

MINUTES FOR THE SPECIAL MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBERS ON Thursday 31st of July 2014 commencing @ 14:00 PM

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1. Declaration of Opening

The Shire President declared that the meeting open at 14.00pm.

1.1 Recording of Those Present

Cr K J Chappel	President
Cr D S Carslake	Deputy President

Cr D S Agar
Cr M J Thornton
Cr K P Stokes
Cr D B Collins

Mr J Roberts	Chief Executive Officer
Mr D Williams	Deputy Chief Executive Officer
Ms W Gledhill	Manager of Accounting and Finance
Mr Paul Buist	Principle Works Supervisor
Mr John Elliot	Project Officer

1.2 Recording of Apologies

Cr D J Coaker

1.3 Recording Leave of Absence Previously Approved

Nil

1.4 Welcoming of Visitors to the Meeting

Nil

1.5 Announcements by the Presiding Member without Discussion

Nil

2 Public Question Time

Nil

2.1 Response to previous public questions taken on notice

Nil

2.2 Public question time

Nil

3 Declaration of Interest

Nil

4. Confirmation of Minutes of Previous Meetings

Nil

5. Public Statements, Petitions, Presentations and Approved Deputations

Nil

6. Method of Dealing with Agenda Business

Nil

7. Reports

7.1 Confidential Item: Morawa Supertown Civic Square project Award Tender

STANDING ORDERS

Cr K J Chappel requested Standing Orders be suspended to allow Council to discuss item 7.1 Morawa Supertown Civic Square Project Award of Tender.

COUNCIL RESOLUTION

Moved: Cr M J Thornton

Seconded: Cr K P Stokes

That the Standing Orders be suspended at 14.03pm under the Shire of Morawa Standing Orders- standing order 17.1 for Council to discuss the Morawa Supertown Civic Square Project Award of Tender.

CARRIED

6/0

COUNCIL RESOLUTION

Moved: Cr K P Stokes

Seconded: Cr D S Carslake

That the Standing Orders are resumed under Standing Orders- standing order 17.1 at 14.11pm for the meeting to continue.

CARRIED

6/0

COUNCIL RESOLUTION

Moved: Cr K P Stokes

Seconded: Cr D S Agar

- 1. In accordance with Regulation 18 of the Local Government (Functions and General) Regulations 1996 Council approve BCL Group as the successful tender for provision of services to construct the SuperTown Civic Square Project located in Morawa (Tender No 01-2014).**
- 2. In accordance with Regulation 18 of the Local Government (Functions and General) Regulations 1996 BCL Group total price \$1,753,141.48 (GST Exclusive) is approved by Council as the successful tender price for construction of the SuperTown Civic Square Project (Tender No 01-2014).**
- 3. Authorisation is provided for the Shire of Morawa Chief Executive Officer to sign the tender (Tender No 01-2014) contract with BCL Group for provision of services to construct the SuperTown Civic Square Project located in Morawa on behalf of the Shire of Morawa Council.**

7.2 Finalising Setting of the Differential Rate and Minimum rate for the 2014/2015 Budget

Date of Meeting:	31-July 2014
Item No:	
Subject:	Differential Rates and Minimum payment Budget adoption for the 2014/2015 budget
Date & Author:	25 July 2014 David Williams
Responsible Officer:	David Williams Deputy Chief Executive Officer
Applicant/Proponent:	David Williams
Previous minute/s & Reference:	July 2013

SUMMARY

The purpose of the report is for Council to determine;

1. The imposing of a differential rate being a differential Unimproved Valuation (UV) rate for Mining in Morawa at \$0.274580 in the valuation dollar for the 2014-2015 financial year as advertised.
2. The imposing of minimum payments for

GRV Residential/Commercial	\$256.50
UV Rural	\$256.50
UV Mining	\$622.00

as advertised

This represents a 7.5% rate increase for the differential UV mining rate and minimum payments and below the 9.5% rate advertised.

DECLARATION OF INTEREST

Nil

ATTACHMENTS

Statement of Objects and Reasons for Differential Rates and Minimum Payments
Copy of Notice advertised

BACKGROUND INFORMATION

A local government may impose differential general rates and minimum payments based on the predominant purpose for which the land is held or used as determined by local government. Ministerial approval will need to be obtained to impose minimum rates and a differential rate which is more than twice the lowest differential rate imposed.

The Shire of Morawa has adopted minimum payments and differential rates since 2005. The current approved differential Unimproved Valuation (UV) Rural rate is \$0.0197080 cents in the dollar and for Mining UV in Morawa is \$0.300000 cents in the dollar.

It is proposed that the UV differential Mining Rate and minimum payment for the Shire of Morawa for the 2014/15 financial year should be approved as advertised . This represents a decrease of 12% in the dollar below the previous year for the UV Mining rate and a increase of 7.5% in the minimum payments with an increase in revenue due to an increase in mining tenement valuations.

The UV mining is again more than twice the lowest rate and a minimum rate is being sought hence a council resolution and Ministerial approval is required prior to adopting the annual budget.

The current differential rates in the dollar in other neighbouring Shires for 2013/2014 are as follows:

UV mining

➤ Shire of Yalgoo	0.3575000
➤ Shire of Perenjori	0.3172550
➤ Shire of Mt Magnet	0.2808300
➤ Shire of Cue	0.2683000
➤ Shire of Mingenew	0.2250000

Minimum rates GRV Residential/Commercial

➤ Shire of Yalgoo	\$600
➤ Shire of Perenjori	\$235
➤ Shire of Mt Magnet	\$371
➤ Shire of Cue	\$310
➤ Shire of Mingenew	\$330

Minimum rates UV Mining

➤ Shire of Yalgoo	\$260
➤ Shire of Perenjori	\$730
➤ Shire of Mt Magnet	\$420
➤ Shire of Cue	\$310
➤ Shire of Mingenew	\$750

OFFICER'S COMMENT

Differential rating and minimum payment schemes adopted in Western Australia range from simple schemes used in pastoral/mining areas where a single differential rate and minimum

payment is used, to those in more populated areas where many differentials may be used. It is suggested that Council continues to adopt a UV Rural Rate, a UV Mining Rate and minimum payments to address the perceived rating anomaly or inequality within the district. Council has advertised the proposed rates for 21 days for public comment, indicating the objects of and reasons for the each rate. No submissions were received. Approval can now be sought from the Minister to impose a differential UV mining rate and minimum payment prior to adoption of the budget.

The proposed rate increase is consistent with the over-all current rate modelling being considered for the adoption of the 2014/2015 Shire of Morawa Annual Budget and allows for a small deviation of the annual rate in the dollar to be approved by Council in adoption of the budget.

COMMUNITY CONSULTATION

Advertising period closed 24th June 2014 with no submissions

COUNCILLOR CONSULTATION

Previously carried out with report to Council 30 June 2014

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 6.3 and 6.36

Ministerial approval will need to be obtained to impose minimum payment and a differential rate which is more than twice the lowest differential rate imposed.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

This will impact on the forthcoming 2013/14 financial year budget

STRATEGIC IMPLICATIONS

The Annual budget is part of the Integrated Planning requirements to feed into the Corporate Business Plan and the Strategic Community Plan.

RISK MANAGEMENT

Not complying with the Local Government Act 1995 will seriously impact of Councils cash flow for the 2014-2015 financial year's budget as the Department will not accept the differential rate or minimum payments if the rate has not been advertised and endorsed by Council.

VOTING REQUIREMENT:

Absolute Majority

OFFICER'S RECOMMENDATION

It is recommended:-

- 1. The Shire of Morawa continues to adopt Differential Rates and Minimum payments in formulating the 20014/15 financial year budget.**
- 2. The imposing of a differential rate being a differential Unimproved Valuation (UV) rate for Mining in Morawa at \$0.274580 in the valuation dollar for the 2014-2015 financial year be approved.**
- 3. The imposing of minimum payments of**

GRV Residential/Commercial	\$256.50
UV Rural	\$256.50
UV Mining	\$622.00

for the 2014-2015 financial year be approved.

- 4. The Chief Executive Officer be authorised to request approval of the Minister for the adoption of the proposed Unimproved Valuation Differential Rates and minimum payments as detailed.**

COUNCIL RESOLUTION

Moved: Cr K P Stokes

Seconded: Cr M J Thornton

- 1. The Shire of Morawa continues to adopt Differential Rates and Minimum payments in formulating the 20014/15 financial year budget.**
- 2. The imposing of a differential rate being a differential Unimproved Valuation (UV) rate for Mining in Morawa at \$0.274580 in the valuation dollar for the 2014-2015 financial year be approved.**
- 3. The imposing of minimum payments of**

i. GRV Residential/Commercial	\$256.50
ii. UV Rural	\$256.50
iii. UV Mining	\$622.00

for the 2014-2015 financial year be approved.

- 4. The Chief Executive Officer be authorised to request approval of the Minister for the adoption of the proposed Unimproved Valuation Differential Rates and minimum payments as detailed.**

CARRIED BY ABSOLUTE MAJORITY

6/0

- 8. New Business of an Urgent Nature**
N/A
- 9. Applications for Leave of Absence**
N/A
- 10. Motions of Which Previous Notice Has Been Given**
N/A
- 11. Questions from Members without Notice**
N/A
- 12. Meeting Closed to Public**

12.1 Matters for which the meeting may be closed

The meeting was closed at 14.14 PM

Next Meeting: N/A

I certify that the Minutes of this Meeting were confirmed at the Council Meeting held on 21ST August 2014

.....**Presiding Person**