



MINUTES

ANNUAL ELECTORS MEETING

WEDNESDAY 7th FEBRUARY 2018

ONGERUP SPORTING COMPLEX
Commencing at 7.00pm



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1. OPENING

Shire President Keith House welcomed Councillors, Staff and visitors and opened the meeting at 7:09pm.

2. ATTENDANCE / APOLOGIES**2.1 ATTENDANCE**

Keith House	Shire President
Fiona Gaze	Deputy Shire President
Lex Martin	
Bronwyn Gaze	
Frank Hmeljak	
Sue Lance	
Ben Moore	
Shelley Hmeljak	
Shelley Pike	Chief Executive Officer
Vin Fordham Lamont	Deputy Chief Executive Officer
Yvette Wheatcroft	Manager of Works
John Skinner	Asset and Waste Management Coordinator
Carol Shaddick	Senior Finance Officer
Renae Walker	Executive Assistant
Darren Long	Financial Consultant
Graham Jones	
Jacque Thomas	
Nigel Ritchie	
Mick Creagh	
Jan Slee	
Graeme Savage	

2.2 APOLOGIES

Ken Pech
Richard House

3. CONFIRMATION OF PREVIOUS MEETING MINUTES

Moved: Cr Fiona Gaze Seconded: Cr Shelley Hmeljak

3.1 ANNUAL ELECTORS MEETING HELD 27th MARCH 2017

That the minutes of the Annual Electors Meeting held on 27th March 2017 be confirmed as a true and correct record of proceedings.

UNANIMOUSLY CARRIED

3.2 BUSINESS ARISING FROM MINUTES

Nil.

4. CONTENTS OF THE 2016-2017 ANNUAL REPORT

Moved: Cr Lex Martin

Seconded: Graeme Savage

4.1 PRESIDENTS REPORT 2016-2017**RECOMMENDATION**

That the Presidents report for 2016-2017 be received and the contents noted

UNANIMOUSLY CARRIED

4.2 CHIEF EXECUTIVE OFFICER'S REPORT 2016-2017**Q Nigel Ritchie**

What is the duration of road works source?

A CEO Shelley Pike

The WANDRRA grant has a duration of 2 years.

Q Nigel Ritchie

Do you think it will take that long?

A CEO Shelley Pike

Yes, I do. Yvette can shed light on that as well.

A Manager of Works Yvette Wheatcroft

We are tracking well and may finish 6 months in advance.

CEO Shelley Pike

Can I make it clear that WANDDDRA funding will only allow you to restore the roads to the original state of when the event occurred. If the road was in poor condition at the time of the event the funds only cover for it to be restored to that level.

Graham Jones

We are seeing an improvement in roads.

Moved: Cr Fiona Gaze

Seconded: Nigel Ritchie

RECOMMENDATION

That the Chief Executive Officer's report for 2016-2017 be received and the contents noted

UNANIMOUSLY CARRIED

4.3 THE ANNUAL FINANCIAL STATEMENT FOR 2016-2017

Q Mick Creagh

Is it a concern where our ratios are at?

A Financial Consultant Darren Long

No we are currently maintaining our ratios and making sure our ratios do not fall below the benchmarks. WANDRRA has negatively affected the current ratios.

Q Graeme Savage

Page 63 chart Capital Expenditure by Nature & Type states \$1.7mil on transport, is that just to improve the road network or does it include plant and equipment?

A Financial Consultant Darren Long

It includes plant equipment.

Q Graeme Savage

Do you know if the shire value of equipment has gone up or down in the last few years?

A Financial Consultant Darren Long

The Review that was completed in 16/17 showed a decrease in equipment value.

Q Graeme Savage

I do worry that the Shire does not have the equipment to perform the works. For example, a Shire employee asked me for the 20,000ltr pump, which I was happy to do, but it bothered me that the Shire did not have a pump to pump water in the case of a fire. We would like to rely on the shire for resources and not the Shire relies on us.

A Manager of Works Yvette Wheatcroft

The Shire does have a pump however it was in Gnowangerup and not at the worksite where we were sealing edges. The road was a bit dustier than expected so required a lot of water.

Graeme Savage

I do worry that the plant and equipment is not up to the standard required.

Q Jan Slee

What is the state of the Standpipe?

A Manager of Works Yvette Wheatcroft

The Standpipe is managed by the Water Corporation.

A Asset & Waste Management Coordinator John Skinner

The standpipe is painfully slow and the Water Corporation are not looking to upgrade it.

Q Graham Jones

I understand the amount of funds the Shire put back into reserves for renewal varies on whether the building is going to be renewed at the end of its life?

A CEO Shelley Pike

There are not sufficient funds to put into reserves to renew all buildings. For example, to allow for renewal of the Gnowangerup Swimming Pool is \$56000.00 per year which is not possible for the Shire to fund. This is why the new ratios have been put in place and are forcing local governments to look at their renewal policy. Roads assets will take first choice in renewing.

Q Graeme Savage

Gnowangerup Swimming Pool as an example if we are putting significant reserves until 2030 is chicken feed, we really just need to maintain it properly.

A Shire President Keith House

This is the challenge facing the Shire. We are currently putting \$25,000.00 aside instead of the \$56,000.00 as this is more affordable.

A Financial Consultant Darren Long

The challenge that every local government is facing is what is the rate of the renewal of their asset and do they have the capacity to fund this. Most local governments in the country are striking middle ground and placing a portion in reserve. The key thing is breaking assets into components as each asset depreciates at a different rate. We need to understand the rate of depreciation of each asset as this will allow us to have a greater understanding of our asset and the renewal.

Q Graham Jones

Thank you for your answers but it is an area of great concern. The Borden Pavilion and Gnowangerup Swimming Pool are prime examples of items in 2018 that we need to put monies aside for their renewal in possibly 2048.

A CEO Shelley Pike

We own more buildings per head of population than City of Albany. We need you to tell us what assets to keep.

Q Graham Jones

Maybe a surcharge on rates for a period is a better practise than putting monies aside for asset renewal as the asset may not be there in the future.

Moved: Cr F Hmeljak

Seconded: Graeme Savage

RECOMMENDATION

That the Annual Financial Statement for 2016-2017 be received

UNANIMOUSLY CARRIED

5. QUESTIONS TAKEN ON NOTICE

5.1 Jan Slee

Q Was wondering at Electors Meeting can you update community on what is happening with the Building Assets Register and any decisions been made on what buildings in the Shire have been earmarked for Sale or demolishing (I know about Ongerup Police station)?

A Shire President Keith House

I would like to read out your second questions as it can be answered in one question.

To me the questions are one in the same. The solutions are made by Council with input from the community

What has been marked for demolition, very few.

The Borden Town Hall was a prime example of the Borden community seeing an opportunity to sell the Borden Town Hall to create a solution to the shortage of accommodation within the area.

We keep asking the community what do they want to do with the buildings, whether the community or council takes ownership of them? It is a painful process but needs to be done. This conversation needs to happen.

We are happy to work with the community and consolidate our resources and have that conversation. I could think of nothing worse than a Council being put in a position to make a decision on a building that has importance to the community. We will continue to send out forms wanting your input.

When assets get to a 0-5 rating it comes to the point of demolition. This is something we don't want. The Borden Hall is a prime example; this was to be demolished and cost \$65,000.00 but instead was sold for a profit.

Q Jan Slee

If the community came to you with an idea to sell one building would the money be put into others? We also want the assistance to maintain the building whether it be grants writing assistance, would this happen? We are limited here and need the support in the capacity to make the changes.

A CEO Shelley Pike

We don't have a Community Officer at the moment but is a conversation for the future.

A Shire President Keith House

We are reluctant to write grant applications for community groups but will assist where we can. It's a challenging one. We can't go down the track for writing grants for certain groups and not for others. This would also affect our community grants project. This could create a lot of bitterness and unfairness.

Q Mick Creagh

It makes it hard for people that do not like writing grants or have the capacity.

A CEO Shelley Pike

What we have done to address that is the Shire ran a grant writing workshop 2017, 22 people attended. This year we are running it again and it is going to be around bringing your grant to this year's workshop and the facilitator will help you write your grant.

Q Mick Creagh

It comes to the point where you employ a consultant to write your grant, it may not be happening in this shire.

5.2 Jan Slee

Q Also at Ongerup meeting I asked would the Shire if the Community agreed to forgo a building but needed to move groups/ activities from sale building could proceeds or part proceeds of Sale building go to relocation of groups/activities if this was offered it might help groups to consider collocating and surely in the end you have one less building to look after going forwards?

5.3 Jan Slee

Q I see in the Business Plan mention of Shire purchasing blocks for housing in Gnowangerup I would like to ask what the plans are for Borden and Ongerup in improving the housing situation?

A Shire President Keith House

Housing is just another asset the Shire holds and is staff driven.

John St Borden was made available by Landcorp but no uptake occurred by the community. It is better to sell older houses and apply for State or Federal funding through grants and replace these assets. We had a wonderful plan for the Great Southern Housing Initiative as this assisted with the aged care homes and also accommodation for workers. Council thought we had a wonderful plan and worked hard with the OCD unfortunately that pot of money has been withdrawn by the State. We have ambitious plans for 2 houses, unfortunately rate payers will carry a higher cost for this but we look at it as opportunity. It is ongoing across the Shire as we work to meet staff requirements and have spin offs for the community. It is across local government especially country towns. We would like to sell on some old staff houses and return to reserves. At the moment funds are very limited.

5.4 Jan Slee

Q Also what plans are there for this year for both Borden & Ongerup in keeping their towns neat and tidy (requiring better standard than we presently have) and leading up to summer fire risk Management?

A CEO Shelley Pike

We are looking at including it in the next budget. We are looking at when the Ongerup Town Gardener retires how we can continue to service Ongerup.

Q Graham Ritchie

My main concern is the roads; I realise we have had floods but some roads have blowouts for 5 years.

The bitumen shoulder grading is very bad and is going to cost the shire a lot of money. What is the shire doing to fix this?

Q Graeme Savage

What is the priority of roads for repair, certain roads have received a lot of maintenance but some gravel roads such as Boxhill -Ongerup Road is extremely bad and has been for 12 months?

A Shire President Keith House

We have a works program that we work to and will continue to work to but we do need community feedback on a regular basis. It is really nice to get work request so works it can be logged and rectified.

A Manager of Works Yvette Wheatcroft

There are three sections within the Shire north, middle and south. During harvest we were working on the roads and had multiple calls to get off the roads as they were needed at the time. Due to this we moved our focus to other roads. We are now focusing on the other roads as harvest has slowed down but we also need a huge amount of gravel and farmers are not wanting to give us gravel. We are having to source it which is proving very hard at the moment.

A Asset & Waste Management Coordinator John Skinner

We have finally sourced gravel and will be looking at what roads need attention.

A Manager of Works Yvette Wheatcroft

Logistically it is very hard to attend to all road and keep them all working. We are now boxing work to try and assist in this. If we get a really wet winter, we will have to reassess. Nightwell Road is really bad at the moment and we are trying to work on this as it is a school bus road which is a priority.

A Shire President Keith House

I still encourage people to put in a works request but be aware it takes time to get to these. Yvette will give you the dates that works will be happening.

Q Deputy President Fiona Gaze

How do you put in a request?

A CEO Shelley Pike

Fill in the form or call the Customer Service Officer at the Shire office or depot and they will fill it out for you. If a form is completed it goes into the system and we

can track it to ensure the work is actioned. If you just tell someone when you last saw them, we can't manage that. The form is also available on the website.

Q Graeme Savage

Work timelines need to be in the public eye, this would be reassuring.

A Shire President Keith House

We will try to do this shortly in the future.

6. GENERAL BUSINESS

Q Graham Jones

How is the working relationship with the Shire of Jerramungup regarding road works?

A CEO Shelley Pike

They have lost their CEO but we have a good relationship with their Works Manager.

A Manger of Works Yvette Wheatcroft

We work well with many Shires such as Tambellup, Nyabing etc. we share information and resources.

Q Graham Jones

The reason I ask is we have seen two Shires doing one road.

A Manager of Works Yvette Wheatcroft

We share resources to effectively manage roads and ensure they are maintained to a standard. This is also part of the flood damage works.

7. CLOSURE

Shire President Keith House, thanked councillors, staff and community members and closed the meeting at 8:28pm.

FOOTNOTES

Voting:

- *Each elector present at the meeting is entitled to one vote on each matter to be Decided, but does not have to vote.*
- *All decisions are to be made by a simple majority vote.*
- *Voting is to be conducted so that no voter's vote is secret.*

Definition of the Elector

An elector is defined in the Local Government Act 1995. An elector is a person who is eligible to vote in an election of the Shire of Gnowangerup. For the purpose of meeting of electors, the definition of an elector is to include ratepayers.

Procedures at Electors Meetings