



ORDINARY MEETING OF COUNCIL  
MINUTES

24 MARCH 2020

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**CITY OF GREATER GERALDTON**  
**ORDINARY MEETING OF COUNCIL**  
**HELD ON TUESDAY, 24 MARCH 2020 AT 5.00PM**  
**CHAMBERS, CATHEDRAL AVENUE**

**MINUTES**

**DISCLAIMER:**

The Chairman 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  
Cr J Clune  
Cr N Colliver  
Cr S Douglas  
Cr S Elphick  
Cr P Fiorenza  
Cr R D Hall  
Cr S Keemink  
Cr V Tanti\* (via Skype)  
Cr T Thomas

Officers:

R McKim, Chief Executive Officer  
P Melling, Director of Development & Community Services

P Radalj, Director of Corporate and Commercial Services  
C Lee, Director of Infrastructure Services  
R Doughty, Chief Financial Officer  
S Moulds, PA to the Chief Executive Officer  
K Smith, Manager Maintenance Operations  
B Pearce, Manager Corporate Compliance and Safety  
P Kingdon, Coordinator Communications

Others:

Members of Public: 6  
Members of Press: 1

Apologies:

Cr J Critch

Leave of Absence:

Cr K Parker

#### **4 DISCLOSURE OF INTERESTS**

Mayor S Van Styn declared a Proximity interest in Item DCS443 Confidential Item – Development and Community Services.

Cr N Colliver declared a Financial Indirect interest in Item DCS455 Lots 150 & 151 Marine Terrace, Geraldton & Lot 153 Lester Avenue, Geraldton as she is Chair of Pollinators Inc who have a lease over two properties that are part of Lot 151 Marine Tce.

#### **5 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

There are no questions from previous meetings.

#### **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 5.02pm*

**Rabea Watters, 9B Penzance Way, Tarcoola Beach WA 6530**

Question

What made you want to be Mayor?

### Response

As Mayor of the Council we are dealing with very important issues relating to the community and the community looks to Council to provide leadership in a time of crisis and otherwise. The chance to be Mayor and to lead a group of co-thinking people is something that I have always wanted to do. I was one of those kids that would show up at local politician's offices, which I did quite regularly as a young child. I joined the school council and committees of football clubs. I even scored at my Dad's cricket matches. Like you, I have an interest in the future of the City. You showed me your presentation on what you would do as Mayor, which was to attract more universities here. The fact that you didn't think about that from a self-interested perspective and for your education or the education of other people, you thought about it in the context of what it would mean for the community. That would make you a great candidate for Mayor, as I also heard you make that in your presentation. It is great to be able to help your community as together we push through the tough times and also get together to enjoy the good times, that is why I am the Mayor of the City right now.

**Mr Sean Hickey, PO Box 2966, Geraldton WA 6531**

### Question

I have concerns about the suitability of adhering to 'public question time', protocol's at Council Meetings.

Assuming our government directives are in our best interests there are a number of issues that relate to COVID-19 that need to be dealt with.

Not only is the space we occupy an issue. There is the equipment (audio switches and lectern surfaces) and age grouping issues.

Surely it is time to revisit the very real constraints that are presented to the public at question time- especially during this public health crisis. Local Law 5.7 and amendments clearly will place community members at risk to their health?

The inefficiency of the audio (switches on/off or unlinked to controls, issues), screen visibility and lack of sound quality of councillor microphones. These are also issues Council could consider.

Modernising and improvement, in the fair delivery in communication at meetings is sought.

Amongst other doubtful requirements is that age groups referred to in this epidemic will be required to be present to ask a question - not something our health experts advocate.

Perhaps it's time to run the whole of question time in a more efficient and equitable manner. After all it was only in recent weeks that council clocked up it's second shortest council meeting of recent times.

Why shouldn't written questions and or proxy representation be valid ?  
How about technology - 'face time' and similar??

Response

The Local Government Act 1995 and specific regulations require you to be in attendance at Council meetings to ask questions. The City's meeting Procedures Local Law 2011, amended 2016, is a clarification of what is required throughout the Act and Regulations.

The Department of Local Government, Sport and Cultural Industries is urgently progressing amendments to the Local Government (Administration) Regulations 1996. These changes shall then enable Council's to conduct meetings and public question time via electronic means effectively. These regulation's amendments are expected to be gazetted tomorrow and take effect Thursday 26 March 2020.

Under the current regulations the requirement prescribes a minimum of 15 minutes for public question time. Under the proposed amendments being introduced the City will only have make available an opportunity to table public questions *before* the meeting and only open the floor to the meeting. Council will no longer be required to maintain 15 minutes for public questions time or make a decision to move on. In terms of efficiency, it is suggested that a short Council meeting has always been a good one.

Question

Undoubtedly a lot has changed since Councils last council meeting.

Local Law 5.7 and amendments fail the test of suitability and reasonableness and fair play, at 'question time'.

The development of a budget for next financial year along traditional lines can be expected to 'fail the pub test'; people's economic situation and capacity to meet the many financial commitments - including Council Rates - will be more than tested.

In lean times, and unfortunately we are looking at very lean times - our expenditures need to be cut.

How is the Council going to respond to the community's economic difficulties?

Isn't it time to slash some of the expenditures- mowing and installing pathways for example? Or will Council continue with rates that reflect an average close to 6% annual rise over the recent 10 years plus.

And, Rate collection that demands an extra levy of 5% per quarterly payment (most of us). And will Council continue with forced property sales, should rates be difficult still after the prescribed 3 yr time frame .?

What about a reduction in operations and a reduction of rates ??

*The Mayor asked Mr Hickey to limit his preamble for the question that he is wishing to ask, to the topic he wishes to address. It is noted there are embedded no less than 2-3 questions in what is supposed to be a singular question and therefore is not an efficient way to handle public question time.*

Response

The matters that you have raised in relation to rates and expenditure levels will be considered as part of Council's budget deliberation process and with regard to supporting the local community during this crisis.

Question

Will Council become real advocates for improving immediately our understanding of 'climate change'- through the adoption of policy and practice that reflect this?

People and COVID-19 are clearly at odds as to ' who and what is in charge', in the world as we know it.

Over weeks and months we have been messing with the economic arguments of what to do.

Now, Politicians are moving to correct the disbelief that has resulted from their early limited action on this epidemic. Health/Science are providing answers and solutions.

Undoubtedly, Science, is the voice of intelligence and knowledge. Health- Science has equity with Environmental Science and Climate Science.

Always, they are advocating for us to change our ways and to place our world environment way before economics and more dollars.

COVID-19 is an emergency, so is Global warming and Climate Change. Will Geraldton take some real action?

Response

Yes

**Elvie Dann, 46/217 Lester Avenue, Geraldton WA 6530**

Question

*Ms Dann's question related to land at Southgates' sand dunes.*

What representative body gives authority to the Media to print issues that concern our people's concerns and the community doesn't know about?

*Ms Dann referenced a Guardian article of 13 March.*



*The Mayor advised that there are a couple of items on the agenda that relate to the investigation for the City to acquire ownership of some properties. The Mayor advised the meeting that he is foreshadowing that those items be deferred, which will be discussed later in the meeting. No decision has been made on any acquisitions as yet, that is why the Council meet.*

*Ms Dann again referenced the Guardian article stating that it gives The Mayor authority to mention this item. She advised that the sand dunes at Greenough are very historical.*

*The Mayor advised that there is no item to acquire the sand dunes in Greenough.*

*The Mayor advised Ms Dann that a separate meeting will be organised to discuss this further. Ms Dann was advised that the sand dunes are privately owned and privately mined.*

*Public question time concluded at 5.17pm*

## **7 APPLICATIONS FOR LEAVE OF ABSENCE**

### **Existing Approved Leave**

<b>Councillor</b>	<b>From</b>	<b>To (inclusive)</b>	<b>Date Approved</b>
Cr K Parker	11 March 2020	25 March 2020	25/2/2020
Cr V Tanti*	17 March 2020	13 June 2020	25/2/2020
Cr S Douglas*	17 March 2020	23 March 2020	28/1/2020
Cr T Thomas	6 April 2020	10 April 2020	25/2/2020
Cr J Critch	6 April 2020	12 April 2020	25/2/2020
Cr J Critch	25 April 2020	29 April 2020	25/2/2020

*\*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.*

*Cr Tanti\* joined the Ordinary Meeting of Council via Skype for Business from Canning Vale WA 6155 as approved by Council 25 February 2020 – CCS476.*

*Cr Douglas\* did not take the leave that was approved on 28/1/2020.*

**COUNCIL DECISION****MOVED CR THOMAS, SECONDED CR COLLIVER****EXECUTIVE RECOMMENDATION:****That Council by Simple Majority pursuant to Section 5.25 of the Local Government Act 1995 RESOLVES to:**

- 1. APPROVE Leave of Absence for:**
  - a. Cr R Hall for the period 9 April 2020 to 20 April 2020.**

**CARRIED 11/0**

*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 February 2020, as previously circulated, be adopted as a true and correct record of proceedings.

**COUNCIL DECISION****MOVED CR THOMAS, SECONDED CR COLLIVER****RECOMMENDED that the minutes of the Ordinary Meeting of Council held on 25 February 2020, as previously circulated, be adopted as a true and correct record of proceedings.****CARRIED 11/0**

*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*

<b>DATE</b>	<b>FUNCTION</b>	<b>REPRESENTATIVE</b>
26 February 2020	Forrester Park Playground Equipment Installation - Photo for Media Release	Mayor Shane Van Styn
27 February 2020	Citizenship Ceremony	Mayor Shane Van Styn
27 February 2020	Beachlands School visit with Primary Extension and Challenge (PEAC) Students – 'Inspired to Action'	Mayor Shane Van Styn
27 February 2020	2020-21 Draft Capital Works Program Review	Mayor Shane Van Styn
29 February 2020	Sunsmart Country Pennants 2020 – Opening Ceremony	Mayor Shane Van Styn
1 March 2020	Pacific Princess - Plaque Presentation	Mayor Shane Van Styn
3 March 2020	Regular Catch up – Marketing & Media	Mayor Shane Van Styn
3 March 2020	Unveiling of the 'Balayi-Open Your Eyes! Houtman 400' plaque by the Australian Ambassador to the Netherlands	Mayor Shane Van Styn
3 March 2020	WA Local Government Grants Commission Public Hearing - Financial Assistance Grants	Deputy Mayor Tarleah Thomas
3 March 2020	Audit Committee Meeting	Mayor Shane Van Styn
3 March 2020	Concept Forum	Mayor Shane Van Styn
5 March 2020	Meeting with Minister for Energy Energy Hon Bill Johnston MLA - Street Lighting	Mayor Shane Van Styn
5 March 2020	Western Power Public Forum	Mayor Shane Van Styn
9 March 2020	Regular Catch up – Mayor & CEO	Mayor Shane Van Styn
9 March 2020	Emergency Helicopter & Wandina	Mayor Shane Van Styn
9 March 2020	Regular Catch up – Marketing & Media	Mayor Shane Van Styn
9 March 2020	Citizenship Ceremony	Mayor Shane Van Styn
9 March 2020	Local Rugby Opportunities	Mayor Shane Van Styn
13 March 2020	Geraldton Cycling Forum	Mayor Shane Van Styn
13 March 2020	Welcome to Mullewa BBQ	Deputy Mayor Tarleah Thomas
13 March 2020	Geraldton Regional Art Gallery (GRAG) Exhibition Opening Night - 'How Did I Get Here?'	Mayor Shane Van Styn
15 March 2020	Radio Interview - Radio Mama	Mayor Shane Van Styn
16 March 2020	Regular Catch up – Marketing & Media	Mayor Shane Van Styn
16 March 2020	Mayors and Presidents COVID - 19 Briefing - Webinar	Mayor Shane Van Styn
17 March 2020	Agenda Forum – Mullewa	Mayor Shane Van Styn

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18 March 2020	GWN Interview – COVID - 19 and Crosswalk	Mayor Shane Van Styn
18 March 2020	Community Nursery Volunteers - BBQ and Presentation of Shirts from Rotary	Mayor Shane Van Styn
18 March 2020	Independent Review Committee - Wrap Up Meeting	Mayor Shane Van Styn
20 March 2020	Fusion Research Paper Launch	Mayor Shane Van Styn
20 March 2020	Mayors and Presidents COVID - 19 Briefing - Webinar	Mayor Shane Van Styn
23 March 2020	Regular Catch up – Mayor & CEO	Mayor Shane Van Styn
23 March 2020	Regular Catch up – Marketing & Media	Mayor Shane Van Styn
24 March 2020	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

DCS440 PROPOSED ROAD CLOSURE AND AMALGAMATION – PORTION OF ARTHUR ROAD AND UNNAMED ROAD, MOONYOONOOKA
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<b>AGENDA REFERENCE:</b>	<b>D-20-026023</b>
<b>AUTHOR:</b>	<b>K Elder, Coordinator Strategic Planning</b>
<b>EXECUTIVE:</b>	<b>P Melling, Director Development and Community Services</b>
<b>DATE OF REPORT:</b>	<b>25 February 2020</b>
<b>FILE REFERENCE:</b>	<b>RO/11/0021 &amp; RC117</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1) Road Closure and Amalgamation Plan No. 27919AS1-1-1</b>

#### EXECUTIVE SUMMARY:

The purpose of this report is to seek Council approval to close and amalgamate portions of Arthur Road and an unnamed Road, located south of the Geraldton Airport in Moonyoonooka.

#### EXECUTIVE RECOMMENDATION:

That Council by Simple Majority pursuant to Section 58 of the *Land Administration Act 1997* RESOLVES to:

1. REQUEST the Minister for Lands to approve the closure and amalgamation of a portion of Arthur Road and a portion of the unnamed Road as shown on Plan No. 27919AS1-1-1; and
2. INDEMNIFY the Minister against any claim for compensation.

#### PROPONENT:

The proponent is the City of Greater Geraldton.

#### BACKGROUND:

In October 2018 the City commenced the Geraldton Airport Upgrade Project which included an extension of the runway to 2,400 meters. As a result of the runway extension, a section of Arthur Road was required to be deviated to maintain sufficient clearance for the flightpath of the aircraft between the end of the runway and the road formation. The roadworks were designed and constructed to ensure that triple trailer road trains (54.6m) could still access the stock yards and Co-Operative Bulk Handling (CBH) facilities located east of the airport further along Arthur Road.

The road deviation works are now complete and as a result the new road alignment needs to be formally created and the redundant portions of the road reserve needs to be closed.

In addition to the Arthur Road deviation, the unnamed Road that runs north-south from Arthur Road to the Moonyoonooka-Narngulu Road is also now redundant and proposed to be closed.

The City has negotiated with the affected landowner to acquire the necessary portions of land to facilitate the runway extension, with the redundant portions of Arthur Road and the unnamed Road being amalgamated into the existing adjoining Lots 9000 and 9500 to create two new proposed Lots 1 and 2 as shown on Attachment No. DCS440.

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

### **Community:**

The growth and diversity of the region's economy will lead to population expansion and with it continued demand for air transport services.

### **Environment:**

There are no adverse environmental impacts as the land was already cleared of vegetation and utilised for agricultural purposes, with all necessary drainage works completed as part of the road construction.

### **Economy:**

The Geraldton Airport is an essential regional transport infrastructure element and an integral part of the State aviation infrastructure network. The City is committed to ensuring that its Airport is developed with the infrastructure and facilities needed to enable and support the growth in aviation activity that will accompany regional economic development and population growth.

### **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:**

Council at its meeting held on 21 December 2010 (Item No. CE128) agreed to the purchase of the land portions required for the runway extension.

## **COMMUNITY/COUNCILLOR CONSULTATION:**

The proposed road closure and amalgamation was publicly advertised in accordance with the provisions of the *Land Administration Act 1997*.

The advertising period was for 38 days (commencing on Friday 15 November 2019 and concluding on Monday 23 December 2019) and involved the following:

1. A notice appeared in the Geraldton Guardian on 15 November 2019;
2. The closure was publicly displayed at the Civic Centre;
3. The closure was publicly advertised on the City's website; and

4. The closure was referred to the following servicing authorities and government agencies:
  - ATCO Gas;
  - Department of Planning Lands & Heritage;
  - Department of Water & Environmental Regulation;
  - Main Roads WA;
  - Telstra;
  - Water Corporation; and
  - Western Power.
5. The closure was also referred to the following agencies:
  - Australia Post;
  - Bureau of Meteorology; and
  - NBN.

### **Submissions:**

As a result of advertising, a total of seven (7) submissions were received (all from servicing authorities and government agencies with no objection). Copies of the actual submissions are available to Council upon request.

There has been no Councillor consultation.

### **LEGISLATIVE/POLICY IMPLICATIONS:**

Section 58 of the *Land Administration Act 1997* provides for the closure of public roads.

### **FINANCIAL AND RESOURCE IMPLICATIONS:**

There are no financial or resource implications.

### **INTEGRATED PLANNING LINKS:**

<b>Title: Environment</b>	<b>2.3 Built Environment</b>
Strategy 2.3.3	Providing a fit for purpose, safe and efficient infrastructure network

### **REGIONAL OUTCOMES:**

Extension of the runway has provided the capacity to expand Geraldton's whole-of-network role in WA aviation and provide new opportunities for regional industries.

### **RISK MANAGEMENT**

There are no inherent risks with the closure and disposal.

### **ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS**

Following the completion of the Arthur Road deviation, portions of Arthur Road and the unnamed Road are now redundant and additionally the new Arthur Road alignment needs to be formally created. The option to refuse is therefore not supported.

The option to defer is not supported as there is considered sufficient information for Council to determine the matter.



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

**That Council by Simple Majority pursuant to Section 58 of the *Land Administration Act 1997* RESOLVES to:**

- 1. REQUEST the Minister for Lands to approve the closure and amalgamation of a portion of Arthur Road and a portion of the unnamed Road as shown on Plan No. 27919AS1-1-1; and**
- 2. INDEMNIFY the Minister against any claim for compensation.**

**CARRIED 11/0**

*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.*

**DCS441 LEASE – RAILWAY FOOTBALL CLUB GERALDTON**

<b>AGENDA REFERENCE:</b>	<b>D-20-027950</b>
<b>AUTHOR:</b>	<b>L MacLeod, Coordinator Land and Property Services</b>
<b>EXECUTIVE:</b>	<b>P Melling, Director Development and Community Services</b>
<b>DATE OF REPORT:</b>	<b>4 March 2020</b>
<b>FILE REFERENCE:</b>	<b>A10327</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1)</b> <b>Request to enter into a new lease agreement</b>

**EXECUTIVE SUMMARY:**

The purpose of this report is to seek Council approval to enter into a new 21 year land lease agreement with Railway Football Club, Geraldton situated over portion of Reserve 35989, comprising Lot 2743, Augustus Street, Geraldton.

**EXECUTIVE RECOMMENDATION:**

That Council by Simple Majority pursuant to Section 3.58 of the Local Government Act 1995 RESOLVES to:

1. ENTER into a new land lease agreement for approximately 930m<sup>2</sup> with Railway Football Club, Geraldton situated over portion of Reserve 35989, comprising Lot 2743, Augustus Street, Geraldton;
2. SET the conditions as follows:
  - a. Enter into a 21 year lease agreement commencing on 1 April 2020;
  - b. Commence the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
  - c. Should the lessee not return the endorsed documents to the City within three (3) months of the date of being sent, the City will seek a resolution of Council to determine the consequences of this inaction;
3. MAKE the determination subject to consent from the Minister for Lands;
4. ADVISE the lessee they are responsible for separately paying:
  - a. Building and other relevant insurances;
  - b. Applicable rates, taxes and other utilities; and
  - c. All legal and survey expenses associated with the preparation, execution and registration of the lease.

**PROPOSER:**

The proposer is Railway Football Club, Geraldton.

**BACKGROUND:**

The Recreation Ground on Augustus Street, Geraldton, is home to the Railway Football Club. The Club has been established in Geraldton since 1904 and has promoted the sport of football since that time.

The Club and associated clubroom facility are well established at the Recreation Ground and are seeking to enter into another lease for the maximum term of 21 years, with Ministerial consent. Their current 21 year lease commenced on the 1 April 1999 and is due to expire on the 31 March 2020. The Club's request to enter into a new lease agreement is included as Attachment No. DCS441.

Aerial photo of the Club's current lease area:



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

### **Community:**

The Railway Football Club will continue to promote the sport of football and encourage membership of all ages to the broader community.

### **Environment:**

There are no adverse environmental impacts as the Club is already established on the land.

### **Economy:**

Sporting Clubs are an integral part of our economy and social fabric, they have a role in working with the City and community to encourage and host sporting activities and events that are known to have economic benefits to the City/ Region.

**Governance:**

A formal lease is part of the formal structure that assists with the governance and management of the City and its assets.

*Disclosure of Interest:*

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

**RELEVANT PRECEDENTS:**

The City leases portion of Crown Reserves to sporting and community clubs throughout the Greater Geraldton region.

**COMMUNITY/COUNCILLOR CONSULTATION:**

There has been no community/councillor consultation.

**LEGISLATIVE/POLICY IMPLICATIONS:**

Section 3.58 of the Local Government Act 1995 details the process for “disposing” (in this case leasing) of property.

Regulation 30 of the Local Government Functions and General Regulations describes dispositions of property excluded from Section 3.58 of the Local Government Act 1995 for recreational, sporting and other like natured organisations.

**FINANCIAL AND RESOURCE IMPLICATIONS:**

Lease fees will be in accordance with the City of Greater Geraldton Schedule of Fees and Charges for Sporting and Community Groups reviewed annually.

**INTEGRATED PLANNING LINKS:**

<b>Title: Community</b>	<b>1.2 Recreation and Sport</b>
Strategy 1.2.1	Supporting the strong sporting culture that has shaped Greater Geraldton’s identity and lifestyle.
<b>Title: Community</b>	<b>1.3 Community Health and Safety</b>
Strategy 1.3.2	Promoting healthy lifestyle initiatives and living standards.
<b>Title: Community</b>	<b>1.5 Recognise, value and support everyone</b>
Strategy 1.5.1	Supporting and strengthening community groups, organisations and volunteer services.
Strategy 1.5.2	Supporting young people to develop the skills to make valuable contributions to their communities.
<b>Title: Environment</b>	<b>2.3 Built Environment</b>
Strategy 2.3.2	Providing accessible community spaces, parks, natural areas, sport and recreational facilities that equitably service the whole community.

**REGIONAL OUTCOMES:**

Supporting a new 21 year lease agreement with the Railway Football Club will ensure the Club has a home ground into the future and enable them to continue to successfully promote the sport of football.

**RISK MANAGEMENT:**

There are no specific risks to the City regarding this proposal.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:**

There were no alternative options considered by City Officers as not supporting a new lease with the Club would not be in line with the City's Strategic Community Plan.

*Cr Thomas, as the mover of the Motion, requested to move the motion with an amendment to 2.c. to six (6) months, which was approved by the Seconder.*

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

**That Council by Simple Majority pursuant to Section 3.58 of the Local Government Act 1995 RESOLVES to:**

1. **ENTER** into a new land lease agreement for approximately 930m<sup>2</sup> with Railway Football Club, Geraldton situated over portion of Reserve 35989, comprising Lot 2743, Augustus Street, Geraldton;
2. **SET** the conditions as follows:
  - a. Enter into a 21 year lease agreement commencing on 1 April 2020;
  - b. Commence the lease fee in line with the City of Greater Geraldton Schedule of Fees and Charges reviewed annually;
  - c. Should the lessee not return the endorsed documents to the City within six (6) months of the date of being sent, the City will seek a resolution of Council to determine the consequences of this inaction;
3. **MAKE** the determination subject to consent from the Minister for Lands;
4. **ADVISE** the lessee they are responsible for separately paying:
  - a. Building and other relevant insurances;
  - b. Applicable rates, taxes and other utilities; and
  - c. All legal and survey expenses associated with the preparation, execution and registration of the lease.

**CARRIED 11/0**

*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.*

**REASON FOR VARIATION TO THE EXECUTIVE RECOMMENDATION:**

**That Council extend the time for Railways Football Club to return of the endorsed documentation to six months as a result on the current restrictions of public meetings due to COVID-19.**

*The Mayor advised Council that he would like to move a procedural motion to defer Items DCS442, 443, 444, and 445.*

*The following items were dealt with en-bloc. En-bloc is the practice when dealing with similar items where elected members have no reason to disagree to the recommendation.*

# **PROCEDURAL MOTION**

## **MOVED MAYOR, SECONDED CR KEEMINK**

**That Council RESOLVES to DEFER the following Items until the July 2020 Ordinary Meeting of Council:**

1. **DCS442 - Confidential Item – Development and Community Services;**
2. **DCS443 - Confidential Item – Development and Community Services;**
3. **DCS444 - Acquisition Of Former Fire Station – Lot 2398 Durlacher Street, Geraldton; and**
4. **DCS445 - Lots 150 & 151 Marine Terrace, Geraldton & Lot 153 Lester Avenue, Geraldton.**

### **CARRIED 10/1**

Time: 5:28 PM

Not Voted: 2

No Votes: 1

Yes Votes: 10

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

**REASON FOR VARIATION OF EXECUTIVE RECOMMENDATION:** That Council defer Items DCS442, 443, 444 and 445 to focus on the budget matters relating to COVID-19 that will be considered later in the meeting.

DCS442 CONFIDENTIAL ITEM – DEVELOPMENT AND COMMUNITY SERVICES
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<b>AGENDA REFERENCE:</b>	<b>D-20-026110</b>
<b>AUTHOR:</b>	<b>B Robartson, Manager Land and Regulatory Services</b>
<b>EXECUTIVE:</b>	<b>P Melling, Director Development and Community Services</b>
<b>DATE OF REPORT:</b>	<b>27 February 2020</b>
<b>FILE REFERENCE:</b>	<b>A65947</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1) Confidential Confidential Attachment</b>

*Provided to Council under separate cover.*

***This Item was moved En-Bloc to Defer – see page 20.***

**PROCEDURAL MOTION**

**MOVED MAYOR, SECONDED CR KEEMINK**

*That Council RESOLVES to DEFER the following Items until the July 2020 Ordinary Meeting of Council:*

1. **DCS442 - Confidential Item – Development and Community Services;**
2. **DCS443 - Confidential Item – Development and Community Services;**
3. **DCS444 - Acquisition Of Former Fire Station – Lot 2398 Durlacher Street, Geraldton; and**
4. **DCS445 - Lots 150 & 151 Marine Terrace, Geraldton & Lot 153 Lester Avenue, Geraldton.**

**CARRIED 10/1**

**REASON FOR VARIATION OF EXECUTIVE RECOMMENDATION:** *That Council defer Items DCS442, 443, 444 and 445 to focus on the budget matters relating to COVID-19 that will be considered later in the meeting.*

DCS443 CONFIDENTIAL ITEM – DEVELOPMENT AND COMMUNITY SERVICES
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<b>AGENDA REFERENCE:</b>	<b>D-20-028006</b>
<b>AUTHOR:</b>	<b>B Robartson, Manager Land and Regulatory Services</b>
<b>EXECUTIVE:</b>	<b>P Melling, Director Development and Community Services</b>
<b>DATE OF REPORT:</b>	<b>5 March 2020</b>
<b>FILE REFERENCE:</b>	<b>A7774</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1) Confidential Confidential Attachment</b>

*Provided to Council under separate cover.*

*Mayor S Van Styn declared a Proximity interest in Confidential Item DCS443 Development and Community Services.*

***This Item was moved En-Bloc to Defer – see page 20.***

**PROCEDURAL MOTION**

**MOVED MAYOR, SECONDED CR KEEMINK**

*That Council RESOLVES to DEFER the following Items until the July 2020 Ordinary Meeting of Council:*

1. DCS442 - Confidential Item – Development and Community Services;
2. DCS443 - Confidential Item – Development and Community Services;
3. DCS444 - Acquisition Of Former Fire Station – Lot 2398 Durlacher Street, Geraldton; and
4. DCS445 - Lots 150 & 151 Marine Terrace, Geraldton & Lot 153 Lester Avenue, Geraldton.

**CARRIED 10/1**

**REASON FOR VARIATION OF EXECUTIVE RECOMMENDATION:** *That Council defer Items DCS442, 443, 444 and 445 to focus on the budget matters relating to COVID-19 that will be considered later in the meeting.*



DCS444 ACQUISITION OF FORMER FIRE STATION – LOT 2398 DURLACHER STREET, GERALDTON
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<b>AGENDA REFERENCE:</b>	<b>D-20-028408</b>
<b>AUTHOR:</b>	<b>B Robartson, Manager Land and Regulatory Services</b>
<b>EXECUTIVE:</b>	<b>P Melling, Director Development and Community Services</b>
<b>DATE OF REPORT:</b>	<b>5 March 2020</b>
<b>FILE REFERENCE:</b>	<b>A11753</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1) Confidential Confidential - Valuation Report – Opteon Property Group Pty Ltd</b>

**EXECUTIVE SUMMARY:**

The purpose of this report is to seek Council approval to determine whether or not the City should submit a formal offer to acquire Lot 2398 Durlacher Street, Geraldton (Former Fire Station) for Municipal Purposes and Car Parking.

**EXECUTIVE RECOMMENDATION:**

That Council by Absolute Majority pursuant to Section 3.59 (1) and Section 6.8 (1a) of the Local Government Act 1995 RESOLVES to:

1. DELEGATE authority to the Chief Executive Officer to acquire Lot 2398 Durlacher Street, Geraldton subject to the following conditions:
  - a. Presentation of a formal offer to the Department of Planning, Lands & Heritage to purchase Lot 2398 Durlacher Street, Geraldton for the sum of \$1.00 inclusive of GST that includes:
    - i. City contribution of half of the total demolition costs of buildings; and
    - ii. subject to the results of the testing of the suspected PFAS contamination permits the use and development of the site for car parking and associated ground disturbing activities.

**PROPONENT:**

The proponent is the City of Greater Geraldton.

**BACKGROUND:**

Council at its meeting on the 26 November 2019 (Item No. DCS430) resolved the following:

1. *DIRECT the CEO to negotiate with the Department of Planning, Lands and Heritage Approval for:*
  - a. *the acquisition of Lot 2398 Durlacher Street, Geraldton via either freehold purchase or a Management Order for Municipal Purposes and Car parking;*
  - b. *subject to point a. above, prepare cost estimates for consideration by Council, for demolition of all structures on site, environmental assessment / approval and construction of a car park and possible toilets on Lot 2398 Durlacher Street, Geraldton; and*
2. *PRESENT, subject to 1 above, a report back to Council on the outcome of the negotiations and possible costings thereto for final determination.*

The City has not received a formal response on either proposal.

The subject site is shown below:



The subject property comprises a decommissioned Fire Station with caretaker's residence situated on a Regional Centre zoned lot located on the corner of Durlacher Street and Anzac Terrace with a land area of 3,225sqm. The improvements were constructed circa 1970 and are at the end of their economic life with no added value.

The lot is owned by the State as a Crown Grant in Trust and the title has an encumbrance with a Memorial (N890197) under the Contaminated Sites Act 2003 REGISTERED on the 7/5/2018 noting "possibly contaminated – investigation required".

Instructions provided to the land valuer Opteon Property Group Pty Ltd provided for vacant possession and to assume that the demolition costs of the buildings are to be factored into the price. The following assumptions and recommendations are provided by the valuer in their report and is included as Confidential Attachment DCS444:

- The instructions and information supplied contain a full disclosure of all information that is relevant.
- The property is encumbered by a Crown grant. The valuation is provided on the basis of freehold title with vacant possession as at the date of valuation.

- There is a memorial on the title noting the subject property is potentially contaminated by PFAS which is found in firefighting foam. Our valuation is on the basis that the highest and best use for the property is a car park and that this use is permissible noting the potential contamination.
- The valuation assumes that the freehold title would be transferred free of any liability of contamination remediation.
- This valuation has not had regard to any potential stigma associated with contamination/potential contamination of the site.
- For the purpose of this report we have assumed the highest and best use of the property is car park.
- Any existing site contamination does not require remediation for the continuation of the existing use of the property.
- As per our instructions an internal inspection of the improvements were not undertaken. This valuation is on a land basis only.

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

### **Community:**

Utilising this land as a public car park will assist in further activating the City Centre and in future public parking provision when Lot 601, Marine Terrace is developed. The current building is in its boarded up and in a rundown condition, it is a blight on the City Centre and the Durlacher Street streetscape especially after the enhancements achieved when City was able to have power lines removed and footpaths upgraded.

### **Environment:**

The Department of Water and Environmental Regulation (DWER) has confirmed firefighting foam containing PFAS was used on the site for approximately 47 years, from 1969 to 2016. As the extent of the contamination is not yet realised, sealing the site with asphalt may be an alternative to mitigate potential contact with soil on the site (it effectively means there will not be any ground disturbance once sealed).

### **Economy:**

Providing parking including the potential for a multi-story carpark could enable smaller parking areas in the CBD to be utilised for more appropriate purposes.

### **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:**

The City has current precedents of acquiring land for municipal purposes such as improved pedestrian access (Rocks Laneway), future car parking planning, road drainage, truncations and footpaths.

**COMMUNITY/COUNCILLOR CONSULTATION:**

Councillor consultation and discussions has been ongoing on the future and condition of this site. Council at its meeting on the 26 November 2019 (Item No. DCS430) provided delegated authority to the CEO to enter into discussions with the State to acquire the site.

**LEGISLATIVE/POLICY IMPLICATIONS:**

*Local Government Act 1995 (as amended)* – Commercial Enterprises by Local Governments:

*Section 3.59 (1):*

1. *In this section-*  
*“acquire” has a meaning that accords with the meaning of “dispose”;*  
*“dispose” includes to sell, lease, or otherwise dispose of, whether absolutely or not;*  
*“land transaction” means an agreement or several agreements for a common purpose, under which a local government is to –*
  - (a) Acquire or dispose of an interest in land; or*
  - (b) Develop land*

*Pursuant to Regulation 7 Local Government (Functions & General) Regulations 1996* – Minimum value of major land transactions.

For a land transaction to be a major land transaction the total value of –

- a. the consideration under the transaction; and*
  - b. anything done by the local government for achieving the purpose of the transaction;*
- has to be more, or worth more, than either \$10 million for metropolitan local governments and ‘major regional centres’, and in all other regional areas the minimum value is defined as \$2 million.*

Therefore, for the implications of *Section 3.59 (2) of the Local Government Act 1995, Regulation 7 Local Government (Functions & General) Regulations 1996* provides and exempt transaction.

*Local Government Act 1995 - Section 6.8 (1)* requires Council to not incur expenditure from its municipal fund if not included in its annual budget unless this expenditure is authorised in advance by Council by absolute majority.

**FINANCIAL AND RESOURCE IMPLICATIONS:**

The valuation report indicates (page 15-18) that:

*‘Direct comparison on a land value basis is somewhat subjective noting the subject’s highest and best use is ‘car park’ and capital expenditure is required to achieve this requiring demolition of existing improvements.*

*As a starting point, we have had regard to the subjects underlying zoning and general characteristics.*

*Our listed sales reveal the following:*

- Land size between 751 sqm and 9,454 sqm*
- Land values between \$130,000 and \$1,100,000*
- Land value rates between \$95psm and \$86psm*

*Upon reviewing our listed evidence, the highest level of correlation indicates an underlying subject unencumbered land value of between \$550,000 and \$600,000. Adopting the midpoint \$575,000 reflects a rate of \$178 psm which we consider to be reasonable.*

*Allow for adjustments to arrive at the highest and best use, capital expenditure of \$550,000 (demolition + project costs + 10% risk allowance) this indicates a residential value of \$25,000'.*

A further secondary valuation method of Capitalisation of Market Income supports the direct comparison on a land value method.

The report indicates and concludes with the following:

*'We are aware the City of Greater Geraldton has presented an offer for the site for \$1.*

*There are no directly comparable sales and our valuation approaches require non-standard assumptions. Our explicit assumptions for this valuation increase the level of subjectivity. Our methodologies indicate values of \$11,000 and \$25,000 respectively.*

*The \$1 offer presented appears reasonable noting the comments above. After our adjustments and consideration of the relevant evidence and assumptions, we have adopted a subject value range of between \$1 and \$25,000 and adopted a value of \$12,500 being the mid-point of our value range'.*

In any event there will be a cost to demolish the current buildings on site and to then construct a car park.

#### **INTEGRATED PLANNING LINKS:**

<b>Title: Environment</b>	<b>2.2 Sustainability</b>
Strategy 2.2.2	Researching, promoting and providing sustainable infrastructure, services and utilities.
<b>Title: Environment</b>	<b>2.3 Built Environment</b>
Strategy 2.3.1	Promoting a built environment that is well planned and meets the current and future needs of the community.
<b>Title: Economy</b>	<b>3.1 Growth</b>
Strategy 3.1.3	Developing and maintaining infrastructure that increases the potential for business and investment.
Strategy 3.1.4	Supporting and facilitating implementation of the Growing Greater Geraldton plan.

#### **REGIONAL OUTCOMES:**

Pursuant to the Growing Greater Geraldton Plan, future parking in the CBD will be at a premium. The acquisition of this site will enable the City to expand public parking as demand grows.

**RISK MANAGEMENT:**

Allowing this building to deteriorate may result in further vandalism and public criticism toward the City even though it's a State Government building.

PFAS represents a significant risk associated with this purchase and hence the associated purchase condition. The extent of this risk is unknown with further testing required to correctly quantify this risk. The City would undertake this analysis if the State agree to the sale as per this report's recommendations.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:**

An alternative option is for the City to do nothing and wait for DFES and DWER to complete a thorough investigation into the extent of the contamination. The City has been informed by DFES that all of their current and former Fire Station sites are required to undergo an extensive assessment to establish the extent of the contamination and the former Geraldton Fire Station is not a priority and it could be a decade or more for this process to occur.

The former Fire Station has now been boarded up and its condition continues to fall into disrepair. Given the prominent location of this site in the CBD, it would not be an ideal situation to leave the building to continue to deteriorate.

A further option is to only seek a Management Order for the site for Municipal Purposes and Car Parking.

There will be a cost to demolish the current buildings on site and to then construct a car park. The first stage is to gain access to the site and once granted, to then progress with options to convert it for car parking use. The costs will include some environmental assessment on the contamination and its mitigation.

***This Item was moved En-Bloc to Defer – see page 20.***

**PROCEDURAL MOTION**

**MOVED MAYOR, SECONDED CR KEEMINK**

*That Council RESOLVES to DEFER the following Items until the July 2020 Ordinary Meeting of Council:*

1. DCS442 - Confidential Item – Development and Community Services;
2. DCS443 - Confidential Item – Development and Community Services;
3. DCS444 - Acquisition Of Former Fire Station – Lot 2398 Durlacher Street, Geraldton; and
4. DCS445 - Lots 150 & 151 Marine Terrace, Geraldton & Lot 153 Lester Avenue, Geraldton.

**CARRIED 10/1**

**REASON FOR VARIATION OF EXECUTIVE RECOMMENDATION:** *That Council defer Items DCS442, 443, 444 and 445 to focus on the budget matters relating to COVID-19 that will be considered later in the meeting.*

DCS445 LOTS 150 & 151 MARINE TERRACE, GERALDTON & LOT 153 LESTER AVENUE, GERALDTON
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<b>AGENDA REFERENCE:</b>	<b>D-20-029097</b>
<b>AUTHOR:</b>	<b>B Robartson, Manager Land and Regulatory Services</b>
<b>EXECUTIVE:</b>	<b>P Melling, Director Development and Community Services</b>
<b>DATE OF REPORT:</b>	<b>6 March 2020</b>
<b>FILE REFERENCE:</b>	<b>A8471, A8472 &amp; A8470</b>
<b>ATTACHMENTS:</b>	<b>Yes (x2)</b> <b>A. CBD Foreshore Development Site Geraldton City Centre – Information Memorandum (February 2020)</b> <b>B. Detailed Area Plan and Design Guidelines</b>

**EXECUTIVE SUMMARY:**

This report seeks a determination by Council as to whether or not the City should investigate an option to acquire Lot 150 Marine Terrace (Radio Theatre Site), Lot 151 Marine Terrace (Blue Heelers ex Hotel site) and Lot 153 Lester Avenue, Geraldton (ex-residence and showroom).

An opportunity has occurred with the current listing for sale of the above lots located with the West End of the Geraldton City. Possible acquisition of one or more of the lots could enable the facilitation of further City Centre revitalisation. It could provide the City and community with options for future car parking/ public spaces and provides an important opportunity to safeguard the State Listed Radio Theatre complex. It could also allow for creating a key access route between Lester Avenue and Marine Terrace.

With low interest rates for borrowing it creates an opportunity to acquire the lots, with the acquisition(s) also potentially stimulating further economic activity in an important part of the City Centre. By giving the City ownership of buildings that are currently in a derelict state and also a constant source of complaints from the community, would at its least give some certainty that the matter is being addressed directly by the City.

**EXECUTIVE RECOMMENDATION:**

That Council by Absolute Majority pursuant to Section 3.59 (1) and Section 6.20 (1) of the Local Government Act 1995 RESOLVES to:

1. DEFER the investigation for the potential purchase of Lots 150 and 151 Marine Terrace, and Lot 153 Lester Avenue, Geraldton based on current economic and financial uncertainties.

**PROPONENT:**

The proponent is the City of Greater Geraldton.



**BACKGROUND:**

Three adjoining properties in the heart of the Geraldton City Centre/ Foreshore Precinct are offered for sale being Lot 150 and 151 Marine Terrace, and Lot 153 Lester Avenue, Geraldton, located in the West End of the Geraldton City Centre.

Lot 150 comprises the main building known as the Radio Theatre. It is a circa 1930's State Registered Heritage Listed Place, and is a two level Art Deco building comprising two retail tenancies (one vacant and one tenanted by a restaurant) along with the former theatre on the ground floor and four residential apartments on first floor. Detached from the main building is a large vacant showroom warehouse (built circa 1911) and listed as a Category 2 under the Local Heritage Survey (formerly known as Kings Picture Theatre/ Soldiers Picture Theatre).

Lot 151 contains three separate buildings comprising a 1980's built office building (partly tenanted), a 1960's built showroom warehouse (tenanted) and a derelict hotel (The Victoria and more recently Blue Heelers) this was built in circa late 1800's and is listed Category 4 under the Local Heritage Survey.

Lot 153 contains a converted 1950's built residence (derelict) and a large 1980's built showroom (vacant / derelict with approximately 1,131m<sup>2</sup> of lettable space).

The City understands that the owners of the properties concerned have been placed into financial receivership. An opportunity is therefore presented with the current listing for sale of the above lots. The acquisition of one or more of the lots could enable the City to progress with further City Centre Revitalisation initiatives. These initiatives could include options for future car parking and creation of public spaces into which could be woven the State Listed Radio Theatre complex.

This acquisition could also create a key access link between Lester Avenue and Marine Terrace and facilitate redevelopment opportunities on adjacent land. With the current low interest rates for borrowing it creates an opportunity to successfully acquire the lots that could potentially stimulate the future proofing of the City Centre as it adapts to the changing retail environment and facilitate the introduction of inner City residential living. Importantly it would also give the City the opportunity to be able to address some of the derelict buildings issues that exists in this section of the West End.

*A CBD Foreshore Development Site Geraldton City Centre – Information Memorandum (February 2020)* released by the selling agents contains full details of all properties is attached as Attachment No. DCS445A.



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

The current rundown state of the various lots with derelict buildings, anti-social issues and vandalism is a key ongoing community concern in the City Centre.

Attached is a copy of the Detailed Area Plan and Design Guidelines (revoked by Council on 24 April 2012 (Item No. SC211) when the developer made no progress on the project). The Guidelines give a flavour of what could be achieved with the lots concerned and is a useful reference tool given that many of the principles are still relevant to this area. The Detailed Area Plan and Design Guidelines are included as Attachment No. DCS445B.

**Environment:**

Vacant and abandoned properties have an impact on adjoining property and community values. The maintenance or demolition of vacant properties is a significant expense however, can be considered critical when attempting to stimulate an existing retail area.

Acquisition of the properties would assist in facilitating City Centre Revitalisation initiatives and could provide a real opportunity to bring about positive changes that the City and Community desires for this area.

**Economy:**

The acquisition of this land has the potential to enable the City to be better placed as freehold owner to manage the sites, refurbish/ demolish buildings where applicable and preserve the site for future development/ disposal when the opportunities and market conditions present.

Derelict and rundown buildings give out the aura of an area deteriorating, and there are direct examples in many Towns and Cities where areas are almost on a death spiral as dereliction spreads across whole City blocks/ neighbourhoods. On top of this rather bleak picture with boarded up buildings and smashed windows, it can discourage any new businesses from buying/ moving into an area.

Specific reference is made to Geraldton Jobs and Growth Plan adopted on 28 January 2020 (Item No. CCS465) which includes:

***8.5.2 Focus area: Strong heart – City Centre revitalisation:*****STRATEGIES**

- II. Create a lively and active City Centre and streets through the day into the evening*
- III. Redesign streets, spaces and places for people*
- VII. Grow and develop the City Centre while minimising infrastructure headworks cost to developers and identifying and addressing other barriers to private investment activation*
- VIII. Improve ease and functionality of connectivity within and around the City Centre*

- IX. *Improve and consolidate car parking*
- X. *Deliver staged and ongoing activation of the City Centre*
- XI. *Target underdeveloped CBD areas with legacy infrastructure requiring investment and renewal.*

As can be seen in the strategies above II, III, VII, VIII, IX, X and XI they are directly relevant to these properties and opportunities they offer.

### **Governance:**

A number of buildings on the subject lots have been identified in the City's Local Heritage Survey and one, the Radio Theatre, is a State Registered Heritage Listed Place.

### *Disclosure of Interest:*

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

### **RELEVANT PRECEDENTS:**

The City has current precedents of acquiring land for various municipal purposes such as improved pedestrian access (Rocks Laneway), future car parking planning, road drainage, truncations and footpaths.

### **COMMUNITY/COUNCILLOR CONSULTATION:**

There has been councillor consultation at Councillor Concept forums.

### **LEGISLATIVE/POLICY IMPLICATIONS:**

*Local Government Act 1995* – Commercial Enterprises by Local Governments:

#### *Section 3.59 (1):*

#### 1. In this section-

- “acquire” has a meaning that accords with the meaning of “dispose”;*
- “dispose” includes to sell, lease, or otherwise dispose of, whether absolutely or not;*
- “land transaction” means an agreement or several agreements for a common purpose, under which a local government is to –*
  - (a) Acquire or dispose of an interest in land; or*
  - (b) Develop land*

Pursuant to *Regulation 7 Local Government (Functions & General) Regulations 1996* – Minimum value of major land transactions

For a land transaction to be a major land transaction the total value of –

- a. the consideration under the transaction; and
- b. anything done by the local government for achieving the purpose of the transaction;

has to be more, or worth more, than either \$10 million for metropolitan local governments and ‘major regional centres’, and in all other regional areas the minimum value is defined as \$2 million.

Therefore, for the implications of *Section 3.59 (2) of the Local Government Act 1995, Regulation 7 Local Government (Functions & General) Regulations 1996* provides and exempt transaction.

*Local Government Act 1995 – Section 6.20 - Power to borrow*

(1) *Subject to this Act, a local government may —*

*(a) borrow or re-borrow money; or*

*(b) obtain credit; or*

*(c) arrange for financial accommodation to be extended to the local government in ways additional to or other than borrowing money or obtaining credit,*

*to enable the local government to perform the functions and exercise the powers conferred on it under this Act or any other written law.*

### **FINANCIAL AND RESOURCE IMPLICATIONS:**

Given the current economic climate the City's Executive team believes in order for Council to be able to make an informed financial decision that this Item be deferred until such time that the COVID-19 financial impacts are considered and measured to ensure that the City is able to meet liquidity requirements going forward.

Should Council subsequently agree to the acquisition of the properties the likely source of funds would come from new borrowings. With the cost of borrowings (cash rate) at a new record low of 0.5%, the use of this type of financial funding instrument is the most favourable option at this time and allows the amortization of the expense over a period of time.

The City is also owed \$19,181.34 in unpaid rates:

A8471 – Lot 150 Marine Terrace	\$7,246.69
A8472 – Lot 151 Marine Terrace	\$6,780.15
A8470 – Lot 153 Lester Avenue	\$5,154.50

An indicative estimate of cost to undertake investigations into the West End properties as per the question asked at the Council Agenda Forum on the 17 March 2020 are as follows:

• Property Valuations	\$30,000
• Hazmat / ACM	\$30,000
• Heritage Advice	\$10,000
• Preliminary Structural Assessment	\$20,000
• Demolition / Repair estimate report	\$20,000
• Urban Planning prelim options	\$20,000
• Officer time	\$10,000

The total cost would be in the order of \$150,000. If the City did purchase, these costs would become capital and if the purchase did not eventuate, the costs would be operational costs to the current budget.

**INTEGRATED PLANNING LINKS:**

<b>Title: Environment</b>	<b>2.3 Built Environment</b>
Strategy 2.3.1	Promoting a built environment that is well planned and meets the current and future needs of the community.
<b>Title: Economy</b>	<b>3.1 Growth</b>
Strategy 3.1.1	Promoting Greater Geraldton and its potential business opportunities to facilitate targeted economic development.
Strategy 3.1.3	Developing and maintaining infrastructure that increases the potential for business and investment.
Strategy 3.1.4	Supporting and facilitating implementation of the Growing Greater Geraldton Plan.

**REGIONAL OUTCOMES:**

The successful acquisition of these properties would enable the City to fulfil a unique opportunity to acquire prime landmark sites, refurbish/ demolish the applicable buildings, reduce the anti-social issues and provide in time a valuable land holding asset for the community. It would also facilitate achieving the City Centre's Revitalisation and Geraldton Jobs and Growth Plan initiatives whilst providing the City and regional community with options for future car parking/ public spaces and the opportunity to safeguard the State Listed Radio Theatre complex.

**RISK MANAGEMENT:**

There are risks in these specific land/ property acquisitions including financially, from a community safety perspective and reputational risks. All of these aspects will need to be addressed via the recommended investigation process.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:**

The other option for consideration by Council is to:

1. DIRECT the Chief Executive Officer to investigate the potential purchase of Lots 150 and 151 Marine Terrace, and Lot 153 Lester Avenue, Geraldton. The investigation to include the following:
  - a. assessment of the heritage requirements of the various buildings;
  - b. budget implications of holding costs and ongoing management of the lots/ buildings;
  - c. obtaining a formal licenced valuation;
  - d. include in an overall business case for Council consideration;
2. DELEGATE authority to the CEO to have preliminary negotiations with the selling agents once the outcome of the current Expression of Interest period is known with a view to the City potentially purchasing one or more of the lots as identified in point 1 above; and
3. PRESENT subject to points 1 and 2 above, a report back to Council for consideration and determination on the possible purchase of Lots 150 and 151 Marine Terrace, and Lot 153 Lester Avenue, Geraldton.

*Cr N Colliver declared a Financial Indirect interest in Item DCS455 Lots 150 & 151 Marine Terrace, Geraldton & Lot 153 Lester Avenue, Geraldton as she is Chair of Pollinators Inc who have a lease over two properties that are part of Lot 151 Marine Tce. Cr Colliver was not required to leave Chambers as the item was deferred.*

***This Item was moved En-Bloc to Defer – see page 20.***

**PROCEDURAL MOTION**

**MOVED MAYOR, SECONDED CR KEEMINK**

***That Council RESOLVES to DEFER the following Items until the July 2020 Ordinary Meeting of Council:***

- 1. DCS442 - Confidential Item – Development and Community Services;*
- 2. DCS443 - Confidential Item – Development and Community Services;*
- 3. DCS444 - Acquisition Of Former Fire Station – Lot 2398 Durlacher Street, Geraldton; and*
- 4. DCS445 - Lots 150 & 151 Marine Terrace, Geraldton & Lot 153 Lester Avenue, Geraldton.*

**CARRIED 10/1**

***REASON FOR VARIATION OF EXECUTIVE RECOMMENDATION: That Council defer Items DCS442, 443, 444 and 445 to focus on the budget matters relating to COVID-19 that will be considered later in the meeting.***

**12.2 REPORTS OF CORPORATE AND COMMERCIAL SERVICES****CCS477 COMPLIANCE AUDIT RETURN 2019**

<b>AGENDA REFERENCE:</b>	<b>D-20-026919</b>
<b>AUTHOR:</b>	<b>M Adam, Coordinator Governance</b>
<b>EXECUTIVE:</b>	<b>P Radalj, Director Corporate and Commercial Services</b>
<b>DATE OF REPORT:</b>	<b>4 March 2019</b>
<b>FILE REFERENCE:</b>	<b>RM/6/0020</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1)</b>
	<b>Compliance Audit Return 2019</b>

**EXECUTIVE SUMMARY:**

The purpose of this report is to seek Council's adoption of the Compliance Audit Return (CAR) 2019 as required under the *Local Government Act 1995*.

**EXECUTIVE RECOMMENDATION:**

That Council by Simple Majority pursuant to Section 7.13(1) of the Local Government Act and Regulations 14 and 15 of the Local Government (Audit) Regulations RESOLVES to:

1. ADOPT the 2019 Compliance Audit Return for the period 1 January 2019 to 31 December 2019; and
2. NOTE that the Compliance Audit Return for the period 1 January 2019 to 31 December 2019 will be submitted to the Department of Local Government, Sport and Cultural Industries.

**PROPONENT:**

The proponent is the City of Greater Geraldton.

**BACKGROUND:**

In accordance with section 7.13(1) of the *Local Government Act 1995* and regulation 14 and 15 of the *Local Government (Audit) Regulations 1996*, a local government authority is required to carry out a compliance audit for the period 1 January to 31 December in each year and prepare a Compliance Audit Return in a form approved by the Minister.

Pursuant to regulation 14 (3A) of the *Local Government (Audit) Regulations 1996*:

*(3A) The local governments audit committee is to review the compliance audit return and is to report to the council the results of that review.*

The 2019 CAR was submitted to the Audit Committee Meeting on 3 March 2020 for the Committee to review and subsequently report the results of the review to Council.

The Audit Committee resolved to:

1. *REVIEW the results of the Compliance Audit Return 2019.*
2. *REPORT to Council the results of the Audit Committee review of the Compliance Audit Return 2019, at the Ordinary meeting of Council on 24 March 2020.*
3. *REPORT to the Audit Committee at their next meeting on instances of tendering non-compliance related to changes to recurrent supply arrangements, collective procurement values and actions taken to address this matter.*

Dot point 3 of the Audit Committee's recommendation looks at procurement processes and regulatory compliance where the procurement methodology changes. For example, the compliance rules relating to a singular procurement of a product or service in a financial year will change where it is identified that there is a compound of these singular purchases into multiple and recurrent supply arrangements.

The City marks itself very hard on this report because it take governance very seriously. The city's last two annual Office of the Auditor General audits have been clean. This particular report represents our own self-assessment. As an example, when the reports says we have had a procurement non-compliance, it is referring to technical non-compliance with the procurement of water tanks (an example). The city procured water tanks through a compliant quotation process through local suppliers and then obtained additional grant funds to purchase additional water tanks for a rural water project. These additional tanks were also procured through local suppliers through a compliant quotation process. However, as the total spent on water tank procurement then exceeded \$150,000, this is a technical non-compliance.

The Minutes of the Audit Committee Meeting 3 March 2020 are attached in Report to be Received CCS479.

## **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:**

It is a legislative requirement under the provisions of the *Local Government (Audit) Regulations 1996* r. 14(3) that the Compliance Audit Return is presented to Council and adopted by the Council.

*Disclosure of Interest:*

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

**RELEVANT PRECEDENTS:**

Council adopts the Compliance Audit Return each year, prior to its submission to the department (CCS406 Compliance Audit Return 2018 – 26 March 2019).

**COMMUNITY/COUNCILLOR CONSULTATION:**

The CAR was submitted to the Audit Committee meeting on 3 March 2020 to review the results.

*Note:*

*Post Audit Committee meeting review of the 2019 Compliance Return, Officers identified that an amendment to the following question was required prior to Council adoption:*

*Initial Response:*

<b>Disclosure of Interest</b>					
<b>No</b>	<b>Reference</b>	<b>Question</b>	<b>Response</b>	<b>Comments</b>	<b>Respondent</b>
10	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return?	Yes		Margot Adam

*Revised Response:*

<b>Disclosure of Interest</b>					
<b>No</b>	<b>Reference</b>	<b>Question</b>	<b>Response</b>	<b>Comments</b>	<b>Respondent</b>
10	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return?	No	On all occasions returns were acknowledged. The CEO's return was acknowledged by the Manager Corporate Services instead of the Mayor	Margot Adam

*All Audit Committee members have subsequently reviewed and endorsed this amendment.*

**LEGISLATIVE/POLICY IMPLICATIONS:**

Section 7.13 of the *Local Government Act 1995* and Regulation 13 and 14 of the *Local Government (Audit) Regulations 1996*.



**FINANCIAL AND RESOURCE IMPLICATIONS:**

There are no financial or resource implications.

**INTEGRATED PLANNING LINKS:**

<b>Title: Governance</b>	<b>4.5 Good Governance &amp; Leadership</b>
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:**

The Compliance Audit Return is a statutory compliance requirement for Local Governments and is subject to review first by the Audit Committee and then as a report to Council for adoption before being submitted to the Department of Local Government. The City is required to provide this to the Department no later than 31 March 2019. The City does not have the option to not adopt the CAR as it would result in non-compliance with the *Local Government Act 1995* and *Local Government (Audit) Regulations 1996*.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:**

No alternative options were considered by City Officers.

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

That Council by Simple Majority pursuant to Section 7.13(1) of the Local Government Act and Regulations 14 and 15 of the Local Government (Audit) Regulations **RESOLVES** to:

1. **ADOPT** the 2019 Compliance Audit Return for the period 1 January 2019 to 31 December 2019; and
2. **NOTE** that the Compliance Audit Return for the period 1 January 2019 to 31 December 2019 will be submitted to the Department of Local Government, Sport and Cultural Industries.

**CARRIED 11/0**

Time: 5:30 PM

Not Voted: 2

No Votes: 0

Yes Votes: 11

<b>Name</b>	<b>Vote</b>
<b>Cr. Douglas</b>	<b>YES</b>
<b>Cr. Parker</b>	<b>NOT PRESENT</b>
<b>Cr. Caudwell</b>	<b>YES</b>
<b>Cr. Colliver</b>	<b>YES</b>
<b>Cr. Clune</b>	<b>YES</b>
<b>Cr. Critch</b>	<b>NOT PRESENT</b>
<b>Cr. Fiorenza</b>	<b>YES</b>
<b>Cr. Elphick</b>	<b>YES</b>

<b>Cr. Hall</b>	<b>YES</b>
<b>Cr. Keemink</b>	<b>YES</b>
<b>Cr. Tanti</b>	<b>YES</b>
<b>Cr. Thomas</b>	<b>YES</b>
<b>Mayor Van Styn</b>	<b>YES</b>

**CCS478 STATEMENT OF FINANCIAL ACTIVITY TO 29 FEBRUARY 2020**

<b>AGENDA REFERENCE:</b>	<b>D-20-031161</b>
<b>AUTHOR:</b>	<b>R Doughty, Chief Financial Officer</b>
<b>EXECUTIVE:</b>	<b>P Radalj, Director Corporate and Commercial Services</b>
<b>DATE OF REPORT:</b>	<b>11 March 2020</b>
<b>FILE REFERENCE:</b>	<b>FM/17/0001</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1)</b> <b>Monthly Management Report for period ended 29 February 2020</b>

**EXECUTIVE SUMMARY:**

The purpose of this report is to provide Council with a comprehensive report on the City's finances to 29 February 2020.

The statements in this report include no matters of variance considered to be of concern for the current budgeted end of year position.

**EXECUTIVE RECOMMENDATION:**

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

1. RECEIVE the monthly financial statements of activity dated 29 February 2020, as attached.

**PROONENT:**

The proponent is the City of Greater Geraldton.

**BACKGROUND:**

The financial position at the end of February 2020 is detailed in the attached report and summarised as follows, are the variances between Year-to-Date (YTD) budgeted forecasts and actuals (including commitments):

Operating Income	\$	574,577	0.82%	under YTD Budget	<input checked="" type="checkbox"/>
Operating Expenditure	\$	72,876	0.1%	under YTD Budget	<input checked="" type="checkbox"/>
Net Operating	\$	501,701	3.9%	under YTD Surplus	<input checked="" type="checkbox"/>
Capital Expenditure	\$	1,153,815	4.2%	under YTD Budget	<input checked="" type="checkbox"/>
Capital Revenue	\$	63,732	1.7%	over YTD Budget	<input checked="" type="checkbox"/>
Cash at Bank – Municipal	\$	22,472,940			
Cash at Bank – Reserve	\$	22,046,122			
Total Funds Invested	\$	43,924,054			
Net Rates Collected		90.66%			
Net Rates Collected in January 2019		92.95%			

The attached report 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 represented in the February financials shows a YTD negative variance of \$501,701 in the net operating surplus result (this takes into account commitments).

## **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 that as a minimum Council is to receive a Statement of Financial Activity.

## **FINANCIAL AND RESOURCE IMPLICATIONS:**

Any issues in relation to expenditure and revenue allocations or variance trends are identified and addressed each month.

**INTEGRATED PLANNING LINKS:**

<b>Title: Governance</b>	<b>4.4 Financial Sustainability and Performance</b>
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.
<b>Title: Governance</b>	<b>4.5 Good Governance &amp; Leadership</b>
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:**

There are no alternative options to consider.

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

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

1. **RECEIVE** the monthly financial statements of activity dated 29 February 2020, as attached.

**CARRIED 11/0**

*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**

IS206	CSRFF SMALL GRANT APPLICATIONS - GERALDTON YACHT CLUB AND GERALDTON ATHLETICS CENTRE INC.
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<b>AGENDA REFERENCE:</b>	<b>D-20-029122</b>
<b>AUTHOR:</b>	<b>D Emery, Manager Sport and Leisure</b>
<b>EXECUTIVE:</b>	<b>C Lee, Director Infrastructure Services</b>
<b>DATE OF REPORT:</b>	<b>5 March 2020</b>
<b>FILE REFERENCE:</b>	<b>GO/6/0012-06</b>
<b>ATTACHMENTS:</b>	<b>Yes (x4) 2 x Confidential</b>
	<b>A. Geraldton Yacht Club CSRFF Small Grant Application Form</b>
	<b>B. Geraldton Athletics Centre Inc. CSRFF Small Grant Application Form</b>
	<b>C. Confidential – Geraldton Yacht Club CSRFF Small Grant Supporting Documentation</b>
	<b>D. Confidential – Geraldton Athletics Centre Inc. CSRFF Small Grant Supporting Documentation</b>

**EXECUTIVE SUMMARY:**

The purpose of this report is to seek Council approval for the Community Sporting and Recreation Facilities Fund (CSRFF) Small Grant Applications for FY2020-21.

The City of Greater Geraldton received two applications in this round of funding; one from the Geraldton Yacht Club, and one from the Geraldton Athletics Centre Inc. (previously known as the Geraldton Little Athletics Club).

The Geraldton Yacht Club is seeking \$42,000 (excl. GST) to enclose the undercroft of their west facing balcony, and install a new fence to the club's west side leased boundary. This is to provide the Club with additional storage space for securing junior assistance boats and small training boats. These improvements are to eliminate current overcrowding and safety issues within existing storage areas.

The Geraldton Athletics Centre Inc. is seeking \$11,668 (excl. GST) to install two storage sea containers, fitted with dual access doorways and ramps, to replace their existing dilapidated storage shed. The new storage containers are to be installed side by side along the southern boundary of the little athletic oval. The installation provides immediate impacts for the Club with increased security and improved access to Club equipment.

**EXECUTIVE RECOMMENDATION:**

That Council by Simple Majority pursuant to Section 3.18 of the Local Government Act 1995 RESOLVES to:

1. SUPPORT the Geraldton Athletics Centre Inc. CSRFF Small Grant application for \$11,668 (excl. GST); and

2. SUPPORT the Geraldton Yacht Club CSRFF Small Grant application for \$42,000 (excl. GST).

**PROPONENT:**

The proponents are the Geraldton Yacht Club and Geraldton Athletics Centre Inc.

**BACKGROUND:**

The Department of Local Government Sport and Cultural industries (DLGSC) on behalf of the State Government offers CSRFF funding to assist sporting clubs with improvements to their facilities. The total project cost for small grants must not exceed \$300,000.

CSRFF grants are offered based on one-third funding contribution from the applicant sporting body, one-third CSRFF and one-third local government. The CSRFF small grants are opened twice yearly in February and July, and close on the last working day in March and August of each year.

The Geraldton Yacht Club has recently experienced rapid growth in sailing and social membership from 150 to 330 members within 18 months. With an increase in membership, current storage facilities have become overcrowded and unsafe for the storage of junior assistance boats, small club training boats and members privately owned yachts. The Club has identified the undercroft area under the new club balcony and moving its perimeter fence to the boundary of their lease as ideal locations for added storage, due to its close proximity to the current storage facilities and the minimal on-going maintenance costs for the club.

With the recent amalgamation of the state's athletic sporting associations; Athletics WA and Little Athletics WA, the Geraldton Little Athletics Club (juniors) merged with the Geraldton Athletics (seniors) to become the Geraldton Athletics Centre in November 2019. This amalgamation saw an increase in members and equipment associated with the Club. In conjunction to this, the Club's current storage shed is 30+ years old and is dilapidated despite many repairs, in addition to being a constant target for vandals and break ins. Due to safety concerns the club has stored its equipment valued at over \$10,000 inside the clubrooms rather than the allocated storage facility. Accessibility concerns are also reiterated by volunteers who are required to move equipment from the storage shed to the oval through difficult areas (e.g. vehicles, bollards, down the ovals embankment) three or more times a week. For these reasons, the Club is seeking funds to obtain and install 2 sea containers and adapt into new storage facilities.

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

Geraldton prides itself on having a rich sporting culture, this is reiterated through some of the City's community strategies. By supporting these projects the City is assisting the Club's with providing community services and programs that support people of all ages, abilities and backgrounds.

**Environment:**

The Geraldton Yacht Club have proposed an enclosed storage solution in the undercroft area below their new balcony. The aesthetics will be an extension of their current building and is a sustainable solution that is to blend with their current surroundings.

Sea containers have been chosen as the new storage facilities for the Athletics club to enhance security. However, City Officers have worked with the club to provide concepts that fit in with the existing oval landscaping. The new storage facility will also allow for easier access to equipment for all especially athletes/coaches/volunteers with disability or mobility issues.

**Economy:**

These proposed storage solutions will allow the Clubs to securely store their equipment resulting in less replacement of goods and lower insurance premiums. Updated storage facilities will assist the Clubs ability to host competitions and meet event requirements (i.e. secure storage must be available). This is evident by the Geraldton Athletics Centre Inc. plans to host the Country Championships in the coming years. Having clubs host bigger events than the standard club meet will increase the economic sporting tourism and sustainability benefits to the City and the clubs income.

**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:**

The City of Greater Geraldton are actively focused on renewals, preventative maintenance and asset management with an emphasis on sustainability.

The City recently supported the following CSRFF Grant Applications:

- Upgrade to Eighth Street West Floodlighting 2019-20
- Upgrade to Woorree Park BMX lighting 2019-20
- Mid West Kart Club Inc. – Resurfacing of Bitumen Race Track 2019-20
- Wonthella Bowling Club – Synthetic Green Installation 2018-19

**COMMUNITY/COUNCILLOR CONSULTATION:**

Geraldton Yacht Club committee approved club delegates to apply for the CSRFF Grant funding, see Attachment C.

Geraldton Athletics Centre Inc. committee approved club delegates to apply for the CSRFF Grant funding and has been working on alternative equipment storage solutions for the past two years, see Attachment D.

Letters of written support have been provided from the following entities and are included in the attachments.



The Geraldton Yacht Club:

- Yachting WA; and
- Geraldton Fishing Club.

The Geraldton Athletics Centre:

- Chapman Valley Football Club;
- Mid-West Academy of Sport, and
- Athletics WA.

The City is to provide the State with a ranking of projects if more than one project is supported as such the following consultation and evaluation has been provided;

Officers from the Midwest Sports Federation and City Sport and Leisure officers evaluated the two applications based on five selection criteria's – community impact, level of usage, life expectancy, detail of application and strategic alignment. Each criteria is given a score out of five, as below and has a weighting.

CRITERIA	WEIGHTING	SCORE RANKINGS	
Community Impact	25%	1	Very Poor
Level of Usage	25%	2	Poor
Life Expectancy	20%	3	Average
Detail of Application	10%	4	Strong
Strategic Alignment	20%	5	Excellent
<b>Overall Score</b>	<b>100%</b>		

The evaluation results are as follows:

Ranking Position	Club	Avg. Weighted Score
1	Geraldton Athletics Club	88/100
2	Geraldton Yacht Club	85/100

#### LEGISLATIVE/POLICY IMPLICATIONS:

City officers assess each application in relation to Council Policy Manual section 1.8 'Community Funding Programs', that provides a maximum contribution limited to the lesser of \$66,666 or 1/3 of the total project cost.

The Council allocate up to \$100,000 per year for contributions towards CSRFF Small Grant Applications. If all applications were successful, the City contribution would be provided from this funding stream.

**FINANCIAL AND RESOURCE IMPLICATIONS:**

Funding requested from each club from the City to cover a third of each project is as follows:

- Geraldton Yacht Club \$42,000 (excl. GST).
- Geraldton Athletics Centre Inc. \$11,668 (excl. GST).

Therefore a total allocation of \$53,668 is required within the 2020-21 budget should both projects be successful.

The City's financial team has reviewed the provided financial statements from both clubs and endorse that these clubs are in a good financial position to be able to go ahead with the proposed projects.

The Geraldton Yacht Club has received an independent donation of \$50,000 to be put towards the new storage facility which completely covers this club's contribution for their project.

The Geraldton Yacht Club has previously received the following financial support from the City:

- Community Project Support of \$1,200 in FY2018-19 for Dingy Sailing Instructors Training.
- Mayoral Support Program Funding of \$5,000 in FY2018-19 for the 50<sup>th</sup> Geraldton Ocean Classic event.
- A self-supporting loan of \$250,000 was granted in 2018 for the implication of a lift and disability toilets at the Geraldton Yacht Club. This loan is due to paid off by 2028.
- Community Grants Program Funding of \$25,000 during 2017 and 2018 for Dragon Boat Classic and Hobie State Titles events.
- Community Event Sponsorship of \$19,000 between 2014 and 2017 for Fremantle to Geraldton Ocean Race events.
- A self-supporting loan of \$100,000 which was paid off in full in 2010.

The Geraldton Athletics Centre Inc. has previously received the following financial support from the City:

- Community Grants Program Funding of \$390 in FY 2018-19 for the Summer Sun Smart Club event.
- Community Grants Program funding of \$2,000 in FY2014-15 to repaint the existing club house.

**INTEGRATED PLANNING LINKS:**

<b>Title: Community</b>	<b>1.2 Recreation and Sport</b>
Strategy 1.2.1	Supporting the strong sporting culture that has shaped Greater Geraldton's identity and lifestyle.
Strategy 1.2.2	Encouraging informal recreation through well planned and developed public open space, cycle/walk paths and green streetscapes.

<b>Title: Community</b>	<b>1.5 Recognise, value and support everyone</b>
Strategy 1.5.3	Providing community services and programs that support people of all ages, abilities and backgrounds.
<b>Title: Environment</b>	<b>2.3 Built Environment</b>
Strategy 2.3.1	Promoting a built environment that is well planned and meets the current and future needs of the community.
Strategy 2.3.3	Providing a fit for purpose, safe and efficient infrastructure network.

**REGIONAL OUTCOMES:**

As the regional capital for the Mid-West, many of the City's facilities play a role in regional amenity. Strong local facilities allow country residents to participate in sporting events and activities without having to travel outside the region.

Improved storage facilities will allow the Clubs to increase sporting tourism within the region. The Geraldton Athletics Centre Inc. has applied to host the next Country Championships with secure storage facilities they can meet the hosting requirements. This event will bring around 300 athletes and more than 900 visitors to Geraldton.

**RISK MANAGEMENT**

Successful project outcomes will alleviate current safety pressures (financial, overcrowding, unnecessary risk) at both facilities and will have a direct impact on all users.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS**

The alternative option is to not support these applications. The City does not recommend this as both club applications have merit and have the ability to carry out the project and grant obligations.

*Cr Tanti was noted as connected on Skype for Business but was unable to communicate during the debate and vote on this item.*

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

**That Council by Simple Majority pursuant to Section 3.18 of the Local Government Act 1995 RESOLVES to:**

- 1. SUPPORT the Geraldton Athletics Centre Inc. CSRFF Small Grant application for \$11,668 (excl. GST); and**
- 2. SUPPORT the Geraldton Yacht Club CSRFF Small Grant application for \$42,000 (excl. GST).**

**CARRIED 9/1**

Time: 5:34 PM

Not Voted: 2

No Votes: 1

Yes Votes: 9

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

IS207	REVITALISING AGRICULTURAL REGION FREIGHT STRATEGY (RARFS) PRIORITY LISTING
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<b>AGENDA REFERENCE:</b>	<b>D-20-030660</b>
<b>AUTHOR:</b>	<b>J El-Khoury, Manager Engineering Services</b>
<b>EXECUTIVE:</b>	<b>C Lee, Director Infrastructure Services</b>
<b>DATE OF REPORT:</b>	<b>11 March 2020</b>
<b>FILE REFERENCE:</b>	<b>GO/6/0012-06</b>
<b>ATTACHMENTS:</b>	<b>Yes (x3)</b> <b>A. Draft Revitalising Agricultural Region Freight Strategy (RARFS)</b> <b>B. City of Greater Geraldton Public Comment Response to Draft RARFS</b> <b>C. Confidential - Mid West - Gascoyne Region RARFS Priority Listing</b>

The purpose of this report is to seek Council endorsement of the updated Mid West - Gascoyne Region, Revitalising Agricultural Region Freight Strategy (RARFS) Priority Listing.

**EXECUTIVE RECOMMENDATION:**

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

1. ENDORSE the Mid West - Gascoyne Region RARFS Priority list dated 12 March 2020; and
2. DIRECTS the CEO to report back to Council when future details regarding the RARFS program and funding contribution arrangements have been confirmed.

**PROPONENT:**

The proponent is the City of Greater Geraldton.

**BACKGROUND:**

The draft Revitalising Agricultural Region Freight Strategy (RARFS) was developed by the Department of Transport, in conjunction with Main Roads Western Australia, the Public Transport Authority and the Department of Primary Industries and Regional Development.

The purpose of the draft RARFS is to provide the foundations for business cases to be developed for road, rail, intermodal and port projects for the next 10-15 years. The Strategy is intended to serve as a high level framework only. The Department of Transport will work with its Transport Portfolio partners to identify and develop policies and processes that provide further guidance at an operational level.

The draft RARFS list was made available for public comment in June 2019 and the City made a formal submission (attached) before the closing date of 12 July 2019.

Subsequently in July 2019, Main Roads called for further applications via the existing Regional Road Groups structures. A technical review group assessed all submitted proposals and ranked them accordingly and as now listed in the attached updated RARFS list.

It is noteworthy that the value of the updated RARFS list program is just under \$25 million.

It is a requirement of the WA Local Government Association (WALGA) that the attached RARFS list of projects now be endorsed by Council for further, future grant funding consideration.

Further, since the development of the updated RARFS list the Federal Member for Durack, Melissa Price, has advised that regional Western Australia may have access to funds as part of stimulus packages being made available from the Federal Government and that the updated RARFS list of priority projects will form the basis of any grant fund submission.

Should the updated RARFS list projects be included in the Federal Government stimulus package, it is believed that Local Government contributions may be required, although this has yet to be formally confirmed. Exact details of Local Government contributions and the timeframe for the delivery of these projects is yet to be confirmed.

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

### **Community:**

Delivery of these projects will have a positive impact on local communities as the improved safety and efficiency of agricultural freight routes is achieved.

### **Environment:**

The majority of projects will be upgrades within existing road reserves and it is unlikely there will be an adverse impact on the environment. However, individual projects may require specific Environmental Impact Assessments to be undertaken to accurately ascertain and mitigate any impact, if any, on the local environment.

### **Economy:**

These projects will deliver a financial stimulus to the local economy, effectively creating more jobs during construction and providing improved road transport infrastructure to facilitate the efficient freight of grain, livestock, agricultural lime, fertiliser and hay, as well as general goods and services.

### **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:**

In November 2019 Council adopted the Spalding Precinct Plan Local Planning Policy, which allowed Council to seek funding for the Policy's implementation.

In November 2018 Council adopted the Geraldton Coastal Hazard Risk Management Adaption Plan (CHRMAP), with direction to the CEO to seek advice from the State Government on future funding.

At the Ordinary Meeting of Council on 24 May 2016, Council resolved to pursue priority funding from the State Government for upgrade of Mullewa – Wubin Road (*Item No. D-16-25844 Elected Member Motion: Road Safety Risks - Mullewa - Wubin Road*). The State Government response was “allocation of funding to upgrade the Wubin-Mullewa Road will be considered by Main Roads as part of its future Budget considerations”.

**COMMUNITY/COUNCILLOR CONSULTATION:**

Officers met with rural Elected Members and the Executive Management team in June 2019 to review and discuss the draft RARFS list prior to making a formal submission during the public comment period. In particular, the City submission voiced serious concerns regarding the omission of overtaking lanes on the Geraldton - Mt Magnet Road and the requirement for upgrades to the Wubin - Mullewa Road.

Both of these have now been included to some degree in the updated RARFS list.

**LEGISLATIVE/POLICY IMPLICATIONS:**

There are no legislative or policy implications.

**FINANCIAL AND RESOURCE IMPLICATIONS:**

These projects may require a Local Government funding contribution. The exact details of any financial contribution model is yet to be confirmed however, early indications from Main Roads is that the breakup of costs may be in the order of 80% Federal, 10% State and 10% Local Government funding.

**INTEGRATED PLANNING LINKS:**

<b>Title: Environment</b>	<b>2.3 Built Environment</b>
Strategy 2.3.1	Promoting a built environment that is well planned and meets the current and future needs of the community.
Strategy 2.3.3	Providing a fit for purpose, safe and efficient infrastructure network.
<b>Title: Economy</b>	<b>3.1 Growth</b>
Strategy 3.1.3	Developing and maintaining infrastructure that increases the potential for business and investment.

**REGIONAL OUTCOMES:**

The proposed project packages and non-infrastructure projects will, individually and cumulatively, improve the productivity of the agricultural transport supply chain. The infrastructure project packages have been prioritised across the State, and by region, based on an assessment of transport demand, current infrastructure standard, road crash statistics, supply chain beneficiaries and alternative transport modes.

**RISK MANAGEMENT:**

Failure to obtain Council endorsement of the updated RARFS list of projects may jeopardise the City's position to secure grant funding through the Federal Government stimulus package or any other future grant funding opportunities towards the listed projects.

The proposed list has been drafted on a regional basis. With the City of Greater Geraldton, there may be a desire to promote a specific road on the list and request it be given a higher rating. The risk here is that this may damage the regional collaborative effort and hinder the funding opportunities created by supporting regional priorities

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:**

The City has the option to not endorse the proposed list, or endorse a modified list. Given the regional collaboration associated with this project, these options are not supported by Officers.

*Cr Tanti was noted as connected on Skype for Business but was unable to communicate during the debate and vote on this item.*

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

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

1. **ENDORSE** the Mid West - Gascoyne Region RARFS Priority list dated 12 March 2020; and
2. **DIRECTS** the CEO to report back to Council when future details regarding the RARFS program and funding contribution arrangements have been confirmed.

**CARRIED 10/0**

Time: 5:36 PM

Not Voted: 3

No Votes: 0

Yes Votes: 10

Name	Vote
Cr. Douglas	YES
Cr. Parker	NOT PRESENT
Cr. Caudwell	YES
Cr. Colliver	YES
Cr. Clune	YES



<b>Cr. Critch</b>	<b>NOT PRESENT</b>
<b>Cr. Fiorenza</b>	<b>YES</b>
<b>Cr. Elphick</b>	<b>YES</b>
<b>Cr. Hall</b>	<b>YES</b>
<b>Cr. Keemink</b>	<b>YES</b>
<b>Cr. Tanti</b>	<b>NOT PRESENT</b>
<b>Cr. Thomas</b>	<b>YES</b>
<b>Mayor Van Styn</b>	<b>YES</b>

**12.4 REPORTS OF OFFICE THE CEO****CEO062 WALGA STATE COUNCIL AGENDA**

<b>AGENDA REFERENCE:</b>	<b>D-20-031168</b>
<b>AUTHOR:</b>	<b>R McKim, Chief Executive Officer</b>
<b>EXECUTIVE:</b>	<b>R McKim, Chief Executive Officer</b>
<b>DATE OF REPORT:</b>	<b>12 March 2020</b>
<b>FILE REFERENCE:</b>	<b>GO/6/0012-06</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1) Confidential</b> <b>Confidential - WALGA State Council -</b> <b>Changes to Agenda Process - 7 February</b> <b>2020</b>

**EXECUTIVE SUMMARY:**

The purpose of this report is to seek Council approval for the proposed response to correspondence from the Western Australian Local Government Association (WALGA) on 7 February 2020 regarding Council's management of their State Council Agendas (attached).

**EXECUTIVE RECOMMENDATION:**

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

1. DIRECT the Chief Executive Officer to attach the WALGA State Council Agendas to City Agendas as a 'Report to be Received'

**PROPONENT:**

The proponent is the Western Australian Local Government Association (WALGA).

**BACKGROUND:**

The Western Australian Local Government Association (WALGA) was formed on 6 December 2001 with the aim to provide a representative and united voice for Local Government in WA. Prior to this, a number of membership-based representative structures existed.

WALGA's vision:

*"to be respected for delivering on the aspirations of our members, as the lead association for local government".*

WALGA's mission:

*"Walga provides value to member local governments by:*

- enhancing the capacity of local governments to deliver services;*
- Building a positive profile for local government;*
- Providing effective leadership on behalf of the sector; and*
- ensuring representation for local government".*

WALGA's operational structure is comprised of a number of internal business units who undertake either policy and/or advocacy work on behalf of the Local

Government sector or offer services to assist Local Governments to perform their duties.

The WALGA State Council is the decision making representative body of all Member Councils, responsible for sector-wide policy making and strategic planning on behalf of Local Government.

The State Council is chaired by the President and has 24 Members ('State Councillors'): 12 from country constituencies and 12 from metropolitan constituencies. Members must be a serving Mayor, President or Councillor in a WA Local Government.

The City of Greater Geraldton is a member of WALGA's Northern Country Zone (NCZ) with Cr Thomas having been nominated by Council to represent the city on this Committee. The Northern Country Zone's representative on the State Council is Cr Karen Chappell who has also recently been appointed as Deputy President of WALGA.

Currently, the WALGA State Council Agenda is sent electronically to all Councillors. If they wish, Councillors can provide their thoughts to Cr Thomas who then officially represents Council at the Northern Country Zone meeting who vote on the State Council Agenda items. A number of Councillors also represent the City of Greater Geraldton at the annual WALGA State conference and vote directly on the agenda. Officers are not recommending any amendments to this existing arrangement. The only change Officers are recommending is the inclusion of the quarterly WALGA State Agendas in the 'Reports to be Received' section of Council's agendas.

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

### **Community:**

The decisions made by the WALGA State Council have the capacity to impact on the local community and the State as a whole. The City's Northern Country Zone member represents the views of the community at WALGA meetings.

### **Environment:**

Decisions associated with the environment may be determined by the State Council.

### **Economy:**

Economic decisions may be determined by the WALGA State Council.

### **Governance:**

This request from WALGA is being presented to Council to ensure good Governance is followed.

### *Disclosure of Interest:*

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

**RELEVANT PRECEDENTS:**

The author of this paper is not aware of any precedents with respect to the matter under discussion. At the present, it is understood that all WA Council's are a member of WALGA.

**COMMUNITY/COUNCILLOR CONSULTATION:**

There has been no community/councillor consultation. Being a member of WALGA supports the Local Government sector through the WALGA advocacy campaigns and provides a mechanism to present relevant issues to the State Government.

**LEGISLATIVE/POLICY IMPLICATIONS:**

There are no legislative or policy implications. The Council's decision on this WALGA request will be implemented through normal operational processes.

**FINANCIAL AND RESOURCE IMPLICATIONS:**

There are no financial or resource implications with respect to this matter. The current annual fee to be a member of WALGA is \$29,990.18.

**INTEGRATED PLANNING LINKS:**

<b>Title: Governance</b>	<b>4.3 Advocacy and Partnerships</b>
Strategy 4.3.1	Active participation in regional, state and national alliances.
<b>Title: Governance</b>	<b>4.5 Good Governance &amp; Leadership</b>
Strategy 4.5.1	Strengthening the governance role of Councillors by informing, resourcing, skilling and supporting their role.

**REGIONAL OUTCOMES:**

All WA member Councils have an opportunity to express their opinions on the WALGA State Council decisions through their local zone meetings and then directly at the annual WALGA conference. The decisions of the State Council potentially have region al impacts.

**RISK MANAGEMENT:**

There is a risk that the opinion of the Councillor elected by Council to represent them at the WALGA Northern Country Zone meetings does not reflect the opinion of the Council as a whole. This risk exists with all committees and can be mitigated by bringing specific items to council to as required.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:**

The only change Officers are recommending through this report is the inclusion of the quarterly WALGA State Agendas in the 'Reports to be Received' section of Council's agendas. Alternatively Council could decide to make no changes to current arrangements (not attach WALGA reports to the city agenda) or to include the WALGA State Agenda as an item for Councillors to formally vote on.

*Cr Tanti was noted as connected on Skype for Business but was unable to communicate during the debate and vote on this item.*

**COUNCIL DECISION**

**MOVED CR COLLIVER, SECONDED CR THOMAS**

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

- 1. DIRECT the Chief Executive Officer to attach the WALGA State Council Agendas to City Agendas as a 'Report to be Received'**

**CARRIED 10/0**

*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.*

**12.5 REPORTS TO BE RECEIVED****RR14 REPORTS TO BE RECEIVED - MARCH**

<b>AGENDA REFERENCE:</b>	<b>D-20-030575</b>
<b>AUTHOR:</b>	<b>R McKim, Chief Executive Officer</b>
<b>EXECUTIVE:</b>	<b>R McKim, Chief Executive Officer</b>
<b>DATE OF REPORT:</b>	<b>13 March 2020</b>
<b>FILE REFERENCE:</b>	<b>GO/6/0012-06</b>
<b>ATTACHMENTS:</b>	<b>Yes (x3) 1 x Confidential</b>
	<b>A. Delegated Determinations and Subdivision Applications for Planning Approval</b>
	<b>B. Audit Committee Minutes 3 March 2020</b>
	<b>C. Confidential – List of Accounts Paid Under Delegation February 2020</b>

**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 5.22 of the Local Government Act 1995 RESOLVES to

1. RECEIVE the following appended reports:
  - a. Reports – Development and Community Services:
    - i. DCSDD156 – Delegated Determinations and Subdivision Applications for Planning Approval.
  - b. Reports – Corporate and Commercial Services:
    - i. CCS479 – Audit Committee Minutes 3 March 2020.

**PART B**

That Council by Simple Majority, pursuant to Sections 5.13 and 34 of the Local Government (Financial Management) Regulations 1996 RESOLVES to:

1. RECEIVE the following appended reports:
  - a. Reports – Corporate and Commercial Services:
    - i. CCS480 – Confidential Report – List of Accounts Paid Under Delegation February 2020.

**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:**

<b>Title: Governance</b>	<b>4.5 Good Governance &amp; Leadership</b>
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.

*Cr Tanti was noted as connected on Skype for Business but was unable to communicate during the debate and vote on this item.*

**COUNCIL DECISION**

**MOVED CR COLLIVER, SECONDED CR CAUDWELL**

**PART A**

**That Council by Simple Majority pursuant to Section 5.22 of the Local Government Act 1995 RESOLVES to**

- 1. RECEIVE the following appended reports:**
  - a. Reports – Development and Community Services:**
    - i. DCSDD156 – Delegated Determinations and Subdivision Applications for Planning Approval.**
  - b. Reports – Corporate and Commercial Services:**
    - i. CCS479 – Audit Committee Minutes 3 March 2020.**

**PART B**

**That Council by Simple Majority, pursuant to Sections 5.13 and 34 of the Local Government (Financial Management) Regulations 1996 RESOLVES to:**

- 1. RECEIVE the following appended reports:**
  - a. Reports – Corporate and Commercial Services:**
    - i. CCS480 – Confidential Report – List of Accounts Paid Under Delegation February 2020.**

**CARRIED 10/0**

*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

NM12	COASTAL PROTECTION ECONOMIC STIMULUS
<b>AGENDA REFERENCE:</b>	<b>D-20-034866</b>
<b>AUTHOR:</b>	<b>Cr S Douglas</b>
<b>DATE OF REPORT:</b>	<b>19 March 2020</b>
<b>FILE REFERENCE:</b>	<b>GO/6/0008</b>
<b>APPLICANT/ PROPONENT:</b>	<b>Council</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1)</b> <b>Draft ACCA letter to the Premier</b>

#### **Councillor Comment**

At previous meetings, Australian Coastal Councils Association (ACCA) had discussed a motion that the Ballina Council in NSW was to take to the next meeting of the Australian Local Government Association (ALGA) National General Assembly. The motion was:

*“That the National General Assembly ALGA calling on the Australian Government to work in collaboration with councils and states and territories to develop and implement a national climate change adaptation plan to minimize the destructive impact on our communities of coastal erosion, inundation and other hazards, including extreme weather events and bushfires.”*

ACCA supported my suggestion to add the following to the motion as follows:

*“One way of funding the plan would be to allocate a portion of funds from the coronavirus stimulus package to councils to implement coastal adaptation works.”*

I also proposed that ACCA itself, being mainly an advocacy group, write directly to the Prime Minister and to State Premiers requesting consideration be given for coastal adaptation works to be included in the current pandemic economic stimulus packages being released. This was based on:

- Most Australian coastal communities / councils have coastal issues to address so funding support would be spread right across the nation;
- Most, if not all, affected councils have shovel ready (or near shovel ready projects) which could be rolled out quickly.
- There is a real need.
- Most Coastal adaptation works require infrastructure development.
- Coastal adaptation works are labour intensive – money would be spent locally, stimulating local economies.
- There is a unique opportunity for coordination and collaboration (including funding leverage) across all three levels of government - Federal, State and Local. COAG has already identified coastal adaptation as a major issue.

This suggestion was also endorsed by ACCA. I understand that ACCA will also write to all State Environmental Ministers who agreed in November 2019 that coastal matters needed a unified, collaborative response.

I am requesting that the City support this initiative and my co-signing (as a WA representative) with ACCA Chair a letter to the Premier of WA (attached). The letter to the Prime Minister is very similar and signed only by the ACCA Chair.

It would be useful for the City of Greater Geraldton to write directly to the Prime Minister and Premier showing our support and detailing specific shovel ready projects.

Geraldton has of course CHRMAP (and some priority projects within) to guide us going forward should funding become available.

### **Executive Comment**

Widening of suitable projects under Federal Government economic stimulus packages is welcomed – especially if it includes projects in the coastal zone. The City has completed a Coastal Hazard Risk Management and Adaptation Planning report. This report identifies coastal adaptation pathways that requires the development and construction of coastal resilience and protection measures. City officers have been working to progress the adaptation pathways for several coastal localities, including Sunset Beach, Drummond Cove, and Bluff Point.

Sunset Beach: A saturated groyne field has been proposed by coastal engineers with a construction estimate of \$2.6M. To progress this project to delivery stage will require \$20-30K of design work. This could be achieved using FY2019/20 budgets. If suitable, detailed design documentation suitable for construction purposes could be produced by late May, early June.

Advice has also been received on undertaking sand nourishment of the Sunset Beach foreshore. Up to 13,000 m<sup>3</sup> of immediate nourishment could be undertaken, based on this advice. At market rate the cost to supply and place the sand is \$35/m<sup>3</sup> pricing this project at \$455,000.

Drummond Cove: A third groyne or a rear of beach revetment can be added to the north of the current northern most groyne at Drummond Cove. This would add resilience to the foreshore and to properties located in the 2030-2070 hazard zone. City officers are currently prepared a State Coastal Adaptation and Protection (CAP) grant application for this project – but it also a project suited for any economic stimulus package for the coastal zone. Documentation for inclusion in the CAP grant is currently being prepared by coastal engineers, M P Rogers. The high level cost order for this project is between \$200,000-\$300,000.

Bluff Point: A Request for Quote to develop concept options for two locations in Bluff Point (south Kempton Street and north Kempton Street) will close on 31 March 2020. A preferred option for each location will be progressed to concept design. Documentation for the preferred Concept options will be

delivered in May 2020. The Coastal Adaptation budget proposed (\$572,000) for FY1920-21 should be sufficient to design and construct at least one of these options.

Previous coastal protection and resilience projects have been delivered by local contractors, or had a high proportion of contractor local content. There will therefore be benefit to the local economy.

**COUNCILLOR MOTION:**

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

1. SUPPORT the Australian Coastal Councils Association's proposal for any economic stimulus package in response to the corona virus include coastal adaption works;
2. SUPPORT Cr S Douglas co-signing (with ACCA Chair) a letter to the WA Premier requesting any economic stimulus package to include coastal adaption works;
3. DIRECT the CEO to write to the Prime Minister and State Premier demonstrating the City's support for the proposal;
4. MAKE the determination on the following grounds:
  - a. Coastal Protection is an area where local contractors can be engaged to undertake labour intensive work. There are projects ready to go.

*Cr Tanti was noted as connected on Skype for Business but was unable to communicate during the debate and vote on this item.*

**COUNCIL DECISION**

**MOVED CR DOUGLAS, SECONDED CR COLLIVER**

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

1. **SUPPORT the Australian Coastal Councils Association's proposal for any economic stimulus package in response to the corona virus include coastal adaption works;**
2. **SUPPORT Cr S Douglas co-signing (with ACCA Chair) a letter to the WA Premier requesting any economic stimulus package to include coastal adaption works;**
3. **DIRECT the CEO to write to the Prime Minister and State Premier demonstrating the City's support for the proposal;**
4. **MAKE the determination on the following grounds:**
  - a. **Coastal Protection is an area where local contractors can be engaged to undertake labour intensive work. There are projects ready to go.**

**CARRIED 10/0**

Time: 5:44 PM

Not Voted: 3

No Votes: 0

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Yes Votes: 10

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

**14 QUESTIONS FROM MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil.

**15 ITEMS BROUGHT FORWARD**

*Cr Tanti was noted as connected on Skype for Business but was unable to communicate during the debate and vote on this item.*

**PROCEDURAL MOTION****MOVED MAYOR, SECONDED CR THOMAS**

**That Council bring forward Item IS208 - RFT 16 1920 Provision of Traffic Management Services for consideration.**

**CARRIED 10/0**

Time: 5:45 PM

Not Voted: 3

No Votes: 0

Yes Votes: 10

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

IS208	RFT 16 1920	PROVISION OF TRAFFIC MANAGEMENT SERVICES
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<b>AGENDA REFERENCE:</b>	<b>D-20-029094</b>
<b>AUTHOR:</b>	<b>K Smith, Manager Maintenance Operations</b>
<b>EXECUTIVE:</b>	<b>C Lee, Director Infrastructure Services</b>
<b>DATE OF REPORT:</b>	<b>26 February 2020</b>
<b>FILE REFERENCE:</b>	<b>GO/6/0012-06</b>
<b>ATTACHMENTS:</b>	<b>Yes (x2) Confidential</b>
	<b>A. Confidential – RFT 16 1920 Tender Evaluation Report</b>
	<b>B. Confidential – RFT 16 1020 Tender Evaluation Worksheet</b>

**EXECUTIVE SUMMARY:**

The purpose of this report is to seek Council resolution to award Tender RFT 16 1920 Provision of Traffic Management services to the preferred tenderer.

The contract is to run for a two (2) year period for the provision of traffic management services. The initial contract will be in place from 6 April 2020 to 5 April 2022, with the option for a one year extension exercisable at the discretion of the Principal.

**EXECUTIVE RECOMMENDATION:**

That Council by Simple Majority pursuant to Section 5.2 of the Local Government Act 1995 RESOLVES to:

1. AWARD the contract RFT 16 1920 Provision of Traffic Management Services to the preferred tenderer; and
2. RECORD the estimated total annual contract value in the minutes.

**PROPONENT:**

The proponent is the City of Greater Geraldton.

**BACKGROUND:**

The RFT was advertised in the West Australian on 30 November 2019 and in the Geraldton Guardian on 29 November 2019. The RFT was also advertised on the City's Tenderlink e-Tendering Portal. The tender closed on Wednesday 18 December 2019.

Ten (10) suppliers registered to receive copies of the tender and five (5) submissions were received. The tender assessment was undertaken by a panel of six (6) Officers, comprised of three (3) voting and three (3) non voting members. Four (4) conforming submissions were received, of which two were from suppliers with locally based operations, and two were from suppliers outside the Geraldton local region. One (1) submission was deemed non-conforming.

RFT 16 1920 has a two (2) year duration commencing from the date of award, with a one (1) year extension option at the absolute discretion of the principal.

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

### **Community:**

Quality traffic management provides a safe environment for all users of council assets including road users, pedestrians, cyclists and workers.

### **Environment:**

There are no adverse environmental impacts.

### **Economy:**

Awarding this tender will result in City funds flowing into the local economy through a local contract that employs local employees.

### **Governance:**

There are no adverse governance impacts.

## **RELEVANT PRECEDENTS:**

Council has previously resolved to adopt a two year supply tender period for a variety of goods and services used in the construction and maintenance programs. There has been a RFT contract in place for the supply and delivery of irrigation components. Irrigation components have previously been sourced through eQuotes purchasing and small ad hoc purchases from local suppliers.

## **COMMUNITY/COUNCILLOR CONSULTATION:**

There has been no community/councillor consultation.

## **LEGISLATIVE/POLICY IMPLICATIONS:**

The local Government Act and the City's Procurement Policy were observed when preparing and recommending the award of this tender.

## **FINANCIAL AND RESOURCE IMPLICATIONS:**

Appropriate budget is secured through Maintenance Operations and Capital works programme budgets.

## **INTEGRATED PLANNING LINKS:**

<b>Title: Environment</b>	<b>2.3 Built Environment</b>
Strategy 2.3.3	Providing a fit for purpose, safe and efficient infrastructure network.
<b>Title: Economy</b>	<b>3.1 Growth</b>
Strategy 3.1.2	Fostering a community where local business is supported.
<b>Title: Governance</b>	<b>4.2 Planning and Policy</b>
Strategy 4.2.1	Supporting local procurement.

**REGIONAL OUTCOMES:**

Provision of quality traffic management services assists vehicle and people moving through the City of Greater Geraldton and throughout the region via a safe and sustainable transport network.

**RISK MANAGEMENT:**

A number of risks were identified, analysed and evaluated via a risk assessment, with treatment and mitigations contained as per the City's Promapp Risk Register.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:**

This tender was called to ensure compliance with the legislative procurement requirements of the Local Government Act. Alternatives to calling this tender include:

1. Call for individual quotations and tenders for specific maintenance and renewal projects. This option is not supported and was discounted due to the volume of administrative effort required, and the potential to have higher costs through multiple small purchases.
2. Use the WALGA Preferred Suppliers Panel. The use of the WALGA Preferred Suppliers Panel may limit opportunities for local suppliers and is not supported.

*Cr Tanti reconnected to the meeting at 5.45pm.*

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

**That Council by Simple Majority pursuant to Section 5.2 of the Local Government Act 1995 RESOLVES to:**

1. **AWARD the contract RFT 16 1920 Provision of Traffic Management Services to the preferred tenderer being Altus Traffic Pty Ltd; and**
2. **RECORD the estimated total annual contract value in the minutes being \$1,154,720 Excluding GST**

**CARRIED 11/0**

Time: 5:47 PM

Not Voted: 2

No Votes: 0

Yes Votes: 11

<b>Name</b>	<b>Vote</b>
<b>Cr. Douglas</b>	<b>YES</b>
<b>Cr. Parker</b>	<b>NOT PRESENT</b>
<b>Cr. Caudwell</b>	<b>YES</b>
<b>Cr. Colliver</b>	<b>YES</b>
<b>Cr. Clune</b>	<b>YES</b>
<b>Cr. Critch</b>	<b>NOT PRESENT</b>
<b>Cr. Fiorenza</b>	<b>YES</b>
<b>Cr. Elphick</b>	<b>YES</b>



<b>Cr. Hall</b>	<b>YES</b>
<b>Cr. Keemink</b>	<b>YES</b>
<b>Cr. Tanti</b>	<b>YES</b>
<b>Cr. Thomas</b>	<b>YES</b>
<b>Mayor Van Styn</b>	<b>YES</b>

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**16 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY  
DECISION OF THE MEETING****PROCEDURAL MOTION****MOVED MAYOR, SECONDED CR COLLIVER**

That Council by Simple Majority pursuant to Section 4.6 of Meeting Procedures Local Law 2011, **RESOLVES** to **CONSIDER** Item CEO063 2020-21 Budget Guidance – COVID-19, be introduced as new business of an urgent nature.

**CARRIED 11/0**

Time: 5:49 PM

Not Voted: 2

No Votes: 0

Yes Votes: 11

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

**CEO063 2020-21 BUDGET GUIDANCE – COVID-19**

<b>AGENDA REFERENCE:</b>	<b>D-20-036386</b>
<b>AUTHOR:</b>	<b>R McKim, Chief Executive Officer</b>
<b>EXECUTIVE:</b>	<b>R McKim, Chief Executive Officer</b>
<b>DATE OF REPORT:</b>	<b>6 January 2020</b>
<b>FILE REFERENCE:</b>	<b>GO/6/0012-06</b>
<b>ATTACHMENTS:</b>	<b>Yes (x1) Confidential</b>
	<b>Confidential - Financial Model</b>

**EXECUTIVE SUMMARY:**

The purpose of this report is to provide Council with an update on the City's response to the COVID-19 situation and seek guidance on future measures, particularly associated with the preparation of the 2020-21 Council budget.

**EXECUTIVE RECOMMENDATION:**

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

1. NOTE that none of the current Federal and State financial incentives provide for local government services;
2. NOTE that the City has finite cash reserves to manage the current Pandemic;
3. REQUEST the CEO to prepare a draft 2020/21 City Budget that includes a freeze on rates and a freeze on Fees and Charges;
4. REQUEST the CEO, whilst preparing the draft 2020/21 City Budget, give consideration to:
  - a. extending the rates payment period by one month;
  - b. not apply interest and payment charges to rates billing and collection;
  - c. relaxation on the terms and conditions applied under existing Financial Hardship Rates Policy;
  - d. severe reduction in user pay revenue;
  - e. a large spike in non-payment of rates;
  - f. operational expenditure requirements against service level adjustments;
  - g. new borrowings to mitigate and balance liquidity requirements;
  - h. the closure of non-essential community services and facilities.
  - i. reduced capital renewal program;
  - j. a very limited new capital budget;
  - k. defer for one year community and CRSFF grants;
  - l. provision of free parking at all sites;
  - m. a fleet replacement freeze;
  - n. turn off water features and other resource intensive features.
5. REQUEST the CEO write to the State and Federal Governments seeking:
  - a. direct financial support for the sector. One-off increase to Financial Assistance Grants allocation 2020-21;
  - b. easing of payment requirements for services such as street lighting;
  - c. remove cap (\$750) on pensioner rates rebates;

- d. remove guarantee fee applied on existing and new borrowings;
- e. postpone revaluations on GRV properties; and
- f. give consideration to relaxing 10% rule related to budget surplus or deficiency.

**PROPONENT:**

The proponent is the City of Greater Geraldton.

**BACKGROUND:**

The Health response to the COVID-19 Pandemic is placing unprecedented financial uncertainty on Governments, businesses, Not for Profits and individuals. It is clear that the restrictions are going to increase and will impact for at least six months. Emergency situations provide unique opportunities for the Councillors to demonstrate community leadership.

The general function of a local government is to provide for the good government of persons in its district. As always, but critically in the current Pandemic, the Council needs to balance its financial sustainability against the needs and wants of individuals, not-for-profits and businesses within its community.

The situation is moving so rapidly that detailed information may not be available at the critical time decisions need to be made and leadership demonstrated. Details of the city's response to date with respect to outward services has been posted on the city's website and with respect to inward services, provided via confidential emails.

This paper is primarily seeking a statement from the Council that can be put out to the community with respect to next year's budget. It is clear to officers that no rate rise or rise in fees and charges would be accepted by the community at this time. In fact, the community will be looking for easing of processes use to collect these costs. Putting out an early statement to that affect will assist the community understand some of the difficult decisions that will continue to be made with respect to available services.

Whilst preparing this report, the State advised that the WA border will close as of Tuesday 22 March 2020.

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

The measures taken to slow the spread of the Pandemic are supported as this is primarily a Health crisis. However, the flow on effects to the community will also impact social and financial impacts of our lives.

**Environment:**

Limitations on human activity has been reported to be having a positive impact on the environment in terms of pollution levels.

**Economy:**

The Pandemic is having a major impact on Australia's economy.

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**Governance:**

The demonstration of good leadership at times of crisis is significant when the recovery phase of the crisis is reached.

*Disclosure of Interest:*

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

**RELEVANT PRECEDENTS:**

Please refer to Federal and State Government announcements.

**COMMUNITY/COUNCILLOR CONSULTATION:**

Councillor and Community information is being provided. Attempts have been made to consult with specific impacted groups. However, the situation is moving quickly and decisions need to be made with limited consultation.

**LEGISLATIVE/POLICY IMPLICATIONS:**

There are no legislative or policy implications.

**FINANCIAL AND RESOURCE IMPLICATIONS:**

The City is already witnessing major impacts to recurrent revenues which will only get more severe in the short term. Initial and high level modelling indicates that unless budgetary consideration and adjustments to expenditure levels are not acted upon now and incorporated into the upcoming 2020-21 annual budget, the City's liquidity position would deteriorate to a level where at a point of time within the next 10-12 months, we become unable to meet financial commitments as they fall due.

**INTEGRATED PLANNING LINKS:**

<b>Title: Community</b>	<b>1.4 Emergency Management</b>
Strategy 1.4.2	Undertaking a coordinated approach with relevant agencies to minimise the impact of disaster events.
<b>Title: Governance</b>	<b>4.3 Advocacy and Partnerships</b>
Strategy 4.3.1	Active participation in regional, state and national alliances.
<b>Title: Governance</b>	<b>4.4 Financial Sustainability and Performance</b>
Strategy 4.4.1	Preparing and implementing short to long term financial plans.
Strategy 4.4.2	Ensuring the City's long term financial planning delivers the community goals and aspirations in a sustainable and affordable manner.
<b>Title: Governance</b>	<b>4.5 Good Governance &amp; Leadership</b>
Strategy 4.5.2	Ensuring finance and governance policies, procedures and activities align with legislative requirements and best practice.

**REGIONAL OUTCOMES:**

The COVID-19 pandemic is having a significant regional impact. This is an opportunity for Council to demonstrate leadership on managing the situation.

**RISK MANAGEMENT:**

There are significant risks associated with the poor management of this crisis both in terms of the reputation of the city and the city's financial position. Councillors are reminded that we need to exist this crisis in a position to help rebuild the community. It is not advisable to spend all of our reserves whilst the situation is still evolving.

**ALTERNATIVE OPTIONS CONSIDERED BY CITY OFFICERS:**

Council could adopt an amended position to that proposed by Officers.

**COUNCIL DECISION****MOVED MAYOR, SECONDED CR TANTI**

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

1. NOTE that none of the current Federal and State financial incentives provide for local government services;
2. NOTE that the City has finite cash reserves to manage the current Pandemic;
3. REQUEST the CEO to prepare a draft 2020/21 City Budget that includes a freeze on rates and a freeze on Fees and Charges;
4. REQUEST the CEO, whilst preparing the draft 2020/21 City Budget, give consideration to:
  - a. extending the rates payment period by one month;
  - b. not apply interest and payment charges to rates billing and collection;
  - c. relaxation on the terms and conditions applied under existing Financial Hardship Rates Policy;
  - d. severe reduction in user pay revenue;
  - e. a large spike in non-payment of rates;
  - f. operational expenditure requirements against service level adjustments;
  - g. new borrowings to mitigate and balance liquidity requirements;
  - h. the closure of non-essential community services and facilities.
  - i. reduced capital renewal program;
  - j. a very limited new capital budget;
  - k. defer for one year community and CRSFF grants;
  - l. provision of free parking at all sites;
  - m. a fleet replacement freeze;
  - n. turn off water features and other resource intensive features.
5. REQUEST the CEO write to the State and Federal Governments seeking:
  - a. direct financial support for the sector. One-off increase to Financial Assistance Grants allocation 2020-21;

- b. easing of payment requirements for services such as street lighting;**
- c. remove cap (\$750) on pensioner rates rebates;**
- d. remove guarantee fee applied on existing and new borrowings;**
- e. postpone revaluations on GRV properties; and**
- f. give consideration to relaxing 10% rule related to budget surplus or deficiency.**

**CARRIED 11/0**

Time: 5:59 PM

Not Voted: 2

No Votes: 0

Yes Votes: 11

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

## 17 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 Tanti was noted as connected on Skype for Business but was unable to communicate during the debate and vote on this item.*

### PROCEDURAL MOTION

#### MOVED CR HALL, SECONDED, CR THOMAS

That Council by Simple Majority **RESOLVES** to **MOVE** behind Closed doors in accordance with section 5.23(2) of the Local Government Act 1995 and section 5.2(i) of Meeting Procedures Local Law, that the following discussion of the motion is confidential as it contains information relating to a matter that if disclosed would reveal interim operational budget matters that have yet to be put before Council for formal deliberation.

#### **CARRIED 10/0**

Time: 6:01 PM

Not Voted: 3

No Votes: 0

Yes Votes: 10

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

*The Gallery were asked to leave the meeting at 6pm and livestreaming was turned off.*



**PROCEDURAL MOTION****MOVED CR THOMAS, SECONDED, CR COLLIVER**

**That Council by Simple Majority RESOLVES to SUSPEND Meeting Procedures Local Laws in accordance with Section 16.1 of Meeting Procedures Local Laws 2011**

**CARRIED 10/0**

Time: 6:03 PM

Not Voted: 3

No Votes: 0

Yes Votes: 10

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

*Cr Keemink left Chambers at 6.28pm.*

*Cr Keemink returned to Chambers at 6.30pm.*

*Cr Thomas left Chambers at 6.36pm.*

**PROCEDURAL MOTION****MOVED CR COLLIVER, SECONDED, CR HALL**

**That Council by Simple Majority RESOLVES to RESUME Meeting Procedures Local Laws in accordance with Section 16.1 of Meeting Procedures Local Laws 2011.**

**CARRIED 10/0**

*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.*

*Cr Thomas returned to Chambers at 6.37pm.*

*Cr Tanti reconnected to the meeting.*

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**18 MOTIONS BY PRESIDING MEMBER****COUNCIL DECISION****MOVED MAYOR, SECONDED CR CAUDWELL**

That Council by Absolute Majority pursuant to section 5.20 of the local Government Act 1995 RESOLVES to:

**Part A - Current Budget Directives**

1. **DIRECT THE CEO to immediately:**
  - a. Suspend commencement of any NEW capital works projects that are not significantly grant funded or a significant safety project until after the adoption of the 2020/21 City of Greater Geraldton budget.
  - b. Suspend commencement of any RENEWAL capital works projects that are not significantly grant funded or a significant safety project until after the adoption of the 2020/21 City of Greater Geraldton budget.
  - c. Review all operational service levels for the purposes of significantly reducing operational costs.

**PART B - Policy\Operational Directives**

1. **DIRECT THE CEO to immediately:**
  - a. Cease the operation of parking meters in the City and implement ticket free, free parking across the City, with the time limits to remain enforced.
  - b. Close all remaining Community Facilities (Including QEII, Community Halls, Mullewa Pool and public ornamental water fountains.)
  - c. Reduce maintenance service levels of council ovals in response to suspension of local sporting competitions.
  - d. Begin closing the City's free RV overnight parking locations (Pt Moore, CBD and Drummond Cove).
  - e. Review the operation of public toilets. Toilets to be closed if measures cannot be implemented to ensure social distancing and current hygiene standards.
  - f. Write to major shopping centres and stores asking them to comply with State and Federal Health directives (Including opting to put in place voluntary social distancing measures)
  - g. Investigate opportunities to support the local community through the impending isolation period by developing on-line services and communications.

**CARRIED BY ABSOLUTE MAJORITY 11/0**

Time: 6:41 PM

Not Voted: 2

No Votes: 0

Yes Votes: 11

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

**REASON FOR MOTION**

To protect the Community from the spread of Covid 19 and ensure financial sustainability of the City is maintained. Also to provide immediate direction to the CEO by Council in light of rapidly changing advice and escalating restrictions on public gatherings, potentially including those of Councils.

**PROCEDURAL MOTION****MOVED CR HALL, SECONDED CR COLLIVER**

That Council by Simple Majority **RESOLVES** to **MOVE** from behind closed doors.

**CARRIED 11/0**

*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.*

*Note: This motion was considered and determined by Council behind closed doors and is now available for the public record.*

**19 CLOSURE**

There being no further business the Presiding Member closed the meeting at 6.40pm .

**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/>