



Shire of Pingelly

Minutes

General Electors Meeting
2 February 2016

SHIRE OF PINGELLY

Minutes of the General Electors Meeting of the Shire of Pingelly held in the Council Chambers, 17 Queen Street, Pingelly on 2 February 2016.

Contents

1.	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS	3
1.1	Welcome to Country	3
2.	RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE	3
3.	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS.....	4
3.1	General Electors Meeting – 3 Februray 2015	4
4.	PRESIDENT’S REPORT	4
5.	CHIEF EXECUTIVE OFFICER’S REPORT	4
6.	AUDITOR’S REPORT	4
7.	ANNUAL FINANCIAL REPORT.....	5
7.1	Ron O’Brien.....	5
8.	GENERAL BUSINESS	7
8.1	Lesley Page.....	7
8.2	Ron O’Brien.....	7
8.3	Merv Beard.....	8
8.4	Lesley Page.....	8
8.5	Merv Beard.....	9
8.6	Lesley Page.....	9
8.7	Ron O’Brien.....	9
8.8	Lesley Page.....	10
8.9	Ron O’Brien.....	10
9.	CLOSURE OF MEETING	11

MEMBERS PRESENT

Cr WV Mulroney Deputy President
Cr AJ Morton
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
Mrs L Boddy Executive Assistant

APOLOGIES

Cr SJ Lange Shire President
Ms G French Director Corporate and Community Services
Mr Barrie Hastings

OBSERVERS & VISITORS

Helen Price, John Price, Ron O'Brien, Lesley Page, Rex Vitlich, Wendy Vitlich, Jenni Borg, Merv Beard, Gary Bennell, Julie Plane (from 7.05pm), Jillian Dodge (from 7.05pm), Vince Holt (from 7.27pm).

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chairman, Cr WV Mulroney, 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 SJ Lange, Ms Grace French and Mr Barrie Hastings.

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

3.1 General Electors Meeting – 3 February 2015

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

11930 Moved: Cr Hodges Seconded: Cr Marshall

Recommendation and Council Decision:

That the Minutes of the General Electors Meeting of the Shire of Pingelly held in the Council Chambers on 3 February 2015 be confirmed.

Carried: 7:0

4. PRESIDENT'S REPORT

Cr Mulrone presented the President's Report for 2014/15.

Julie Plane and Jillian Dodge entered the meeting at 7.05pm.

11931 Moved: Cr Walton-Hassell Seconded: Cr Morton

Recommendation and Council Decision:

That the President's Report be received.

Carried: 7:0

5. CHIEF EXECUTIVE OFFICER'S REPORT

Mr Pollock presented the CEO's Report for 2014/15.

11932 Moved: Cr Marshall Seconded: Cr Freebairn

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 2014/15.

11933 Moved: Cr Hodges Seconded: Cr Morton

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 2015.

11934 Moved: Cr Walton-Hassell Seconded: Cr Steel

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

Vince Holt entered the meeting at 7.27pm.

Carried: 7:0

7.1 Ron O'Brien

Summary of Question:

Regarding the debt service ratio on page 19, but referred to on page 43, I can't figure out where the variance is could you please explain the difference between last year and this year?

Summary of Response:

The CEO replied that the question will be taken on notice and he will obtain the ratio and formulas.

The ratios will vary each year depending on what the asset values are and what assets are disposed of and what is acquired. The CEO will get the formula and explain it to Mr O'Brien.

Summary of Question:

I notice there is a slight variation and the Council hasn't quite got to the optimum level of the variation where is that please? In reference to pages 43 and 58.

Summary of Response:

The CEO advised this question will also be taken on notice.

Summary of Question:

On page 27, the 40ml dam construction has been carried on for some time now does the Council still have the \$150,000 in reserve as indicated in closing balance 30 June 2015?

Summary of Response

The CEO advised that the money was reallocated during a Council meeting. Some of the money went into the tennis courts currently being built and some went into the two new tanks currently on the sport and recreation ground and some went into the enlargement of the dam at Realm Street.

Summary of Question

So there is no short term plan to engage in the 40ml dam?

Summary of Response

The CEO answered – No, but the Shire will be increasing the capacity of stormwater storage behind the CBH bins. Works are being negotiated to what can be done to enlarge that dam. The Water Corporation have increased storage due to their works so the storage water for watering the oval has increased capacity.

Summary of Question

Regarding the duplex housing \$42,565 is that a surplus over and above the cost of the duplex housing? Did the Shire make money on this?

Summary of Response

The CEO advised that the Shire wouldn't have made any money out of the project because it was through Royalties for Regions. If any money was left over it would have been reallocated in that funding source of Royalties for Regions eg if there is another project that had a shortfall, or carried over to another financial year.

Summary of Question

The \$140,737 has that been spent?

Summary of Response

CEO Yes it has

Summary of Question

On page 30 the purchase of land \$80,000 what did that entail?

Summary of Response

The CEO answered that the money wasn't actually spent it was allocated to purchase the land at 2 Paragon Street, the Landmark Building that was purchased off Landcorp. It was part of a development improvement lease that the Shire took on to develop the land, and has now been purchased and settled as of 4 January.

Summary of Question

The reserves, the cash investment act page 38 reserves variance over a couple of years there is a large variance between budget 15 and the actual end of year to date 15 - \$145 down to \$19k has there been a transfer of funds to building activities?

Summary of Response

The CEO advised that the Shire budgeted to sell 16 Eliot St and 5 Webb Street but that didn't happen. It is in this current year's budget to try and sell those properties.

Summary of Question

Regarding the number of UVs in the Shire – page 47 - in relation to a question from last year. I have noted there are 46 UVs. Are they made up of hobby farm lots with limited acreage? What are the UV minimums what are they made up of?

Summary of Response

The Deputy President advised this question would be taken on notice by the CEO as this information was not on hand.

The CEO asked Mr O'Brien "to confirm you would like to have an exact breakup of property that UV minimums are?"

Mr O'Brien responded "Yes".

8. GENERAL BUSINESS

8.1 Lesley Page

Summary of Question

Lesley Page – the new Sport and Rec building is definitely going to be timber and iron – was that due to a costing or a preference for that material to be used in place of bricks and mortar?

Summary of Response

The CEO advised that the Shire originally got drawings done up of tilt up building with facades and verandahs on them. They then got some preliminary costings which were an exorbitant amount so the Shire wanted other options of what could be used. The Shire then entered into discussions with UWA who came up with a completely different perspective being a timber building.

The construction time would be quicker with a timber building because it is prefabricated compared to a conventional tilt up building. The factors were the cost and speed of building and also it is something unique in the area not looking like other recreation centres, something we can showcase and be more fitting to our environment.

When applying for the National Stronger Regions Funding we were successful in funding when we put forward a timber building. There are still items to be tweaked, we are not locked into a particular timber etc and these items should be resolved in the next two to three weeks.

Summary of Question

I would think that ongoing repairs and maintenance will be quite costly compared to bricks and mortar because timber will need extra maintenance and probably Shire can meet that when it happens? There is a quite a lot more expense in maintenance I would think.

Summary of Response

The CEO replied that we have asked that of the architect ourselves and a group went on a trip recently and looked at timber buildings interstate and found out that maintenance costs reduced by thickness of timber – the thicker the timber the less maintenance – and if the building had verandahs protecting the timber it was in much better condition than buildings that were exposed to the weather.

Based on the research we have done we feel confident the maintenance would be quite minimum. Thicker timber is what we are proposing, possibly Yellow Stringy Bark which is high in resin in its own sap and to dry out it holds more moisture. It is recommended to have the same strength as Jarrah and there is plenty out there. The Shire may start talking to the Minister of Forestry about accessing timber as a showcase for our building. We believe the maintenance cost will be minimal and spread out.

8.2 Ron O'Brien

Summary of Question

I share Mrs Page's concerns and feel the timber construction is an escalating cost of maintenance.

Summary of Response

The Deputy President responded that after reports of inspection the buildings interstate have been up in excess of 20 years and show no signs of deterioration due to verandahs built around them.

Summary of Question

I would suggest climatic conditions are quite a bit different between the western and eastern seaboard.

Summary of Response

The Deputy President advised this comment would be noted.

8.3 Merv Beard

Summary of Question

Is anything going to be done about the water on the new netball courts or will we wait until they crack and break like the old ones?

Summary of Response

The CEO responded that with the surface that is currently on there it can take a lot of water and not penetrate. The base has been built to a road standard and has an asphalt surface of 30mm. To crack and subside it would take more than water on top of it.

Summary of Question:

Very similar to what we were told about the last ones that ended up cracking. Can't the people that built them come back to put a fall on them so the water runs away from them? It is not fair on the netballers to sweep water off.

Summary of Response

The CEO advised that the he had spoken to Netball Club and they didn't mind and said the courts were one of the best surfaces they have been on in a while. Lots of positive feedback has been received. The Shire purchased some squeegees for them. The surfacing people have been asked to take a look to see if there are any options for putting corrective material in there. Waiting to hear back from them as there have been some health issues with a family member in the company.

We have taken it up with the asphalt company and given the time of year and the funding restraints we had time wise. Once it rained unfortunately it was too late as the top coat had already been put on. The Shire did seek compensation and received some and this was allocated to another road project with asphalt. Definitely something on our books to see if there is a simple option to fix them.

8.4 Lesley Page

Summary of Question

This was brought up at the last meeting – the main street is a disgrace. Compared to Cuballing who are much smaller than we are and they have a very attractive entry and exit to their town. Are we still waiting for MRWA to come back?

Summary of Response

The Deputy President asked Mrs Page to please explain what you mean do you mean the road surface?

Summary of Question

We were told we were going to have the two tone on the road this was discussed at last year's meeting and nothing has happened in the main street, I understand it is to be done.

Summary of Response

The Deputy President replied that work was scheduled for early November 2015 and that there had been concerns raised from business owners in the main street that the fall in the road surface from the centre of the road to the eastern side is fairly severe and if we get another 40mm on top of that it will make it higher. The Council and Main Roads have come to a solution that the Council will do primary drainage works on eastern sides of the road by not allowing rain to flow over the kerb when they do the top. The CEO advised drainage should be commencing next week then Main Roads will commence asphalt works at the end of March in two tone.

8.5 Merv Beard

Summary of Question

Why can't they do what they did in Narrogin and dig it out and lower it?

Summary of Response

The CEO advised we have asked the same question and we have been to the Minister as well and they have come back with core samples from the under the base and they said the cost to them would be \$3 million to lower services, pavement and base in the road. We have discussed this on a number of levels with Main Roads and we have the opportunity for the main street to be resurfaced better than it currently is and we are getting the best deal we can from Main Roads. There have been a number of letters back and forth regarding this matter and we feel we have come up with the best solution we can. Have also written to the Commissioner of Main Roads to say if there are any further works then the centre of the road isn't to be raised any further and that the road should be constructed to reduce the centre.

8.6 Lesley Page

Summary of Question

Does the fact that the road was probably built like that in the first place, has it been more of a problem since they put that surface on it?

Summary of Response

The Deputy President said that from history, speaking to older people and people that worked on the Council, this has been a problem for some time that they keep raising the surface of the road.

Summary of Question

Is this a Main Roads problem or our problem?

Summary of Response

The Deputy President advised it is Main Roads problem.

8.7 Ron O'Brien

Summary of Question

When will we be getting a bypass, an alternative route around town?

Summary of Response

The Deputy President replied that this has been talked about for a long time and Main Roads keep coming up with big dollars but haven't come up with anything. I'm sure if we keep chipping away that we will get a solution.

8.8 Lesley Page

Summary of Question

Last year I asked about the surrounds of the Shire offices – ask that you keep it on record.

Summary of Response

The Deputy President advised that it was put in the budget but unfortunately it had to be put off until the following year. The Shire has started to look at drainage and design for the next budget.

8.9 Ron O'Brien

Summary of Question

In last year's budget preparations there was some indication that some fairly severe road pruning was going to occur. It has been disappointing to not see this done as severe as it should have been. I am disappointed that the further you go out of town the spraying has become less efficient on suckers on roads.

Summary of Response

The Deputy President advised that works were held up due to lack of spraying equipment that was old and we now have a new spraying outfit you should see results in places and that staff are working on better control of the suckers.

Summary of Question

Top marks for where it has been achieved but it needs to go further out of town.

Summary of Response

The Deputy President replied that we will take that on board.

The Director Technical Services advised that the sucker spraying started in the last six weeks and we will recommence spraying this week in areas that they haven't done so far.

Spraying is done when parks staff are available and you should see a marked improvement over the next 12 months in regards to the spraying program. We have spent one third of our tree pruning program at this stage and we have been waiting for burning period to be lifted before they go back in so they don't cause fires when mulching on road verges.

There is more work to be done on North Wandering Road and Wickepin Pingelly Road and North Bannister Road amongst others – there is about 20 years' worth of work to do will take a few years to catch up.

As we are going through the tree removal process they are spraying and should slowly get on top of it, it is probably a five year program.

9. CLOSURE OF MEETING

The Chairman declared the meeting closed at 7.55pm.

These minutes were confirmed by Council at the
General Electors Meeting held on _____

Signed.....
Presiding Person at the meeting at which the minutes
were confirmed.