



A G E N D A

ORDINARY COUNCIL MEETING

23 October 2023

Notice of Meeting

The Ordinary Council Meeting for the Shire of Corrigin will be held on Monday 23 October 2023 in the Council Chambers, 9 Lynch Street, Corrigin commencing at 6.30pm.

Order of Business

6.30pm

Council Meeting

I have reviewed this agenda and am aware of all recommendations made to Council and support each as presented.



Natalie Manton
Chief Executive Officer
18 October 2023

Disclaimer:

The Shire of Corrigin gives notice to members of the public that any decisions made at the meeting today, can be revoked, pursuant to the Local Government Act 1995. Members of the public should not rely on any decisions until formal notification in writing by Council has been received. Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

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1 DECLARATION OF OPENING

Council would like to acknowledge that this meeting is being held on the traditional lands of the Noongar people and pay our respects to their elders past, present and emerging.

Councillors, staff, and members of the public are advised that the Council meeting is being recorded for future publication.

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

3 PUBLIC QUESTION TIME

A period of 15 minutes is allocated for questions with a further period of 15 minutes provided for statements from members of the public. The procedure for asking questions and responding is to be determined by the presiding member. The time allocated for questions is to be decided by the members of the Council and members of the public are to be given an equal and fair opportunity to ask a question and receive a response.

Questions and statements are to be –

- a) Presented in writing on the relevant form to the Chief Executive Officer prior to commencement of the meeting; and
- b) Clear and concise

4 MEMORIALS

The Shire has been advised that Kane Di Fulvio has passed away since the last meeting.

5 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

NIL

6 DECLATIONS OF INTEREST

Councillors and Officers are reminded of the requirements of s5.65 of the *Local Government Act 1995*, to disclose any interest during the meeting before the matter is discussed and of the requirement to disclose an interest affecting impartiality under the Shire of Corrigin Code of Conduct.

7 CONFIRMATION OF MINUTES

7.1 PREVIOUS COUNCIL MEETING AND BUSINESS ARISING FROM MINUTES

7.1.1 ORDINARY COUNCIL MEETING

Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 26 September 2023 (Attachment 7.1.1).

OFFICERS RECOMMENDATION

That the Minutes of the Shire of Corrigin Ordinary Council meeting held on Tuesday 26 September 2023 (Attachment 7.1.1) be confirmed as a true and correct record.

7.2 COMMITTEE MEETINGS AND BUSINESS ARISING FROM MINUTES

7.2.1 AUDIT AND RISK MANAGEMENT COMMITTEE MEETING

Minutes of the Audit and Risk Management Committee meeting held on Tuesday 26 September 2023 (Attachment 7.2.1).

OFFICER'S RECOMMENDATION

That the minutes of the Audit and Risk Management Committee meeting held on Tuesday 26 September 2023 (Attachment 7.2.1) be received.

8 MATTERS REQUIRING A COUNCIL DECISION

8.1 CORPORATE AND COMMUNITY SERVICES REPORT

8.1.1 ACCOUNTS FOR PAYMENT

Applicant:	Shire of Corrigin
Date:	3/10/2023
Reporting Officer:	Tanya Ludlow, Finance / Human Resources Officer
Disclosure of Interest:	NIL
File Ref:	FM.0036
Attachment Ref:	Attachment 8.1.1 – Accounts for Payment – September 2023

SUMMARY

Council is requested to note the payments from the Municipal and Trust funds as presented in the Schedule of Accounts Paid for the Month of September 2023.

BACKGROUND

This information is provided to Council monthly in accordance with provisions of the *Local Government Act 1995* Section 6.8 (2)(b) and *Local Government (Financial Management) Regulations 1996* Clause 13.

Accountability in local government can be multifaceted, as councils seek to achieve diverse social, political, and financial goals for the community benefit. The accountability principles of local government are based on strong financial probity, financial propriety, adherence to conflict of interest principles and expectations that local government is fully accountable for community resources.

All payments are independently assessed by the Deputy Chief Executive Officer, to confirm that all expenditure that has been incurred, is for the Shire of Corrigin and has been made in accordance with Council policy, procedures, the *Local Government Act 1995* and associated regulations. The review by the Deputy Chief Executive Officer also ensures that there has been no misuse of any corporate credit or fuel purchase cards.

COMMENT

Council has delegated authority to the Chief Executive Officer to make payments from the Shire's Municipal and Trust funds as required. A list of all payments is to be presented to Council each month and be recorded in the minutes of the meeting at which the list was presented.

STATUTORY ENVIRONMENT

S6.4 Local Government Act 1995, Part 6 – Financial Management
R34 Local Government (Financial Management) Regulations 1996

POLICY IMPLICATIONS

Policy 2.7 – Purchasing Policy
Policy 2.16 – Corporate Credit Cards

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2023/2024 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership
Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council's Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council receives the list of accounts paid during the month of September 2023 as per the attached Schedule of Payment, and as summarised below:

Municipal Account (inclusive of credit card and fuel card purchases)

<i>Cheque Payments</i>	<i>020957 - 020960</i>	<i>\$17,421.14</i>
<i>EFT Payments</i>	<i>EFT19187 - EFT19232</i>	<i>\$125,186.58</i>
<i>Direct Debit Payments</i>		<i>\$32,176.37</i>
<i>EFT Payroll Payments</i>		<i>\$131,623.92</i>

Total Municipal Account Payments ***\$306,408.01***

Trust Account

<i>EFT Payments</i>	<i>EFT19207 - EFT19208</i>	<i>\$63.60</i>
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Total Trust Account Payments ***\$63.60***

Licensing Trust Account

<i>Direct Debit Payments</i>		<i>\$30,366.20</i>
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Total Licensing Trust Account Payments ***\$30,366.20***

Total of all Accounts

\$336,837.81

8.1.2 MONTHLY FINANCIAL REPORTS

Applicant:	Shire of Corrigin
Date:	10/10/2023
Reporting Officer:	Kylie Caley, Deputy Chief Executive Officer
Disclosure of Interest:	Nil
File Number:	FM.0037
Attachment Ref:	Attachment 8.1.2 – Monthly Financial Report for the period ending 30 September 2023

SUMMARY

This report provides Council with the monthly financial report for the month ending 30 September 2023.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996*, regulation 34 states that a local government must prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget.

Variances between budgeted and actual expenditure including the required material variances (10% with a minimum value of \$10,000) are included in the variance report.

COMMENT

September closed with \$3,396,682 in the Municipal bank account, \$2,254,350 in short term investment and \$5,223,273 in reserve funds.

Rate collection is at 83.3% compared to 81.6%% at the same time last year. The outstanding amount of \$512,262 is made up of the following:

Long outstanding debtor	42,598
(Includes current charges. Receiving regular payments)	
2 properties with a Property Seize and Sale Order	30,931
Debt Collection Agent (current debts)	13,799
Current Instalments Remaining	242,700
Current Pensioners (not due until 30 June 2023)	33,160
Deferred Pensioners	18,501
Special Payment Arrangements	0
2023/2024 Rates Levied	138,100
LESS Excess Rates (Rates Payment in Advance)	-7,887
TOTAL OUTSTANDING	<u>512,262</u>

Capital projects are slowly making progress.

- Gorge Rock toilet installation is still waiting on completion.
- CEO is in discussions with the contractor to start work on the recommissioning of the town hall steps
- CEO is preparing the scope of works and tender for the improvements to the medical and wellness centres.
- Gym Facility offer and acceptance has been signed now awaiting settlement.
- Administration photocopier has been ordered. CRC photocopier and large format printer have been delivered and installed.
- All plant and equipment have been ordered apart from the Manager Works and Services vehicle
 - CEO vehicle is due for delivery in November 2023

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- ROE EHO vehicle is being fitted with extra accessories and delivered by the end of October.
- Mack Anthem Prime Mover is due for delivery prior to the end of October
- Toyota Hilux is due for delivery in November 2023
- Caterpillar 12M Grader is due for delivery in December 2023
- Caterpillar CW34 Roller is due for delivery prior to the end of October
- Rotary Park reticulation works has been completed and opening of the park held on 6 October 2023.
- Road program commenced in late September.

Further information on the September financial position is in the explanation of material variances included in the monthly financial report.

STATUTORY ENVIRONMENT

s. 6.4 Local Government Act 1995, Part 6 – Financial Management
r. 34 Local Government (Financial Management) Regulations 1996

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2023/2024 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council’s Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION

That Council accepts the Statement of Financial Activity for the month ending 30 September 2023 as presented, along with notes of any material variances.

8.2 GOVERNANCE AND COMPLIANCE

8.2.1 REPORT ELECTION 2023

Applicant:	Shire of Corrigin
Date:	11/10/2023
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	GOV.0051
Attachment Ref:	NIL

SUMMARY

Council is asked to consider the report from the 2023 elections after receiving four nominations for four vacant positions to be filled.

BACKGROUND

Nominations for the 2023 election seeking four candidates for four year terms closed on Thursday 7 September 2023. At the close of nominations four (4) nominations were received for four (4) vacancies from the following candidates:

Sharon Jacobs
Mike Weguelin
Brooke Filinski
Megan Leach

As the number of candidates equalled the number of vacancies to be filled, the candidates were declared elected unopposed for a term ending 2027. There is therefore no requirement to hold an election on 21 October 2023.

A Councillor Induction Manual has been sent to all newly elected members and an induction session is scheduled for 17 October 2023.

In addition to the Induction Manual new Councillors were provided with fact sheets from the Department of Local Government, Sport and Cultural Industries to explain the various aspects of being a council member including:

- [An introduction to local government](#)
- [The role of a council member](#)
- [Council members' responsibilities and rights](#)
- [What happens when you become a council member](#)

COMMENT

The candidates who were declared elected unopposed will be sworn in at a ceremony on Monday 23 October 2023.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Policy 4.1 Code of Conduct for Council Members, Committee Members and Candidates

FINANCIAL IMPLICATIONS

Cost of administering the 2023 election including advertising and staff time was included in the 2023/24 budget.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership

Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council's Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council note the Report for the 2023 Local Government Elections.

8.2.2 REGISTER OF POLICIES REVIEW

Applicant:	Shire of Corrigin
Date:	10/10/2023
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CM.0059
Attachment Ref:	Attachment 8.2.2– Register of Policies – Review 2023

SUMMARY

Council is asked to review the existing policies in the Shire of Corrigin Register of Policies that were last reviewed and adopted by Council in October 2022 and add new policies.

BACKGROUND

The register of policies is to be reviewed annually and provided to Council for consideration and adoption.

The objectives of the Register of Policies are:

- to provide Council with a formal written record of all policy decisions.
- to provide staff with guidelines in which to act in accordance with Council's wishes.
- to enable staff to act promptly in accordance with Council requirements but without continual reference to Council.
- to enable Councillors to adequately handle enquiries from electors without undue reference to the staff or Council.
- to enable Council to maintain a continual review of policy decisions and to ensure they are in keeping with community expectations, current trends and circumstances.
- to enable ratepayers to obtain immediate advice on matters of Council policy.

COMMENT

Attachment 8.2.2 shows track changes throughout the document to draw attention to any minor amendments that have been made to policies. The policies that have been highlighted in red have either had significant changes or are new policies.

STATUTORY ENVIRONMENT

Local Government Act, Section 2.7(2) (b):

Local Government Act 1995 – Section 2.7 Role of council

- (1) *The council —*
- (a) *governs the local government's affairs; and*
 - (b) *is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
- (a) *oversee the allocation of the local government's finances and resources; and*
 - (b) *determine the local government's policies.*

POLICY IMPLICATIONS

Review of the Shire of Corrigin Register of Policies.

FINANCIAL IMPLICATIONS

NIL

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership

Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council

- 1. adopt the amendments to policies as provided in Attachment 8.2.2 – Register of Policies – Review 2023 to become the new Shire of Corrigin Register of Policies in accordance with Section 2.7(2)(b) of the Local Government Act 1995.*
- 2. add the following new polices to the Shire of Corrigin Register of Policies*
 - Child Safe Policy*
 - Electronic meetings policy*

8.2.3 OFFER TO PURCHASE LOT 9 GRANITE RISE ESTATE 1 HAYDON CLOSE

Applicant:	Shire of Corrigin
Date:	9/10/2023
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Ref:	CP.0002, LUP 0002
Attachment Ref:	NIL

REASON FOR CONFIDENTIALITY

The Chief Executive Officer's Report is confidential in accordance with s5.23 (2) the Local Government Act because it deals with matters affecting:

- s5.23 (2)(c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and*
- s5.23 (2)(e)(ii) *a matter that if disclosed, would reveal information that has a commercial value to a person.*

OFFICER'S RECOMMENDATION

That Council close the meeting to the public in accordance with sub section 5.23 (2) (c) and (e)(ii) of the Local Government Act 1995 and Clause 15.10 of the Standing Orders.

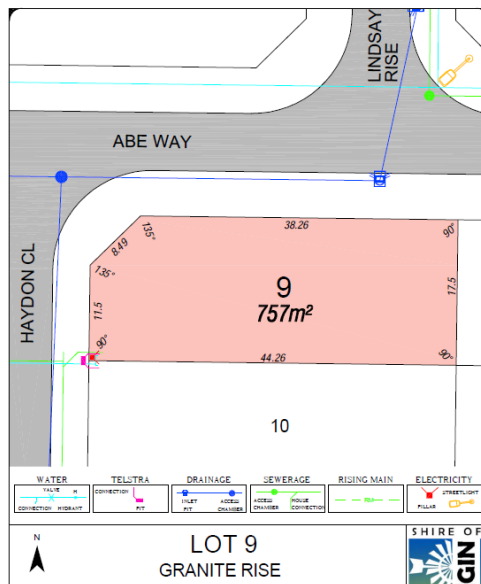
SUMMARY

Council is asked to consider an offer to purchase Lot 9 Granite Rise (1 Haydon Close).

BACKGROUND

the Shire of Corrigin developed 32 residential lots in the Granite Rise Estate subdivision in 2009. Nine lots have been sold, with six selling in the past three years.

An offer has been made for the first lot to sell on Hayden Close.



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The table below shows the block details and sales history.

Lot No.	Street No.	Street Name	Area (m2)	Previous Reserve Price (inc-GST)	Discounted Reserve March 2020 (inc GST)	Sold Date	Sale Price
1	8	Lawton Way	802	\$54,900	\$43,920	2017	*\$46,900
2	6	Lawton Way	801	\$54,800	\$43,840		
3	4	Lawton Way	871	\$59,600	\$47,680		
4	2	Lawton Way	887	\$66,700	\$53,360		
5	8	Haydon Close	822	\$62,300	\$49,840		
6	6	Haydon Close	874	\$59,800	\$47,840		
7	4	Haydon Close	805	\$55,100	\$44,080		
8	2	Haydon Close	805	\$55,100	\$44,080		
9	1	Haydon Close	757	\$51,800	\$41,440		
10	3	Haydon Close	775	\$53,100	\$42,480		
11	5	Haydon Close	723	\$49,500	\$39,600		
12	7	Haydon Close	715	\$55,000	\$44,000		
13	8	Price Retreat	724	\$55,600	\$44,480		
14	6	Price Retreat	769	\$52,700	\$42,160		
15	4	Price Retreat	776	\$53,100	\$42,480		
16	2	Price Retreat	756	\$51,800	\$41,400	2020	*\$41,440
17	10	Lawton Way	813	\$54,300	sold	2010	
18	12	Lawton Way	813	\$55,600	sold	2010	
19	3	Abe Way	928	\$63,500	\$50,800		
20	5	Abe Way	930	\$63,700	\$50,960	2020	*\$47,500
21	7	Abe Way	931	\$63,700	\$50,960		
22	1	Lindsay Rise	789	\$54,000	\$43,200		
23	3	Lindsay Rise	742	\$50,800	\$40,640	2020	*\$40,640
24	5	Lindsay Rise	747	\$51,100	\$40,880		
25	2	Lindsay Rise	1490	\$102,000	\$81,600	2023	\$60,000
26	4	Lindsay Rise	1517	\$103,700	\$82,960		
27	6	Lindsay Rise	1516	\$103,800	\$83,040		
28	8	Lindsay Rise	1516	\$103,800	\$83,040		
29	10	Lindsay Rise	1515	\$103,800	\$83,040		
30	12	Lindsay Rise	1515	\$103,700	\$82,960		
31	14	Lindsay Rise	1515	\$103,700	\$82,960	2023	\$82,960
32	16	Lindsay Rise	1508	\$103,200	\$82,560		
33	18	Lindsay Rise	1380	\$100,400	\$80,320	2023	\$80,320



GRANITE RISE ESTATE

COMMENT

Council has made allowance in the 2023/24 budget for the sale of land at Granite Rise Estate based on the discounted reserve price for the lots determined by Council at the ordinary Council meeting in March 2020.

Council accepted offers on three blocks in the Granite Rise Estate in 2020 and three of the large lots in 2023.

The buyer has been notified that the Shire of Corrigin will need to advertise the disposal of the land for a period of two weeks and consider any submissions before the offer can be accepted in order to comply with s3.58 of the *Local Government Act 1995*.

Council has delegated authority to the CEO to dispose of property by private treaty in accordance with section 3.58(3) and prior to the disposal, consider any submissions received following the giving of public notice subject to the following conditions:

- a. Disposal of land or building assets is limited to matters specified in the Annual Budget and in any other case, a Council resolution is required.
- b. In accordance with s.5.43, disposal of property, for any single project or where not part of a project but part of a single transaction, is limited to a maximum value of \$20,000 or less.
- c. When determining the method of disposal:
 - Where a private treaty is determined [s.3.58(3)] as the method of disposal, authority to:
 - Negotiate the sale of the property up to a -10% variance on the valuation; and
 - Consider any public submissions received and determine if to proceed with the disposal, ensuring that the reasons for such a decision are recorded.

STATUTORY ENVIRONMENT

Local Government Act 1995

5.43. *Limits on delegations to CEO*

3.58. *Disposing of property*

Local Government (Functions and General) Regulations

30. *Dispositions of property excluded from Act s3.58*

Local Government (Uniform Local Provisions) Regulations 1996, Reg15 Contribution to cost of crossing - Sch. 9.1 cl. 7(4)

(1) *Where —*

(a) *a local government —*

(i) *under regulation 12 constructs or approves the construction of; or*

(ii) *under regulation 13(1) requires the construction of a crossing giving access from a public thoroughfare to private land or a private thoroughfare serving the land; and*

(b) *the crossing is the first crossing in respect of the land; and*

(c) *the crossing is a standard crossing or is of a type that is superior to a standard crossing, the local government is obliged to bear 50% of the cost, as estimated by the local government, of a standard crossing, but otherwise the local government is not obliged to bear, nor prevented from bearing, any of the cost.*

POLICY IMPLICATIONS

Policy 10.2 Proceeds of the Sale of Industrial or Residential Land

Policy 14.4 Crossovers

FINANCIAL IMPLICATIONS

The reserve price for land in the Granite Rise Estate was set at the Council meeting in March 2020. The reserve price was discounted by 20% from previous reserve price.

Income from the sale of vacant land and associated rates income will be included in future budgets.

Costs associated with the real estate agent commission on the sale price and settlement agent fees will apply to the sale of land.

The cost for a standard crossover is \$850 in the 2023/24 Fees and Charges.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership
Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.4	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Absolute Majority

OFFICER’S RECOMMENDATION

That Council:

1. *Authorise the Chief Executive Officer to accept the offer for the purchase of 1 Haydon Close (Lot 9), Granite Rise Estate, Corrigin subject to the requirements of the Local Government Act 1995 section 3.58 (3)(a)(b).*

2. *Authorise the Chief Executive Officer to give local public notice of its intention to dispose of 1 Haydon Close (Lot 9) Granite Rise Estate in accordance with section 3.58 of the Local Government Act 1995 should an acceptable sale be negotiated.*

3. *Authorise the Chief Executive Officer to finalise the sale documents on behalf of the Shire of Corrigin following consideration of submissions received at the conclusion of the advertised period and best value for money for the Shire of Corrigin.*

OFFICER’S RECOMMENDATION

That Council open the meeting to the public in accordance with sub section 5.23 (2) (c) and (e)(ii) of the Local Government Act 1995 and Clause 15.10 of the Standing Orders.

8.2.4 AMENDMENT DELEGATION DISPOSAL OF PROPERTY

Applicant:	Shire of Corrigin
Date:	9/10/2023
Reporting Officer:	Natalie Manton, Chief Executive Officer
Disclosure of Interest:	NIL
File Number:	GOV.0001
Attachment Ref:	NIL

SUMMARY

Council is asked to consider an amendment to the delegation to the CEO in relation to the disposal of property to facilitate the efficient sale of vacant land in the Shire of Corrigin.

BACKGROUND

Council is required to review the delegations to the Chief Executive Officer (CEO) and employees at least once every financial year in accordance with section 5.46 (2) of the *Local Government Act 1995*. The Delegation Register was last reviewed by Council at the Ordinary Council Meeting on 20 June 2023 (Council Resolution 70/2023).

Council can delegate certain powers and duties to the CEO and the CEO, in turn, can on-delegate those powers and functions to other employees.

Section 5.46 of the Act requires the CEO to keep a register of, and records relevant to, delegations to the CEO and any delegations on-delegated to employees.

An amendment to the conditions on the delegation to the Chief Executive Officer 1.2.12 Disposing of Property is proposed to assist with timely and efficient sale of vacant land in the Shire of Corrigin.

COMMENT

The Shire of Corrigin has recently seen an increase in the number of offers received for the sale of land in the Granite Rise Estate. The current conditions on the delegation from Council to the CEO is limited to a maximum value of \$20,000. The minimum reserve value set by Council for vacant land in the Granite Rise Estate is \$39,600. This means that all offers for the sale of vacant land are required to be presented to Council for a decision which slows down the sale process considerably.

It is recommended that Council approve a change to the conditions on the disposal of property delegation to enable the CEO to accept offers that are within 10% of the reserve value set by Council.

The requirements of the *Local Government Act 1995 section 3.58(2) and (3) Disposing of Property* would still apply to sales of land by auction or private treaty.

STATUTORY ENVIRONMENT

S5.18 Local Government Act 1995 Register of delegations to committees

*S5.42 (1) Local Government Act 1995 Delegation of some powers and duties to CEO **

S5.46 (2) of the Local Government Act 1995 Register of, and records relevant to, delegations to CEO and employees.

POLICY IMPLICATIONS

2.9 Asset Disposal

FINANCIAL IMPLICATIONS

Sale of vacant land is included in the 2023/24 budget

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership
Strong Governance and leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council's Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council endorse an amendment to Condition b of Delegation 1.2.12 Disposing of Property to facilitate the timely and efficient sale of vacant land in the Shire of Corrigin as set out shown in red below.

1.2.12 Disposing of Property

Delegator: <i>Power / Duty assigned in legislation to:</i>	Local Government
Express Power to Delegate: <i>Power that enables a delegation to be made</i>	<i>Local Government Act 1995:</i> s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	<i>Local Government Act 1995:</i> s.3.58(2) & (3) Disposing of Property
Delegate:	Chief Executive Officer
Function: <i>This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.</i>	<ol style="list-style-type: none"> 1. Authority to dispose of property to: <ol style="list-style-type: none"> (a) to the highest bidder at public auction [s.3.58(2)(a)]. (b) to the person who at public tender called by the local government makes what is considered by the delegate to be, the most acceptable tender, whether or not it is the highest tenders [s.3.58(2)(b)] 2. Authority to dispose of property by private treaty only in accordance with section 3.58(3) and prior to the disposal, to consider any submissions received following the giving of public notice [s.3.58(3)].
Council Conditions on this Delegation:	a. Disposal of land or building assets is limited to matters specified in the Annual Budget and in any other case, a Council resolution is required.

	<p>b. In accordance with s.5.43, disposal of property, for any single project or where not part of a project but part of a single transaction, is limited to,</p> <ol style="list-style-type: none"> I. a maximum value of \$20,000 or less for property, plant, furniture and equipment. II. the reserve price as set by Council for vacant land including variance outlined in (c). <p>c. When determining the method of disposal:</p> <ul style="list-style-type: none"> • Where a public auction is determined as the method of disposal: <ul style="list-style-type: none"> ○ Reserve price has been set by independent valuation. ○ Where the reserve price is not achieved at auction, negotiation may be undertaken to achieve the sale at up to a -10% variation on the set reserve price. • Where a public tender is determined as the method of disposal and the tender does not achieve a reasonable price for the disposal of the property, then the CEO is to determine if better value could be achieved through another disposal method and if so, must determine not to accept any tender and use an alternative disposal method. • Where a private treaty is determined [s.3.58(3)] as the method of disposal, authority to: <ul style="list-style-type: none"> ○ Negotiate the sale of the property up to a -10% variance on the valuation; and ○ Consider any public submissions received and determine if to proceed with the disposal, ensuring that the reasons for such a decision are recorded. <p>d. Where the market value of the property is determined as being less than \$20,000 (F&G r.30(3) excluded disposal) may be undertaken:</p> <ul style="list-style-type: none"> • Without reference to Council for resolution; and • In any case, be undertaken to ensure that the best value return is achieved however, where the property is determined as having a NIL market value, then the disposal must ensure environmentally responsible disposal.
Express Power to Sub-Delegate:	<p><i>Local Government Act 1995:</i> s.5.44 CEO may delegate some powers and duties to other employees</p>

8.2.5 LONG TERM FINANCIAL PLAN 2022-2037 REVIEW

Applicant:	Shire of Corrigin
Date:	11/10/23
Reporting Officer:	Kylie Caley, Deputy Chief Executive Officer
Disclosure of Interest:	NIL
File Number:	CM.0049
Attachment Ref:	Attachment 8.2.5 – Shire of Corrigin Long Term Financial Plan 2022-2037

SUMMARY

Council is asked to review and endorse the Long Term Financial Plan 2022 - 2037.

BACKGROUND

The Shire of Corrigin Long Term Financial Plan was adopted at the Ordinary Meeting of Council on 19 April 2022.

Following a period of community consultation in 2021 the Shire of Corrigin developed a new Strategic Community Plan 2021 - 2031. A Corporate Business Plan outlining actions to achieve the desired strategic direction was developed at the same time.

The Corporate Business Plan (CBP) is underpinned by, and links through to, a range of supporting and informing policies, strategies and plans such as a Workforce Plan, Asset Management Plan and Long Term Financial Plan (LTFP).

The LTFP is the mechanism that enables local governments to determine their capability to sustainably deliver the assets and services required by the community. It allows the local government to set priorities, within its resourcing capabilities, to deliver short, medium, and long term community priorities.

From these planning processes, annual budgets that are aligned with strategic objectives can be developed.

COMMENT

Moore Australia were engaged to carry out a major review of the plan for the period 2022 – 2037 aligning it with the informing strategies from the CBP with the final plan being adopted by Council in April 2022.

To retain alignment with the CBP, the LTFP needs to be reviewed annually and consequently informs the annual budget to ensure that the strategic objectives are being met by Council.

The LTFP was reviewed by Councillors on Tuesday 26 September 2023 and different scenarios and assumptions were considered to ensure that future forecasts were realistic, attainable, and maintained a high level of service to the community.

A desktop review of the LTFP has been conducted by management and is presented to the Council for endorsement.

STATUTORY ENVIRONMENT

Local Government Act 1995 section 5.56 – Planning for the future

Local Government (Administration) Regulations 1996 Division 3 – Planning for the future

POLICY IMPLICATIONS

- 2.10 Annual Budget Preparation
- 2.16 Motor Vehicle Replacement
- 2.19 Asset Disposal

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2023/2024 and future Annual Budgets.

COMMUNITY AND STRATEGIC OBJECTIVES

Shire of Corrigin Strategic Community Plan 2021-2031 and Corporate Business Plan 2021-2025:

Objective: Governance and Leadership
Strong Governance and Leadership

Strategic Community Plan		Corporate Business Plan	
Outcome	Strategies	Action No.	Actions
4.4	Provide informed and transparent decision making that, meets our legal obligations, and the needs of our diverse community	4.4.3	Regular reviews of Council's Long Term Financial Plan to ensure the long term financial stability of the Shire
		4.4.4	Provide Council adequate and appropriate financial information on a timely basis
4.5	Implement systems and processes that meet legislative and audit obligations	4.5.1	Continual improvement in governance and operational policies, processes and implementation.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council endorse the desktop review of the Long Term Financial Plan 2022 – 2037 as provided in Attachment 8.2.5.

8.3 WORKS AND SERVICES

9 CHIEF EXECUTIVE OFFICER REPORT

10 PRESIDENT’S REPORT

11 COUNCILLORS’ QUESTIONS, REPORTS AND INFORMATION ITEM

12 URGENT BUSINESS APPROVED BY THE PRESIDENT OR DECIDED BY THE COUNCIL

13 INFORMATION BULLETIN

14 WALGA AND CENTRAL ZONE MOTIONS

15 NEXT MEETING

Ordinary Council Meeting on 21 November 2023.

16 MEETING CLOSURE