



**City of  
Kalgoorlie  
Boulder**

# **AGENDA**

**Notice is hereby given  
for the SPECIAL Meeting of Council  
commencing at 6.00PM**

**on**

**19 JULY, 2021**

**at the**

**Kalgoorlie Town Hall**

16 July 2021



## **NOTICE OF MEETING**

A Special Council meeting of the City of Kalgoorlie-Boulder will be held in the **Kalgoorlie Town Hall** on **Monday, 19 July 2021** commencing at **6.00pm**.

Regards

A handwritten signature in black ink, appearing to be "John Walker", written over a horizontal line.

**JOHN WALKER**  
Chief Executive Officer

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**1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS****2 DISCLAIMER READING**

The Mayor will read the disclaimer to those present.

The recommendations contained in this Agenda are Officer's Recommendations only and should not be acted upon until Council has resolved to adopt those recommendations.

The resolutions of Council should be confirmed by perusing the Minutes of the Council Meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Council's decision.

**3 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**

**IN ATTENDANCE:**

**MEMBERS OF STAFF:**

**VISITORS:**

**PRESS:**

**APOLOGIES – ELECTED MEMBERS:**

**APOLOGIES – MEMBERS OF STAFF:**

**LEAVE OF ABSENCE:**

Cr Lisa Malicky  
Cr Laurie Ayers  
Cr Nardia Turner

- 4 PUBLIC ACCESS AND PUBLIC QUESTION TIME**
- 5 PETITIONS/DEPUTATIONS/PRESENTATIONS**
- 6 NOTATIONS OF INTEREST**
- 6.1 INTEREST AFFECTING IMPARTIALITY CITY OF KALGOORLIE-BOULDER CODE OF CONDUCT**
- 6.2 FINANCIAL INTEREST LOCAL GOVERNMENT ACT SECTION 5.60A**
- 6.3 PROXIMITY INTEREST LOCAL GOVERNMENT ACT SECTION 5.60B**
- 7 APPLICATIONS FOR LEAVE OF ABSENCE**
- 8 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION**

## 9 REPORTS OF OFFICERS

### 9.1 CHIEF EXECUTIVE OFFICER

#### 9.1.1 DRAFT ANNUAL BUDGET 2021/22

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** Xandra Curnock  
Chief Financial Officer

**Disclosure of Interest:** Nil

#### VOTING REQUIREMENTS

Absolute

#### OFFICER RECOMMENDATION

That Council:

1. Pursuant to Sections 6.32, 6.33, 6.34 and 6.35 of the *Local Government Act 1995*, adopt the following Differential General Rates and Minimum Payments for Gross Rental Values (GRV) and Unimproved Values (UV) for the 2021/22 financial year; representing a two point nine percent (2.9%) rate in the dollar increase for all ratepayers.

##### 1.1. DIFFERENTIAL GENERAL RATES

<u>Rate Code</u>	<u>Rate Code Description</u>	<u>Rate in Dollar (RID)</u>
<b>Gross Rental Value (GRV)</b>		
01	GRV Residential	\$0.066741
02	GRV Central Business	\$0.070073
03	GRV General Industry	\$0.075664
04	GRV Mining	\$0.048114
08	GRV All Other Properties	\$0.074738
<b>Unimproved Value (UV)</b>		
05	UV Pastoral	\$0.079254
09/11	UV Mining Operations	\$0.188999
10	UV Exploration/Prospecting	\$0.188973

##### 1.2. DIFFERENTIAL MINIMUM PAYMENTS

<u>Rate Code</u>	<u>Rate Code Description</u>	<u>Min Payment</u>
<b>Gross Rental Value (GRV)</b>		
01	GRV Residential	\$933.00
02	GRV Central Business	\$933.00
03	GRV General Industry	\$933.00
04	GRV Mining	\$933.00
08	GRV All Other Properties	\$933.00
<b>Unimproved Value (UV)</b>		
05	UV Pastoral	\$290.00
09/11	UV Mining Operations	\$404.00

10 UV Exploration/Prospecting \$290.00

2. Pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, impose the following due dates for the payment in full by instalments:

**Option One – One Instalment**

Full payment due date 1 October 2021

**Option Two – Two Instalments**

First instalment due date 1 October 2021

Second instalment due date 3 December 2021

**Option Three – Four Instalments**

First instalment due date 1 October 2021

Second instalment due date 3 December 2021

Third instalment due date 4 February 2022

Fourth instalment due date 8 April 2022

3. Pursuant to Section 6.46 of the *Local Government Act 1995*, authorise the Chief Executive Officer to allow early payment incentive prizes for rates paid in full by 10:00pm WST on the dates listed below and in accordance with terms and conditions tabled in this report:

1st prize \$7,000 Cash Payment due by 17 September 2021

2nd prize \$2,000 Cash Payment due by 24 September 2021

3rd prize \$1,000 Cash Payment due by 1 October 2021

4. Pursuant to Section 6.46 of the *Local Government Act 1995*, authorise the Chief Executive Officer to conduct an incentive eRates prize draw for ratepayers who register to receive their future rate notices electronically by 10:00pm WST on the 1 October 2021 and in accordance with terms and conditions tabled in this report:

1st prize \$500 VISA Gift card Registration due by 1 October 2021.

5. Pursuant to Section 6.51(1) and subject to Section 6.51(4) of the *Local Government Act 1995* and Regulation 70 of the *Local Government (Financial Management) Regulations 1996*, impose an interest rate of 7% for rates (and charges) and costs of proceedings to recover such charges that remain unpaid after becoming due and payable.

6. Pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 68 of the *Local Government (Financial Management) Regulations 1996*, impose an interest rate of 5% where the owner has elected to pay rates and service charges through an instalment option.

7. Pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 67 of the *Local Government (Financial Management) Regulations 1996*, impose an instalment administration charge of \$8.00 of rates levied per instalment.

8. Impose, pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 67 of the *Local Government (Financial Management) Regulations 1996*, impose a flat fee of \$39.50 on any ratepayer who wishes to negotiate alternative payment arrangements.

9. Pursuant to Section 67 of the *Waste Avoidance and Resources Recovery Act*

2007, impose the following charges for collection of domestic and commercial waste - incorporating a weekly refuse collection and fortnightly residential recycling service:

- \$379.50 per annum for one (1) refuse service per week and a fortnightly residential recycling service;
- \$379.50 per annum for one (1) weekly refuse service for non-residential services;
- \$379.50 per annum for each additional 240 litre refuse service (residential/non-residential);
- \$167.50 per annum for each additional fortnightly residential recycling service.

10. Pursuant to Section 41 of Health (Miscellaneous Provisions) Act 1911, the following sewerage rates are to be levied:

- \$0.029252 cents in the dollar, per GRV, per lot of location;
- \$399.00 minimum payment, per GRV, per lot of location.

11. Pursuant to Section 106 of Health (Miscellaneous Provisions) Act 1911, the following utility service charges (i.e. pan charge) are to be levied on properties that hold rate exemption status (under section 6.26 (2) of the *Local Government Act 1995*), in lieu of sewerage rates:

- \$399.50 per individual utility unit i.e. water closet, pedestal, Universal Rundle (U.R.C), slophopper and/or cleaners sink.

12. Pursuant to Regulation 53 of the *Building Regulations 2012*, a Swimming Pool Inspection fee levy of \$58.45 is set on each owner or occupier of land on which there is a swimming pool, for the 2021/22 financial year.

13. Pursuant to Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* and AASB 1031 Materiality, a variance of 10% and a minimum of \$50,000 is to be used in the Statements of Financial Activity and Annual Budget Review.

14. Pursuant to the provisions of Section 6.2 of the *Local Government Act 1995* and Part 3 of the *Local Government (Financial Management) Regulations 1996*, Council adopt the Municipal Fund Budget 2021/22 for the City of Kalgoorlie-Boulder (as contained in [Attachment 1](#)).

## EXECUTIVE SUMMARY

The purpose of this report is to consider the Municipal Fund Budget for the 2021/22 financial year, including imposition of rates and minimum payments, and other consequential matters arising from the Budget papers.

The estimated brought forward balance from 30 June 2021 is a \$1.85 million surplus and the budgeted closing position for 2021/22 is a \$1.45 million surplus. This is unaudited and may be subject to change. Any change may be addressed as part of a future Budget Review.

The main features of the 2021/22 Budget are as follows:



1. A two point nine percent (2.9%) change to the rate in the dollar and minimum payment applied to general land rates and sewerage rates resulting in a \$950k increase in rates income.
2. A nine percent (9%) increase to total fees and charges income due to improved economy following COVID 19 and a three percent (3%) increase to fees and charges.
3. Operating expenditure has increased overall by five percent (5%) due to improved economy and a return to full services and operations following COVID 19.
4. The Capital Works Program budgeted expenditure for 2021/22 totals \$75.25 million, including upgrades and renewal spend on roads, footpaths, parks and ovals, other infrastructure, land, buildings, plant and equipment and furniture and equipment.

### COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s: EMPOWERED: We ensure considered decision making based on collaborative, transparent and accountable leadership.

### BUDGET IMPLICATIONS

The Budget for 2021/22 is expected to deliver a cash surplus of \$1.45 million, the details of which is outlined in the Statutory Budget Report 2021/22 as per Attachment 1.

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### REPORT

Local Governments must prepare Annual Budgets in the format prescribed in the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996* and Australian Accounting Standards.

The draft 2021/22 Budget (Attachment 1) is based on the principles contained within the Strategic Community Plan (SCP) (adopted by Council on 28 April 2020).

### FY2022 Budget highlights:

1. 2020/21 is showing a projected surplus of \$1.85m versus a budgeted surplus of \$1.81m
2. 2021/22 is showing a budgeted surplus of \$1.45m
3. Total capital spend for 2021 / 2022 is budgeted at \$75.25m. This consists of;
  - \$15m for the CBD Economic Transformation Project
  - \$13.9m of sewerage works program, being partly funded by an \$8m loan
  - \$13.4m on roads renewals and upgrades
  - \$7m on the Golf Course Resort

- \$6.5m for the development of land and building property, being fully funded by a \$6.5m loan
- \$3.7m for upgrade of the Airport runway
- 4. Total income is budgeted to be 3.7% (\$2.5m) higher than 2020/21 forecasted income.
- 5. Rates increase of 2.9% providing increased Rates income of \$0.9m against 2020 / 2021 forecasted Rates income.
- 6. 9% overall increase in fees and charges totalling \$1.6m. \$1m of this relating to effluent water sales to Lynas. The remaining increase due to increase in airport income from passenger fees as passenger numbers start to increase post Covid.
- 7. Other revenue is budgeted to be \$0.4m higher than 2020/21 forecast due to an increase in Art Centre performance ticket sales, Airport fees and Golf course food and beverage income.
- 8. Employment costs are \$1.1m higher than 2020/21 forecast. This 5% increase is a reflection of proposed salary increase across the City, along with the use of contractors for capital works as opposed to City employees.
- 9. Materials and contracts are \$3.7m higher than 2020/21 forecast. Additional expenditure expected in 2021/22 as 2020/21 saw a delay in project completions due to Covid (2020 / 2021 forecast spend is \$4.5m lower than 2020/21 budgeted spend).
- 10. 2021/22 includes \$0.15m for Art and Culture Initiatives, plus a further \$0.1m for a sculpture to be installed in the CBD.
- 11. \$0.2m has been included for Local Economic Development Initiatives relating to Hannan Street Precinct, as per Council meeting held on 28 June 2021.
- 12. \$0.5m loan has been included to fund a Self-Supporting Loan with the Basketball Club for the Basketball Stadium redevelopment, as per council resolution from meeting held on 26 February 2021.

## RATES

### Differential Rating

The *Local Government Act 1995*, Section 6.33 allows Councils to adopt differential rates. The intent behind adopting differential rates is to take into account the levels of services provided to different types of properties, to reflect the cost of provision of services to those categories of properties as well as the need to encourage the specific types of activities within the City. It is a fair and equitable method of rating.

### Rating & Minimum Payments

The raising of revenue via annual rates is an important source of funds for all Councils throughout Australia. The *Local Government Act 1995* empowers Western

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Australian Councils to impose general rates and minimum payments. The 2021/22 Objects and Reasons Statement for Differential Rates and Minimum Payments is attached to this report as [Attachment 2](#). The Statement provides details of budget principles applied in formulating the 2021/22 Annual Budget.

### Ministerial Approval

In accordance with Section 6.35 of the Local Government Act 1995, Ministerial approval has been sought and received for the imposition of UV Mining Operations and Exploration and Prospecting differential rates due to their rate in the dollar being more than twice the lowest UV differential rate for the Pastoral category. A copy of the ministerial approval letter is attached to this report as [Attachment 3](#).

### Rate Increase

Council's long term financial plan provides for a rate increase of 2 percent (%) in 2021/22 and every subsequent year. This assumption is used for planning purposes and there remains scope to adjust individual year rate increases as part of the annual budget process.

At Council Meeting on 28 June 2021 Council approved to implement an increase of two point nine percent (2.9%) rate in the dollar for 2021/22 financial year. The estimated rates yield was reported as \$27,286,557 and valuations as \$328,995,284.

On the finalisation of the budget which includes 1 July 2021 valuations for unimproved values (i.e. mining tenements and rural properties) and recent interim movements in gross rental values, the total rate yield has increased to \$27,294,729 and valuations increased to \$329,141,652.

**Table 1 2021/22 Valuations and Actual Rates to Raise**

Rate Code	Rate Code Description	Valuations \$	Property Count	Actual Rates to Raise \$
<b>GRV Values</b>				
01	GRV All Residential	200,668,567	12,157	14,496,558
02	GRV Central Business	26,077,732	315	1,848,443
03	GRV General Industry	28,097,572	358	2,130,243
04	GRV Mining	5,077,520	13	249,656
08	GRV All Other Properties	38,259,257	658	2,913,025
	<b>subtotal</b>	<b>298,180,648</b>	<b>13,501</b>	<b>21,637,925</b>
<b>UV Values</b>				
05	UV Pastoral	3,009,562	52	240,177
09/11	UV Mining Operations	21,348,871	880	4,119,311
10	UV Exploration / Prospecting	6,602,571	1,648	1,297,316
	<b>subtotal</b>	<b>30,961,004</b>	<b>2,580</b>	<b>5,656,804</b>
	<b>Total</b>	<b>329,141,652</b>	<b>16,081</b>	<b>27,294,729</b>

### Gross Rental Values (GRV)

The *Local Government Act 1995* empowers a Council to impose different rates in the dollar for different land zoning's or uses and different rates for improved or vacant

land. This power is provided to help local governments with particular rating difficulties and to achieve a better rating equity between different land uses.

Section 6.33 of the *Local Government Act 1995* states:-

“A local government may impose differential general rates according to any, or a combination, of the following characteristics

- (a) the purpose for which the land is zoned, whether or not under a town planning scheme or improvement scheme in force under the *Planning and Development Act 2005*;
- (b) a purpose for which the land is held or used as determined by the local government;
- (c) whether or not the land is vacant land; or
- (d) any other characteristic or combination of characteristics prescribed.”

The City of Kalgoorlie-Boulder has adopted the combination of characteristics relating to land zoned under the Town Planning Scheme and the purpose for which the land is held or used. It should be noted, that where, during the rating year, land is rezoned or its use changes, the City cannot issue an amended rate notice reflecting that change until the new rating year.

GRV Mining rate in the dollar of \$0.048114 forms the base rate for rate calculations for Gross Rental Value (GRV) properties, with a higher rate in the dollar for Central Business (\$0.070073) and General Industry (\$0.075664) properties. Both the Commercial and Industrial sectors require greater resourcing and expenditure from the City in relation to Health, Building and Town Planning services.

The 2021/22 GRV minimum payment of \$933 has again been set to ensure the minimum level of service required is adequately funded and all properties contribute an equitable rate amount.

Council will continue to benchmark its rates in the dollar and minimum payments with other neighbouring local governments to ensure that some equity is retained within the region.

### Valuations

The most recent revaluation of the City's GRV properties was updated 1 July 2019 and there is no change for the 2021/22 rating year. The next revaluation cycle review is scheduled for 2022/23, with the valuations to take effect 1 July 2024.

Gross Rental Values (GRV) have increased by 0.35% from the previous financial year (from \$297,128,855 to \$298,180,648) and GRV rates revenue by 3.39% (from \$20,927,554 to \$21,637,925). This is summarised in table 2 and 3 below.

**Table 2 2021/22 Gross Rental Values (GRV) - Valuations**

Rating Category	20/21 Valuations	21/22 Valuations	\$ change to LY	% change to LY
Gross Rental Values (GRV)	297,128,855	298,180,648	1,051,793	0.35%

**Table 3 2021/22 Gross Rental Values (GRV) - Rate Revenue**

Rating Category	20/21 Valuations	21/22 Valuations	\$ change to LY	% change to LY
Gross Rental Values (GRV)	20,927,554	21,637,925	710,371	3.39%

**Unimproved Values (UV)**

Rural properties assigned an Unimproved Value (UV) such as Pastoral, Mining Operations, Exploration and Prospecting Leases are rated differentially to reflect the nature of their lease.

1. Pastoral Leases rate in the dollar of \$0.079254 and minimum payment of \$290 was set after taking into account issues of rating equity including capacity to pay.
2. Mining Operations (Mining and General Purpose Leases) rate in the dollar of \$0.188999 and minimum payment of \$404 is set after taking into account the operations of mining and the effect of their large scale equipment on the City's road network. The City makes a large investment in roads and road drainage infrastructure to service mining activities on rural roads. The ongoing costs involved in maintaining the road network that services this land use extends all the way to the WA/SA state boundary.
3. Exploration/Prospecting rate in the dollar of \$0.188973 and minimum payment of \$290 was set after taking into account the operations of mining and the effect of their large scale equipment on the City's road network.

Council recognised that because exploration and prospecting tenements were not income producing leases and their operations had a different level of impact on the City's road infrastructure, a lower rate in the dollar has been maintained as well as keeping their minimum rate lower than Mining Operations.

Mining Tenements and Rural/Pastoral properties are subject to annual rental reviews, with an effective date 1 July 2021. The valuations have been factored into the 2021/22 budget.

Unimproved Values (UV) have decreased by -0.73% from the previous financial year (from \$31,188,501 to \$30,961,004), however UV rates revenue has increased by 2.12% (from \$5,539,436 to \$5,656,804). This data is summarised in tables 4 and 5 below.

**Table 4 2021/22 Unimproved Values (UV) - Valuations**

Rating Category	20/21 Valuations	21/22 Valuations	\$ change to LY	% change to LY
Unimproved Values (UV)	\$31,188,501	\$30,961,004	-227,497	-0.73%

**Table 5 2021/22 Unimproved Values (UV) - Rates Revenue**

Rating Category	20/21 Valuations	21/22 Valuations	\$ change to LY	% change to LY
Unimproved Values (UV)	5,539,436	5,656,804	117,368	2.12%

### General Charges, Concessions and Interest

The City notes the following;

- It does not provide any discount for early payment of rates, however endorses and acknowledges the rates incentive prize draw sponsor National Bank of Australia for their assistance in collecting the rates early.
- The rates set by the State Government for the Emergency Services Levy (ESL) for Category 2 and 5 regions for 2021/22 and apply these rates on assessments against valuations from Landgate as at 1 July 2021;
- The City is not responsible for setting Emergency Services Levy rates and simply acts as a collection agent for the funds on behalf of the State Government;
- Under section 6.47 of the *Local Government Act 1995* and the terms of Council Policy CORP-F-100, Rates Concession Policy (Rateable Land) , the City provides rates relief to not for profit recreation, sporting and community groups within the City who meet the eligibility criteria.

### Variation from Proposed Rates Set out in Public Notices

Council considerations of its rating strategy at Council Meeting on 28 June 2021 lead to variation from the originally proposed 4% rate in the dollar and minimum payments increase, as set out in the local public notice of 26 May 2021 of its intention to impose rates for 2021/22.

Council endorsed a lesser percentage increase of 2.9% to gross rental values and unimproved differential rating categories due to Council adhering to its rating strategy of keeping any rate rise to the minimal possible. On the finalisation of the draft budget it was evident that the proposed 4% increase would generate income above what was required to cover the budget deficiency (i.e. 110%). Also a 4% increase was believed to be outside the community expectations.

The variations in the rate in the dollar (RID) and minimum payments are detailed in Tables 6 and 7 below:

**Table 6 Differential General Rates – rates in the dollar (RID)**

Rate Code	Rate Code Description	Public Notice Proposed RID	Executive Recommendation RID
01	GRV All Residential	\$0.067454	\$0.066741
02	GRV Central Business	\$0.070822	\$0.070073
03	GRV General Industry	\$0.076472	\$0.075664
04	GRV Mining	\$0.048628	\$0.048114
08	GRV All Other Properties	\$0.075536	\$0.074738
05	UV Pastoral	\$0.080101	\$0.079254
09/11	UV Mining Operations	\$0.191019	\$0.188999
10	UV Exploration / Prospecting	\$0.190993	\$0.188973

**Table 7 Differential General Rates – minimum payments**

Rate Code	Rate Code Description	Public Notice Proposed \$	Executive Recommendation \$
01	GRV All Residential	\$943	\$933
02	GRV Central Business	\$943	\$933
03	GRV General Industry	\$943	\$933
04	GRV Mining	\$943	\$933
08	GRV All Other Properties	\$943	\$933
05	UV Pastoral	\$293	\$290
09/11	UV Mining Operations	\$409	\$404
10	UV Exploration / Prospecting	\$293	\$290

**Payment Options**

In accordance with Section 6.45 of the *Local Government Act 1995*, Council offers the following options for the payment of rates by instalments:

**Option One - One Instalment**

Payment in full must be received by the City of Kalgoorlie-Boulder within 35 days of the issue date of the annual rate notice. Payment must be received by the City of Kalgoorlie-Boulder on or before 1 October 2021.

**Option Two - Two Instalments**

The first instalment of 50% of the total current rates plus the total outstanding arrears is payable within 35 days of the issue date of the annual rate notice. Payment must be received by the City of Kalgoorlie-Boulder on or before 1 October 2021.

The second instalment of 50% of the total current rates must be received by the City of Kalgoorlie-Boulder on or before 3 December 2021.

**Option Three – four instalments**

The first instalment of 25% of the total current rates plus the total of any outstanding arrears is payable within 35 days of the issue date of the annual rate notice.

Payment must be received by the City of Kalgoorlie-Boulder on or before 1 October 2021.

The second instalment of 25% of the total current rates is payable and must be received by the City of Kalgoorlie-Boulder by 3 December 2021.

The third instalment of 25% of the total current rates is payable and must be received by the City of Kalgoorlie-Boulder by 4 February 2022.

The fourth instalment of 25% of the total current rates is payable and must be received by the City of Kalgoorlie-Boulder by 8 April 2022.

#### **Option Four - Special Payment Arrangements**

Ratepayers who are unable to pay their rates by the due date, may apply in writing to enter into a payment arrangement with the City to make periodical payments. These special arrangements usually require weekly, fortnightly or monthly direct debit payments from an Australian bank account. An annual administration fee of \$39.50 applies.

#### **Interest Charges**

Interest is charged at 7% per annum, calculated daily, to all outstanding rate assessments that remain unpaid after 1 October 2021. This excludes any rates accounts paying under payment options two and three (i.e. two or four instalments).

Interest is payable, at a rate of 5% per annum calculated daily to overdue rate accounts that pay through the instalment payment options two and three. This interest reflects the loss of investment income to Council by offering the instalment scheme.

#### **Administration Charges**

An administration charge of \$8.00 will apply to rates accounts paying under instalment payment options two or three.

An administration fee of \$39.50 per agreement will apply to any ratepayer wishing to negotiate alternative payment arrangements.

#### **Levying of 2021/22 Refuse Collection Charges**

Local Governments have a statutory obligation under the Waste Avoidance and Resources Recovery Act 2007 to collect domestic waste.



**Table 4 Refuse Collection Charges**

Charge Type	Description	2020/21 Fee	2021/22 Fee
Refuse & Recycling Fee ( <b>Domestic</b> )	Per Service	\$368.50	\$379.50
Recycling Fee ( <b>Domestic and Commercial</b> )	Per Additional Service	\$162.50	\$167.50
Refuse & Recycling Fee ( <b>Commercial</b> )	Per Service	\$368.50	\$379.50
Refuse Fee ( <b>Domestic &amp; Commercial</b> )	Per Additional Service	\$368.50	\$379.50

The Act permits recovery of the cost of providing this service through a separate charge.

**Levying of 2021/22 Sewerage Rates**

Pursuant to section 41 of Health (Miscellaneous Provisions) Act 1911 the following sewerage rates are to be levied.

**Table 5 Sewerage Rates**

Charge Type	Description	2020/21 Levy	2021/22 Levy
<b>GRV per Lot of Location</b>	Per assessment Rate in the dollar (RID)	\$0.028427	\$0.029252
	Per Assessment Minimum Payment	\$388.00	\$399.00

The Act permits recovery of the cost of providing this service through a separate charge.

**Levying of 2020/21 Utility Service Charges**

Pursuant to Section 106 of Health (Miscellaneous Provisions) Act 1911, the following utility service charges (i.e. pan charge) are to levied on properties that hold rate exemption status under section 6.26 (2) of the Local Government Act 1995, in lieu of a sewerage rate.

**Table 6 Utility Service Charges**

Charge Type	Charge Description	2020/21 Fee	2021/22 Fee
<b>Utility Service Charge per unit</b>	Pedestal	\$388.00	\$399.50
	Water Closet	\$388.00	\$399.50
	Slophopper /Cleaners Sink	\$388.00	\$399.50
	Universal Rundle (U.R.C.)	\$388.00	\$399.50

The Act permits recovery of the cost of providing this service through a separate charge.

## **Rates Prize Incentives**

### **1. Early Payments – Cash Prize Draws**

An incentive for early payment has been included with three (3) cash prizes, sponsored by the City and the National Australia Bank (50/50).

To be eligible for the prize draws, rates must be paid in full by 10.00pm WST by the following dates:

- |                     |                          |
|---------------------|--------------------------|
| ➤ 17 September 2021 | 1st prize - \$7,000 Cash |
| ➤ 24 September 2021 | 2nd prize - \$2,000 Cash |
| ➤ 1 October 2021    | 3rd prize - \$1,000 Cash |

## **Terms and Conditions**

1. This competition is a promotion run by the City of Kalgoorlie-Boulder (“Promoter”), ABN 63 711 737 609.
  2. Entries and information on prizes and how to enter form part of these Terms and Conditions.
  3. Participation in this competition constitutes acceptance of these Terms and Conditions.
  4. To enter the competition, the entrant must;
    - Be a current individual ratepayer of the City of Kalgoorlie-Boulder (Elected Members and staff are excluded – refer to clause 4)
    - Pay their 2021/22 rates in full by the due dates displayed in the annual rates billing notice:
      - 1st prize \$7,000 Cash, Payment due by 10.00pm WST, 17 September 2021
      - 2nd prize \$2,000 Cash, Payment due by 10.00pm WST, 24 September 2021
      - 3rd prize \$1,000 Cash, Payment due by 10.00pm WST, 1 October 2021
  5. City of Kalgoorlie-Boulder Elected Members and staff are ineligible to enter the competition.
  6. An Excluded Entity is not eligible for inclusion in the Competition. Excluded entities are;
    - State and / or Federal Government Agencies;
    - Corporations; and
    - Property owners of non-rateable land as per Section 6.26(2) of the Local Government Act 1995.
  7. Payment must be received before the nominated closing dates to go into the draws. No responsibility is accepted for late, lost or misdirected payments.
  8. The competition commences 29 July 2021 and closes 10.00pm WST on 1 October 2021. The competition will be drawn at 10.00am on Wednesday 6 October 2021 at the City of Kalgoorlie-Boulder Administration Building, 577 Hannan Street, Kalgoorlie.
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9. Three winners will be randomly selected via a computer program, under the supervision of representatives from the City and the National Australia Bank. The promoter's decision is final and no correspondence will be entered into.
10. The winners will be notified by phone, email and registered mail of their prize win.
11. The 1<sup>st</sup> prize winner will be invited to attend a Rates Prize Draw photo session at a date to be advised.
12. The prize winners will receive their cash payment via an EFT transaction into their nominated bank account.
13. Competition results will be published in the Kalgoorlie Miner Newspaper on Saturday 9 October 2021.
14. The information that entrants provide will be used by the Promoter for the purpose of conducting the competition. By entering this competition entrants consent to the use of their contact details for the purposes described in this clause.

## **2. ERates Registration**

The City has launched a competition to help reduce paper use and postage costs and give one ratepayer a chance to win a \$500 Visa Gift Card.

To enter ratepayers must successfully subscribe to Council's online eRates service before 10.00pm WST 1 October 2021. Once subscribed all future rates notice will be sent directly to the ratepayer's email address and the ratepayer will be automatically entered into the draw.

Any ratepayer that has already subscribed to eRates will be automatically entered into the prize draw. Where a managing agent receives and pay the rates and charges on a property, the agent can subscribe to eRates on behalf of the owner to allow them entry into the competition.

Entries open Monday 1 July 2021 and close at 10.00pm WST Thursday 1 October 2021. The winner will be randomly drawn at 10.00am on Wednesday 6 October 2021. See full terms and conditions below.

### **Terms and Conditions:**

1. This competition is a promotion run by the City of Kalgoorlie-Boulder ("Promoter"), ABN 63 711 737 609.
2. Entries and information on prizes and how to enter form part of these terms and conditions.
3. Participation in this competition constitutes acceptance of these terms and conditions.
4. To enter the competition, the entrant must;
  - Be a current individual ratepayer of the City of Kalgoorlie-Boulder (Elected Members and Staff are excluded – refer to clause 5)
  - Have registered for the City's online eRates service before 10.00pm WST 1 October 2021

- Not be considered an “excluded entity” as described in clause 6.
5. City of Kalgoorlie-Boulder Elected Members and staff are ineligible to enter the competition.
  6. An Excluded Entity is not eligible for inclusion in the Competition. Excluded Entities are;
    - State and / or Federal Government Agencies;
    - Corporations; and
    - Property owners of non-rateable land as per Section 6.26(2) of the Local Government Act 1995.
  7. The draw will take place at 10.00am WST on Wednesday 6 October 2021, at City of Kalgoorlie-Boulder Administration Building, 577 Hannan Street Kalgoorlie WA 6430.
  8. One entry will be awarded per registered Assessment Number. One Assessment Number will be drawn at random and its owner as shown on the Annual Rates & Charges Notice will be deemed the winner. The Promoter’s decision is final and no correspondence will be entered into.
  9. The cash prize value is \$500 and will be rewarded in the form of a Visa Gift Card.
  10. The Prize must be taken as offered and is not exchangeable, transferable or redeemable for cash.
  11. The drawn winner will be contacted using the email address supplied in their Electronic Rates Registration within two business days of the draw and will be required to respond back to Council by email confirming their eligibility within five business days of the draw.
  12. If the drawn winner is not confirmed as eligible within five business days of the draw, a redraw will occur.
  13. The Promoter has the rights to disqualify any entrants or entries where it is reasonably suspected that any unlawful or improper conduct, such as infringing a third party’s intellectual property rights, or if there has otherwise been a breach of the competition terms and conditions.
  14. Information collected in the Registration process will be used by the Promoter only as agreed by the registrant during registration and for conducting the random draw.
  15. On confirmation of an eligible winner, the winner agrees to be photographed and have their name published on the Promoter’s website, [www.ckb.wa.gov.au](http://www.ckb.wa.gov.au) and in media and publicity by the Promoter.
  16. The Promoter will not be liable for any loss or damage or for any personal injury sustained as a result of taking the Prize or entering into this competition, nor for any tax implications that may arise from accepting the Prize.

## OTHER BUDGET ITEMS

### Adoption of Material Variance

As Councillors would be aware, each year a Material Variance must be adopted to assist in reviewing the Monthly Financial Statements and the Annual Budget Review.

In accordance with Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, each Council must adopt a percentage over which a Budget variance would be considered material when it reviews the monthly statements of financial activities and accepts the Annual Budget Review.

Over the past number of financial years, Council has adopted a Material Variance of 10% and \$50,000, whichever is the greater amount. This amount is again recommended for the 2021/22 Financial Year.

### Elected Member Sitting Fees, Expenses and Allowances

There is no proposed change to the Elected Members annual sitting fee and Mayor and Deputy Mayor's annual allowances and a zero increase to the ITC allowance as a response to COVID-19. As such, the fees and allowances will remain at 2020/21 levels;

- Mayoral Annual Allowance \$ 88,864.
  - Deputy Mayor Annual Allowance \$22,216
  - Elected Member Sitting Fees (\$31,364 x 13) \$407,732
  - Elected Members ICT Allowance (\$1,000 x 13) \$ 13,000
- Total Budget allocation \$531,812

### Triple Bottom Line Assessment

- **Economic Implications**  
The draft 2021/22 Budget applies sound financial management and accounting principles and is considered to deliver a sustainable service outcome for the community and Council.
- **Social Implications**  
The draft 2021/22 Budget delivers social outcomes via diverse community services, including the provision of building and community infrastructure and financial support to community organisations throughout the City.
- **Environmental Implications**  
The draft 2021/22 Budget supports key environmental strategies and initiatives previously adopted by Council.

## STATUTORY IMPLICATIONS

Section 6.2 of the *Local Government Act 1995* refers.

**Section 6.2(2)** of the Act requires that in preparing its annual budget the Council is to have regard to the contents of its plan for the future prepared in accordance with section 5.56. Under the *Integrated Planning Framework for Local*

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*Government, that is the Community Strategic Plan. This section requires that the City must prepare detailed estimates of:*

- (a) Expenditure;*
- (b) Revenue and income, independent of general rates*
- (c) The amount required to make up the 'deficiency' if any shown by comparing the estimated expenditure with the estimated revenue and income.*

**Section 6.2(3)** *requires that all expenditure, revenue and income must be taken in account unless otherwise prescribed. Local Government (Financial Management Regulation 32 prescribes amounts that may be excluded in calculating the 'budget deficiency'*

**Section 6.2(4)** *requires the annual budget to incorporate:*

- (a) Particulars of estimated expenditure proposed;*
- (b) Detailed information relating to the rates and service charges which will apply, including:*
  - i. Amount estimated to be yielded by the general rate*
  - ii. Rate of interest to be charge on unpaid rates and service charges;*
- (c) Fees and charges;*
- (d) Borrowings and other financial accommodations proposed;*
- (e) Reserve account allocations and uses;*
- (f) Any proposed land transactions or trading undertakings per section 3.59.*

*Local Government (Financial Management) Regulations 1996 22 through 31 prescribe requirements in relation to form and content of the Budget and required Notes to and forming part of the Budget.*

In accordance with section 6.45(3) of the Local Government Act 1995 and clause 13 of the Local Government (COVID-19 Response) Amendment Order 2021, gazetted 1 June 2021, a maximum interest rate of 5.5% applicable to rate and service charge instalment arrangements.

In accordance with section 6.15(1) of the Local Government Act 1995 and clause 14 of the Local Government (COVID-19 Response) Amendment Order 2021, gazetted 1 June 2021, a maximum interest rate of 7% applicable to overdue and unpaid rate and service charges.

### **Ministerial Approval Requirements**

Should Council seek to adopt a rating and minimum payments model other than that set out in the Executive Recommendation, then such a determination should be deferred, to enable necessary assessment under the requirements of sections 6.33 and 6.35 of the Act, noting that if Ministerial approvals are required in respect of a different model of differential rates and minimum payments, such approvals must be obtained before Council can subsequently adopt a revised Budget.

**Change from Publicised Intended Rates**

Section 6.36(4) of the Act envisages that a Council may adopt differential rates or minimum payments different from those set out in its local public notice of intent to impose differential rates and minimum payments.

In accordance with *Local Government Financial Management Regulations* 23(b) and 56(4)(b), if Council adopts a differential rate or minimum payment that differs from that set out in its local public notice, then the change and reasons for the change need to be detailed in the budget, and in the rates notices or in information accompanying rates notices.

**Local Government Act 1995 Section 6.47: Concessions**

“Subject to the *Rates and Charges (Rebates and Deferments) Act 1992*, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive\* a rate or service charge or resolve to grant other concessions in relation to a rate or service charge”.

(\*absolute majority required.)

There are no impediments deriving from the *Rates and Charges (Rebates and Deferments) Act 1992*.

**Regulatory Requirements:**

*Local Government (Financial Management) Regulations 1996* – Regulation 26: specifies requirements for information on concessions, for inclusion in annual budgets.

*Local Government (Financial Management) Regulations 1996* – Regulation 42: specifies requirements for information on concessions, for inclusion in annual financial reports.

*Building Regulations 2012*

*Local Government Act 1995*

*Local Government (Financial Management) Regulations 1996*

*Local Government (Administration) Regulations 1996*

*Waste Avoidance and Resource Recovery Act 2007*

*Health (Miscellaneous Provisions) Act 1911*

*Local Government Amendment (COVID-19 Response) ACT 2020*

*Local Government (COVID-19 Response) Order 2020*

**Variation from Proposed Rates Set out in Public Notices**

Council considerations of its rating strategy at Council Meeting on 28 June 2021 lead to variation from the originally proposed 4% rate in the dollar and minimum payments increase, as set out in the local public notice of 26 May 2021 of its intention to impose rates for 2021/22.

Council endorsed a lesser percentage increase of 2.9% to gross rental values and unimproved differential rating categories due to Council adhering to its rating strategy of keeping any rate rise to the minimal possible.

## POLICY IMPLICATIONS

The City has a Budget Amendment Policy (Corp-F-008) that provides the CEO with authority to make minor budget amendments up to the value of \$25,000. In addition to this limit, each variation shall not impact the quality, quantity, frequency, range of level of service previously intended within the initial budget allocation.

The City has several other financial policies which have been taken into consideration in the budget process, including its policies on investments, assets, treatment of income and expenditure, rates arrears and rating policies (rates charges, rates exemption, rates concession (rateable land), Financial Hardship Policy for Debtors and Financial Hardship Policy for Water Services).

## COMMUNITY ENGAGEMENT CONSULTATION

Whilst no specific consultation has been entered into with respect to the draft 2021/22 Budget, community consultation and engagement has previously taken place during development of the Strategic Community Plan (SCP) from which the Corporate Business Plan (CBP) was developed.

The Budget has been formulated taking into consideration the Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan.

In accordance with the requirements of section 6.36 of the *Local Government Act 1995*;

### **6.36. Local government to give notice of certain rates**

*Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*

In accordance with the requirements of section 6.36 of the Local Government Act 1995, 2021/22 Statement of Objects and Reasons of the intended Differential General Rates and Minimum Payments was advertised in the Kalgoorlie Miner on 26 May 2021, seeking public submissions. Copies of the public notice and Statement of Objects and Reasons were made available for public inspection at the City's Administration Building, the City's website, Kalgoorlie Town Hall Customer Service Centre and Sir William Grundt Memorial Library.

Submissions closed at 4:30pm on 18 June 2021. One submission was received. This was tabled for Council's consideration at Council's Ordinary Council Meeting held 28 June 2021 where Council received and considered the submission.

Section 6.36(4) of the Act requires Council to consider any submissions received, before imposing the proposed rate in the dollar (\$) or minimum payment, with or without modification.

## ATTACHMENTS

Draft Annual Budget 2021/22 

Statement of Objects and Reasons 2021-22 

Ministerial Approval Letter - Differential Rates 2021-22 



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## 10 CONFIDENTIAL ITEMS

### 10.1.1 CHIEF EXECUTIVE OFFICER EMPLOYMENT CONTRACT

**Responsible Officer:** John Walker  
Chief Executive Officer

**Author:** John Walker  
Chief Executive Officer

**Disclosure of Interest:** Nil

#### VOTING REQUIREMENTS

Simple

#### OFFICER RECOMMENDATION

That in accordance with Section 5.23 (2) of the Local Government Act 1995 the meeting is closed to members of the public with the following aspect(s) of the Act being applicable to this matter:

- A matter affecting an employee and employees

#### EXECUTIVE SUMMARY

It is the recommendation of the Responsible Officer that this item be considered “in camera” due to the private and confidential nature of its contents

**11 CLOSURE**