



## MINUTES OF ANNUAL ELECTORS' MEETING

HELD ON

**Monday 4 February 2019**

AT 7.00 PM

IN THE TUCKEY ROOM  
CIVIC CENTRE  
MANDURAH TERRACE MANDURAH

### **PRESENT:**

MAYOR	R WILLIAMS [ <i>IN THE CHAIR</i> ]	
COUNCILLOR	C KNIGHT	NORTH WARD
COUNCILLOR	R WORTLEY	NORTH WARD
COUNCILLOR	S JONES	EAST WARD
HON. COUNCILLOR	F RIEBELING	COASTAL WARD
COUNCILLOR	M DARCY	COASTAL WARD

MR	M NEWMAN	CHIEF EXECUTIVE OFFICER
MR	A CLAYDON	DIRECTOR WORKS AND SERVICES
MR	T FREE	DIRECTOR SUSTAINABLE COMMUNITIES
MR	G DAVIES	EXECUTIVE MANAGER STRATEGY & BUSINESS PERFORMANCE
MR	D PRATTENT	A/EXECUTIVE MANAGER FINANCE AND GOVERNANCE
MRS	L SLAYFORD	MINUTE OFFICER

EIGHT MEMBERS OF THE COMMUNITY.

### **OPENING OF MEETING [AGENDA ITEM 1]**

The Mayor opened the meeting at 7.00pm welcoming electors, City's Auditor, Elected Members and City officers in attendance.

**APOLOGIES [AGENDA ITEM 2]**

Councillors Jackson, Lee, Lynn Rodgers, Peter Rogers, Matt Rogers, D Schumacher and Tahlia Jones

The Chief Executive Officer was invited to summarise the Annual Report.

**PRESENTATION BY CHIEF EXECUTIVE OFFICER [AGENDA ITEM 4]****AE.1/2/19 CHIEF EXECUTIVE OFFICER'S PRESENTATION**

The Chief Executive Officer welcomed electors to the 2019 annual meeting to receive an overview of the City's financial position and updates on the City's vision and achievements.

The Chief Executive Officer gave an overview of projects completed and projects currently underway grouped within each of the key focus areas as per the City's Strategic Community Plan.

**DISCUSSION OF ANNUAL REPORT [AGENDA ITEM 5]**

The Mayor invited electors to raise issues and ask questions.

**AE.2/2/19 MR J BOOKER HALLS HEAD: ASSET VALUES**

Mr Booker questioned the asset value noted in the annual report for coastal and estuary assets.

*The Acting Executive Manager Finance and Governance outlined the fair value accounting process, set rates associated with various assets, identification and measurements. Asset value is for replacement cost as per the set asset base rates. The Director Works and Services advised assets in this category include groynes and waterway walls within the District.*

**AE.3/2/19 MR R LINGARD MANDURAH OCEAN MARINA: EMPLOYEE COSTS/NUMBERS**

Mr Lingard requested clarification regarding annual report figures indicating employee cost increases, number of employee increases and rise in the number of employees earning \$100,000 or more (Page 24 Annual Financial Report).

*The Chief Executive Officer explained the City was obligated under its Enterprise Agreement to increase employee wages by 2% in the past year. The meeting was advised there are approximately 20 City officers not covered by the Enterprise Agreement however, wage increases to those persons also rose approximately 2%.*

*The perceived increase in employee numbers was due partly to the closure and subsequent re-opening of the Mandurah Aquatic and Recreation Centre during redevelopment.*

**AE.4/2/19 MR R LINGARD MANDURAH OCEAN MARINA: AUDIT PROCESS**

Mr Lingard queried the process for selection of the Auditor and use of the Auditor General.

*The Chief Executive Officer explained the decision requiring Local Governments to utilise the Auditor General only came into effect last year. Local Governments with current auditing contracts in place were obliged to see those to completion following which the Auditor General's office would be responsible for auditing services. Costs related to the Auditor General's performance of this process was unknown.*

*The Acting Executive Manager Finance and Governance advised the City still had two years to run on its current auditing contract which was considered a reasonable contract. He further advised that whilst the Auditor General's office takes responsibility for the audit function it would be outsourced with a specific scope of works for individual local governments.*

**AE.5/2/19 MR R LINGARD MANDURAH OCEAN MARINA: BAD DEBTS AND WRITE-OFFS**

Information regarding the recovery of doubtful debts, outstanding rate payments, debtors and a \$500,000 debt write-off was requested by Mr Lingard.

*The Chief Executive Officer explained that doubtful debts in relation to rate payments were difficult to obtain however those in relation to commercial leases were easier and more successful.*

*The Acting Executive Manager Finance and Governance advised that if rates remain unpaid for three years the Local Government can place a "seize and sell" order on the property following Council's approval. This action offers leverage for payment which is often forthcoming. When properties are sold outstanding rates have first priority to be paid from any sale funds. There are currently only four or five properties with significant outstanding rates.*

*The Acting Executive Manager Finance and Governance further advised the write-off of a \$500,000 debt in the last financial year was related to the provision for outstanding rates on the Royal Australian Air Force Association villages which had been challenged in the Supreme Court. Following the Supreme Court decision the City was required to write-off the provision.*

*In relation to debtors, the Chief Executive Officer advised the pedestrian bridge budget overrun was not included in that figure. The Acting Executive Manager Finance and Governance advised the Mandurah Bowling Club debt was included in write-offs and that the City was in the process of converting sporting club loan arrangements to leases.*

**AE.6/2/19 MR R LINGARD MANDURAH OCEAN MARINA: ELECTED MEMBER CONFERENCES**

Mr Lingard informed the meeting that results and outcomes of Elected Member conferences were reported in the Annual Report of other Local Governments and could be incorporated by the City of Mandurah. He also queried the increased cost of conferences for the past year.

*The Mayor advised Mr Lingard's suggestion would be considered moving forward. The Mayor further advised that professional development for Elected Members was seen as reasonable to ensure the decision makers of Council were across best practice and could make informed decisions.*

**AE.7/2/19 MR R LINGARD MANDURAH OCEAN MARINA: GOODS AND SERVICES TAX**

Mr Lingard requested advice in regard to the Grants commission distribution.

*The Chief Executive Officer advised the Grants distribution to States had not altered in many years and was distributed in relation to population, Western Australia has only 10% of the total population and then State distributes the GST received on a needs basis. Therefore because of the size, shape and isolation smaller local governments received a larger amount. Larger Councils are on a minimum grant. A local government in Victoria located one hour from Melbourne would receive three times more funding than Mandurah with the current system of distribution.*

**AE.8/2/19 MR R LINGARD MANDURAH OCEAN MARINA: RATES COMPARISON**

Mr Lingard asked how the City of Mandurah rates charge compares with surrounding local governments.

*The Executive Manager Strategy and Business Performance advised there were national programs in place for benchmarking of local government rates and costs however, the cost to participate was approximately \$30,000 - \$40,000. It was hoped the City's purchase of the new computer system would assist in this regard. Two to three service reviews are undertaken each year by the City to ensure best practice which has resulted in savings to the organisation.*

*The Chief Executive Officer explained that the Valuer General's property valuations were undertaken at different times of the year in different locations and the metropolitan area were never aligned. This creates variances and makes comparisons difficult.*

**AE.9/2/19 MR R LINGARD MANDURAH OCEAN MARINA: MANDURAH OCEAN MARINA OPERATION**

A query in regard to the specified area rate (SAR) for Mandurah Ocean Marina properties and the Marina profitability was raised by Mr Lingard.

*It was explained by the Acting Executive Manager Finance and Governance that the SARs were designed to reflect additional costs for maintenance and services in specified areas. This income was included in general revenue.*

*The Chief Executive Officer outlined income sources for the marina operations along with contractual payments required to be paid to the state government for sand bypassing. The Director Works and Services advised of the reduction of commercial leases, particularly in regard to crayfishing, which had impacted marina income.*

*The Chief Executive Officer suggested a meeting between himself, Mr Lingard and the Director Works and Services could be held to discuss the marina operations.*

**DISCUSSION OF GENERAL BUSINESS [AGENDA ITEM 6]**

The Mayor invited electors to raise issues and ask questions.

**AE.10/2/19 MR D OSWALD MANDURAH: WATERWAY DREDGING AND SAND BYPASSING**

Mr Oswald asked why there is not a regular yearly dredging program and if the dredged sand from Fairbridge Bank could be utilised elsewhere.

*The Director Works and Services advised there is only one dredger in Western Australia which made it difficult to undertake yearly dredging and to plan a program for dredging. The City cannot afford a dredge as different tools are required for different locations/conditions and is looking at utilising tools available from other companies. A paper is also being put together to Federal and State agencies in support of dredging. The Director noted that in relation to Fairbridge Bank the site is considered part of a private estate by the State which impacts ability to dredge the site.*

**AE.11/2/19 MS K ANDREWS HALLS HEAD: SAND BYPASSING**

Ms Andrews asked whether permanent sand bypassing had been considered.

*The Director Works and Services confirmed it had been considered however the City Centre project was one of Council's priorities of the budget and it was therefore difficult to include permanent sand bypassing at this stage. The Mayor advised that Council was aware of the issue and was looking at options.*

**AE.12/2/19 MRS G LINGARD MANDURAH OCEAN MARINA: RESIDENT PARKING PERMITS**

Mrs Lingard requested to know if resident parking permits could be returned for Mandurah Ocean Marina residents.

*The Director Sustainable Development advised he would speak with Mrs Lingard following the meeting on this item.*

**AE.13/2/19 MRS G LINGARD MANDURAH OCEAN MARINA: JUMPING FROM BOARDWALK STRUCTURES**

Mrs Lingard advised of persons jumping from the boardwalk structures and asked if Perspex panels would assist in stopping this behaviour.

*The Mayor confirmed this was a challenge to all and that human behaviour could not always be controlled. He advised that infrastructure changes would not likely occur as no matter what was built, people will attempt to jump into the water. Ranger Services presence would be continued to deter these actions and the City would continue its ongoing monitoring.*

**AE.14/2/19 MR R LINGARD MANDURAH OCEAN MARINA: STREET LIGHT OUTAGES**

Mr Lingard advised there was an issue with light pole number 1067 and that approximately 18 street lights in the Mandurah Ocean Marina did not work. Clarification as to the process / procedure for reporting these faults was requested.

*The Director Works and Services advised that the City's street lights were identified by a bronze plaque attached to the pole which distinguished them from Western Power street lights. The three monthly procedure undertaken by the lighting contractor to ensure all City street lights were operational and to ensure street lights operated by Western Power were also operational was outlined. The Director Works and Services advised he would follow-up on this item.*

**CLOSE OF MEETING [AGENDA ITEM 7]**

Mayor Williams thanked electors, Elected Members and staff for their attendance. There being no further business the Mayor declared the meeting closed at 8.11pm.

CONFIRMED ..... (Mayor) —