



TOWN OF  
VICTORIA PARK



## Special Council Meeting Minute – 22 June 2021

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**WE'RE OPEN**  
**VIC PARK**

Please be advised that a **Special Council Meeting** was held at **5.30pm** on **Tuesday 22 June 2021** in the **Council chambers**, Administration Centre at 99 Shepperton Road, Victoria Park.

**Deputy Mayor Bronwyn Ife**  
23 June 2021

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# 1 Declaration of opening

Deputy Mayor Bronwyn Ife opened the meeting at 5.30pm.

## Acknowledgement of Country

*Ngany yoowart Noongar yorga, ngany wadjella yorga. Ngany djerapiny Wadjak – Noongar boodja-k yaakiny, nidja bilya bardook.*

I am not a Nyungar woman, I am a non-Indigenous woman. I am honoured to be standing on Whadjuk - Nyungar country on the banks of the Swan River.

*Ngany kaaditj Noongar moort keny kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaaditjin, moort, wer boodja ye-ye.*

I acknowledge the traditional custodians of this land and respect past, present and emerging leaders, their continuing cultural heritage, beliefs and relationship with the land, which continues to be important today.

*Ngany youngka baalapiny Noongar birdiya wer moort nidja boodja.*

I thank them for the contribution made to life in the Town of Victoria Park and to this region.

# 2 Announcements from the Presiding Member

## 2.1 Recording and live streaming of proceedings

In accordance with clause 39 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, as the Presiding Member, I hereby give my permission for the administration to record proceedings of this meeting.

This meeting is also being live streamed on the Town's website. By being present at this meeting, members of the public consent to the possibility that their image and voice may be live streamed to public. Recordings are also made available on the Town's website following the meeting.

## 2.2 Public question time and public statement time

As this is a Special Council Meeting, any public questions or statements must relate to the business of the agenda. Questions will be limited to two per person and statements limited to two minutes per person.

There are guidelines that need to be adhered to in our Council meetings and during question and statement time people speaking are not to personalise any questions, or statements about Elected Members, or staff or use any possible defamatory remarks.

In accordance with clause 40 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, a person addressing the Council shall extend due courtesy and respect to the Council and the processes under which it operates and shall comply with any direction by the presiding member.

A person present at or observing a meeting shall not create a disturbance at a meeting, by interrupting or interfering with the proceedings, whether by expressing approval or dissent, by conversing or by any other means.

When the presiding member speaks during public question time or public statement time any person then speaking, is to immediately stop and every person present is to preserve strict silence so that the presiding member may be heard without interruption.

### **2.3 No adverse reflection**

In accordance with clause 56 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, both Elected Members and the public when speaking are not to reflect adversely on the character or actions of Elected Members or employees.

### **2.4 *Town of Victoria Park Meeting Procedures Local Law 2019***

All meetings of the Council, committees and the electors are to be conducted in accordance with the Act, the Regulations and the *Town of Victoria Park Meeting Procedures Local Law 2019*.

### **3 Attendance**

**Deputy Mayor**

Cr Bronwyn Ife

**Banksia Ward**

Cr Claire Anderson  
Cr Ronhhda Potter  
Cr Wilfred Hendriks  
Cr Luana Lisandro

**Jarraah Ward**

Cr Vicki Potter  
Cr Brian Oliver  
Cr Jesvin Karimi

**A/Chief Executive Officer**

Ms Natalie Martin Goode

**Chief Operations Officer**

Ms Natalie Adams

**Chief Financial Officer**

Mr Michael Cole

**A/Chief Community Planner**

Ms Lisa Tidy  
Mr Pierre Quesnel

**Coordinator Governance and Strategy**

Ms Jasmine Bray

**Secretary**

Ms Amy Noon

**Public liaison**

Ms Alison Podmore

**Public**

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#### **3.1 Apologies**

**Mayor**

Mayor Karen Vernon

**Chief Executive Officer**

Mr Anthony Vuleta

#### **3.2 Approved leave of absence**

Nil.

## **4 Declarations of interest**

### **Declaration of financial interest**

Nil.

### **Declaration of proximity interest**

Nil.

### **Declaration of interest affecting impartiality**

Nil.

## **5 Public question time**

### **Vince Maxwell, Victoria Park**

*1. How many workshops or meetings have Councillors had on the budget?*

The Chief Financial Officer advised that Council have attended six workshops on the budget.

*2. Does that mean Council have had two workshops since they received the draft budget?*

The Chief Financial Officer advised that yes, there have been two workshops since the resolution passed at the May 2021 Ordinary Council Meeting.

*3. As differential rates are calculated on budget expenditure, what is the total expenditure in the draft budget for 2021/22 financial year?*

The Chief Financial Officer took the question on notice.

*4. What is the opening position in the draft budget?*

The Chief Financial Officer advised that the estimate of the opening position is a cash surplus of \$2 million.

*5. Do you expect that the Town will spend \$21 million in May and June?*

The Chief Financial Officer advised that the Town will not spend the entire \$21 million. A number of capital works projects will need to be carried forward to the next financial year. The estimated surplus cash previously mentioned relates to surplus municipal money. A number of projects will be closed in May and June. This will be reflected in the end of year figures.

*6. How much money is being carried forward?*

The Chief Financial Officer advised that the carry forward amount is still being determined and will be clearer towards the end of June. It is anticipated that it will be similar to last financial year.

*7. How much money will be carried forward?*

The Chief Financial Officer advised that about \$7 million will be carried forward.

*8. Have Councillors been provided with this carry forward amount in the draft budget?*

The Chief Financial Officer advised that the draft budget provided is excluding carry forwards. They will be included in the final draft budget presented in the coming weeks.

*9. What services do vacant land owners use that would warrant increased rates?*

The Chief Financial Officer advised that the intention of the vacant rate is to incentivise people to develop their property and not land bank.

*10. Is it lawful under the State's constitution for rates to be used as a punitive measure?*

Deputy Mayor Ife advised that she didn't agree that it was a punitive measure.

The Chief Financial Officer advised that the item on the agenda dealt with advertising of the intention to levy differential rates and submissions could be provided during that period.

## **6 Public statement time**

**Vince Maxwell, Victoria Park**

*1. Made a statement about surpluses in the budget and their relationship to the upcoming local government election, and asked Council to decrease rates.*

## **7 Presentations**

### **7.1 Petitions**

Nil.

### **7.2 Presentations**

Nil.

### **7.3 Deputations**

Nil.

## **8 Method of dealing with agenda business**

Nil.

## 9 Chief Financial Officer reports

### 9.1 Notice of Intention to Levy Differential Rates

|                            |  |
|----------------------------|--|
| <b>Location</b>            | Town-wide  |
| <b>Reporting officer</b>   | Chief Financial Officer  |
| <b>Responsible officer</b> | Chief Financial Officer  |
| <b>Voting requirement</b>  | Simple majority  |
| <b>Attachments</b>         | 1. Statement of Objects and Reasons For Differential Rates 2021 2022 [9.1.1 - 7 pages]<br>2. 2021 2022 Rate modelling options [9.1.2 - 12 pages] |

#### Recommendation

That Council:

1. Applies differential rates for the 2021/22 financial year.
2. Advertises, in accordance with section 6.36 of the *Local Government Act 1995*, for public submissions on the proposed differential rates and minimum payments as set out in the Statement of Objects and Reasons for Differential Rates 2021/22 (Attachment 1) as follows:
  - (a) Residential – Gross Rental Valuation (GRV)  
Minimum Payment \$1,159  
Rate in the dollar \$0.0934
  - (b) Non-Residential – GRV  
Minimum Payment \$1,205  
Rate in the dollar \$0.0988
  - (c) Vacant land - GRV  
Minimum Payment \$1,530  
Rate in the dollar 0.1308
3. Authorises the Chief Executive Officer to give local public notice seeking public submissions on the proposed differential rates and minimum payments for 2021/22.
4. Requests that any public submissions received relating to the above proposed differential rates and minimum payments are considered as part of the Council item proposing the adoption of the 2021/22 annual budget.

#### Purpose

To seek Council endorsement of proposed differential rates and minimum payments for 2021/22 for the purpose of advertising.

#### In brief

- In determining the annual budget, Council may impose differential general rates and minimum payments on any rateable land in its district, pursuant to section 6.33 and section 6.35 of the *Local Government Act 1995*.



- When differential rating is to be levied, the Town must give local public notice of the differential rates and minimum payments it intends to impose for a minimum 21 days and invite public submissions in accordance with section 6.36 of the Act.
- Rates in the 2020/21 budget were \$43,588,067, including interim rates of \$240,000, net \$43,348,067 (rates model figure). The draft 2020/21 annual budget was prepared with a 0% increase in rates for the second year in a row. However, when adopting the budget, being mindful of the impacts of COVID-19 on the community, Council endorsed a 7.88% reduction with the reduction predominately funded from a draw on reserve funds.
- In preparation for the draft 2021/22 annual budget, a report was presented to the May 2021 Ordinary Council Meeting proposing rates and minimums for 2021/22. Council noted the recommended rates model for 2021/22 and requested the Chief Executive Officer to present the Advertising of Differential Rates for 2021/2022 back to Council for consideration once elected members have been presented with a draft 2021/2022 budget.
- The model includes new rate category of 'Vacant Land - GRV' rates in the dollar, proposed to be 40% more than the residential rate in the dollar and the minimum 32% more than the residential minimum.
- Following further discussions with elected members, the proposed rates in the dollar and minimums represent a 2.0% increase in rates and provides a total rate yield of \$44,809,807, which is \$1,221,740 more than the 2020/21 budget rate yield. This increase takes into account growth in the rates base since 2020/21 and the introduction of the new Vacant Land - GRV category.

## Background

1. Council may impose differential general rates and minimum payments on any rateable land in its district and is required to give local public notice of its intention to levy differential rates.
2. It is proposed to introduce a new category for vacant land this year as an incentive to develop rather than leave land vacant.
3. Every three years Landgate undertakes a general revaluation of all GRVs in the metropolitan area. This year is not the GRV revaluation year. As such, the change in GRVs is relatively minor in non-general revaluation years and reflects interim rates received in the past 12 months for new properties as well as any additions to existing properties.
4. When GRVs increase, the rates in the dollar are adjusted downwards to achieve the same level of rates income. When GRVs reduce, the rates in the dollar are adjusted upwards to achieve the same level of rates income.
5. Preliminary indications are that residential GRVs have increased by 0.77%, whereas non-residential GRVs have increased by 0.26%.
6. Rate modelling has produced several scenarios and rates in the dollar and minimums for both residential, non-residential and vacant land properties to achieve between a 0% - 6.7% rate revenue increase for the Town of Victoria Park.

## Strategic alignment

| Civic Leadership   |  |
|--|--|
| Strategic outcome  | Intended public value outcome or impact  |
| CL06 - Finances are managed appropriately, sustainably and transparently for the benefit of the community. | Council to consider endorsing a 0% - 7% rate revenue increase for the 2021/22 annual budget. |

## Engagement

| Internal engagement |   |
|---------------------|---|
| Stakeholder         | Comments  |
| Elected members     | Elected members have considered the ongoing impacts of COVID-19 on our community and have 0% - 7% rate revenue increases to consider advertising.         |
| Finance             | Finance staff have assisted in the rate modelling scenarios to achieve a 0% - 7% rate revenue increase. (see separate rate modelling results attachment). |

| External engagement   |   |
|-----------------------|---|
| Stakeholders          | Ratepayers will be invited to make submissions on the proposed rates in the dollar and minimum payments proposed for 2021/22. |
| Period of engagement  | 21 days local public notice will be given.  |
| Level of engagement   | 3. Involve  |
| Methods of engagement | Written submissions will be invited.  |
| Advertising           | Local public notice includes a newspaper advertisement and the Town's website.  |
| Submission summary    | A summary of submissions received will be included in the report to Council to adopt the annual budget.                       |
| Key findings          | To be included in the report to Council to adopt the annual budget.   |

## Legal compliance

[Section 6.33 of the Local Government Act 1995](#)

[Section 6.35 of the Local Government Act 1995](#)

## Risk management consideration

| Risk impact category | Risk event description  | Consequence rating | Likelihood rating | Overall risk level score | Council's risk appetite | Risk treatment option and rationale for actions  |
|----------------------|---|--------------------|-------------------|--------------------------|-------------------------|--|
| Reputation           | Not meeting the statutory requirement to advertise its intention to levy differential rates and minimums. | Moderate           | Likely            | High                     | Low                     | Treat risk by Advertising its intention to levy differential rates and minimums and Objects and Reasons including a summary of |

|  |   |          |          |          |     |  |   |
|--|---|----------|----------|----------|-----|--|---|
|  |   |          |          |          |     |  | submissions in the report to Council to adopt the annual budget.  |
| Financial                                    | Not providing enough funds in budget to achieve desired financial ratios<br>eg. asset sustainability ratio. | Moderate | Likely   | High     | Low |  | Treat risk by increasing rates annually to keep pace with increase in CPI and increase in goods and services. |
| Health and safety                            | Not applicable.   |          |          |          |     |  |   |
| Infrastructure/<br>ICT systems/<br>utilities | Not applicable.   |          |          |          |     |  |   |
| Legislative compliance                       | Not complying with the <i>Local Government Act 1995</i> statutory requirements.                             | High     | Unlikely | Moderate | Low |  | Treat risk by ensuring differential rates are advertised for 21 days local public notice.                     |
| Service delivery                             | Not applicable.   |          |          |          |     |  |   |

## Financial implications

|                              |  |
|------------------------------|--|
| <b>Current budget impact</b> | Nil as the recommended rates in the dollar and minimums relate to next financial year.                     |
| <b>Future budget impact</b>  | The recommended rates in the dollar and minimum rates will achieve a 2% rate revenue increase for 2021/22. |

## Analysis

7. Eleven rate modelling options, ranging from a 0% - 6.7% rate revenue rise, have been prepared for Council consideration as listed in the separate attachment. These rates models include an adjustment to rates in the dollar to account for the increase of residential GRVs by 0.77% and non-residential GRVs by 0.26%.
8. Following further discussions with elected members on the draft annual budget for 2021/22, option 6 is the preferred option.
9. Minimum payments for each rates scenario can be found in the rates modelling separate attachment. Rate modelling to achieve a 2% rate revenue rise has been undertaken.

## Relevant documents

Not applicable.

## COUNCIL RESOLUTION (135/2021):

**Moved:** Cr Ronhhda Potter

**Seconded:** Cr Jesvin Karimi

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**Carried (8 - 0)**

**For:** Cr Claire Anderson, Cr Vicki Potter, Cr Ronhhda Potter, Cr Brian Oliver, Cr Luana Lisandro, Cr Wilfred Hendriks, Cr Bronwyn Ife, Cr Jesvin Karimi

**Against:** nil

**10 Public question time**

Nil.

**11 Public statement time**

Nil.

**12 Closure**

There being no further business, Deputy Mayor Bronwyn Ife closed the meeting at 5.48pm.

I confirm these minutes to be true and accurate record of the proceedings of the Council.

Signed: .....  
.....

Dated this: ..... Day of: ..... 2021