

SHIRE OF WAGIN



MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON TUESDAY 16th September 2003

	CONTENTS	PAGE
1.	DECLARATION OF OPENING	3
2.	ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED).....	3
3.	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	3
4.	PUBLIC QUESTION TIME.....	3
5.	APPLICATION FOR LEAVE OF ABSENCE	4
6.	PUBLIC FORUM (PETITIONS/DEPUTATIONS/PRESENTATIONS).....	4
7.	CONFIRMATION OF PREVIOUS MEETING MINUTES	4
8.	DISCLOSURE OF FINANCIAL AND OTHER INTERESTS	4
9.1	REPORTS OF COMMITTEES AND OFFICERS.....	4
9.1.1	RECLASSIFICATION - LOT 50 SIRDAR STREET.....	4
9.1.2	HOME OCCUPATION – LOT 351 (NO8) KITCHENER STREET	8
9.1.3	POWER SUPPLY – WAGIN AGRICULTURAL SOCIETY	11
9.1.4	TOMS BUILDING REDEVELOPMENT – RESERVE 6985 WAGIN TOWNSITE.....	13
9.2	ADMINISTRATION AND FINANCE	18
9.2.1	PROPOSAL TO EMPLOY A PRACTICE NURSE	18
9.2.2	WAGIN COMMUNITY CENTRE LEASE AGREEMENT	20
9.2.3	DISPOSAL OF TOM’S BUILDING	21
9.2.4	CHANGEOVER OF DOCTORS VEHICLE – W.1479.....	22
9.2.5	CHANGEOVER OF CHIEF EXECUTIVE OFFICES VEHICLE – W.1	24
9.2.6	FINANCIAL STATEMENTS – AUGUST 2003	25
9.2.7	WAGIN MEDICAL CENTRE FINANCIAL STATEMENTS	34
9.2.8	RENAMING THE WAGIN FOOTBALL OVAL	39
9.2.9	PROVISION OF HOUSING FOR THE SENIOR LEADING HAND	40
9.2.10	WAGIN FRAIL AGED REQUEST FOR FINANCIAL SUPPORT	41
9.4	OTHER COMMITTEES AND REPORTS.....	42
9.4.1	MINUTES OF A TOWNSCAPE AND TIDY TOWNS COMMITTEE MEETING HELD ON TUESDAY 2 ND SEPTEMBER	42
	<i>TIDY TOWNS PORTFOLIO</i>	<i>43</i>
	<i>WETLANDS PARK AND GIANT RAM SIGNAGE</i>	<i>43</i>
	<i>PAINTING SUBSIDY – MR VIC FARRANT</i>	<i>44</i>
	<i>GULL SERVICE STATION SITE.....</i>	<i>44</i>
9.4.2	MINUTES OF A SPORTSGROUND ADVISORY COMMITTEE MEETING HELD ON FRIDAY 12 TH SEPTEMBER 2003.	45
	<i>7.1 COOLROOM.....</i>	<i>46</i>
	<i>7.2 CONCEPT PLAN.....</i>	<i>48</i>
	<i>DRIVE – IN SITE DRAINAGE – LOT 1773 & 1809 RIFLE STREET WAGIN</i>	<i>49</i>
	<i>DEPARTMENT OF AGRICULTURE – LOT 340 (PT 52) BALLAGIN STREET WAGIN</i>	<i>49</i>
	<i>ALPACA SHED - LOT 1809 RIFLE STREET WAGIN.....</i>	<i>50</i>
	<i>CATTLE SHED DRAINAGE –.....</i>	<i>50</i>
	<i>BOUNDARY FENCE ERECTION – LOT 1773 & 1809 RIFLE STREET WAGIN.....</i>	<i>50</i>
10	ANNOUNCEMENT BY THE PRESIDENT AND COUNCILLORS.....	51
11.	ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN.	51
12.	URGENT BUSINESS INTRODUCED BY DECISIONS OF THE MEETING.....	51
13.	CONFIDENTIAL BUSINESS AS PER LOCAL GOVERNMENT ACT S5.23(2).....	52
	13.1 SALE OF LAND	52
14.	CLOSURE	53

Shire of Wagin

Minutes of the Ordinary Meeting held in the Council Chambers on Tuesday 16th September 2003.

1. Declaration of Opening

The Shire President, Cr Brockway declared the meeting open at 7.04 pm.

2. Attendance, Apologies and Leave of Absence (Previously Approved)

Present:	Cr M J Brockway	President	
	Cr R P Johnson	Deputy Shire President	
	Cr I C Cumming	Member	
	Cr E N Pugh	Member	
	Cr A C Hansen	Member	
	Cr G J Riseborough	Member	
	Cr H D Rowell	Member	7.14pm
	Cr P J Blight	Member	
	Cr K M Draper	Member	
	Cr P I Piesse	Member	7.07pm
Staff:	Mr B K Fisher	Acting Chief Executive Officer	
	Mr D A Archer	Principal Environmental Health Officer/Building Surveyor	
	Mr G J Donhardt	Manager of Works	
	Mr B A Roderick	Finance Officer	
Visitors:	Dr Chris Lewis		
	Mr Dean Morgan		
	Mr Rodney Thornton		
Apologies:	Nil		

3. Response to previous Public Questions taken on Notice

Nil

4. Public Question Time

Nil

5. Application for Leave of Absence

10669 HANSEN/BLIGHT

That Cr Brockway and Cr Rowell be granted a leave of absence from the October Council meeting in 2003.

CARRIED

Vote 10/0

6. Public Forum (Petitions/Deputations/Presentations)

Dr Lewis addressed Council in regard to item 9.2.1 being the provision of a Practice Nurse for the Wagin Medical Centre. Dr Lewis advised Council that the practice was very busy and the demand to see patients is resulting in each day being completely booked well in advance.

Dr Lewis advised that a Practice Nurse would be able to attend to Asthma and Diabetes patients, and also perform preventative and follow up care to the increasing elderly population in Wagin.

7. Confirmation of Previous Meeting Minutes

10670 JOHNSON/HANSEN

That the minutes of the Ordinary Council Meeting held on 19th August 2003 be confirmed as a true and correct record..

CARRIED

Vote 10/0

8. Disclosure of Financial and other Interests

Nil

9.1 Reports of Committees and Officers**9.1.1****Reclassification****Location:**

**Lot 50 Sirdar Street Wagin (formerly Lots 22 & 23), 1456m²
Zoned Residential 17.5**

Proponent:**R W Horlin****Reporting Officer:****Principal Environmental Health Officer/Building Surveyor****File:****A1831****Summary**

The proponent wishes to convert the existing three (3) dwellings into one residence.

Background

The three (3) dwellings, formerly GEHA units have been bought privately and the owner wishes to convert them to one (1) dwelling.

Comment

Council currently rates the property on the basis that three (3) dwellings are available however the proponent indicates that alterations include;

- 1) Negating the existing fire walls with doorways
- 2) Removing two (2) kitchens
- 3) Converting one (1) bedroom to a laundry

which would remove the three (3) separate dwelling status as the separating fire walls no longer exist and two (2) kitchens will have been removed.

Council is required to classify buildings and to authorise any change in classification which in this case would be from three (3) attached dwellings (triplex) to one (1) single dwelling.

Statutory Environment:

Local Government Act 1995
Building Code of Australia

Policy Implications:

Nil

Budget Implications:

It is likely that the rates levied will be reduced.

Officer's Recommendation

Council approve alterations to the three (3) attached dwellings on Lot 50 Sirdar Street Wagin so as to create one (1) dwelling only, subject to;

- 1) Development consistent with the submission dated 21st August 2003
- 2) Obtaining a building permit
- 3) Approval will lapse if not substantially completed within two (2) years from the date of Council planning approval.

Council Resolution

10671 PUGH/ROWELL

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.1.2 Home Occupation

Location: Lot 351 (No8) Kitchener Street Wagin – zoned Residential 17.5
Proponent: M Elsby
Reporting Officer: Principal Environmental Health Officer/Building Surveyor
File: A796

Summary

The proponent wishes to operate a house detailing business from his residence.

Background

The 7841m² Lot contains a residence with associated outbuildings and there is a residence either side.

Comment

The Town Planning Scheme describe a home occupation as a business or activity carried out within a dwelling house or the curtilage of a house by a person resident therein or within a domestic outbuilding by a person resident in the dwelling house to which it is appurtenant that:

- (a) entails the conduct of a business, office, a workshop only, and does not entail the retail sale or display of goods of any nature;
- (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- (c) does not detract from the residential appearance of the dwelling house or domestic outbuilding;
- (d) does not entail employment of any person not a member of the occupier's household;
- (e) does not occupy an area greater than 20m²,
- (f) does not display a sign exceeding 0.2m² in area.
- (g) in the opinion of the Council is compatible with the principle uses to which land in the zone in which it is located may be put;
- (h) will not result in the requirement for a greater number of parking facilities than normally reserved for a single dwelling, and will not result in a substantial increase in the amount of vehicle traffic in the vicinity;
- (i) does not entail the presence, parking and garaging of a vehicle of more than two (2) tonnes tare weight;

In this proposal the property will be used for the storage of tools and one room of the residence as an office which I consider would satisfy the requirements of the Town Planning Scheme.

Statutory Environment: Town Planning Scheme No2

Policy Implications: Nil

Budget Implications: Nil

Officer's Recommendations

Council approve the operation of a house detailing business from Lot 351 (No8) Kitchener Street Wagin subject to;

- 1) does not employ any person not a member of the occupiers household
- 2) does not occupy an area greater than 20m²
- 3) does not display a sign exceeding 0.2m²
- 4) does not detract from the residential appearance of the property.
- 5) planning approval will lapse if not substantially completed within two (2) years from the date of Council planning approval.

Council Resolution

10672 PUGH/DRAPER

That the Officer's Recommendation be adopted.

CARRIED

Vote 10/0

9.1.3**Power Supply****Location:****Showgrounds – Reserve 3985 Wagin Townsite –
Zoned Recreation****Proponent:****Wagin Agricultural Society Inc****Reporting Officer:****Principal Environmental Health Officer/Building Surveyor****File:****Pro13**

Summary

The proponent suggests a 1000 KVA transformer be installed to provide adequate power during Woolorama.

Background

As part of the Tom's Building redevelopment the consultant electrical engineer advised the existing 200 KVA transformer is adequate for Councils purposes but has been adjusted to allow overloading during Woolorama and consequently suggested it may be more prudent to upgrade to a 500 KVA transformer, and use additional generators during Woolorama, to relieve overloading of the transformer.

The Society in looking further than their current needs suggests if upgrading occurs then 1000 KVA may be a better option.

Comment

I have spoken with Western Power and their comments are only ball park but will be confirmed on closer examination of information. I am providing to them.

Their initial reaction, considering Woolorama is only for a few days is to use for a 500 KVA transformer for which they will provide a parameter including duration period for which overloading will be permitted. In so doing they suggest the switchboard be upgraded to accommodate a 1000 KVA loading.

An indication of prices is \$30,000 for a 500 KVA transformer and \$45,000 for a 1000 KVA transformer. Council would qualify for a rebate, dependant on power usage but as Woolorama is for a relatively short period this rebate is only likely to be about \$5,000.

The Society mentions they are willing to contribute towards improvements but because of their current financial capacity a self – supporting loan may be sought.

Upgrading of the transformer is not a part of the Tom's Building redevelopment and until a tender is awarded I cannot predict if we can financially assist. (Tenders close on the 15th September 2003 and will be presented to Council on the 16th September 2003).

Statutory Environment:

Nil

Policy Implications:Nil

Budget Implications:

Council has not budgeted for upgrading of the transformer.

Officer's Recommendation

Council endorse the action of staff obtaining cost s for the various options of upgrading the transformer and on receipt of this information Council will provide a response to the Wagin Agricultural Society Inc.

Council Resolution

10673 PIESSE/CUMMING

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.1.4	Toms Building Redevelopment
Location:	Reserve 6985 Wagin Townsite – zoned Recreation
Proponent:	Staff
Reporting Officer:	Principal Environmental Health Officer/Building Surveyor & Acting Chief Executive Officer
File:	PRO13

Summary

Council has received five (5) tenders for the Toms Building Redevelopment, described as additions to the Wagin Recreation Centre in the tender documents.

Background

Council on 31st July 2003 resolved to call for Registration of Interest in the project which culminated in tenders closing on 15th September 2003.

Comment

The specifications required tenderers to identify the project in two (2) portions;
Part A – Toms Building Redevelopment plus an office for Woolorama with the office being funded fully by Woolorama, and Part B – Toms Building Redevelopment less Woolorama's office.

Prices submitted were:-

1)	Urban Building Co	Part A - \$1,462,400 including GST Part B - \$1,304,200 including GST
2)	Trevor Parsons (plus \$2,000 contingency omitted)	Part A - \$1,405,224 including GST \$1,407,224 including GST Part B - \$1,363,424 including GST
3)	Gnowangerup Building Supply	Part A - \$1,474,222.20 including GST Part B - \$1,384,258.70 including GST
4)	Duwal Pty Ltd	Part A - \$1,637,363 plus GST Part B - \$1,531,702 plus GST
5)	Millennium Equity	Part A - \$1,897,699 plus GST Part B - \$1,792,301 plus GST

For further comparisons using a square metre rate;

- | | | | |
|----|----------------------------------|----------------|--------------------------------|
| 1) | Urban Building Co | | |
| | Woolorama Office | (\$158,200) | being \$1506.66/m ² |
| | Toms Building Redevelopment only | | \$ 756.49/m ² |
| 2) | Trevor Parsons | | |
| | Woolorama Office | (\$41,802) | \$ 393.11/m ² |
| | Toms Building Redevelopment only | | \$ 790.85/m ² |
| 3) | Gnowangerup Building Supply | | |
| | Woolorama Office | (\$89,963.50) | \$ 856.80/m ² |
| | Toms Building Redevelopment only | | \$ 802.93/m ² |
| 4) | Duwal Pty Ltd | | |
| | Woolorama Office | (\$116,227.10) | \$1106.92/m ² |
| | Toms Building Redevelopment only | | \$ 977.30/m ² |
| 5) | Millennium Equity | | |
| | Woolorama Office | (\$115,937.80) | \$1104.17/m ² |
| | Toms Building Redevelopment only | | \$1143.58/m ² |

There is consistency with costings for the Toms Building Redevelopment and that is reflected in the rates per square metre, however the Woolorama office has marked variances particularly with Urban Building Co and Trevor Parsons.

Before considering further the supplier of the bricks advises that the bricks will not be available until 2004, no actual date has been given and may be between January – March, therefore construction will not be able to commence till after 2004 Woolorama.

Additionally Toy Library/Playgroup if relocated to the complex may attract an additional \$75,000 of funding, however this would also incur an alteration/extension to the new Toms Building to a maximum of 40m².

Budget Implications: Council has budgeted \$1,150,000 to complete part B of the project and a further \$60,000 self supporting loan to fund Part A. All tenders received exceed Council's budget however this is offset by Council receiving a LotteryWest grant of \$225,000 (\$150,000 Council/\$75,000 Playgroup).

A summary of income is \$359,000 CSRFF grant, \$200,000 Woolorama, \$20,000 Community contributions and sale of old Toms Building, \$315,000 Recreation Development Reserve, \$150,000 LotteryWest. Total Income \$894,000.

If Council accepted the lowest tender for Part B only at a net of GST cost of \$1,185,636 then a loan of \$291,636 would need to be raised. Council has budgeted to raise loan funds of \$260,000.

Officer's Recommendation

That Council;

1. Agree to incorporate the Wagin Toy Library and Wagin Playgroup rooms into the proposed Function Centre Building.
2. On the basis that all tenders received exceeded budget and the requirement to obtain a costing for the Wagin Toy Library and Wagin Playgroup rooms, agree that all tenders be rejected.
3. Agree to re-tender the construction of the Toms Building Redevelopment project, with prices being received for;
 - a) Total project excluding Woolorama office.
 - b) Total project excluding Wagin Toy Library and Wagin Playgroup rooms.
 - c) Total project excluding Woolorama office, Wagin Toy Library and Wagin Playgroup rooms.
 - d) Total project.

Council Resolutions

10674 RISEBOROUGH/PUGH

That Council defer this item until negotiations with the Wagin Agricultural Society have been finalised to determine the costing break up of the Woolorama Office and the Recreation Redevelopment project.

CARRIED

Vote 10/0

10675 PIESSIE/BLIGHT

That Council agree to incorporate the Wagin Toy Library and Wagin Playgroup rooms into the proposed Function Centre Building.

CARRIED

Vote 10/0

Note: Reason for difference is to allow Council to negotiate with the Wagin Agricultural Society on the cost of their office building.

9.2 Administration and Finance

9.2.1 Proposal to employ a Practice Nurse

Proponent: Australian Medical Association / Dr Lewis

Location: Wagin Medical Centre

Reporting Officer: Acting Chief Executive Officer

Summary

The issue of employing a Practice Nurse at the Wagin Medical Centre has been raised by the AMA and Doctor Lewis.

Background

Council staff have asked the AMA to put forward a proposal outlining the benefits and financial costs of such a proposal for consideration. A very brief outline has been supplied indicating that Practice Incentive Subsidy payments are available for Practices employing a nurse.

The proposal however did not outline items such as the extent of employment and costs involved. Further information has been sought from the AMA so that Council can consider the proposal more fully.

Comment

The proponent outlines that there are advantages to the Practice in the employment of a Practice Nurse. These include increasing the number of patients able to receive treatment. Many routine matters can be dealt with by a suitably trained nurse thus freeing the doctor to see other patients. The doctor would oversee any such treatment and review patients as the need arises.

The volume of patients being seen at present has been strong and provision of the assistance outlined would help to service the needs of the community.

Whilst the proposal still does not address the core financial implication to the Practice it is perceived that the income generated by way of a Practice nurse is through Diabetes and Asthma programs and Cervical screening. The role of the Practice Nurse would be to enrol these patients and manage the care of the patients and to liaise with the Doctor about their ongoing treatment. A one off fee is charged to enrol patients in these programs and any further consultations would be bulk billed to medicare.

Initially it is proposed to employ a Practice Nurse for 10 - 12 hours per week based on three 3 hour sessions plus some time for administrative duties. It is envisaged that a salary plus 20% for on costs would equate to approximately \$25 per hour or \$300 per week / \$15,600 per annum.

Budget Implications: Expenditure of \$15,600 per annum with the income undetermined.

Officer's Recommendation

That Council agree to the concept of employing a Practice Nurse at the Wagin Medical Centre initially for 12 hours per week with a review of the position to be performed after a six month period by the Chief Executive Officer and Dr Lewis.

Council Resolution

10676 PIESSE/BLIGHT

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.2.2 Wagin Community Centre Lease Agreement

Proponent: Wagin Community Centre Inc
Location: Lot 68 and pt Lot 295 Tudhoe Street Wagin
Reporting Officer: Acting Chief Executive Officer
File: PRO 4

Summary

Council at the June 2001 Council meeting resolved to prepare a lease agreement for the continual management of the Community Centre by the Community Centre Management Committee.

Background

The particulars to be included in the lease agreement were as follows;

- The purpose of the Committee
- That the Committee be reappointed after each ordinary Council election or at other times as considered necessary.
- That suitable accounts be maintained and annual statements issued to Council with an annual report.
- The Committee be permitted to sub-lease the premises and that long term lease agreement should be ratified by council.
- Any building additions or renovations to require Council's prior consent.
- The agreement established with a Peppercorn Rental.
- Details with respect to insurance should be addressed.
- Council will pay for the costs in establishing the lease.

Comment

A letter requesting further information has been received from Councils Solicitor regarding the term of the proposed lease agreement. It would appear that in previous discussions by Council no formal term has been agreed to.

Statutory Environment:

Council owned building.

Budget Implications:

Council has agreed to pay the cost of preparing the lease agreement. No ongoing costs will occur.

Officer's Recommendation

That Council agree to lease lot 68 and part lot 295 Tudhoe Street to the Community Centre Management Committee for a term of 5 years with a peppercorn rental of \$10 payable per annum.

Council Resolution

10677 BLIGHT/PUGH

That the Officer's Recommendation be adopted.

CARRIED

Vote 10/0

9.2.3**Disposal of Tom's Building****Proponent:****Wagin Agricultural Society Inc****Location:****Recreation Reserve****Reporting Officer:****Acting Chief Executive Officer****File:****Summary**

The Wagin Agricultural Society has written to Council suggesting that the old Tom's building be sold by way of an auction.

Background

The old Tom's building has been demolished by Council with the assistance of many community members. Currently the demolished building materials are stored at the recreation ground and if not sold before hand will need to be relocated prior to the 2004 Woolorama event.

Council has received limited interest to purchase the whole building and may be better suited offering it for sale in smaller quantities by auction or tender process.

Comment

Council could approach the three service clubs and invite them to conduct a community auction, which could include the sale of the Tom's building along with many other items from community groups and individuals.

If Council was in favour of auctioning the Tom's building material then it may elect to set a reserve price to apply at an auction for the whole building, or it may be more feasible to sell the building in various parcels whereby a reserve price should not apply. It would not be practical for Council to sell some parcels and retain others because a reserve price was not made.

The net proceeds made from the sale of the Tom's building should be used to offset the total cost to Council in the recreation redevelopment project. A budget allocation of \$20,000 has been made for contributions from Community Groups towards the Recreation redevelopment project. A total of \$12,444 already exists in the Trust account.

Statutory Environment:

Local Government Act 1995 and Local Government
(Functions and General) Regulations 1996

Budget Implications:

Nil

Officer's Recommendation

That Council;

1. Invite the three local service groups (Apex, Lions, and Rotary) to conduct a community auction in October 2003 and incorporate the sale of the old Tom's building in various parcels as part of the auction program.
2. The net sale proceeds from the auction shall be used to offset the total cost of the recreation redevelopment project.

Council Resolution

10678 PIESSE/ROWELL

That the Officer's Recommendation be adopted.

CARRIED

Vote 10/0

9.2.4 Changeover of Doctors Vehicle – W.1479**Proponent:** Acting Chief Executive Officer**Location:** Wagin Medical Centre**Reporting Officer:** Acting Chief Executive Officer**File:****Summary**

The Doctors vehicle has now done approximately 40,000km, and quotations have been requested to bring the changeover process in line with Council policy “Finance 28 – Changeover of Council Vehicles” which will see this vehicle replaced every 15,000km if it is within our budget limits.

Background

The current vehicle is a 2001 Fairmont Sedan. Quotations have been sought from Walker Ford, Edwards Holden and Katanning Stock and Trading.

Comment

Council budget is \$4,000 to cover the changeover price on two vehicles in 2003/2004. A summary of quotations is supplied

Walker Ford

To supply a BA Fairmint Sedan less Trade is \$7,727.27

Edwards Holden

To supply a VY Acclaim Sedan less Trade is \$9,640.91

Katanning Stock and Trading

No quote

As no quotes are within or close to Budget, Council may consider on this occasion to reduce the standard of Vehicle down to a Futura. Based on the Purchase price as quoted for the CEO’s vehicle the changeover price would be approximately \$4,598.52 plus GST. Council could reconsider the standard of vehicle at a later date and budget accordingly.

Statutory Environment: Nil

Budget Implications: \$4,000 budget to changeover the vehicle

Officer’s Recommendation

Option 1

That Council agree not to changeover the vehicle due to the price being significantly greater than the budget provision.

Option 2

That Council accept the quote from Walker Ford to purchase a 2003 BA Fairmont Sedan and trade the existing Fairmont Sedan for a changeover price of \$7,727.27 plus GST.

Option 3

That Council agree to changeover the Doctor Vehicle currently a 2001 Fairmont Sedan with a 2003 Futura Sedan at an approximate cost of \$4,598.52 plus GST.

Council Resolution

10679 PIESSE/ROWELL

That Council accept the quote from Walker Ford to purchase a 2003 BA Fairmont Sedan and trade the existing Fairmont Sedan for a changeover price of \$7,727.27 plus GST.

CARRIED

Vote 10/0

9.2.5 Changeover of Chief Executive Offices Vehicle – W.1**Proponent:** Acting Chief Executive officer**Location:** Shire of Wagin**Reporting Officer:** Acting Chief Executive Officer**File:****Summary**

The Chief Executive Officers vehicle has almost done 15,000km, and subsequently quotations have been received for the changeover of this vehicle in line with Council policy “Finance 28 – Changeover of Council Vehicles”.

Background

The current vehicle is a 2003 Mitsubishi Pajero 4 x 4 Wagon, and I have sought quotation for various types of sedans due to the incoming Chief Executive officer not requiring a 7 seater vehicle.

Quotations were requested from Walker Ford, Edwards Holden and Katanning Stock and Trading..

Comment

Council budget is \$8,000 to cover the changeover price on two vehicles in 2003/2004. A summary of quotations is supplied

Walker Ford

To supply a BA Fairlane Sedan less Trade is	\$4,454.54
To supply a BA Fairmint Sedan less Trade is	\$1,818.18 cash back
To supply a BA Futura Sedan less Trade is	\$4,909.09 cash back

Edwards Holden

To supply a WK Statesman Sedan less Trade is	\$6,161.82
--	------------

Katanning Stock and Trading

No quote

Statutory Environment:

Nil

Budget Implications:

\$8,000 for two trades in this year

Officer's Recommendation

That Council accept the quote from Walker Ford to purchase a 2003 BA Fairlane Sedan and trade the Mitsubishi Pajero Wagon for a changeover price of \$4,454.54 plus GST.

Council Resolution

10680 RISEBOROUGH/BLIGHT

That Council accept the quote from Walker Ford to purchase a 2003 BA Fairmont Sedan and trade the Mitsubishi Pajero for a cash back price of \$1818.18 plus GST.

CARRIED

Vote 10/0

9.2.6 Financial Statements – August 2003**Reporting Officer: Acting Chief Executive Officer**

Summary

In accordance with the Local Government (Financial Management) Regulations 1996, regulation 34 stipulates that a local authority is to prepare monthly financial reports in such a form as the local authority considers appropriate.

Background

The form of the monthly financial statements presented to Council has been an Operating Statement by function / activity, Statement of Financial Position, and an Operating Statement by Nature / Type. Council is also required to receive a list of payments made from all of Councils bank during the period from the last ordinary Council meeting onwards.

Comment

A copy of all three reports for the month ending 31st August 2003 have been included in the agenda along with a listing of all payments made from each of Councils bank accounts for this corresponding period.

Statutory Requirement: Local Government (Financial Management) Regulation 34(1)(a).
Budget Implications: Nil

Officer's Recommendation

That Council;

1. Receive the Operating Statement by Function / Activity, Statement of Financial Position, and Operating Statement by Nature / Type for the period ending 31st August 2003.
2. Approve for payment the following list of vouchers;

Municipal Account	from 17494 to 17598	total	\$229,976.78
Trust Account	from 1283 to 1290	total	\$ 850.00
Municipal Account	(Direct Debit)	total	<u>\$205,852.87</u>
			<u>\$436,679.65</u>

Council Resolution

10681 HANSEN/ROWELL

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.2.7 Wagin Medical Centre Financial Statements**Reporting Officer:** **Acting Chief Executive Officer**

Summary

In accordance with the Local Government (Financial Management) Regulations 1996, regulation 34 stipulates that a local authority is to prepare monthly financial reports in such a form as the local authority considers appropriate.

Background

The Wagin Medical Centre has been running under the control of Council since 1st March 2003. Like the monthly financial reports Council already receives relating to the Municipal fund and list of payments made from the Municipal, Trust and Reserve accounts, Council is required to disclose the same information regarding the Wagin Medical Centre.

Comment

A Profit and Loss statement and Balance Sheet have been prepared for the period ending 31st August 2003, and a list of payments made from the cheque account are attached to this item.

Statutory Requirement: Local Government (Financial Management) Regulation 34(1)(a).
Budget Implications: Nil

Officer's Recommendation

That Council;

1. Receive the Profit and Loss Statement and Balance Sheet for the period ending 31st August 2003.
2. Approve for payment the following list of vouchers;

Wagin Medical Centre Account from 000065 to 000073 & Direct Debit \$28,512.70

Council Resolution

10682 BLIGHT/PUGH

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.2.8 Renaming the Wagin Football Oval**Proponent:** Wagin Football Club**Location:** Wagin Sportsground Reserve 6985**Reporting Officer:** Acting Chief Executive Officer**File: PRO 14****Summary**

A request has been received from the Wagin Football Club to rename the Football oval to the “Matera Oval” in honour and recognition of the contribution to football by the Matera family.

Background

The Wagin Football Club at their last committee meeting have agreed to seek Council approval in renaming the Wagin Football Oval the “Matera Oval”.

This name change would officially honour and recognise the contribution to football by the Matera family. This would only relate to the existing football oval and not include the cricket and hockey fields.

To recognise the proposed name of the football ground the proponent would like to erect a suitable sign on the existing scoreboard at their own cost .

The Football Club will be hosting a Peter Matera tribute night in early November and wish this event to coincide with the unveiling of the new oval name in front of the Matera family and some 300 plus guests.

Comment

The proposal to rename the Wagin Football Oval to the Matera Oval will recognise the Matera families sporting achievements in football, and identify that Wagin was the location where they learnt their skills that has taken them to their various achievements.

The proposal has no financial implication on Council and the erection of signage onto the existing scoreboard will not impede on the viewing of football or impact on safety at the ground.

Statutory Environment: Nil**Budget Implications:** Nil**Officer’s Recommendation**

That Council approve the request from the Wagin Football Club to rename the Football Oval to the “Matera Oval” in recognition of the sporting achievements of the Matera Family subject to their approval.

Council Resolution

10683 RISEBOROUGH/PUGH

That the Officer’s Recommendation be adopted.

CARRIED

Vote 6/4

Cr Hansen voted against the motion.

9.2.9 Provision of Housing for the Senior Leading Hand**Proponent:** Acting Chief Executive Officer**Location:** Shire of Wagin**Reporting Officer:** Acting Chief Executive Officer**File:****Summary**

A replacement Senior Leading hand has been selected and the applicant has expressed a desire for Council to provide him with suitable accommodation.

Background

Council currently has a house that it could provide to the Senior Leading hand that is currently occupied by Mr Lance Mudgway at 5 Warwick Street Wagin.

The current tenant is only occupying the premises on a monthly basis as Council has been proposing to either sell this residence or the Swimming Pool Managers residence and relocate this officer to the Warwick street residence.

Comment

Council indicated at the August Meeting that it may be necessary to offer a more attractive employment package to attract a suitable Senior Leading Hand.

It is suggested that Council make the residence at 5 Warwick Street available for this position and the existing tenant be required to find alternative accommodation.

As the existing tenant Mr Lance Mudgway is employed by the Wagin / Woodanilling Landcare Zone of which Council is now contributing a much larger cash contribution than when this position was first created, it may be appropriate to offer Mr Mudgway a rental subsidy.

In discussions with a local real estate agent there are a couple of rental properties that will be available for around \$100 per week, the same rental that is currently paid to Council by Mr Mudgway.

Statutory Environment: Nil**Budget Implications:** \$4,160 per annum of lost rental income and the payment of a rental subsidy.**Officer's Recommendation**

That Council

1. Agree to provide the Senior Leading Hand's position with the residence at 5 Warwick Street Wagin, for a weekly rental of \$60 per week as part of the employment package of this position.
2. Agree to provide the Wagin Woodanilling Landcare Zone Manager with a rental subsidy of \$40 per week towards the cost of him providing his own accommodation.

Absolute Majority Required as not budgeted.

10684 PUGH/DRAPER

That Council agree to find a suitable rental property for the Senior Leading Hand position and charge a weekly rental of \$60 to the officer and subsidise the balance.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Vote 10/0

Note: Reason for the difference is that Council did not consider it practical to relocate the Wagin/Woodanilling Zone Manager.

9.2.10 Wagin Frail Aged request for Financial Support**Proponent:** Wagin Frail Aged**Location:** Waratah Lodge**Reporting Officer:** Acting Chief Executive Officer**File:****Summary**

Council represented by Crs Brockway, Johnson and the Acting Chief Executive Officer met with the Wagin Frail Aged to discuss the ongoing operations of Waratah Lodge on Friday 12th September 2003.

Background

At the request of the Wagin Frail Aged Council agreed to meet with the proponent to discuss concerns that they had with the future running of Waratah Lodge in regard to issues such as future grant funding, accreditation process, and the financial and administrative management of Waratah lodge.

It has become apparent from the proponent that they no longer support the proposal of an MPs (Multi Purpose Service) which is designed to provide;

- One management structure for all health and aged care services.
- One source of funding (pooled funding) without.
- One accountability process for all the health and aged care services offered in a community.

based on the understanding that all funding that is pooled together may in fact be used to fund various services currently provided by other organizations.

Comment

Council has been asked if it will provide in principle support to provide staff recourses to enable future funding applications to be prepared, and to assist in the day to day management of Waratah Lodge including administrative and financial duties.

The exact impact and time frame for this to occur is not as yet known, however if Council is willing to support this proposal then a delegation from Council and Wagin Frail Aged should visit other services of similar nature that is partly Council funded and managed.

Statutory Environment: Nil

Budget Implications: No provision has been made for 2003/2004 and upon further investigations it would be anticipated that suitable resources could be budgeted in future years.

Officer's Recommendation

That Council;

1. give its in principle support for a delegation from Council and the Wagin Frail Aged visit and obtain further information from similar services operating on a joint basis at Brookton and Pingelly.
2. upon collating the necessary information pertaining to the proposed financial and administrative resources required to operate Waratah Lodge, this information be provided to Council for a formal decision to be made on the level of support that Council will be prepared to provide.

Council Resolution

10685 ROWELL/JOHNSON

That the Officer's Recommendation be adopted.

CARRIED
Vote 10/0

9.4 Other Committees and Reports

9.4.1 Minutes of a Townscape and Tidy Towns Committee Meeting held on Tuesday 2nd September.

Council Resolution

10686 HANSEN/JOHNSON

That the minutes of a Townscape and Tidy Towns Committee Meeting held on Tuesday 2nd September 2003 be received.

CARRIED

Vote 10/0

Minutes of a Townscape and Tidy Towns Committee Meeting held in the Shire of Wagin Committee Room on Tuesday 2nd September 2003.

OPENING: Meeting opened at 4.35pm

ATTENDANCE: Cr H Rowell
Cr A Hansen
Mrs C Gell
Mrs G Ball
Mr L Mudgway

Staff: Mr GJ Donhardt Works Manager
Mr BK Fisher Acting CEO

APOLOGIES: Cr I Cumming

ELECTION OF CHAIRPERSON

Mrs G Ball nominated Cr Rowell. There being no further nomination Cr Rowell was elected Chairperson.

PUBLIC QUESTION TIME:

DECLARATION OF INTEREST:

PREVIOUS MEETING MINUTES

T39 GELL/HANSEN

That the minutes of the Townscape and Tidy Towns Committee meeting held on 16th January 2002 be confirmed as a true and correct record.

CARRIED

Vote 5/0

CORRESPONDENCE AND REPORTS**Tidy Towns Portfolio**

The Chairperson outlined to the committee that the 2003 Tidy Towns portfolio needed to be completed and submitted by no later than 12 September 2003. The chairperson sought the support of committee members present to assist in preparing our portfolio.

T40 GELL/BALL

That the Townscape and Tidy Towns committee agree to preparing the 2003 Tidy Towns portfolio and endeavour to submit it for inclusion in the judging process by 12 September 2003.

CARRIED

Council Resolution

10687 HANSEN/JOHNSON

That the Committee's Recommendation be adopted.

CARRIED

Vote 10/0

GENERAL BUSINESS**Wetlands Park and Giant Ram Signage**

The Acting CEO advised that a letter has been received from the Wagin Tourism Association requesting suitable signage be displayed to the effect of "Giant Ram and Wet Lands Walk and Picnic Area". At both approached to the Wetlands Park area.

T41 BALL/MUDGWAY

That Council erect two tourism standard signs containing the wording "Giant Ram and Wet Lands Walk and Picnic Area" on Arthur Road at each approach to the Giant Ram and Wetlands Park.

CARRIED

Council Resolution

10688 PUGH DRAPER

That the Committee's Recommendation be adopted.

CARRIED

Vote 10/0

Painting Subsidy – Mr Vic Farrant

The Acting CEO advised the Committee that a letter requesting a painting subsidy has been received from Mr Vic Farrant. The Acting CEO advised the committee that the request does not comply with Council policy in that the whole shop front is not being painted.

The Committee resolved that a letter be written to Mr Farrant advising him of the current policy regarding Townscape Painting and invite him to reapply when the whole shop front is painted.

Rural Towns Program

Mr Lance Mudgway informed the committee that a request has been received from the Rural Towns Program to use Wagin as one of 5 country towns as part of a pilot project for Water Utilisation and Revegetation Guidelines (WURG). The concept of WURG is to engage rural and urban communities to achieve improved use and management of water and vegetation in the rural urban landscape to tackle the threat of salinity.

The Townscape and Tidy Towns Committee agreed that it would be prepared to drive this project in consultation with the Rural Town Program.

Gull Service Station Site

The acting CEO was asked to outline the current progress to date in having this old service station site cleaned up. The acting CEO advised the Committee that little activity had progressed and that further direction from Council was required.

T42 GELL / HANSEN

That Council be requested to advise the Townscape and Tidy Towns Committee of its intention regarding the Gull Service Station site.

CARRIED

Council Resolution

10689 ROWELL/CUMMING

That Council;

- 1) write to the Department of Environmental Protection and the Minister for Environment reiterating their concerns regarding the site.
- 2) undertake a survey of the area surrounding the Gull Service Station to determine if there has been any fuel leakage from the site.

CARRIED

Vote 10/0

CLOSURE

There being no further business to discuss the Chairperson thanked those in attendance and closed the meeting at 6.43pm.

9.4.2 Minutes of a Sportsground Advisory Committee Meeting held on Friday 12th September 2003.**Council Resolution**

10690 BLIGHT/PUGH

That the Minutes of a Sportsground Advisory Committee held on Friday 12th September 2003 be received.

CARRIED

Vote 10/0

Minutes of a Sportsground Advisory Committee Meeting held at the Wagin Recreation Centre on Friday 12th September 2003

OPENING: 2.23pm

ATTENDANCE: Cr R P Johnson Chairperson
Cr K M Draper
Cr P J Blight
Cr I C Cumming
Mr D Davies (Trotting Club)
Mr M Edward (Wagin Agricultural Society) from 2.29pm

Staff: Mr D A Archer Princilpal Environmental Health Officer/Building Surveyor

APOLOGIES: Nil**PUBLIC QUESTION TIME:** Nil**DECLARATION OF INTEREST:** Nil**CONFIRMATION OF PREVIOUS MINUTES:**

SG22 DRAPER/DAVIES

That the minutes of the Sportsground Advisory Committee meeting held on Monday 7th 2003 be confirmed as a true and correct record.

CARRIED

Vote 5/0

BUSINESS ARISING: Nil

CORRESPONDENCE AND REPORTS

7.1 Coolroom

Location: Stockman's Bar – Reserve 6985

Wagin Townsite – zoned Recreation

Proponent: G Abbott (on behalf of Woolorama Committee)

Reporting Officer: Principal Environmental Health Officer/Building Surveyor

File: PRO14

Summary

The proponent wishes to brick in a coolroom on the eastern end of the Stockman's Bar.

Background

A prefabricated coolroom is placed at the eastern end of the bar during Woolorama.

Comment

This proposal is to construct a new brick coolroom which will extend eastwards by 3.05 metres.

At present there is a general access way between the Stockman's Bar and a playground, which is further to the east which if maintained, may allow vehicles to pass quite close to the playground.

Relocation of the playground equipment as part of the new Toms Building project is envisaged, however until this occurs it may be advisable to prevent vehicle access past the proposed coolroom.

Statutory Environment: Nil

Policy Implications: Referred to Sportsground Advisory Committee

Budget Implications: Nil

Committee Recommendation

SG23 BLIGHT/DRAPER

Committee advise Council that the construction of a 5.18m x 3.05m brick coolroom to be positioned on the eastern end of the Stockman's Bar be supported provided barriers are positioned to prevent vehicle access between the coolroom and the adjacent playground.

CARRIED

Council Resolution

10691 JOHNSON/CUMMING

That the Committee's Recommendation be adopted.

CARRIED

Vote 10/0

Mr Malcolm Edward joined the meeting at 2.29pm.

7.2 Concept Plan
Location: Reserve 3985 (Sportsground – Showgrounds etc)
- zoned Recreation
Proponent: Staff
Reporting Officer: Principal Environmental Health Officer/Building Surveyor
File: PRO14

Summary

To guide development at the Sportsground/Showgrounds a concept plan is suggested as a means of forward planning which may prevent later conflicts.

Background

At present no such master plan exists.

Comment

Development occurred as required but now that considerable infrastructure and buildings have been erected future developments needs to consider or have flexibility to allow for future activities including such issues as vehicle parking especially during Woolorama and the general positioning of any new buildings or venues, particularly in regard to provision of services such as water, power and fire protection.

Other issues that should be considered are crowd control and emergency procedures.

Initially interest persons, groups or users of the grounds could be invited to submit written comment or suggestions as to how they believe development overall (or of their own particular interest) may occur.

This may then form the basis of information from which to develop a concept plan.

Statutory Environment: Nil

Policy Implications: Referred to Sportsground Advisory Committee

Budget Implications: Council has made a budget provision of \$5000 to develop a concept plan.

Committee Recommendation

SG 24 CUMMING/BLIGHT

Committee advise Council that:

1) Interested persons, groups or users of the Sportsground/Showground be invited to provide written comment to Council on how they believe future development should occur.

2).A consultant be engaged to develop a concept plan for the Sportsground/Showground using any written comments received as the basis for the plan.

CARRIED

Council Resolution

10692 BLIGHT/DRAPER

That the Committee's Recommendation be adopted.

CARRIED

Vote 10/0

GENERAL BUSINESS

The meeting adjourned at 2.43pm to undertake an inspection of boundary alignments, proposed fencing, carpark development, drainage and view the proposed permanent site for the Ag West building.

Meeting re-convened at 3.25pm.

Drive – In site Drainage – Lot 1773 & 1809 Rifle Street Wagin**Committee Recommendation**

SG 25 BLIGHT/CUMMING

The Committee recommends to Council the Wagin Agricultural Society be granted permission to fill in the non functioning drains which formerly directed surface water from the bituminised surface of the Drive – In and took water from the intersection of Ballagin/Rifle Street in such a manner as to allow vehicle access across the drains but so graded as to provide drainage in storm burst situations.

CARRIED

Council Resolution

10693 JOHNSON/DRAPER

That the Committee's Recommendation be adopted.

CARRIED

Vote 10/0

Department of Agriculture – Lot 340 (Pt 52) Ballagin Street Wagin**Committee Recommendation**

SG 26 DAVIES/CUMMING

The Committee recommends to Council that the concept of the Department of Agriculture erecting a permanent structure, being a shed approx 30m x 10m erected on the north/east corner of the Showgrounds be approved.

CARRIED

Council Resolution

10694 CUMMING/RISEBOROUGH

That the Committee's Recommendation be adopted.

CARRIED

Vote 10/0

Alpaca Shed - Lot 1809 Rifle Street Wagin**Committee Resolution**

SG 27 BLIGHT/DRAPER

The Committee recommends to Council that the concept of the Alpaca society erecting a shed approx 10m x 10m on the northern side of the goat shed be approved.

CARRIED**Council Resolution**

10695 PIESSE/PUGH

That the Committee's Recommendation be adopted.

CARRIED

Vote 10/0

Cattle Shed Drainage –**Committee Recommendation**

SG 28 CUMMING/BLIGHT

The Committee recommends to Council that the drainage on the eastern side of the cattle shed be improved so as to prevent ponding of water on the access lane.

CARRIED**Council Resolution**

10696 CUMMING/BLIGHT

That the Committee's Recommendation be adopted.

CARRIED

Vote 10/0

Boundary fence erection – Lot 1773 & 1809 Rifle Street Wagin**Committee Recommendation**

SG 29 BLIGHT/DRAPER

The Committee recommends to Council that the Wagin Agricultural Society be permitted to erect a fence along portion of the southern boundary of Lot 1773 being from an existing fence to within approx 3m of their south/west corner, so as to allow movement of horses along the eastern side of Rifle Street, then in a southerly direction to meet with an existing fence.

CARRIED**Council Resolution**

10697 PUGH/BLIGHT

That the Committee's Recommendation be adopted.

CARRIED

Vote 10/0

CLOSURE

There being no further business to discuss the Chairperson closed the meeting at 3.50pm

10 Announcement by the President and Councillors

The Shire President advised;

- Along with Cr Rowell attended a LEEMAC table top exercise.
- On 1st September attended a Wagin /Woodanilling Zone Officers Management meeting.
- On 11th September attended a Wagin/Woodanilling Zone Committee meeting.
- On 12th September attended a meeting with Wagin Frail Aged.

Cr Rowell advised;

- She has completed this year's Tidy Town's portfolio. It has been a big task as the competition and judging formats have changed. We will be competing against 31 towns in our region with the judges placing a greater emphasis on recycling and the environment.

Cr Draper advised;

- On 2nd September attended the Wagin Frail Aged AGM.
- On 9th September attended a Wagin Frail Aged meeting.

11. Elected Members Motions of which previous notice has been given.

Nil

12. Urgent Business introduced by decisions of the meeting.**a) Elected Members****Council Resolution**

10698 PIESSE/BLIGHT

That Council agree to discuss item number seventeen of the Information Bulletin – Public Transport Authority letter regarding disposal of surplus land owned by WA Government Railways Commission.

CARRIED

Vote 10/0

Cr Johnson suggested Council should contact the WA Government Railways regarding the acquisition of surplus land within the Shire of Wagin.

Council Resolution

10699 PUGH/JOHNSON

Council write to the WA Government Railways Commission regarding the disposal of surplus land within the Shire.

CARRIED

Vote 10/0

Council Resolution

10700 CUMMING/JOHNSON

Council discuss the intersection at Edwards and Jaloran Roads.

CARRIED

Vote 10/0

Cr Piesse advised Council that trucks are experiencing difficulties when turning into Jaloran Road from Edwards Road. Visibility is the major concerns, particularly when turning right when heading into Wagin.

The Works Manager will inspect the intersection and determine what action to be taken.

Mr Rodney Thorton and Mr Dean Morgan left the meeting at 10.01pm.

13. Confidential Business as per Local Government Act s5.23(2)**Confidential****13.1****Sale of Land****Location:****Lot 430 Tudhoe Street Wagin – zoned Commercial****Proponent:****A J & J D Scardetta****Reporting Officer:****Principal Environmental Health Officer/Building Surveyor****File:****A430****Summary**

The proponents have agreed to purchase Lot 430 Tudhoe Street Wagin subject to fulfilling certain requirements.

At present there is no health problem as the temporary drains are coping and a delay until next summer is not unreasonable.

Statutory Environment:

Local Government Act 1995

Section 3.58

Contract of Sale dated August 2003

Policy Implications: Nil

Budget Implications: Council will place proceeds into Reserve.

Officers Recommendation

Council advise A J & J D Scardetta that on completion of all planning conditions the sale of Lot 430 Tudhoe Street Wagin may be finalised on the understanding that the leach / French drains will be positioned as necessary by the 31st January 2004.

Council Resolution

10701 PUGH/BLIGHT

That the Officer's Recommendation be adopted.

CARRIED

Vote 10/0

14. Closure

There being no further business to discuss the President thanked those in attendance and closed the meeting at 10.06pm.