



SPECIAL MEETING AGENDA

24 June 2021

NOTICE OF MEETING

A Special Meeting of the Shire of Cue

To be held on 24 June 2021

in the Council Chambers commencing at 5:30 PM

The purpose of the Meeting is to consider the following items:

- **Setting of the Annual Rate in the Dollar for 2021-2022 financial year and apply to the Minister for Local Government to impose differential rates.**
- **Applying the common seal to the extension of lease for part Lot 641 Robinson Street Cue to Puma Energy (Australia) fuels Pty Ltd.**
- **Approval of the offer of employment for the position of CEO (behind closed doors)**

Rob Madson

Chief Executive Officer

Local Government Act 1995 - SECT 5.23**Meetings generally open to the public**

5.23.(1) Subject to subsection (2), the following are to be open to members of the public:

- (a) All Council meetings; and
 - (b) All meetings of any committee to which a local government power or duty has been delegated.
- (2) If a meeting is being held by a Council or by a committee referred to in subsection (1) (b), the Council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following --
- (a) A matter affecting an employee or employees;
 - (b) The personal affairs of any person;
 - (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;
 - (d) Legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;
 - (e) A matter that if disclosed, would reveal;
 - (i) A trade secret;
 - (ii) Information that has a commercial value to a person; or
 - (iii) Information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government;
 - (f) A matter that if disclosed, could be reasonably expected to;
 - (i) Impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;
 - (ii) Endanger the security of the local government's property; or
 - (iii) Prejudice the maintenance or enforcement of a lawful measure for protecting public safety;
 - (g) Information which is the subject of a direction given under section 23 (1a) of the Parliamentary Commissioner Act 1971; and
 - (h) Such other matters as may be prescribed.
- (3) A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.

SHIRE OF CUE

REVOKING OR CHANGING DECISIONS MADE AT COUNCIL MEETINGS

Local Government (Administration) Regulations 1996 (**Regulation No.10**)

If a previous Council decision is to be changed then support for a revocation motion must be given by an **Absolute Majority** of Councillors (that is at least 4 Councillors) if a previous attempt to rescind has occurred within the past three months or, if no previous attempt has been made the support must be given by at least **1/3rd** of all Councillors (that is at least 4 Councillors).

Regulation 10(1a) also requires that the support for revocation must be in writing and signed by the required number of Councillors, including the Councillor who intends to move the revocation motion.

Any revocation motion must be carried by the kind of vote that put the motion into place in the first instance (that is, if carried originally by an Absolute Majority or Special Majority vote then the revocation motion must also be carried by that same kind of vote).

If the original motion was carried by a Simple Majority vote then any revocation motion must be carried by an Absolute Majority vote.

To the Presiding Member,

The following Councillors give notice of their support for the bringing forward to the Council meeting to be held on _____ of a motion for revocation of Council resolution number _____ as passed by the Council at its meeting held on _____

Councillor's Names

Councillor's Signature

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**SHIRE OF CUE
Special Council Meeting
AGENDA**

To be held in the Council Chambers, 73 Austin Street Cue on
Tuesday 27 January 2021 commencing at 5:30pm

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1. DECLARATION OF OPENING

The Presiding Member welcomed those present and read the following disclaimer:

No responsibility whatsoever is implied or accepted by the Shire of Cue for any act, omission or statement or intimation occurring during this Meeting.

It is strongly advised that persons do not act on what is heard at this Meeting and should only rely on written confirmation of council's decision, which will be provided within fourteen (14) days of this Meeting.

PRESENT:

Councillor Ross Pigdon, Shire President

Councillor Les Price, Deputy Shire President

Councillor Ian Dennis

Councillor Ron Hogben

Councillor Leonie Fitzpatrick

Councillor Fred Spindler

Councillor Liz Houghton

STAFF:

Mr Rob Madson, Chief Executive Officer

Mr Richard Towell, Deputy Chief Executive Officer

Ms Tracy Bachraty, Customer Service Officer

GALLERY:

2. APOLOGIES AND APPROVED LEAVE OF ABSENCE

3. DISCLOSURE OF MEMBERS' INTERESTS

4. PUBLIC QUESTION TIME

5. CONFIRMATION OF MINUTES

6. APPLICATIONS FOR LEAVE OF ABSENCE

7. DEPUTATIONS

8. PETITIONS

9. ANNOUNCEMENTS WITHOUT DISCUSSION

10. REPORTS

10.1 RATES – BUDGET RATE SETTING STATEMENT

APPLICANT: Shire of Cue
DISCLOSURE OF INTEREST: Nil
AUTHOR: Glenn Boyes – Manager Finance
DATE: 22 June 2021

Matters for Consideration:

Adoption of the 2021-2022 Budget Rate Setting Statement in support of the proposal to levy differential rates.

Background:

As part of Councils budget deliberations, the Budget Rate Setting Statement (see [Appendix 1](#)) has been prepared in support of Council proposing to levy differential rates.

Comments:

Council needs to consider the Rate Setting Statement as part of its budget deliberations to review expenditure and consider efficiency measures. The Rate Setting Statement considers Councils operating and capital expenditure for the next financial year to consider the amount required from rates to achieve these outcomes.

This item will be included in Councils application to the Minister for Local Government for approval for the imposition of differential general rates that are more than twice the lowest differential general rate imposed by a rate category.

Statutory Environment:

Local Government Act 1995 – Section 6.33, Differential General Rates.

Policy Implications:

Nil.

Financial Implications:

Council needs to ensure that rate revenue remains at a level where the Shire can continue to maintain its current level of services to ratepayers and the community.

Strategic Implications:

Shire of Cue Strategic Community Plan 2017 - 2027

Consultation:

Rob Madson – Chief Executive Officer

Richard Towell – Deputy Chief Executive Officer

Officer's Recommendation:

Voting Requirement: Simple Majority

1. That Council adopt the attached 2021-2022 (see [Appendix 1](#)) Budget Rate Setting Statement for the Differential Rates Proposal and incorporate the relevant information from the report into the 2021-2022 Annual Budget.
2. Acknowledge that Council has reviewed its expenditure and considered efficiency measures as part of its budget deliberations.

Council Decision:

Voting requirement: Simple Majority

MOVED:

SECONDED:

CARRIED:

APPENDIX 1



Shire of Cue

73 Austin Street Cue WA 6640

PO Box 84 Cue WA 6640

(08) 9963 8600

www.cue.wa.gov.au

SHIRE OF CUE

DIFFERENTIAL RATES BUDGET

2021 - 2022

SHIRE OF CUE
STATEMENT OF FINANCIAL ACTIVITY
For the Period Ending 30 June 2021
Rate Setting Statement

	LTFP Budget 21/22	Annual Budget 20/21 \$	Estimated Actual 20/21 \$
Opening Funding Surplus / (Deficit)	3,251,930	4,009,069	4,009,069
Revenue from Operating Activities			
Rates	2,544,643	2,393,867	2,433,985
Grants, Subsidies and Contributions	2,315,387	1,444,401	2,287,213
Fees and Charges	494,094	712,105	770,699
Interest Earnings	227,839	97,500	49,712
Other Revenue	143,685	112,250	129,082
Profit on Disposal of Assets	-	53,700	-
	5,725,648	4,813,823	5,670,691
Expenditure from Operating Activities			
Employee Costs	(1,774,983)	(1,999,492)	(1,465,100)
Materials and Contracts	(1,613,285)	(1,418,125)	(577,705)
Utility Charges	(270,416)	(377,801)	(324,644)
Depreciation on Non-current Assets	(2,763,045)	(2,844,800)	(2,459,976)
Interest Expenses	(23,566)	(22,500)	(11,148)
Insurance Expenses	(150,406)	(184,005)	(179,888)
Other Expenditure	(177,440)	(223,700)	(117,964)
Loss on Disposal of Assets	-	-	-
	(6,773,142)	(7,070,423)	(5,136,425)
Excluded Non-cash Operating Activities			
Depreciation and Amortisation	2,763,045	2,844,800	2,459,976
(Profit) / Loss on Asset Disposal	-	(53,700)	-
Movement in Fair Value (LGHT)	-	-	(647)
Net Amount from Operating Activities	1,715,551	534,500	2,993,595
Investing Activities			
Grants, Subsidies and Contributions	2,611,557	14,912,604	5,052,322
Proceeds from Disposal of Assets	204,205	170,000	-
Property, Plant & Equipment	(3,253,380)	(7,465,000)	(2,532,851)
Infrastructure Assets	(1,748,907)	(13,399,067)	(6,136,471)
Net Amount from Investing Activities	(5,439,904)	(5,781,463)	(3,617,000)
Financing Activities			
Transfer from Reserves	614,610	1,414,070	-
Repayment of Debentures	(90,634)	(91,176)	(91,176)
Transfer to Reserves	(51,553)	(85,000)	(42,559)
Net Amount from Financing Activities	472,423	1,237,894	(133,734)
Closing Funding Surplus / (Deficit)	-	-	3,251,930

SHIRE OF CUE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ending 30 June 2021

1. NET CURRENT FUNDING POSITION

	30 Jun 21	30 Jun 20
	\$	\$
Current Assets		
Cash Unrestricted	3,285,398	2,125,734
Cash Restricted	7,084,721	7,799,006
Receivables - Rates	287,399	334,508
Receivables - Other	106,921	298,405
ATO Receivable	32,763	122,704
Provision for Doubtful Debts	(52,260)	(52,260)
Accrued Income / Deposits	-	1,063,010
Inventories	27,206	28,161
Total Current Assets	10,772,149	11,719,270
Current Liabilities		
Sundry Creditors	-	(559,515)
Rates Received in Advance	(3,193)	(2,525)
Revenue Received in Advance	(867,973)	(838,772)
GST Payable	(18,696)	(9,740)
Payroll Creditors	(19,764)	(32,322)
Deposits and Bonds	(8,732)	(7,960)
Loan Liability	-	(91,176)
Accrued Expenses	-	(67,128)
Accrued Salaries and Wages	-	(23,723)
Total Payables	(918,357)	(1,632,859)
Provisions	(126,543)	(126,543)
Total Current Liabilities	(1,044,900)	(1,759,402)
Less: Cash Reserves	(6,084,533)	(6,041,975)
Less: Loan Liability	-	91,176
Net Funding Position	3,642,715	4,009,069

SHIRE OF CUE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ending 30 June 2021

2. CASH BACKED RESERVES

LTFP

Reserve Name	Estimated Balance 01 Jul 21 \$	Transfers from \$	Interest Received \$	Transfer to \$	Estimated Balance 30 Jun 22 \$
Long Service Leave	63,570	-	688	-	64,258
Building Maintenance	419,997	-	4,546	(80,000)	344,543
Plant Replacement	369,196	-	3,996	(50,000)	323,192
Streetscape	197,462	-	2,137	-	199,599
Sports Facilities	123,390	-	1,336	-	124,725
Tourist Park Development	114,867	-	1,243	(25,000)	91,111
Water Playground	61,302	-	664	-	61,965
Beringarra Road	2,537,258	-	27,463	(50,000)	2,514,720
Tourism	84,482	-	914	-	85,396
Housing / Land Development	68,734	-	744	-	69,478
Heritage	351,970	-	3,810	(384,610)	(28,830)
Road Maintenance	185,252	-	2,005	(25,000)	162,257
Infrastructure	185,426	-	2,007	-	187,433
Total Cash Backed Reserves	4,762,905	-	51,553	(614,610)	4,199,847

Annual Budget

Reserve Name	Balance 01 Jul 20 \$	Transfers from \$	Interest Received \$	Transfer to \$	Estimated Balance 30 Jun 21 \$
Long Service Leave	62,945		625	-	63,570
Building Maintenance	648,556		6,441	(235,000)	419,997
Plant Replacement	514,091		5,105	(200,000)	369,196
Streetscape	317,311		3,151	(123,000)	197,462
Sports Facilities	122,177		1,213	-	123,390
Tourist Park Development	252,361		2,506	(140,000)	114,867
Water Playground	60,699		603	-	61,302
Beringarra Road	2,660,835		26,423	(150,000)	2,537,258
Tourism	123,258		1,224	(40,000)	84,482
Housing / Land Development	191,829	25,000	1,905	(150,000)	68,734
Heritage	626,815		6,225	(281,070)	351,970
Road Maintenance	232,939		2,313	(50,000)	185,252
Infrastructure	228,160		2,266	(45,000)	185,426
Total Cash Backed Reserves	6,041,975	25,000	60,000	(1,414,070)	4,762,905

SHIRE OF CUE

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

For the Period Ending 30 June 2021

3. INFORMATION ON BORROWINGS

	LTFP Budget 21/22	Annual Budget 20/21	Estimated Actual 20/21
	\$	\$	\$
GROH Housing			
Principal Repayments	90,634	91,176	91,176
Interest and Fees	22,500	22,500	11,148
Total Repayments	113,134	113,676	102,324

Principal Outstanding

Principal Outstanding 01 Jul	843,839	935,015	935,015
Principal Repayments	(90,634)	(91,176)	(91,176)
Principal Outstanding Current Month	753,205	843,839	843,839

4. CAPITAL EXPENDITURE

	LTFP Budget 21/22	Annual Budget 20/21	Estimated Actual 20/21
	\$	\$	\$
Land and Buildings	2,599,370	6,922,500	2,254,781
Plant and Equipment	589,988	482,500	260,795
Furniture and Equipment	64,021	60,000	17,274
Infrastructure Assets - Roads	1,138,525	9,651,941	5,703,306
Infrastructure Assets - Other	610,381	3,747,126	433,164
Total Capital Expenditure	5,002,286	20,864,067	8,669,321

SHIRE OF CUE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ending 30 June 2021

5. RATING INFORMATION

	Rateable Value	Rate in	Number of Properties	LTFP Budget Revenue	YTD Actual Revenue
	\$	\$	#	\$	\$
General Rates					
GRV Residential	561,648	10.906700	93	61,257	58,995
GRV Commercial	304,708	10.906700	6	33,234	31,776
GRV Vacant Land	-	10.906700	0	-	-
GRV M & T Workforce	246,750	30.000000	2	74,025	74,025
UV Mining	7,666,802	29.098400	355	2,230,917	2,098,340
UV Pastoral	563,097	7.863100	14	44,277	43,113
Total General Rates				2,443,709	2,306,249
Minimum Rates					
GRV Residential	105,449	463	47	21,761	20,746
GRV Commercial	-	463	0	-	-
GRV Vacant Land	5,888	463	37	17,131	17,138
GRV M & T Workforce	-	463	0	-	-
UV Mining	103,631	463	130	60,190	56,375
UV Pastoral	12,295	463	4	1,852	1,804
Total Minimum Rates				100,934	96,063
Total General and Minimum Rates				2,544,643	2,402,312
Other Rate Revenue					
Rates Written-off				-	-
Discounts / Concessions				-	(6,355)
Interim and Back Rates				-	38,028
Total Funds Raised from Rates				2,544,643	2,433,985

SHIRE OF CUE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ending 30 June 2021

6. GRANTS, SUBSIDIES AND CONTRIBUTIONS

(a) Operating Grants, Subsidies and Contributions

	LTFP Budget 21/22 \$	Annual Budget 20/21 \$	Estimated Actual 20/21 \$
General Commission Grants	1,414,556	690,228	1,427,774
Roads Commission Grants	461,909	276,701	625,985
ESL Grant	4,415	7,500	7,282
National Australia Day Council Grant	-	21,000	21,000
Donations Received	-	800	-
MRWA RRG Direct Grant	-	117,140	117,140
Airport Grants and Contributions	-	25,000	3,230
Road Maintenance	3,311	174,499	4,679
Event Contributions	-	47,533	-
Diesel Fuel Rebate	45,808	40,000	38,490
Sundry Income Admin	10,486	44,000	41,633
Other Grants and Contributions	374,901	-	-
Total Grants, Subsidies and Contributions	2,315,387	1,444,401	2,287,213

(b) Non-operating Grants, Subsidies and Contributions

	LTFP Budget 21/22 \$	Annual Budget 20/21 \$	Estimated Actual 20/21 \$
Local Roads / Community Infrastructure	-	570,626	-
Pensioner Housing Development	-	700,000	-
Staff Unit Development	-	500,000	-
Deep Sewerage	-	160,000	-
Waste Site Development	-	100,000	-
Great Fingall Mine Development	1,000,000	1,500,000	-
Great Fingall Mine Development	-	250,000	-
Railway Building	-	330,000	-
Playground	-	110,000	-
Flood Damage Reimbursement (AGRN863)	-	3,123,336	2,047,912
Flood Damage Reimbursement (AGRN888)	-	3,000,000	-
Wilgie Mia Reimbursement	-	2,100,000	2,302,826
Airport Grants and Contributions	-	1,050,000	-
Airport Grants and Contributions	-	350,000	-
Roads to Recovery	491,903	593,843	479,651
Town Footpaths	65,724	169,799	149,799
RRG - RRG Road Project Grant	140,000	120,000	72,133
Heydon Place Industrial Development	-	135,000	-
Tourism and Area Promotion	-	50,000	-
Royalties for Regions	413,930	-	-
Building Better Regions	500,000	-	-
Total Grants, Subsidies and Contributions	2,611,557	14,912,604	5,052,322

10.2 RATES – DIFFERENTIAL RATES

APPLICANT: Shire of Cue
 DISCLOSURE OF INTEREST: Nil
 AUTHOR: Glenn Boyes – Manager Finance
 DATE: 21 June 2021

Matters for Consideration:

To approve the advertising for the proposal to apply differential rates and minimum payments in the 2021-2022 financial year.

Background:

Section 6.36 of the **Local Government Act 1995** requires that local public notice be given as per **Section 1.7** of the **Local Government Act 1995** before imposing any differential general rates or minimum payments.

Electors and ratepayers are to be invited to lodge a submission in respect of the proposed rates and minimum payments within twenty one days of the notice being published and the local government is to consider any submissions received before imposing the proposed rates and minimum payments.

Comments:

In consideration of the Long Term Financial Plan (which includes an increase in rates of 3.7%), the latest CPI reading for Perth of 1.1% and the Local Government Cost Index forecast for 2021-2022 of 3.2%, it is recommended that rates be increased across all categories, except GRV Mining and Transient Workforce Facilities, by 2.7%. The increase also applies to minimum rates.

The rate in the dollar for GRV General, Commercial, Vacant Land, Pastoral, and Minimum rates have not changed since the 2017/18 financial year. Any changes over the past four years were applied to GRV M&T Workforce and/or UV Mining.

In response to the request by the Department of Local Government, Sport and Cultural Industries in 2019/20 the Shire reduced the rate in the dollar for mining categories to 30c. In 2020/21 the rate in the dollar was reduced to 28.3c for UV Mining and 7.66c for Pastoral from 8.43c due to economic conditions. With economic conditions improving, inflation increasing, the rate in the dollar held the same or decreased over the past four years, and in order to align with the Shire's Long Term Financial Plan, it is proposed to increase rates across all categories by the same amount.

The following table shows the rate in the dollar for each category over the past four years.

Rate in the Dollar Comparison

Rate Category	2017/18	2018/19	2019/20	2020/21
GRV - GENERAL	0.106200	0.106200	0.106200	0.106200
GRV - COMMERCIAL	0.106200	0.106200	0.106200	0.106200
GRV - VACANT LAND	0.106200	0.106200	0.106200	0.106200
GRV- M&T WORKFORCE FACILITIES	0.316000	0.310000	0.300000	0.300000
UV - MINING TENEMENTS	0.316000	0.310000	0.300000	0.283334
UV - PASTORAL	0.084300	0.084300	0.084300	0.076564
Minimum Payment				
GRV - GENERAL	451	451	451	451
GRV - COMMERCIAL	451	451	451	451
GRV - VACANT LAND	451	451	451	451
GRV- M&T WORKFORCE FACILITIES	451	451	451	451
UV - MINING TENEMENTS	451	451	451	451
UV - PASTORAL	451	451	451	451

It is proposed that the GRV Commercial rate be maintained at the same rate as the GRV General rate and then a discount be applied to commercial properties. This discount is subject to the property owner paying their rates in full and on time. The discount rate to be applied is proposed at twenty percent.

Due to changes in rateable values from revaluations and changes to the number of properties held, the proposed rates will provide the Shire with a total of \$134,028 in additional rate revenue. This is an increase of 5.6% in overall rates. The majority of this increase is due to approximately twenty additional new mining tenements being added to the rate base.

A schedule of rates models showing the average rates per assessment and comparison to 2020-2021 rates is attached at [Appendix 2](#). The proposed rates model is shown in the table below.

Model 5: Increase all rates, including minimum rates, by 2.7% except GRV M&T Workforce to remain at 30c				
Rate Category	Rate in \$	Number of Properties	Rateable Value	Rates Levied
GRV - GENERAL	0.109067	93	561,648	61,257
GRV - COMMERCIAL	0.109067	6	304,708	33,234
GRV - VACANT LAND	0.109067	0	0	0
GRV- M&T WORKFORCE FACILITIES	0.300000	2	246,750	74,025
UV - MINING TENEMENTS	0.290984	355	7,666,802	2,230,917
UV - PASTORAL	0.078631	14	563,097	44,277
Minimum payment				
GRV - GENERAL	463	47	105,449	21,761
GRV - COMMERCIAL	463	0	0	0
GRV - VACANT LAND	463	37	5,888	17,131
GRV- M&T WORKFORCE FACILITIES	463	0	0	0
UV - MINING TENEMENTS	463	130	103,631	60,190
UV - PASTORAL	463	4	12,295	1,852
Totals		688	9,570,268	2,544,643
Revenue raised from rates 2020-2021 (Excluding interim rates)				2,410,615
Difference				5.6% 134,028
Greater than LTFP / (Less than LTFP)				1,450

A rate model comparison of surrounding Shire's is attached at [Appendix 3](#) for Council to consider.

Objects and Reasons

Where council intend to impose differential rates, it is required to provide the objects of and reasons for each proposed rate and minimum payment. In the notice of intention to levy rates, Council is to advise electors and ratepayers of the time and place where this document can be inspected. The Objects and Reasons for the 2021-2022 rating proposal is attached at [Appendix 4](#).

In accordance with **Section 6.33(3)** of the **Local Government Act 1995**, Ministerial approval will be required for the above rating proposal as the highest proposed differential rate is more than twice the lowest proposed differential rate.

In accordance with **Section 6.35** of the **Local Government Act 1995**, it is proposed that a single minimum rate be imposed across all rate categories. It is proposed to increase the minimum rate 2.7% which is in-line with the other rate categories. Therefore, the proposed minimum rate will increase to \$463.00 per assessment.

Statutory Environment:

Local Government Act 1995, Section 1.7, Local Public Notice

Local Government Act 1995, Part 6 – Division 6 – Subdivision 2, Categories of Rates and Service Charges

Policy Implications:

Nil.

Financial Implications:

Council needs to ensure that rate revenue remains at a level where the Shire can continue to maintain its current level of services to ratepayers and the community. The proposed rates will provide an additional \$134,028 in revenue compared to rates raised for the current financial year. This increase brings rates back into line with the Shire of Cue's Long Term Financial Plan following the decision by Council not to increase rates in 2020-2021 in support of the Local Government (COVID-19 Response) Order 2020.

Strategic Implications:

Shire of Cue Strategic Community Plan 2017 – 2027

Consultation:

Rob Madson – Chief Executive Officer

Richard Towell – Deputy Chief Executive Officer

Officer's Recommendation:**Voting Requirement:** Simple Majority

That Council

1. Authorise the CEO to advertise the Shire of Cue's intention to levy the following differential rates.

	Minimum	Rate in \$
Rate Category	Rates \$	(cents)
GRV - GENERAL	463	0.109067
GRV - COMMERCIAL	463	0.109067
GRV - VACANT LAND	463	0.109067
GRV- M&T WORKFORCE FACILITIES	463	0.300000
UV - MINING TENEMENTS	463	0.290984
UV - PASTORAL	463	0.078631

2. Adopt the Objects and Reasons for the 2021-2022 differential rates

Council Decision:**Voting requirement:** Simple Majority**MOVED:****SECONDED:****CARRIED:**

APPENDIX 2

Shire of Cue
 Rates Modelling
 Rates from the Long Term Financial Plan

2,543,193

Prior Year: 2020 - 2021 Rates Revenue					
Rate Category	Rate in \$	Number of Properties	Rateable Value	Rates Levied	Avg Rate / Assessment
GRV - GENERAL	10.6200	93	561,024	59,581	641
GRV - COMMERCIAL	10.6200	5	299,208	31,776	6,355
GRV - VACANT LAND	10.6200	0	0	0	
GRV- M&T WORKFORCE FACILITIES	30.0000	2	246,750	74,025	37,013
UV - MINING TENEMENTS	28.3334	332	7,418,800	2,101,998	6,331
UV - PASTORAL	7.6564	14	563,097	43,113	3,079
Minimum payment					
GRV - GENERAL	451	46	105,129	20,746	
GRV - COMMERCIAL	451	0	0	0	
GRV - VACANT LAND	451	41	8,780	18,491	
GRV- M&T WORKFORCE FACILITIES	451	0	0	0	
UV - MINING TENEMENTS	451	131	100,402	59,081	
UV - PASTORAL	451	4	12,295	1,804	
Totals		668	9,315,485	2,410,615	

Shire of Cue
 Rates Modelling
 Rates from the Long Term Financial Plan

2,543,193

Model 1: 2021 - 2022 - Same rate in \$						
Rate Category	Rate in \$	Number of Properties	Rateable Value	Rates Levied	Avg Rate / Assessment 21/22	Avg Rate / Assessment 20/21
GRV - GENERAL	10.6200	93	561,648	59,647	641	641
GRV - COMMERCIAL	10.6200	6	304,708	32,360	5,393	6,355
GRV - VACANT LAND	10.6200	0	0	0		
GRV- M&T WORKFORCE FACILITIES	30.0000	2	246,750	74,025	37,013	37,013
UV - MINING TENEMENTS	28.3334	355	7,666,801	2,172,265	6,119	6,331
UV - PASTORAL	7.6564	14	563,097	43,113	3,079	3,079
Minimum payment						
GRV - GENERAL	451	47	105,449	21,197		
GRV - COMMERCIAL	451	0	(0)	0		
GRV - VACANT LAND	451	37	5,888	16,687		
GRV- M&T WORKFORCE FACILITIES	451	0	0	0		
UV - MINING TENEMENTS	451	130	103,632	58,630		
UV - PASTORAL	451	4	12,295	1,804		
Totals		688	9,570,268	2,479,728		
Revenue raised from rates 2020-21				2,410,615		
Difference				3%	69,114	
Greater than LTFP / (Less than LTFP)					(63,465)	

Shire of Cue

Rates Modelling

Rates from the Long Term Financial Plan

2,543,193

Model 2: Proposed rates for 2021-2022 - All General Rates in the Dollar increased by 3% except M&T Workforce						
Rate Category	Rate in \$	Number of Properties	Rateable Value	Rates Levied	Avg Rate / Assessment 21/22	Avg Rate / Assessment 20/21
GRV - GENERAL	10.9386	97	578,340	63,262	652	641
GRV - COMMERCIAL	10.9386	6	304,708	33,331	5,555	6,355
GRV - VACANT LAND	10.9386	0	0	0		
GRV- M&T WORKFORCE FACILITIES	30.0000	2	246,750	74,025	37,013	37,013
UV - MINING TENEMENTS	29.1834	356	7,668,392	2,237,897	6,286	6,331
UV - PASTORAL	7.8861	14	563,097	44,406	3,172	3,079
Minimum payment						
GRV - GENERAL	451	43	88,757	19,393		
GRV - COMMERCIAL	451	0	0	0		
GRV - VACANT LAND	451	37	5,888	16,687		
GRV- M&T WORKFORCE FACILITIES	451	0	0	0		
UV - MINING TENEMENTS	451	129	102,041	58,179		
UV - PASTORAL	451	4	12,295	1,804		
Totals		688	9,570,268	2,548,985		
Revenue raised from rates 2020-21				2,410,615		
Difference				6%	138,370	
Greater than LTFP / (Less than LTFP)					5,792	

Shire of Cue
 Rates Modelling
 Rates from the Long Term Financial Plan

2,543,193

Model 3: Proposed rates for 2021-2022 - No increase in revenue except for tenement holders						
Rate Category	Rate in \$	Number of Properties	Rateable Value	Rates Levied	Avg Rate / Assessment 21/22	Avg Rate / Assessment 20/21
GRV - GENERAL	10.6200	93	561,648	59,647	641	641
GRV - COMMERCIAL	10.6200	6	304,708	32,360	5,393	6,355
GRV - VACANT LAND	10.6200	0	0	0		
GRV- M&T WORKFORCE FACILITIES	30.0000	2	246,750	74,025	37,013	37,013
UV - MINING TENEMENTS	29.1612	356	7,668,392	2,236,195	6,281	6,331
UV - PASTORAL	7.6564	14	563,097	43,113	3,079	3,079
Minimum payment						
GRV - GENERAL	451	47	105,449	21,197		
GRV - COMMERCIAL	451	0	(0)	0		
GRV - VACANT LAND	451	37	5,888	16,687		
GRV- M&T WORKFORCE FACILITIES	451	0	0	0		
UV - MINING TENEMENTS	451	129	102,041	58,179		
UV - PASTORAL	451	4	12,295	1,804		
Totals		688	9,570,268	2,543,207		
Revenue raised from rates 2020-21				2,410,615		
Difference				6%	132,592	
Greater than LTFP / (Less than LTFP)					14	

Shire of Cue
 Rates Modelling
 Rates from the Long Term Financial Plan

2,543,193

Model 4: Proposed rates for 2021-2022 - GRV and Pastoral increased 3%, M&T Workforce 0%, Mining increased to 2.8%						
Rate Category	Rate in \$	Number of Properties	Rateable Value	Rates Levied	Avg Rate / Assessment 21/22	Avg Rate / Assessment 20/21
GRV - GENERAL	10.9386	97	578,340	63,262	652	641
GRV - COMMERCIAL	10.9386	6	304,708	33,331	5,555	6,355
GRV - VACANT LAND	10.9386	0	0	0		
GRV- M&T WORKFORCE FACILITIES	30.0000	2	246,750	74,025	37,013	37,013
UV - MINING TENEMENTS	29.1267	356	7,668,392	2,233,550	6,274	6,331
UV - PASTORAL	7.8861	14	563,097	44,406	3,172	3,079
Minimum payment						
GRV - GENERAL	451	43	88,757	19,393		
GRV - COMMERCIAL	451	0	0	0		
GRV - VACANT LAND	451	37	5,888	16,687		
GRV- M&T WORKFORCE FACILITIES	451	0	0	0		
UV - MINING TENEMENTS	451	129	102,041	58,179		
UV - PASTORAL	451	4	12,295	1,804		
Totals		688	9,570,268	2,544,637		
Revenue raised from rates 2020-21				2,410,615		
Difference				6%	134,022	
Greater than LTFP / (Less than LTFP)					1,444	

Shire of Cue
 Rates Modelling
 Rates from the Long Term Financial Plan

2,543,193

Model 5: Increase all rates, including minimum rates, by 2.7% except GRV M&T Workforce to remain at 30c						
Rate Category	Rate in \$	Number of Properties	Rateable Value	Rates Levied	Avg Rate / Assessment 21/22	Avg Rate / Assessment 20/21
GRV - GENERAL	10.9067	93	561,648	61,257	659	641
GRV - COMMERCIAL	10.9067	6	304,708	33,234	5,539	6,355
GRV - VACANT LAND	10.9067	0	0	0		
GRV- M&T WORKFORCE FACILITIES	30.0000	2	246,750	74,025	37,013	37,013
UV - MINING TENEMENTS	29.0984	355	7,666,802	2,230,917	6,284	6,331
UV - PASTORAL	7.8631	14	563,097	44,277	3,163	3,079
Minimum payment						
GRV - GENERAL	463	47	105,449	21,761		
GRV - COMMERCIAL	463	0	(0)	0		
GRV - VACANT LAND	463	37	5,888	17,131		
GRV- M&T WORKFORCE FACILITIES	463	0	0	0		
UV - MINING TENEMENTS	463	130	103,631	60,190		
UV - PASTORAL	463	4	12,295	1,852		
Totals		688	9,570,268	2,544,643		
Revenue raised from rates 2020-21				2,410,615		
Difference				5.6%	134,028	
Greater than LTFP / (Less than LTFP)					1,450	

APPENDIX 3

Rates Comparison

	Cue	Yalgoo	Mt Magnet	Sandstone	Meekatharra
Rate Category	Proposed	2020/21	2020/21	2020/21	2020/21
GRV - GENERAL	0.10907	0.07832	0.10839	0.06576	0.08887
GRV - COMMERCIAL	0.10907	0.07832	0.12379	0.06576	0.08887
GRV - VACANT LAND	0.10907	0.07832	0.10839	0.06576	0.08887
GRV- M&T WORKFORCE FACILITIES	0.30000	0.00000	0.19798	0.37195	0.00000
UV - MINING TENEMENTS	0.29098	0.37430	0.34532	0.26891	0.19610
UV - PASTORAL	0.07863	0.06908	0.07176	0.06088	0.07446
Minimum payment					
GRV - GENERAL	463	290	455	220	400
GRV - COMMERCIAL	463	290	455	220	400
GRV - VACANT LAND	463	620	455	220	400
GRV- M&T WORKFORCE FACILITIES	463	290	818		
UV - MINING TENEMENTS	463	290	469	335	350
UV - PASTORAL	463	290	455	335	350

APPENDIX 4



Objectives and Reasons for Proposed Differential Rates and Minimum Payments for the 2021-2022 Financial Year

Overall Objective

The purpose of the levying of rates is to meet Council's budget requirements in each financial year in order to deliver services and community infrastructure. Property valuations provided by the Valuer General are used as the basis for the calculation of rates each year. Section 6.33 of the Local Government Act 1995 provides the ability to differentially rate properties based on zoning and/or land use as determined by the Shire of Cue. The application of differential rating maintains equity in the rating of properties across the Shire, enabling the Council to provide facilities, infrastructure and services to the entire community and visitors.

Gross Rental Value (GRV)

The Local Government Act 1995 determines that properties of a Non-Rural purpose be rated using the Gross Rental Valuation (GRV) as the basis for the calculation of annual rates. The Valuer General determines the GRV for all properties within the Shire of Cue every five years and assigns a GRV. The current valuation is effective from 1 July 2015. Interim valuations are provided monthly to Council by the Valuer General for properties where changes have occurred (i.e. subdivisions or strata title of property, amalgamations, building constructions, demolition, additions and/or property rezoning). In such instances Council recalculates the rates for the affected properties and issues interim rates notices.

GRV – General

Consists of properties located within the townsite boundaries with a predominant residential use and all other GRV rated properties that do not fit into the other GRV categories. This rate is considered by Council to be the GRV general rate by which all other GRV rated properties are assessed.

GRV – Commercial

Properties used for Commercial, Town Centre or Industrial purposes and open to the public and passing trade on a regular basis (more than 100 days a year). The rate reflects a differentiation from the GRV General rate to encourage property owners to develop commercial enterprise and stimulate economic activity in the town centre and industrial area. To facilitate this, the rate applied will be the same rate in the dollar as the GRV General rate category and a discount provided in accordance with section 6.46 of the local government act. The discounted rate will be twenty percent of rates levied for the category. The discount will only apply if the rates are paid in full by the due date. This discount is not available to properties that are minimum rated, zoned residential, home based businesses or businesses that do not offer an open shopfront to the public on the property.

This strategy has the benefit of ensuring commercial property owners pay their rates by the due date to take advantage of the discount, ensures they are aware that their rates are discounted substantially as Council is very supportive of local business and that the generous discount is not applied to those commercial property owners with outstanding rate arrears.

GRV – Vacant

Consists of vacant properties located within the townsite boundaries excepting land zoned as Tourist, Commercial & Industrial.

GRV – Mining and Transient Workforce Facilities

Properties used for high density Minesite accommodation exclusive of Lodging Houses. The rate reflects the cost of servicing a high density development that places a significant amount of financial pressure on Council to provide services such as road maintenance, parking control, heavy vehicle movements, litter control, rubbish site maintenance, airport infrastructure and maintenance and other amenities. It should be noted that, even in relation to services for which separate fees and charges are levied, many of these fees and charges do not recover the full cost of operating the facility or providing the service. In such cases, the difference between the revenue derived from fees and charges and the actual costs of providing the services and facilities has to be met from rates. So it is appropriate that the category of ratepayers that receive a significant benefit from the facilities make a fair contribution.

This differential rate maintains a proportional share of rating required to raise the necessary revenue to operate efficiently and provide the diverse range of services and associated infrastructure and facilities required for developed residential and urban areas. These services and facilities are available to transient workforce workers in the same manner as they are available to other residents of the Shire and the contribution from this category has been set at a level that reflects this. Council is focussed on

sustainably managing its community and infrastructure assets through the funding of renewal and replacement asset programs. These programs include but are not limited to investment in the resealing of roads, replacement and development of footpath networks, refurbishing of public ablutions and other building maintenance programs. In addition, these properties have access to all other services and facilities provided by Council.

The average rates per transient workforce accommodation unit are less than the equivalent minimum rate for a single bedroom residence. Despite the lower rate per accommodation unit, transient workforce properties have the potential to have a greater impact on Council services and assets than other properties due to their number of occupants in a relatively small land parcel (i.e. concentrated bus and vehicle movements on local roads). In order to appropriately maintain and manage Councils asset and infrastructure in the longer term, a higher differential rate is proposed for this category to reflect the greater potential and actual intensity of use of Council assets and infrastructure.

Unimproved Value (UV)

Properties that are predominantly of a rural purpose are assigned an Unimproved Value that is supplied and updated by the Valuer General on an annual basis.

UV - Pastoral

Consists of properties that are outside of the townsite that have a commercial use inclusive of pastoral leases or pastoral use. This category is rated to reflect the level of rating required to raise the necessary revenue to operate efficiently and provide for rural infrastructure and services in addition to the urban services and infrastructure which are available to be accessed by the properties in this category.

UV – Mining

The object of this rate is to apply a base differential general rate to UV-Rated mining tenements and provide for the cost of operating all the facilities and services that are available to residents and ratepayers to use including rural roads upon which mining enterprises rely, other than those services and facilities for which separate fees and charges are levied on a cost-recovery basis. It should be noted that, even in relation to services for which separate fees and charges are levied, many of these fees and charges do not recover the full cost of operating the facility or providing the service. In such cases, the difference between the revenue derived from fees and charges and the actual costs of providing the services and facilities has to be met from rates. So it is appropriate that the category of ratepayers that receive a significant benefit from the facilities make a fair contribution.



In addition to contributing to the costs of facilities and services available to residents and ratepayers, the rate recognises the additional administrative burden and costs associated with administering this class of rates and the risks of non-collection due to tenement deaths and deregistration of mining companies, additional wear and tear on Shire assets as a result of frequent heavy vehicle use over extensive lengths of shire roads throughout the year, additional compliance burdens and costs, and unrecovered legal expenses.

The reason for the GRV Mining rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the Shire, as well as a contribution to the Shire's administrative costs proportionate to the additional risks and burdens imposed upon the Shire by Mining Ratepayers.

Minimum Rates

The setting of minimum rates within rating categories is an important method of ensuring that all properties contribute an equitable rate amount. A minimum rate of \$463.00 has been set for all rate categories.

10.3 EXTENSION OF LEASE - PART LOT 641 ROBINSON STREET

APPLICANT: Shire of Cue
 DISCLOSURE OF INTEREST: Nil
 AUTHOR: Richard Towell – Deputy Chief Executive Officer
 DATE: 15 June 2021

Matters for Consideration:

That Council authorise the application of the common seal to the extension of lease for part Lot 641 Robinson Street, Cue to Puma Energy (Australia) fuels Pty Ltd.

Background:

Puma Energy have requested and the Chief Executive Officer has agreed to extend the lease of part Lot 641 Robinson Street, Cue for the first further term of five years.

Comments:

All of the provisions of the original lease apply to the lease of the leased premises for the first further term of five years.

There are no outstanding amounts due on the leased premises.

Statutory Environment:

LOCAL GOVERNMENT ACT 1995 - SECT 9.49A

9.49A . Execution of documents

(1) A document is duly executed by a local government if —

(a) the common seal of the local government is affixed to it in accordance with subsections (2) and (3); or

(b) it is signed on behalf of the local government by a person or persons authorised under subsection (4) to do so.

(2) The common seal of a local government is not to be affixed to any document except as authorised by the local government.

(3) The common seal of the local government is to be affixed to a document in the presence of —

(a) the mayor or president; and

(b) the chief executive officer or a senior employee authorised by the chief executive officer, each of whom is to sign the document to attest that the common seal was so affixed.

Policy Implications:

Nil.

Financial Implications:

The current lease provides commercial property revenue of \$31,248 per annum to the Shire of Cue.

Strategic Implications:

Shire of Cue – Strategic Community Plan 2017-2027

Outcome 1.1 Maximise local economic opportunities to benefit the whole community.

Consultation:

Rob Madson - CEO, Shire of Cue

Officer's Recommendation:

Voting Requirement: Simple Majority

That Council:

Authorise the application of the common seal to the Deed of Extension of Lease, for Lot 641 Robinson Street, Cue.

Council Decision:

Voting requirement: Simple Majority

MOVED:

SECONDED:

11. MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

12. MOTIONS FOR CONSIDERATION AT THE NEXT MEETING

13. NEW BUSINESS OF AN URGENT NATURE

14. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Council Decision:	Voting requirement: Simple Majority
MOVED:	SECONDED:
That the meeting be closed to members of the public to discuss confidential matters.	
CARRIED:	

14.1 CEO OFFER OF EMPLOYMENT

APPLICANT: Shire of Cue
DISCLOSURE OF INTEREST: Nil
AUTHOR: Rob Madson – Chief Executive Officer
DATE: 22 June 2021

Matters for Consideration:

CEO offer of employment and approval of contract.

Council Decision:	Voting requirement: Absolute Majority
MOVED:	SECONDED:
CARRIED:	

Council Decision: **Voting requirement:** Simple Majority

MOVED: **SECONDED:**

That the meeting be re-opened to members of the public.

CARRIED:

15. CLOSURE

The Presiding Member thanked those present for attending the meeting and declared the meeting closed at

To be confirmed at Ordinary Meeting on the 20 July 2021

Signed:.....

Presiding Member at the Meeting at which time the Minutes were confirmed