CGG UV	0.7654

Note: CGG UV Cents in Dollar has been amended from the advertised notice of intention to rate of 0.7911 to 0.7654 due to the annual revaluation of this rating category increasing by 3.36%.

2. **ADOPT** the following Minimum Payments for the City of Greater Geraldton for 2021-22, in accordance with section 6.35 of the *Local Government Act 1995*:

MINIMUM PAYMENTS	2021-22 Minimum Payment Per Assessment
CGG Residential	\$1,027
CGG Non-Residential	\$1,027
CGG UV	\$1,027

B. 2021-22 General Charges, Concessions, Interest

3. **IMPOSE** no service charges on land for 2021-22;
4. **RAISE** a charge of \$7.00 per instalment for 2021-22 where the ratepayer has elected to pay their rates by instalments and in addition apply a 3% interest rate charge in accordance with *Local Government (COVID-19 Response) Amendment Order 2021*, section 6.45(3) of the *Local Government Act 1995* and regulations 67 and 68 of the *Local Government (Financial Management) Regulations 1996*;
5. **PROVIDE** the option for ratepayers to pay their rates as a single payment or by two (2) or four (4) equal instalments in accordance with section 6.45(1) of the *Local Government Act 1995* and regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*;
6. **NOT PROVIDE** any discount or rate incentive prizes for early payment of rates;

-
7. **NOTE** the rates set by the State Government for the Emergency Services Levy (ESL) for Category 2, 4 and 5 regions for 2021-22 and apply these rates on assessments against valuations from Landgate as at 1 July 2021;
 8. **NOTE** the interest rate set by the State Government for late payment of ESL by property owners is 7% per annum and will be charged 30 days after the due date;
 9. **NOTE** that the City is not responsible for setting Emergency Services Levy rates and simply acts as a collection agent for the funds on behalf of the State Government;
 10. **ISSUE** rates instalment notices as soon as practicable with instalment due dates being no less than two months apart from the date of the first instalment becoming due in accordance with section 6.50 of the *Local Government Act 1995*;
 11. **CHARGE** an interest rate of 6% on any outstanding rates and service charges and any costs of proceedings to recover any such charge that remain overdue as described in accordance with *Local Government (COVID-19 Response) Amendment Order 2021*, section 6.51 of the *Local Government Act 1995* and regulation 70 of the *Local Government (Financial Management) Regulations 1996*; and
 12. **CHARGE** interest to be applied on outstanding debts exceeding 60 days after date of invoice at a rate of 6% per annum in accordance with section 6.13 of the *Local Government Act 1995*.
- C. **2021-22 Fees and Charges**
13. **ADOPT** the 2021-22 Schedule of Fees and Charges in accordance with section 6.16(3) of the *Local Government Act 1995*.
- D. **2021-22 Capital Works & Loans**
14. **ADOPT** the 2021-22 Capital Works Program Budget; and
 15. **ADOPT** the new Loan debenture program in accordance with section 6.20(4) of the *Local Government Act 1995*.
- E. **General Charges and Concessions**
16. **NOTE** that Council on an individual assessment basis does offer 'Incentives' under its City Centre Revitalisation Program in the form of concessions or waiving of rates for a set period of time in accordance with section 6.47 of the *Local Government Act 1995*;
 17. **ENDORSE** the continuation in 2021-22 of the 80% concessional arrangement to Murchison Region Aboriginal Corporation based on the land being used primarily for charitable purposes in accordance with section 6.47 of the *Local Government Act 1995*; and
 18. **NOTE** that Council waives penalty interest and the administration fee for eligible ratepayers approved for a Financial Hardship payment plan.
-

F. 2021-22 Allowances

19. APPROVE the Mayor's annual local government allowance of \$78,000 in accordance with section 5.98(5) of the *Local Government Act 1995*;
20. APPROVE the Mayor's annual attendance fees of \$39,000 in accordance with section 5.99 of the *Local Government Act 1995*;
21. APPROVE the Deputy Mayor's annual local government allowance of \$19,500 in accordance with section 5.98A of the *Local Government Act 1995*;
22. APPROVE the annual fees of \$27,000 for every other elected member (excluding the Mayor) in accordance with section 5.99 of the *Local Government Act 1995*;
23. APPROVE an Information Technology and Telecommunication allowance of \$3,500 per year per elected member in accordance with section 5.99A of the *Local Government Act 1995*;
24. APPROVE the reimbursement of expenses incurred by an elected member in accordance with section 5.98(2)(b) and (3) of the *Local Government Act 1995* and regulation 32 of the *Local Government (Administration) Regulations 1996*;
25. APPROVE the reimbursement of childcare costs of up to \$25 per hour or the actual cost incurred by an elected member when attending a meeting in accordance with section 5.98(2)(a) and (3) of the *Local Government Act 1995* and regulation 31(1)(b) and regulation 32(1) of the *Local Government (Administration) Regulations 1996*; and
26. APPROVE the reimbursement of travel costs incurred by an elected member in accordance with section 5.98(2)(a) and (3) of the *Local Government Act 1995* and regulation 31(1)(b) of the *Local Government (Administration) Regulation 1996* and *Income Tax Assessment Act s28.25*.

G. Material Variance Reporting for 2021-22

27. ADOPT a reporting variance of greater than \$50,000 or 10% in accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

H. Adoption of Statement of Objects and Reasons for Proposed Rates and Minimum Payments and the 2021-22 Budget

28. ADOPT the Statement of Objects and Reasons for Proposed Rates and Minimum Payments;
29. ADOPT the 2021-22 Annual Budget for the City of Greater Geraldton; and
30. NOTE that Council received 20 public submissions as at closure date – 5 p.m. 27 May 2021 and one late submission, in relation to the published notice of intention to impose rates. All Councillors were provided with details of those submissions via Briefing Note to enable them to consider it prior to Council determination of the Budget.

- I. **Adoption of Long Term Financial Plan 2021-2031**
31. ADOPT the Long Term Financial Plan revised for the 10 year period covering 2021-2031.

CARRIED BY ABSOLUTE MAJORITY 10/2

Time: 5:50 PM

Not Voted: 1

No Votes: 2

Yes Votes: 10

Name	Vote
Cr. Douglas	YES
Cr. Parker	YES
Cr. Caudwell	NO
Cr. Colliver	YES
Cr. Clune	NO
Cr. Critch	YES
Cr. Fiorenza	YES
Cr. Elphick	NOT PRESENT
Cr. Hall	YES
Cr. Keemink	YES
Cr. Tanti	YES
Cr. Thomas	YES
Mayor Van Styn	YES

CCS606 STATEMENT OF FINANCIAL ACTIVITY TO 31 MAY 2021

AGENDA REFERENCE:	D-21-058308
AUTHOR:	N Jane, Acting Chief Financial Officer
EXECUTIVE:	P Radalj, Director Corporate and Commercial Services
DATE OF REPORT:	4 June 2021
FILE REFERENCE:	FM/17/0004
ATTACHMENTS:	Yes (x2) A. Monthly Management Report for period ended 31 May 2021 B. Statement of Financial Activity 2020-21 – Budget Amendments

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a comprehensive report on the City's finances to 31 May 2021.

There are no matters of variance considered to be of concern for the current budgeted end of year position. Budget amendments endorsed at the May 2021 Ordinary Meeting of Council are represented in the Current Budget figures of this report, and some further budget amendments are proposed which will reduce the City's operating deficit by \$59,921 but will have no overall impact to the estimated closing position at 30 June 2021.

EXECUTIVE RECOMMENDATION:Part A

That Council by Simple Majority pursuant to Regulation 34 of the Local Government (Financial Management) Regulations 1996 RESOLVES to:

1. RECEIVE the monthly financial statement of activity for the period 1 July 2020 to 31 May 2021, Attachment No. CCS606A.

Part B

That Council by Absolute Majority pursuant to Section 6.8 of the Local Government Act 1995 RESOLVES to:

1. APPROVE the proposed budget amendments detailed in the attached Statement of Financial Activity, Attachment No. CCS606B.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

The financial position at the end of May 2021 is detailed in the attached report and summarised as follows. The variances are between Year-To-Date (YTD) budgeted forecasts and actuals (including commitments).

Operating Income	\$	33,971	0.0%	under YTD Budget	<input checked="" type="checkbox"/>
Operating Expenditure	\$	586,954	0.8%	under YTD Budget	<input checked="" type="checkbox"/>
Net Operating	\$	552,983	34.0%	over YTD Budget	<input checked="" type="checkbox"/>

(note: 20-21 EOY Budgeted deficit forecast to be \$4.76m)

Capital Expenditure	\$	833,793	3.4%	under YTD Budget	<input checked="" type="checkbox"/>
Capital Revenue	\$	70,378	1.4%	over YTD Budget	<input checked="" type="checkbox"/>

Cash at Bank – Municipal \$ 22,251,322

Cash at Bank – Reserve \$ 24,294,970

Total Funds Invested \$ 46,331,382

Current Rates Collected 94.43%

Current Rates Collected to May 2020 94.37%

Rates Arrears Collected 50.03%

Rates Arrears Collected to May 2020 51.13%

The attached report (Attachment No. CCS606A) provides explanatory notes for items greater than 10% or \$50,000. This commentary provides Council with an overall understanding of how the finances are progressing in relation to the budget. The financial position presented in the May financials show a YTD positive variance of \$552,983 in the net operating surplus/(deficit) result (this takes into account commitments).

The following budget amendments are required to recognise the correct asset categories, and movement between operating and capital. The net impact is to reduce the Net Operating Deficit by \$59,921, however there are no impacts to the overall closing position.

- Purchase of ICT assets budgeted as operating expenditure, now recognised as capital. (\$59,921)
- Aquarena – Hot Water Boiler budgeted as Buildings, now recognised as Infrastructure. (\$95,000)
- Purchase of Airport Body Scanner budgeted as Airport Infrastructure, now recognised as Plant & Equipment. (\$330,000)

The impacts of these budget amendments are:

- Reduce Operating Expenditure by \$59,921 to \$79,122,985.
- Net operating position improvement to deficit of \$4,707,607.
- Capital Expenditure overall increase of \$59,921.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:

There are no adverse community impacts.

Environment:

There are no adverse environmental impacts.

Economy:

There are no adverse economic impacts.

Governance:

The Financial Management Regulations require presentation each month of a Statement of Financial Activity accompanied by other supporting information that is considered relevant. In addition to the compliance requirements, the purpose of regularly reporting on the financial activities of the City is to enable Elected Members to monitor and review the allocation of financial and other resources against the budget. Reporting on a regular basis evidences ongoing financial management and the performance of the accounting systems. The monthly report provides a summary of the organisation's liquidity and going concern status.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Council is provided with financial reports each month.

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Local Government (Financial Management) Regulations 1996 require the local government to prepare a statement of financial activity each month, reporting on the source and application of funds as set out in the adopted annual budget.

A statement of financial activity and any accompanying documents are to be presented at an Ordinary Meeting of the Council within two months after the end of the month to which the statement relates.

FINANCIAL AND RESOURCE IMPLICATIONS:

As disclosed in the attached reports.

INTEGRATED PLANNING LINKS:

Title: Governance	4.4 Financial Sustainability and Performance
Strategy 4.4.1	Preparing and implementing short to long term financial plans.
Strategy 4.4.3	Delivering and ensuring business systems and services support cost effective Council operations and service delivery.
Title: Governance	4.5 Good Governance & Leadership
Strategy 4.5.2	Ensuring finance and governance policies, procedures and activities align with legislative requirements and best practice.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

Provision of monthly financial reports to Council fulfils relevant statutory requirements and is consistent with good financial governance.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

There are no alternative options to consider.

COUNCIL DECISION**MOVED CR THOMAS, SECONDED CR COLLIVER****Part A**

That Council by Simple Majority pursuant to Regulation 34 of the Local Government (Financial Management) Regulations 1996 RESOLVES to:

1. **RECEIVE** the monthly financial statement of activity for the period 1 July 2020 to 31 May 2021, Attachment No. CCS606A.

Part B

That Council by Absolute Majority pursuant to Section 6.8 of the Local Government Act 1995 RESOLVES to:

1. **APPROVE** the proposed budget amendments detailed in the attached Statement of Financial Activity, Attachment No. CCS606B.

CARRIED BY ABSOLUTE MAJORITY 12/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

12.3 REPORTS OF INFRASTRUCTURE SERVICES

IS236 Aquarena 50M Outdoor Pool Upgrade Construction.
Refer to Item 16. Meeting Closed to Public

12.4 REPORTS OF OFFICE THE CEO

Nil.

12.5 REPORTS TO BE RECEIVED**RR26 REPORTS TO BE RECEIVED - JUNE**

AGENDA REFERENCE:	D-21-058138
AUTHOR:	R McKim, Chief Executive Officer
EXECUTIVE:	R McKim, Chief Executive Officer
DATE OF REPORT:	11 June 2021
FILE REFERENCE:	GO/6/0012-007
ATTACHMENTS:	Yes (x3) 1 x Confidential
	A. DCSD171 - Delegated Determinations and Subdivision Applications for Planning Approval
	B. CEO077 - WALGA State Council Agenda – July 2021
	C. Confidential – CCS606 – List of Accounts Paid Under Delegation May 2021

EXECUTIVE SUMMARY:

The purpose of this report is to receive the Reports of the City of Greater Geraldton.

EXECUTIVE RECOMMENDATION:**PART A**

That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act 1995 RESOLVES to

1. RECEIVE the following appended reports:
 - a. Reports – Development and Community Services:
 - i. DCSD171 - Delegated Determinations and Subdivision Applications for Planning Approval.
 - b. Reports – Office of the CEO
 - i. CEO077 - WALGA State Council Agenda – July 2021.

PART B

That Council by Simple Majority, pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996 RESOLVES to:

1. RECEIVE the following appended reports:
 - a. Reports – Corporate and Commercial Services:
 - i. CCS607 – Confidential Report – List of Accounts Paid Under Delegation May 2021.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

Information and items for noting or receiving (i.e. periodic reports, minutes of other meetings) are to be included in an appendix attached to the Council agenda.

Any reports received under this Agenda are considered received only. Any recommendations or proposals contained within the “Reports (including Minutes) to be Received” are not approved or endorsed by Council in any way. Any outcomes or recommendations requiring Council approval must be presented separately to Council as a Report for consideration at an Ordinary Meeting of Council.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:**Community:**

There are no adverse community impacts.

Environment:

There are no adverse environmental impacts.

Economy:

There are no adverse economic impacts.

Governance:

There are no adverse governance impacts.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

Reports to be received by Council at each Ordinary Meeting of Council

COMMUNITY/COUNCILLOR CONSULTATION:

There has been no community/councillor consultation.

LEGISLATIVE/POLICY IMPLICATIONS:

There are no legislative or policy implications.

FINANCIAL AND RESOURCE IMPLICATIONS:

There are no financial or resource implications.

INTEGRATED PLANNING LINKS:

Title: Governance	4.5 Good Governance & Leadership
Strategy 4.5.2	Ensuring finance and governance policies, procedures and activities align with legislative requirements and best practice.

REGIONAL OUTCOMES:

There are no impacts to regional outcomes.

RISK MANAGEMENT:

There are no risks to be considered.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

No alternative options were considered by City Officers.

COUNCIL DECISION**MOVED CR HALL, SECONDED CR COLLIVER****PART A**

That Council by Simple Majority pursuant to Section 5.20 of the Local Government Act 1995 RESOLVES to

- 1. RECEIVE the following appended reports:**
 - a. Reports – Development and Community Services:**
 - i. DCSDD171 - Delegated Determinations and Subdivision Applications for Planning Approval; and**
 - b. Reports – Office of the CEO**
 - i. CEO077 - WALGA State Council Agenda – July 2021.**

PART B

That Council by Simple Majority, pursuant to Regulation 13 of the Local Government (Financial Management) Regulations 1996 RESOLVES to:

- 1. RECEIVE the following appended reports:**
 - a. Reports – Corporate and Commercial Services:**
 - i. CCS607 – Confidential Report – List of Accounts Paid Under Delegation May 2021.**

CARRIED 12/0

In accordance with Section 9.3 (2) of the City of Greater Geraldton's Meeting Procedures Local Law 2011 as amended, the motion was passed unopposed.

13 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil.

15 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

Nil.

16 MEETING CLOSED TO PUBLIC

Pursuant to Section 5.2 (i) of the Meeting Procedures Local Law February 2011, please note this part of the meeting *may* need to be closed to the public, if confidential discussion is required.

Cr K Parker advised the Mayor that he will be declaring an Indirect Financial interest in Item IS236 Aquarena 50M Outdoor Pool Upgrade Construction, as he is working on a site of one of the tenderers and advised that he would be leaving Chambers during the debate and vote.

This declaration was not provided at the beginning of the meeting at No.3 Disclosures of Interests, therefore only noted at the item.

No confidential discussion was required.

IS236	AQUARENA 50M OUTDOOR POOL UPGRADE CONSTRUCTION
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AGENDA REFERENCE:	D-21-045530
AUTHOR:	P Neethling, Manager Project Delivery
EXECUTIVE:	C Lee, Director Infrastructure Services
DATE OF REPORT:	3 June 2021
FILE REFERENCE:	FM/25/0231
ATTACHMENTS:	Yes (x1) 1 x Confidential Confidential - Evaluation Report - RFT 2021 29 Aquarena 50m Outdoor Pool Upgrade Construction

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to award RFT 2021 29 Aquarena 50m Outdoor Pool Upgrade Construction to the preferred tenderer.

EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 5.20 of the *Local Government Act 1995* RESOLVES to:

1. ENDORSE the outcome of the evaluation panel's assessment in relation to RFT 2021 Aquarena 50m Outdoor Pool Upgrade Construction;
2. RECORD the name of the preferred tenderer and the tendered sum;
3. MAKE PROVISION in the 2021-22 budget to utilise up to a further \$2,500,000 from the Asset Renewal Reserve; and
4. DELEGATE to the CEO the authority to enter into negotiations with the preferred tenderer to value manage, to the extent necessary, to reduce the contract value to within the amount of the available funds.

PROPONENT:

The proponent is the City of Greater Geraldton.

BACKGROUND:

RFT 2021 29 sought tender pricing for the upgrade of the Aquarena 50m Outdoor Pool at 1 Pass Street, Wonthella, Geraldton.

The Geraldton Aquarena 50m outdoor pool was constructed in 1970 with an estimated asset life of 50 years' service and the facility is now reaching the end of its useful life.

At the Ordinary Meeting of Council held in January 2019, Council was presented with Item IS187 Aquarena Remedial Works which contained a number of remedial work options to extend the life of the facility. Council subsequently resolved to:

1. *APPROVE the design and construction of 'Major Repair' (Option 3) remedial works at the Aquarena Outdoor Pool;*
2. *NOTE that once the works are complete, the facility is anticipated to require full replacement in FY2040/41 at an estimated cost of \$6 million; and*
3. *AUTHORISE the CEO to seek a 'Community Sporting and Recreation Facilities Grant' contribution from the State Government for the maximum available amount of \$2 million.*

GHD Consulting Engineers were engaged in 2020 to prepare detailed design and documentation. During this process, GHD identified further opportunities to cost effectively incorporate compliance upgrade works to meet compliance requirements.

At the Ordinary Meeting of Council held in March 2021, Council were presented with Item IS231 Aquarena Outdoor Pool Refurbishment and Compliance Works and subsequently resolved to:

1. *APPROVE and AUTHORISE a budget amendment for expenditure of \$3.6 million to undertake the Aquarena Outdoor Pool Refurbishment and Compliance Project in the 2020-21 financial year. The project to be funded from CSRFF grant funds of \$750,000 and a cash transfer from the City of Greater Geraldton Asset Renewal Reserve of \$2.85 million.*

RFT 2021 29 was advertised in the Geraldton Guardian on 4 April 2021 and The West Australian on 3 April 2021. The RFT was also advertised on the City's TenderLink e-Tendering Portal.

The RFT closing time and date was Wednesday 28 April 2021, but this was extended by request to 12pm Friday, 7 May 2021. Twenty three (23) suppliers registered to receive copies of the tender. Two (2) tender submissions were received and processed through to qualitative/price evaluation.

The tender was progressed for assessment against the following key criteria:

- a) Demonstrated company experience and suitability of key personnel and sub-contractors in delivering projects of a similar scope, specification, size and complexity (30%)
- b) Demonstrated understanding of the methodology (including detailed construction program) required to deliver the project (20%)
- c) Price (50%)

RFT 2021 29 is offered as a Lump Sum Contract. The estimated construction duration is nine (9) months with an estimated completion date by mid-April 2022.

COMMUNITY, ENVIRONMENT, ECONOMY AND GOVERNANCE ISSUES:

Community:

The outdoor pool is a significant contributor to the health, wellbeing and social fabric of the City's community. The benefits that are attributed to having such a facility affects all ages, cultures, abilities and needs of the community. Undertaking the major repairs option and compliance upgrade works will ensure the facility continues to safely provide accessible services to the community for up to 20 years. The project includes construction of an all abilities ramp in keeping with key strategies of the City's Disability Access and Inclusion Plan.

Environment:

The detailed design of the pool includes the opportunity to reduce water use, and the corresponding volume of water treatment chemical, in providing a shallower facility and further building upon the recently received Water Wise Award from the Water Corporation in recognition of the City's water saving measures.

Economy:

It is expected that a proportion of the funds may be injected into the local economy via sub-contractors and suppliers.

Governance:

There are no adverse governance impacts.

Disclosure of Interest:

No Officer involved in the preparation of this report has a declarable interest in this matter.

RELEVANT PRECEDENTS:

A previous instance where Council resolved to award a contract of a similar nature to the preferred tenderer was at the Ordinary Meeting of Council held in December 2017, where it was resolved to award the contract for the construction of Item IS162 Beresford Foreshore Landscape and Amenity Enhancement Project to the preferred tenderer.

COMMUNITY/COUNCILLOR CONSULTATION:

On 22 August 2019, the City held a workshop with the Aquarena Outdoor Pool user groups and community members to inform them of the current condition of the pool, Council's decision to undertake a major repair, remediation works and the proposed works. Representatives from Geraldton Water Polo Association, Geraldton Master Swimming Group and the Aquarena User Group attended the workshop.

Further consultation with GHD Engineering Consultants has been undertaken through the design process that has identified opportunity and benefit to ensure a design that is compliant and will meet the needs of users over the next 20 year asset life.

LEGISLATIVE/POLICY IMPLICATIONS:

The upgrade works will ensure that the City complies with the requirements of the *Health Services Act 2016*, Health (Aquatic Facilities) Regulations 2007 and Code of Practice for the Design, Construction, Operation Management and Maintenance of Aquatic Facilities. In addition, the construction of an access ramp will be compliant with the requirements of the City's Disability Access and Inclusion Action Plan.

The *Local Government Act 1995* and Council Policy 4.9 Procurement of Goods and Services were observed when preparing and recommending the award of this tender.

FINANCIAL AND RESOURCE IMPLICATIONS:

The project successfully received a funding contribution of \$750,000 from CSRFF. The remaining \$5,350,000 is required to be funded from the City's Asset Renewal Reserve.

Undertaking this project will extend the life of the asset by approximately 20 years and thereby have minimal impact on the annual depreciation charge and the operating budget. Future cost savings are possible due to reduced water and chemical usage. This project is included in the 2021-22 draft capital works program in section 1.2.1 – Projects Carried Forward and the proposed budget incorporates the required transfer from Asset Renewal Reserve.

INTEGRATED PLANNING LINKS:

Title: Community	1.2 Recreation and Sport
Strategy 1.2.1	Supporting the strong sporting culture that has shaped Greater Geraldton's identity and lifestyle.
Title: Community	1.3 Community Health and Safety
Strategy 1.3.1	Encouraging the improvement of health services and facilities for the community.
Title: Environment	2.2 Sustainability
Strategy 2.2.2	Researching, promoting and providing sustainable infrastructure, services and utilities.
Title: Environment	2.3 Built Environment
Strategy 2.3.1	Promoting a built environment that is well planned and meets the current and future needs of the community.

REGIONAL OUTCOMES:

Swimming pools and aquatic centres are important facilities for regional communities due to the sporting and recreational benefits they offer. The City of Greater Geraldton (City) Aquarena provides a local meeting place for people and families to help maintain a more vibrant, connected community and extending the life of the asset by 20 years will see the continuation of high annual visitation numbers of approximately 200,000 per annum.

The additional compliance scope allows users such as the water polo and swimming clubs the ability to improve applications to host country and national championship events in their respective competitions. These events have a clear alignment with Council's strategic objectives to create opportunities for local sporting groups and enhance the strong sporting culture whilst promoting well planned facilities to meet current and future community needs.

RISK MANAGEMENT:

The upgrade of the pool will mitigate a number of risks associated with maintaining a non-compliant aquatic facility. Areas of risk are accessibility, safety, environmental and financial.

An engineering consultant will be engaged by the City to fulfil the requirements of a Superintendents Representative providing specialist value and contract management as well as technical and quality assurance support for the duration of the project due to the highly specialised and technical nature of the works.

The successful tenderer will be engaged under an AS4000 General Conditions of Contract, providing industry standard mechanisms for managing risk during construction.

Proposed works have been designed to meet current accessibility requirements.

ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:

The evaluation panel explored a number of alternative delivery models as set out below:

1. **Reject all tenders:** Undertake minor repairs to the pool and set aside an annual budget for ongoing maintenance and retender the works when market conditions allow. This option poses the risk of a significant pool failure and significant closure period due to time needed to re-tender and construction remediation works timeline. It also poses the risk of losing the \$750k CSRFF funding.
2. **Staging of the works:** Repair and upgrade the pool only within the allocated budget with upgrade and compliance works to be undertaken at a later date.
3. **Full replacement of the pool:** previous estimates for the full replacement of the pool were in the order of \$6.4m. Based on current market trends this estimate could be in the order of \$10m if the works were to proceed today.

The alternatives considered above are not supported on the basis that delays in retendering and / or re-scoping of the works will result in the loss of the CSRFF funding (\$750,000) contribution. Further, the pool facility is aged, and ongoing maintenance costs in its current condition will likely increase significantly as it deteriorates further with the potential for significant service disruptions.

Cr K Parker declared an Indirect Financial interest in Item IS236 Aquarena 50M Outdoor Pool Upgrade Construction, as he is working on a site of one of the tenderers and left Chambers at 5.52pm.

COUNCIL DECISION

MOVED CR DOUGLAS, SECONDED CR HALL

That Council by Simple Majority pursuant to Section 5.20 of the *Local Government Act 1995* RESOLVES to:

1. **ENDORSE** the outcome of the evaluation panel's assessment in relation to RFT 2021 Aquarena 50m Outdoor Pool Upgrade Construction;
2. **RECORD** the name of the preferred tenderer being Cooper & Oxley Group Pty Ltd and the tendered sum being \$5,715,000 excluding GST;
3. **MAKE PROVISION** in the 2021-22 budget to utilise up to a further \$2,500,000 from the Asset Renewal Reserve; and
4. **DELEGATE** to the CEO the authority to enter into negotiations with the preferred tenderer to value manage, to the extent necessary, to reduce the contract value to within the amount of the available funds.

CARRIED 10/1

Time: 5:55 PM

Not Voted: 2

No Votes: 1

Yes Votes: 10

Name	Vote
Cr. Douglas	YES
Cr. Parker	NOT PRESENT
Cr. Caudwell	YES
Cr. Colliver	YES
Cr. Clune	YES
Cr. Critch	YES
Cr. Fiorenza	YES
Cr. Elphick	NOT PRESENT
Cr. Hall	YES
Cr. Keemink	YES
Cr. Tanti	YES
Cr. Thomas	YES
Mayor Van Styn	NO

Cr Parker returned to Chambers at 5.56pm

17 CLOSURE

There being no further business the Presiding Member closed the Council meeting at 5.56pm.

APPENDIX 1 – ATTACHMENTS AND REPORTS TO BE RECEIVED

Attachments and Reports to be Received are available on the City of Greater Geraldton website at: <https://www.cgg.wa.gov.au/council-meetings/>