



Shire of Pingelly

Minutes

General Electors Meeting
8 February 2017

SHIRE OF PINGELLY

Minutes of the General Electors Meeting of the Shire of Pingelly held in the Council Chambers,
17 Queen Street, Pingelly on 8 February 2017 at 7pm.

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MEMBERS PRESENT

Cr SJ Lange	President
Cr WV Mulroney	Deputy President
Cr LN Steel	
Cr DI Freebairn	
Cr RJ Marshall	
Cr EJ Hodges	
Cr JM Walton-Hassell	

STAFF IN ATTENDANCE

Mr G Pollock	Chief Executive Officer
Mr B Gibbs	Director Technical Services
Mr S Billingham	Director Corporate and Community Services
Mrs L Boddy	Executive Assistant

APOLOGIES

Cr P Wood

OBSERVERS & VISITORS

Shirley Wasley, Barrie Hastings, Sheila Smith, Helen Price, John Price, Ron O'Brien, Lesley Page, Rex Vitlich, Wendy Vitlich, Jenni Borg, Bernie Smith (from 7.02pm) Julie Plane (from 7.05pm), Merv Beard (from 7.14pm), ,

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chairman declared the meeting open at 7.00 pm.

1.1 Welcome to Country

I respectfully acknowledge the past and present traditional owners of this land on which we are meeting, the Noongar people. It is a privilege to be standing on Noongar country. I also acknowledge the contributions of Aboriginal Australians and non-Aboriginal Australians to the security and wellbeing of all the people of this country where we live and that we share together - Australia

2. RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Apologies received from Cr P Wood.

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

3.1 General Electors Meeting – 2 February 2016

Statutory Environment:

Section 5.22 of the *Local Government Act* provides that minutes of all meeting to be kept and submitted to the next ordinary meeting of the council or the committee, as the case requires, for confirmation.

Voting Requirements:

Absolute Majority

12136 Moved: Cr Hodges Seconded: Cr Freebairn

Recommendation and Council Decision:

That the Minutes of the General Electors Meeting of the Shire of Pingelly held in the Council Chambers on 2 February 2016 be confirmed.

Carried 7:0

4. PRESIDENT'S REPORT

The Shire President presented the President's Report for 2015/16.

12137 Moved: Cr Mulroney Seconded: Cr Steel

Recommendation and Council Decision:

That the President's Report be received.

Carried 7:0

Cr Mulroney asked for thanks to the Shire President for all her efforts this year be noted.

5. CHIEF EXECUTIVE OFFICER'S REPORT

Mr Pollock presented the CEO's Report for 2015/16.

12138 Moved: Cr Freebairn Seconded: Cr Marshall

Recommendation and Council Decision:

That the CEO's Report be received.

Carried 7:0

6. AUDITOR'S REPORT

Mr Pollock presented the Auditor's Report for 2015/16.

12139 Moved: Cr Marshall

Seconded: Cr Mulroney

**Recommendation and Council Decision:
That the Auditor's Report be received.**

Carried 7:0

7. ANNUAL FINANCIAL REPORT

Mr Pollock presented the Annual Financial Report for the year ended 30 June 2016.

12140 Moved: Cr Hodges

Seconded: Cr Steel

**Recommendation and Council Decision:
That the Annual Financial Report be received.**

Carried 7:0

8. GENERAL BUSINESS

8.1 Lesley Page

Summary of Question:

This is the third Electors Meetings I have put in a request that consideration be given to the upgrading to the surrounds of the Shire Offices. The Shire Offices and the surrounds are the face of Pingelly and I am confident we could afford a well defined parking and garden development to enhance the look of our Shire offices. Also ACROD parking could be allocated in the parking area next to the Museum as well as the Shire Office surrounds when redesigning.

Summary of Response:

The Shire President advised that Mrs Page's request would be noted and a request put into the 2017/18 budget for consideration.

8.2 Ron O'Brien

Summary of Question:

Would you take a question on last year's minutes please? Item 7.1 – debt service ratio – which I have previously asked about and the CEO did offer to explain it to me. I took the opportunity to visit the previous Director Corporate and Community Services, Grace French, who tried to explain the ratios to me but they are very difficult to explain and understand.

Summary of Response:

The DCCS offered to provide a copy of a leaflet from the Department of Local Government which explains the ratios and also advised he would be happy to meet with Mr O'Brien, if he desired, to further explain the ratios.

Summary of Question:

Two further questions on the financials please. Page 7, the interest expenses in payments, there is some variation there could you please explain the reason of the actuals. In 2015 it was \$43,000 and we are up to \$142,000 with a budget of \$144,000, is there a reason for that?

Summary of Response:

The DCCS advised that as budgeted in 2016 it was \$144,000 to pay the loans interest expense but it came to \$142,000 - the reason it was from the previous year is because the variance was because a new loan was raised for the new recreation centre for \$2.5million and it is around \$100,000 interest payment each year.

Summary of Question:

That was drawn down two years ago?

Summary of Response:

The CEO replied yes.

Summary of Question:

Has it been drawn on?

Summary of Response:

The Shire President replied no.

The DCCS added that it is invested at the moment earning interest.

Summary of Question:

One page 8 – the general purpose funding is somewhat less than the previous year from 1.8 down to 740,000 where did we lose out there?

Summary of Response:

This question will be taken on notice – the DCCS will provide the information as he did not have the figures in front of him.

Summary of Question:

Operating activities excluded from budget - Loss on disposal of assets - \$130,000 - Where did we lose this money?

Summary of Response:

The DCCS replied that Council may have depreciated the asset, differently from what it was sold. It is a book entry not cash entry.

Summary of Question:

Did we actually lose money?

Summary of Response:

The DCCS replied no, profit and loss is merely a book entry not a cash entry.

Summary of Question:

Page 24 – I presume it is the same thing, the revaluation of fixed assets. The DCCS advised that the Department of Local Government requires all Local Governments to revalue each class of asset every three years on a rotating basis and that these would have been the ones valued this year and this figure would be the adjustment

Summary of Question:

So just a book entry ?

Summary of Response:

The DCCS replied yes.

Summary of Question:

I note the overdraft \$300,000 is a projected figure, is it projected to rise in the following year?

Summary of Response:

The DCCS advised that at the time the books were closed on the 30th June 2016 there was a temporary overdraft facility of \$300,000 and that Council has asked the CEO for it to be raised permanently to \$500,000. The intention is to help with cash flow for the PRACC and the PAAA. This is to accommodate any cash fluctuations with projects being funded.

Summary of Question:

So the estimated cost is not precise at this stage?

Summary of Response:

The Shire President responded that it is the difference between the funding coming in and payments going out.

Summary of Question:

Have tenders been called for the demolition yet?

Summary of Response:

The CEO answered yes the quotes have been called and has been let and they started the works about four weeks ago and have started on the outside of the building today.

Summary of Question:

And all of those figures were in hand at the time of raising the money?

Summary of Response:

The CEO replied yes.

Comment from Mr Ron O'Brien: I note with a degree of interest that like a lot of other Shires our wages component just about equals our rates revenue. The CEO replied that was correct. Mr O'Brien added "Which distresses everybody but it is just a fact of life now, I don't like it."

Mr O'Brien further added another comment about the wording of the audit report, between pages 10 – 23, the wording of the notes was absolutely muddy and I did not understand it. Are these a government requirement? The CEO replied that yes it is. From our point of view it is a compliance requirement and if we don't we are breaching our requirements.

8.3 Shirley Wasley

Summary of Question:

I apply each year to get a letter of consent to burn leaves in the front drain of my property. Would it be possible to have an ongoing one rather than applying each year?

Summary of Response:

The DTS replied that every year the notices are issued and last for only the season, during the burning period only.

Summary of Question:

If I decide not to do it can I get the Shire out to do it every year?

Summary of Response:

The DTS replied the Council encourages all residents to participate in maintaining the verge in front of their house but will do our best with limited resources to maintain to make sure it is not a hazard or cause any problems to the community.

The CEO added we could look at what we have got with the bushfire advisory committee, may be able to do an approval that is reviewed annually. Taken on notice.

Summary of Question:

Regarding businesses in town. Whether they are run from homes or just business, is there any way of getting a list of all businesses in town? So that everyone knows what services are available in the town. There are home businesses that are run illegally in town. I think all businesses should be registered.

Summary of Response:

The DTS replied the community phone book should have a list of all businesses.

Shirley Wasley added:

No it only has the main businesses, some are registered and some are not.

The CEO responded: The ones we know about we have followed up.

Summary of Question:

What about the ones that slip through the system?

Summary of Response:

The CEO added if you are aware of businesses that are not registered report them to the Shire in writing and the Shire will follow up.

8.4 Barrie Hastings

Summary of Question:

A couple of months ago the Shire advertised a house for sale, this was Shire property, you had it valued can you confirm what the valuation was?

Summary of Response:

The CEO advised he did not have that information in front of him but could take the question on notice.

Summary of Question:

If I said it was around \$240,000 would you say that was correct?

Summary of Response:

The CEO asked if it was the one in Eliot Street?

Barrie Hastings replied yes a couple of blocks over that way

The CEO responded - If you are referring to the one in Eliot Street no you are not correct. We sell a lot of properties do a lot of transactions but I know that property was not worth that much and we sold it for more than the valuation was, we made approximately \$20,000 on the property valuation.

Summary of Question:

Where did the money go from the sale of the house?

Summary of Response:

The CEO replied to go into the land and building reserve – it has been transferred there.

Summary of Question:

And that is used for?

Summary of Response:

The CEO replied - Land and building infrastructure of the Shire of Pingelly.

Summary of Question:

So it wasn't earmarked for a project on the go?

Summary of Response:

The CEO advised no.

Summary of Question:

Why was there delays in the demolition of the Community Centre? We were told it was going to commence in October / November.

Summary of Response:

The CEO replied - Demolition did commence in late October, the building was gutted and material salvaged, quotes were sought which ranged from approximately \$21,000 to \$160,000. To ensure the best interests of the community we accepted the price around \$21,000 to demolish that building. In doing so the contractor had other commitments and we were still within our timeframe for the building to be removed. The contractor has been progressively undertaking works.

Summary of Question:

The contractor is the original first one that was accepted?

Summary of Response:

The CEO replied – yes that is correct.

Summary of Question:

In the two buildings and the coming together of the whole project – where does the line in the sand come for who is going to pick up the cost for the deep sewerage?

Summary of Response:

The CEO responded that's part of our project cost.

Summary of Question:

Where is the split – is the Medical Centre getting a portion of the cost or is it all going to the Community Centre?

Summary of Response:

The CEO replied the new design will go to the PRACC.

Summary of Question:

So the recreation centre is now picking up the cost for the medical centre?

Summary of Response:

The CEO replied – no the medical centre is now going across Brown Street and down Somerset Street due to the rock that was found in new Street. It is too high and to get a rock breaker in it was cheaper to go with two options.

Summary of Question:

So you are doing individual connections – the original plan to do the two together.

Summary of Response:

The CEO replied it is cheaper to go the two options due to the rock.

Summary of Question:

So will both projects finish in the budget you have programmed? I know sewerage costs are unknown until you start digging the trench.

Summary of Response:

The CEO replied- correct.

Summary of Question:

In last local paper Shire News there was speculation that the population may increase in Pingelly. Where is this information coming from, what is giving the Shire these figures of a positive outlook in population growth?

Summary of Response:

The Shire President responded that the ABS give these figures we are outstripping both Brookton and Beverley at this point. With the project of the Pingelly Health Centre and the aged care facility there will be the need for more people with skills to manage some of those.

Summary of Question:

Has Pingelly got them?

Summary of Response:

The Shire President responded that she was talking to someone the other day about more people in the area who have these skills and are staying in the district.

Summary of Question:

About two years ago you were putting in the notes you were going to contact the sporting groups and inform them of what costs they would be up for when they come into the new sporting complex.

Have you talked to Secretaries and Presidents of the clubs to inform them of what their costs are going to be?

Summary of Response:

The CEO responded - not at this stage but clubs have had meetings there has been a lot of work done through the Sport and Recreation Focus Group.

Summary of Question:

Were the Tennis Club paying a fee for the current facilities?

Summary of Response:

The CEO replied no it was a peppercorn lease

Summary of Question:

Will they be doing the same for the new courts?

Summary of Response:

The CEO replied that will come into the management model that is being developed of how the sporting bodies wish to see the asset maintained and whatever revenue comes from the building will go back into reviewing those assets over time, this is still to be reviewed.

Summary of Question:

At what stage do you imagine you will consult with the sporting clubs and advise what these costs will be?

Summary of Response:

The CEO replied once we the know final management model. The focus group has members of clubs and community on it.

Summary of Question:

So no one knows what costs they are up for as yet?

Summary of Response:

The CEO replied no not at this stage. Until we look at what people want to bring into the project and what commitments they are prepared to make as we go forward.

Summary of Question:

I would like to bring up roadside spraying.

Summary of Response:

The Shire President responded that this was underway at present.

Summary of Question:

Two years ago I asked the same question and the CEO informed us you didn't have the gear or the operator but he assured me you were buying the ute and were looking at spraying gear and from then on it will happen.

Summary of Response:

The CEO replied this has happened.

Summary of Question:

BH can you tell me on which roads these have taken place?

Summary of Response:

CEO this has been placed in the Shire news over the year.

Mr Hastings made the comment:

I would have to say it is pure incompetence for what has been done so far for the spraying you are doing because the weeds are there and the suckers have brown tinge and then they are green up to the bitumen.

The CEO replied that is your opinion, and you are entitled to it, but I disagree

Mr Hastings replied - Go out and have a look on the new roads you did two years ago and have a look at it. You can sit there and say that all those suckers are dead.

The CEO replied that he didn't say they were dead just that he disagreed with him saying it was incompetence.

Mr Hastings further asked: Why aren't they dead then?

The CEO replied - There is the matter of having resources to get out there and do it, we have done the best we can with the resources there are breakdowns and other priorities. There is a program in place that is growing and roads that are improving as we go along. Also with roadside vegetation and once again we said it would be a program we would tackle and slowly reduce and invest in it each year we have done that over the past three years and will continue. We cannot fix this overnight as it had not been done for many years in the past.

Summary of Question:

I went through finance details and I couldn't find details that I used to be able to find – it used to show yearly costs – eg diesel for the year and other products that come up. Is there a print out that I can view?

Summary of Response:

The Shire President said she doesn't recall seeing one since she has been on Council.

Mr Hastings responded that there definitely used to be one.

The CEO replied that the only element we would have are the accounts that go to Council each month as a summary of running costs etc.

Summary of Question:

Doesn't come out as a yearly report in the financials?

Summary of Response:

The CEO advised no.

Summary of Question:

How much and the cost of water did the Council pull out from the scheme 15/16?

Summary of Response:

The CEO replied we can provide you with that information as we have in previous years – to be taken on notice.

Summary of Question:

I would like Council to provide me with a comparison of a ratio of monetary cost if water was pulled from the grant dam that Pingelly were supposed to have had and was talked about for previous years until the last two or three years. The grant money from the state government water grant that was overridden, misappropriated and was put into the tennis courts and a tank.

Summary of Response:

The Shire President responded that the money was from Royalties for Regions and we were able to apply for it to be re-directed - it was not misappropriated. The dam has been enlarged behind the wheat bins which has taken away the need for another dam.

Mr Hastings added:

The reason was that farmers could pull in there for stock water and the Shire could pull from there and no one would be drawing on scheme water. They tell me that scheme water getting scarce. I believe the money should have been used for what it was meant for.

The CEO responded that some of it was, the dam behind the hospital was enlarged and the storage tanks on the recreation ground and information we have had from some farmers that they would not pull water from the dam as it clogged up the nozzles on their spray units and they would prefer to use scheme water.

If we did a comparison there would not be much difference, we would have to spend additional costs to pipe the water into a network to get to the other open space areas in the Shire. It is a Catch 22 - how much you spend on catching the water and pumping it around and what you would save on the infrastructure compared to using it from the mains.

The Shire President added - also to clarify it was not a water harvest grant it was a Royalties for Regions grant and that was redirected.

9. CLOSURE OF MEETING

The Chairman declared the meeting closed at 7.52pm.

<p>These minutes were confirmed by Council at the General Electors Meeting held on</p> <p>Signed..... Presiding Person at the meeting at which the minutes were confirmed.</p>
